TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Agenda
Monday, March 23, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. **MARCH 9, 2026 DRAFT MEETING MINUTES**

DOCUMENTS:

PB MIN 03·09·26 DRAFT.PDF

PUBLIC HEARINGS

I. **NORTEY DENTAL**

Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21.

DOCUMENTS:

PB MEMO RE NORTEY DENTAL PH 03·18·26.PDF
NORTEY DENTAL PLANE COMMENTS 031726.PDF

DEVELOPMENT REVIEW & WORKSHOPS

I. **NORTEY DENTAL**

Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. **Workshop public hearing comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

NORTEY DENTAL SITE PLAN MEMO 03·20·26.PDF
NORTEY MGL DRAINAGE MEMO 03·13·26.PDF
00000· SITE PLAN APP BINDER_REDACTED.PDF

II. **MAJESTIC REGENCY RESORT**

AA Ryan LLC, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to depict existing conditions and seek approval for parking space and lot coverage changes. The applicant seeks to designate motel worker housing units. The property is an existing Hotel/Motel Lodging Facility with 1 dwelling unit/ manager's unit. The property is located at 102 Post Road and is within the General Business District. Tax Map 105, Lot 6. **Consider an extension**

DOCUMENTS:

2026·03·19_REQUEST FOR EXTENSION (002)_REDACTED.PDF
PB MEMO RE MAJESTIC REGENCY 03·20·26.PDF

III. **BURNT MILL ESTATES SUBDIVISION**

Burnt Mill Holding Company, LLC, owner; Attar Engineering, Inc, agent, Sebago Technics, surveyor. Preliminary Subdivision Application to redesign the major subdivision. A total of 36 residential cluster lots to remain as approved/developed: Lots 1·22, 55·57, 95·103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 ·25 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development but to consist of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development on the south side of Hobbs Farm Road. The development to remain with a total of 174 dwelling units on 374.94 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will become Open Space. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lots 1·1 to 1·25, 1·32, 1·34 to 1·61, 1·63 to 1·94 and Tax Map 63, Lots 7·62 and 7·95 to 7·103. **Schedule a Site Walk**

DOCUMENTS:

PB MEMO RE BURNT MILL SUBDIVISION 03·17·26.PDF
BURNT MILL KWOOD EMAIL 03·17·26_REDACTED.PDF

IV. **BROOKSIDE FARM II SUBDIVISION**

Home Innovations LLC, owner/applicant; Acorn Engineering, agent. Subdivision Pre·Application for a 19 lot/single family dwelling major residential cluster subdivision, to be considered Phase 2 of the Brookside Farm Subdivision. The development proposes access off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2 is 51 acres of which 31.7 acres shall be dedicated Open Space. Phase 2 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural District. **Schedule a Site Walk**

DOCUMENTS:

PB MEMO RE BROOKSIDE FARM II SUBDIVISION 03·17·26.PDF
BROOKSIDE II SITE WALK REQ 030326.PDF

V. **526 POST ROAD SITE PLAN**

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

DOCUMENTS:

526 POST ROAD MEMO 03-18-26.PDF
526 POST RD DRAFT COMPLETENESS 03-18-26.PDF
4.0 PROPOSED UTILITY EASEMENT.PDF
2026-03-10 526 POST ROAD SITE PLAN.PDF
1.0 - LETTER -SITE PLAN.PDF
4.0 PROPOSED ROW ARUNDEL LANE.PDF

VI. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

DOCUMENTS:

ARUNDEL LAND SUB PRELIM MEMO 03-20-26.PDF
ARUNDEL LANE SUB PRELIM COMPLETENESS 03-20-26.PDF
2026-03-10 SUPPLEMENTAL SUBMISSION SUBDIVISION.PDF
2026-03-10 ARUNDEL LANE SUBDIVISION TOWN REVISIONS.PDF

OTHER BUSINESS

ADJOURN

TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Minutes
Monday, March 9, 2026, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, Joshua Carruthers, David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Assistant Planner Shannon L.M. Belanger, Meeting Recorder Devon Bettinson

Excused:

MINUTES

February 9, 2025

MOTION

Motion to accept the meeting minutes as written by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

PUBLIC HEARINGS

NONE

DEVELOPMENT REVIEW & WORKSHOP

I. **SEA VU WEST CAMPGROUND –** Sea Vu West MHC Holdings, LLC, owner/applicant; Attar Engineering, Inc, engineer/agent. Site plan amendment application to add 9 acres of land to the property to resolve lot coverage issues, add 2.72 acres of lot coverage and restore wetland and buffer areas around the main office. The property is an existing 264 site Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Review status update and consider an extension**

MOTION

Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

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II. MIA LANE SUBDIVISION (FKA 88 BURNT MILL ROAD) - – Gilchrest Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc. engineer. Final Subdivision Application for 6 single family dwelling units proposed on 3.51 acres of land (Multifamily Development). The property is located off 88 Burnt Mill Road and is within the Residential A and General Business Districts. Tax Map 139, Lot 6. **Review status update and consider an extension**

MOTION

Motion to grant a 60-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

III. HOLIDAY HOUSE – Holiday House Condominium Association, owner; Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan Amendment Application seeking after the fact approval for changes made since 1985 which include: land division, conveyance of land, creation of easements, grandfathered housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The use of the property consists of 26 grandfathered non-conforming housekeeping cottage units and 21 motel units. The property is located at 76 Post Road and is within the General Business District. Tax Map 105, Lot 4. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

Goeff Aleva attended the meeting.

MOTION

Motion to approve the 25’ wide lodging facility buffer and residential abutter screening required adjacent to all the lot lines as acceptable based on existing conditions by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

Motion to find the 15’ and 40’ wide Route One and Old Country Road landscaped buffer/setbacks as acceptable based on existing conditions by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to not require WSD and KKWWD capacity letters as no change to use is proposed by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to find the application as complete by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to find the application as compliant by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

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Motion to approve and sign the site plan, and Findings of Fact & Decisions by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

IV. CONGDONS DONUTS - McLamb, LLC, owner/applicant; Main-Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 **Workshop compliance/ Findings of Fact & Decisions for possible approval**

Mr. Koeninger has recused himself from the Board

Chris and Jill Shomphe attended the meeting

MOTION

Motion to find the application as compliant by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

Motion to approve and sign the site plan, and Findings of Fact & Decisions by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

Mr. Koeninger returned to the Board.

V. RICHARD BOIS SUBDIVISION AMENDMENT – Richard Bois, owner/applicant. Main-Land, surveyor/agent. Subdivision Amendment Application seeking approval to enlarge Lot 2 to 77.49 acres, reduce Lot 3 by 19,330 SF, and create easements on Lot 3 to benefit Lot 2. Lots 20-1, 20-2 and 20-3 are within an existing 3 lot subdivision. No change to the number of dwellings proposed. The subdivision is located near 50 Quarry Road and is within the Rural, Resource Protection and 250' Shoreland Overlay zone. Tax Map 46, Lot 20-1, 20-2 and 20-3. **Workshop completeness**

Jamie Garland attended the meeting.

MOTION

Motion to approve the waiver to allow the signature block to remain in the lower middle of the plan by Mr. Toomey. Seconded by Mr. Koeninger. Passed unanimously.

MOTION

Motion to make the Planning Office completeness agent by Mr. Toomey. Seconded by Mr. Baratta. Passed unanimously.

A public hearing will be scheduled to coincide with the Millenium Granite and Blad Hill RV Park public hearings.

VI. MILLENNIUM GRANITE – Richard Bois, owner/applicant; Main-Land, agent. Site Plan Amendment application to alter the lot line between lot 20-3

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and 20-2. No change in use proposed. The use of the property to remain a Mineral Extraction/ Manufacturing use. The property is located within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. The property is located at 50 Quarry Road and is identified as Tax Map 46, Lot 20-3. **Workshop completeness**

Jamie Garland attended the meeting.

The Planning Board and Jamie Garland discussed plan scale.

MOTION

Motion to not waive the depiction of contours by Mr. Toomey. Seconded by Mr. Baratta. Passed unanimously.

MOTION

Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

VII. BALD HILL RV PARK – Bald Hill LLC, owner; Richard Bois, Jr., applicant; Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site Plan Application for a 64 site Tent and Recreation Vehicle Park with associated office, roadways and utilities. The property is located at 548 Bald Hill Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 46, Lots 20-2 and 20C. **Workshop completeness**

Mr. MacKenzie asked Mr. Garland about the dimensions of the plan for turning large vehicles.

The Board discussed traffic data.

MOTION

Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

VIII. 526 POST ROAD – The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

Leyna Tobey & Werner Gilliam attended the meeting.

MOTION

Motion to not require a capacity letter from the sewer and water district for the school. By Mr. Baratta and Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

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Motion to make the Planning Office the completeness agent by Mr. Koeninger. Seconded by Mr. Baratta. Passed unanimously.

The Board and Mr. Gillian discussed concerns over traffic generation along the road.

MOTION

Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

IX. ARUNDEL LANE SUBDIVISION – The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

Leyna Tobey & Werner Gillian attended the meeting.

MOTION

Motion to grant waiver request to identify trees greater than 24-inch diameter at breast height by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

X. NORTEY DENTAL – Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. **Receive Site Plan Application, Workshop Articles V, VI and draft completeness**

Rob McSorely and Ali Hewbert from Sebago Technics attended the meeting.

MOTION

Motion to receive the site plan application by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

Motion to assign the Planning Office as the completeness agent by Mr. Toomey. Seconded by Mr. Koeninger. Passed unanimously.

XI. CHICK CROSSING SUBDIVISION – SVT Property, Inc. owner/applicant; Sebago Technics, Inc. agent. Final Subdivision Amendment Application seeking plan note revision to allow finish course of pavement to occur prior to 19th occupancy permit instead of the 17th occupancy permit. No change to the approved 20 lots/single family dwelling units or open space. The subdivision is

located off Chicks Crossing Road and Lydia's Circle. The subdivision is located within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83, Lots 8, 8-1 to 8-20. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions**

MOTION

Motion to receive the Final subdivision amendment application by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

The Board discussed the paving deadline and final occupancy permits.

MOTION

Motion to waive the requirement of a site walk by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to waive the requirement of a public hearing by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MOTION

Motion to consider the subdivision plan amendment complete by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

Motion to consider the subdivision plan amendment compliant by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

MOTION

Motion to sign the Findings of Fact & Decisions and plan by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

XII. PROPOSED ORDINANCE CHANGES – Workshop and schedule for Joint Public Hearing with Select Board for March 24, 2026

- **a.** Street Standards and Approval requirements.
- **b.** Flood Ordinance changes
- **c.** Minor Subdivision updates
- **d.** Timber Harvest updates
- **e.** Land Use ballot question format
- **f.** Residential Parking requirements
- **g.** Building Design requirements
- **h.** Boundary Survey requirement

MOTION

Motion to schedule a joint public hearing with the Select Board for March 24, 2026 by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

OTHER BUSINESS

DRAFT

Mr. MacKenzie discussed the letter submitted.

ADJOURN

MOTION

Motion to adjourn and sign Finding of Facts & Decisions, and plans by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

MINUTES APPROVED_____, 2026

ACCEPTED BY:

_____ _____

Steve Koeninger, Secretary Devon Bettinson, Recorder

DRAFT

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 18, 2026

Re: Nortey Dental – Public Hearing – Tax Map 126, Lot 20 and 21

The attached comments have been received regarding the Nortey Dental site plan application.

Thank you.

Shannon Belanger

From: Patty Lane [redacted]
Sent: Tuesday, March 17, 2026 6:04 PM
To: Shannon Belanger; Mike Livingston
Subject: Public hearing March 23,2026

Caution: This is an external email that originated from a domain outside of Town of Wells. Do not click links or open attachments unless you recognize sender and know the content is safe.

** CAUTION EXTERNAL EMAIL **

To Whom It May Concern,

I am writing to acknowledge the receipt of the certified letter notifying Joan Lane of the Planning Board meeting scheduled for March 23, 2026, at 7:00 PM. We will be out of town on that day and will not be able to attend the meeting. We did want to let the board know that we have been in contact with Robert Mcsorley , Project Manager for Nortey Dental, on a few occasions by telephone and email. We understand an easement is being requested for the proposal for a culvert pipe, drain, manhole and catch basin. We would like the easement to specify that Nortey Dental will maintain this and we believe this should be a permanent easement for them to do so. We would like an exhibit to be attached to the easement deed. In addition we have requested if possible that any hardwood trees on our property that need to be cut down to construct the manhole, that those trees be placed on our property. In addition we understand there will be a wall that will be built on the property line. We are requesting that trees be replanted along the wall.

Sincerely,
Patricia E. Lane Beaver
(POA for Joan Lane)
207-229-7231

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

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Assistant Planner	*sbelanger@wellstown.org*

Site Plan Application Memo

Date: March 20, 2026

To: Planning Board

From: Planning Office

Re: Nortey Dental – Map 126, Lots 20 and 21 to become Lot 21

Project Description:

Sebago Technics has filed a site plan application on behalf of the applicant Nortey Dental, PLLC for the properties owned by Marilyn Darling. The properties are identified as Tax Map 126, Lots 20 and 21. The application proposed to remove the existing two single family dwelling units and construct a 5,400 SF building for Personal Service Business (dental office) use. Associated parking and infrastructure proposed. The property to be served by public water and public sewer. The properties fall within the General Business District. To be Tax Map 126, Lot 21.

§ 145-74. Review and approval process.

D. Planning Board review process.

(1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Planning Board received the Site Plan Application on 2/23/26.**

(2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the

requirements of Articles **V**, **VI** and **VII**. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § **145-77**. The Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met. **Abutters mailed notice of application on 2/13/26**

(3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **Complete. Public Hearing to be held 3/23/26**

(4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **SRC commented on application on 3/17/26**

(5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **Complete. Public Hearing to be held 3/23/26**

(a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.

(b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing.

(c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board. **Abutters mailed certified notice of public hearing on 3/13/26**

(d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.

(e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.

(6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § **145-75** and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **Public Hearing to be held on 3/23/26**

Recommendations and conclusions:

1. Planning Board to workshop comments offered for the public hearing.
2. Planning Board to consider the following:

a. Staff Review Committee commented on the application at the 3/17/26 meeting.
    i. Lot line adjustment with Lot 22A discussed and input given regarding setbacks and eaves.
    ii. Route One drainage culvert and drainage easement on Lot 19 discussed.
    iii. Fuel storage discussed.
b. Minor note labels and various plan notes recommended.
c. Building on abutting Lot 22A encroaches into Lot 21. A boundary line agreement is being perused with a 5' wide maintenance easement proposed.
d. Proposed lot coverage details to be provided.
e. Maximum density requirements of the GB zone to be noted within note 12 on the plan. Plan to note that no dwellings to remain or are proposed on the lot.
f. A 15 foot wide landscaped buffer is required along Route 1. Sheet L-101 depicts the proposed landscaping. Two birch trees are proposed near the 15' wide landscaped buffer and need to be adjusted to fall within the buffer. Birch trees are required to have a 3" diameter at breast height. Plan updates needed. Buffer determination to be made after the public hearing is considered.
g. This property abuts a residential lot to the east. L-101 depicts 5 spruce trees, 4' to 5' in height. Planning Board to consider if this is a suitable visual screen for lot 20B and lot 26.
h. Existing tree line is proposed to be maintained along the northeasterly corner abutting Lot 19A to the north. Planning Board to consider if this is a suitable visual screen for lot 19A.
i. Parking requirement corrections needed.
j. Filter barriers to be extended for erosion control.
k. Stormwater management plan provided. See Town Engineer review Memo dated 3/13/26, some minor items to be addressed.
l. Applicant and owner information to be corrected and noted on the plan.
m. Planning Board signature block needed.
n. Proposed drainage easements to be reviewed to address the following:
    i. Permanent versus temporary easement needed.
    ii. Maintenance responsibilities to be addressed.
    iii. See abutter correspondence.

3. Planning Board to continue the workshop for 60 days.

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

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Assistant Planner	*sbelanger@wellstown.org*

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.

SEBAGO TECHNICS

CIVIL ENGINEERING ▪ SURVEYING ▪ LANDSCAPE ARCHITECTURE

Site Plan Application
Town of Wells

For:

Nortey Dental Office

1223, 1229 Post Road

Prepared for:
Nortey Dental, PLLC
1332 Post Road, Suite #1
Wells, Maine 04090

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

February 2026

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Dental Office

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Exhibit 1

Application Form, Agent Authorization

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

New _____

Amendment _____
(follow 145-74A)

(Check One)

For office use only
Fees Paid _____

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: _____

2. Street Address (of project):

3. Assessor's Tax Map Number(s): _____ Lot Number(s) :

4. Property Owner: _____

   Mailing Address: _____

   _____

   Telephone: _____Fax:_____

   Email Address: _____

5. Applicant (if different from owner):

   Mailing Address: _____

   _____

   Telephone: _____ Fax:_____

   Email Address: [redacted] _____

6. Agent (Engineer, Surveyor, etc):

   Mailing Address: _____

   _____

   Telephone: _____ Fax:_____

   Email Address: [redacted] _____

7. All correspondence should be sent to:
   (specify one of the above) [redacted] _____ [redacted]

8. Zoning District(s) of the property: _____

9. 75' or 250' Shoreland Overlay District(s) on property: Yes_____ No _____

10. Is the parcel within the Sidewalk Development zone? Yes_____ No_____
    (Along Route One from Upper Landing Road to Public Library and along Route 109 from Route 1 to Interstate)

11. Land Use(s): *(See attached Land Use Table, pages 11-12 for Permitted Use Listing and correct Use terminology)*

All Existing Use(s): Business, Service and Dwelling, 1 Family

All Proposed Uses(s): Business, Personal Service

12. What legal interest does applicant have in the property?

Ownership ____ Option _____ Purchase & Sales Contract X Other _____

Documentation of right, title or interest must accompany the application

13. Is any part of parcel within 200 feet from high-water line of the Merriland River, Webhannet River, Ogunquit River, Ell Pond, or the Branch Brook? Yes _____ No X

14. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes_____No X

15. Area of parcel: 1.44 (tot) Acres and/or 62,726.4 SF (square feet)
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): _____SF

b) Total Area considered lot coverage:_____SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 3,791 SF

b) Total Area considered lot coverage: 5,484 SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: 5,406 SF (all phases)

b) Total Area considered lot coverage: 23,708 SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

17. Number of Existing Parking Spaces: 5 Total Number of Parking Spaces as proposed: 25

18. Estimated Traffic Generation at peak hour: Existing 3 trips As proposed : 21
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

19. Description of proposal: Dental office facility

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.

Signature of Applicant

1/27/26
Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted	Not Submitted	Site Plan Submission shall include the following:
		Copies of a site plan drawn in compliance of 145-77 of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see page 4 for plan copy details).
		Application Fee (calculated by the Planning Office per the Fee Schedule) and an escrow deposit in the amound of $40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
		Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
		12 copies of the completed, signed and dated Application Form (all pages).
		A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at **www.wellstown.org** under the 'Government'drop down menu entitled 'Town Code & Charter." Section 145-74A details the Preapplication procedures.

- This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.

- The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.

- The Code Enforcement Officer will determine the required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).

- Contact the Planning Department at (207) 646-5187 with questions.

- **Amendments to Approved Plans:** "Upon reciept of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**

Plan Copies to be provided

Copies of the site plan for Planning Board applications to be provided in 1 of the following ways:

3 plans measuring 24" by 36 inches plus 9 plans measuring 11" by 17 inches; or
12 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Staff Review Committee applications to be provided in 1 of the following ways:

3 plans measuring 24" by 36 inches plus 5 plans measuring 11" by 17 inches; or
8 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:
3 plans measuring 24” by 36 inches

Digital Submission

Please provide submissions in digital format via email, link (google drive, dropbox,etc) or via thumb drive.

Site Plan Fees

Site Plan Review	Planning Board – Greater of $500 or $0.10 per square foot of new building GFA/Use and new Lot Coverage Staff Review Committee – Greater of $300 or $0.10 per square foot of new building GFA/Use and new Lot Coverage Planner/Code Office – Greater of $200 or $0.10 per square foot of new building GFA/Use and new Lot Coverage
Site Plan Amendment Review	Greater of $200 or $0.10 per square foot of new building GFA/Use and new Lot Coverage

Escrow Deposit

Cash deposits are also required throughout the application review process and construction process for direct reimbursable expenses such as postage costs, public notice advertising costs, copying, legal review, peer reviews, 3rd party inspections, etc.

All Fee and Escrow payments are made payable to the “Town of Wells” and to be provided to the attention of the Planning Office upon submission of an application.

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

AN APPLICATION COMPLETENESS REVIEW CHECKLIST
(This Checklist MUST be submitted)

Project Name: _____ Applicant:_____
Checklist Prepared By: _____ Date: _____
Checklist Reviewed By: _____Date:_____

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

		Response (Please check applicable box)			
Code Section	***I. General***	Included in Site Plan Submission	Pending Submission	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (Existing and proposed uses clearly defined per Land Use Permitted use chart, see pages 11-12)				
145-73	Application Fee per Fee Schedule and Escrow Deposit				
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)				
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized				
145-77.D	Amount and type of materials to be stored outside of buildings				
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)				
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)				
145-77.G	Traffic study (if required by PB)				
145-77.H	Soil erosion and sedimentation plan				
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)				
MRSA	HOA or Condominium documents (if applicable)				
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)				
145-74	List of abutters (see page 7 of this form)				
	II. Perimeter or Boundary Survey				
145-77.A.3	North point				
145-77.A.3	Graphic scale				
145-77.A.3	Parcel corners				
145-77.A.3	Date of Survey				
145-77.A.3	Total acreage of the property				
145-77.A.3	Seal and signature of Surveyor				
Code Section	***III. Site Plan Data Requirements***				
145.77.A	Scale of plan, 1"=40' or less (1"=20' preferred)				
145-77.A.1	Name of development and name and address of applicant				

145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings				
145-77.A.4	All existing and proposed setback dimensions				
145-77.A.5	Location, size and direction and intensity of outdoor lighting				
145-77.A.5	Locations, size and design of signage				
145-77.A.6	Type, size and location of all incineration devices				
145-77.A.7	Type, size and location of machinery that produces noise				
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.				
145-77.A.9	Existing contours and proposed finish grade elevations				
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.				
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises				
145-77.A.12	Location of existing and proposed rights of way, easements				
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project				
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development				
145-77.A.15	Appropriate space for signature(s) of reviewing authority				
Art V	Zoning and Shoreland Overlay district(s) in which property is located				
Art VI	Speed limits on abutting streets				
Art VI	Sight distances along existing streets from entrances and exits				
Art VI	Locations of access and exit of properties across abutting streets				
Art VI	Location or type of refuse facilities and appropriate fencing				
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F				
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants; Knox Box identified				
Art VI	Snow Storage Areas or form of snow removal				
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations				
145-75	Location of on-site fuel tanks and protective material for tanks				
Code Section	***III. Site Plan Data Requirements***	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Zoning dimensional requirements: Lot Size, Density, Setbacks, Street frontage, building height, lot coverage, Shore frontage				
Art VII	Performance Standards noted (as applicable)				
145-77	Seal and signature of designing engineer or person who prepared the plan				
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)				
	Digital submission of application materials				

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN APPLICATION OR AMENDMENT

Project Name: Nortey Dental

Street Address of Project: 1223, 1229 Post Road, Wells ME

Map/ Lot# of Project: Map 126, Lots 20, 21

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records. If an abutter is an Association notice is only required to be made to the president or management company of the Association.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. **(However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.** [X]

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot
	See attached list.		
	See Attached Abutter List		

I hereby certify that the abutter information provided with this pre-application or application is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.

Signature of Applicant — Date: 1/27/26

200 feet Abutters List Report

Wells, ME
October 17, 2025

Subject Properties:

Parcel Number:	0126-020	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-020		111 DARLING DR
Property Address:	1229 POST RD		WELLS, ME 04090
Parcel Number:	0126-021	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-021		111 DARLING DR
Property Address:	1223 POST RD		WELLS, ME 04090

Abutters:

Parcel Number:	0126-005	Mailing Address:	FINNELL, SUZANN
CAMA Number:	126-005		1206 POST RD
Property Address:	1206 POST RD		WELLS, ME 04090
Parcel Number:	0126-006	Mailing Address:	MORSE, SAMUEL A
CAMA Number:	126-006		1244 POST RD
Property Address:	1244 POST RD		WELLS, ME 04090
Parcel Number:	0126-018	Mailing Address:	A M MORSE & SON LLC
CAMA Number:	126-018		1274 POST RD
Property Address:	1259 POST RD		WELLS, ME 04090
Parcel Number:	0126-019	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019		PO BOX 723
Property Address:	1239 POST RD		WELLS, ME 04090-0723
Parcel Number:	0126-019-A	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019-A		PO BOX 723
Property Address:	1245 POST RD		WELLS, ME 04090
Parcel Number:	0126-019-B	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019-B		PO BOX 723
Property Address:	0 POST RD		WELLS, ME 04090-0723
Parcel Number:	0126-020-A	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-020-A		111 DARLING DR
Property Address:	0 TIDAL CT		WELLS, ME 04090
Parcel Number:	0126-020-A	Mailing Address:	BANKS, FRANCES
CAMA Number:	126-020-A-L		PO BOX 374
Property Address:	12 TIDAL CT		WELLS, ME 04090
Parcel Number:	0126-020-B	Mailing Address:	LEDGE LANE LLC
CAMA Number:	126-020-B		1865 NORTH BERWICK RD
Property Address:	68 BAYVIEW TER		WELLS, ME 04090

200 feet Abutters List Report

Wells, ME
October 17, 2025

Parcel Number:	0126-022	Mailing Address:	THORNTON, KATHLEEN M
CAMA Number:	126-022		PO BOX 881
Property Address:	1213 POST RD		WELLS, ME 04090
Parcel Number:	0126-022-A	Mailing Address:	RAMSDELL, GLENN C RAMSDELL, ELIZABETH A
CAMA Number:	126-022-A		125 BELLE ISLE CIR
Property Address:	1217 POST RD		NAPLES, FL 34112
Parcel Number:	0126-023	Mailing Address:	KERSHAW, DAVID W TRUSTEE
CAMA Number:	126-023		KERSHAW REVOCABLE REAL ESTATE TRUST
Property Address:	1205 POST RD		PO BOX 100
			WELLS, ME 04090
Parcel Number:	0126-024	Mailing Address:	SACCONE, DAVID R
CAMA Number:	126-024		2455 FINLANDIA LN APT 23
Property Address:	48 BAYVIEW TER		CLEARWATER, FL 33763
Parcel Number:	0126-025	Mailing Address:	BALKAM, EDWARD THOMAS TRUSTEE
CAMA Number:	126-025		BALKAM, HORACE E+BALKAM, ANNE M LIV T
Property Address:	58 BAYVIEW TER		58 BAYVIEW TER
			WELLS, ME 04090
Parcel Number:	0126-026	Mailing Address:	CHURCHILL, CARLA PETERSON
CAMA Number:	126-026		CHURCHILL, RICKEY MICHAEL
Property Address:	64 BAYVIEW TER		64 BAYVIEW TER
			WELLS, ME 04090
Parcel Number:	0126-027	Mailing Address:	ESTES, MARYANNE TRUSTEE
CAMA Number:	126-027		MARYANNE ESTES REVOCABLE TRUST
Property Address:	80 BAYVIEW TER		23 ATLANTIC AVE
			WELLS, ME 04090
Parcel Number:	0126-028	Mailing Address:	JEFFERSON, GWEN E JEFFERSON, ROBERT J
CAMA Number:	126-028		27 PARK CIRCLE
Property Address:	88 BAYVIEW TER		ARLINGTON, MA 02476
Parcel Number:	0126-031	Mailing Address:	LAFRAMBOISE, CECILE M
CAMA Number:	126-031		KITTERY ESTATES 220 STATE RD APT 220
Property Address:	87 BAYVIEW TER		KITTERY, ME 03904
Parcel Number:	0126-032	Mailing Address:	GALLANT, DAVID L JR SAVOIE, BEVERLY J
CAMA Number:	126-032		79 BAYVIEW TER
Property Address:	79 BAYVIEW TER		WELLS, ME 04090
Parcel Number:	0043-007-C	Mailing Address:	MORSE, SETH E
CAMA Number:	43-007-C		29 CHAPEL RD
Property Address:	29 CHAPEL RD		WELLS, ME 04090

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

SITE PLAN APPLICATION NOTICE TO ABUTTERS

This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). ***If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Reviewing Authority at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit www.wellstown.org and click on the 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: Nortey Dental, PLLC **Applicant's Signed Initials:** MM

Applicant's Mailing Address: 1332 Post Road, Wells, ME 04090

Street Address of Project: 1223-1229 Post Road, Wells ME 04090

Zoning and Shoreland Overlay District(s): General Business (GB)

Property Assessor's Tax Map(s): 126 **Lot(s):** 20,21

Description of Proposal: Dental office building

TOWN OF WELLS

208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

AGREEMENT TO ENFORCE HANDICAPPED PARKING REGULATIONS ON PRIVATE PROPERTY

This Agreement is entered into this _____ day of _____, _____, by and between the Town of Wells (the "Town") and (the "Owner") to enforce handicapped parking regulations and laws applicable to the handicapped parking spaces in the parking lot located at 1223,1229 Post Road **(the "Premises") as follows:**

1. Owner hereby authorizes and permits the Wells Police Department and/or any deputized volunteer parking enforcement specialist if the Police Department establishes a volunteer parking enforcement program as authorized by Title 30-A, M.R.S.A. section 472 and 3009(D), to enter upon the Premises for the purpose of ensuring that parking spaces designated for the handicapped are used appropriately by handicapped persons. It shall be Owner's responsibility to clearly mark handicapped parking spaces by signs painted on the pavement and/or vertical standing signs such that the signs are visible under all weather conditions.

2. Owner and Town hereby agree that any vehicle or motorcycle, parked in a space, which does not bear a special registration plate or placard issued under Title 29 M.R.S.A. section 252, 252-A, or 252-C or a similar plate or placard issued by another state, shall be ticketed and cited for a forfeiture of not less than $50.00, all as more fully set forth in Title 30-A M.R.S.A. section 3009(D) and the Town of Wells municipal Code Chapter 159.

3. The Town and its Police Department shall have the right but not the obligation to respond to any complaints about improper use of designated handicapped spaces on the Premises, whether initiated by Owner, its agents or others, and to monitor use of designated handicapped parking spaces, using personnel and other resources, as determined appropriate by the Wells Police Department. Nothing in this Agreement shall require or obligate the Town or its Police Department to allocate any particular level of personnel or resources to the enforcement of handicapped parking regulations or laws applicable to the Premises.

4. This agreement shall remain in full force and effect for five years, provided that either party may revoke the Agreement with 10 days written notice to the other party.

Owner/Applicant Nii Norte Lokko, DMD

Nortey Dental, PLLC

Michael Pardue, Town Manager
Town of Wells

The following Standard Conditions of Approval must be included on every submitted site plan or referenced in a note on the Site Plan.

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for five years or more. §145-74F
2. Approval is conditioned upon compliance by the applicant with the Findings of Fact, plans and specifications, and reports which have been received and relied upon by the Town in connection with this development's proposed compliance with Town Ordinances.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan per the Reviewing Authority Chart. §145-74G(1)(b)
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for denial of a site plan approval or denial of a building permit (§145-61.C.1, §145-74.J.), revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64, §145-79A
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-6, §145-79B.
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: §145-75F
   (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
   (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
   (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
   (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
   (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
   (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
   (g) During grading operations, methods of dust control shall be employed.
   (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
   (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
   (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
   (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee and/or Town Staff proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board or Staff Review Committee or Town Staff. §145-74G
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and a certificate of occupancy prior to occupancy. §145-61, §145-62
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the Owner/Tenant's/Homeowners or Condominium Association's/ Applicant's/-Developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain all business license(s) for the use(s) conducted on this parcel(s). §150-4
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change. §145-74. I.4
12. Prior to the pouring of a building footing/foundation, the location of each building to be constructed shall be located on the face of the earth and shall be marked and certified by a surveyor or engineer with pins or stakes. The developer shall receive approval of each building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation. §145-74I
13. If the property is converted to a condominium form of ownership, the proposed condominium documents must be consistent with this site plan approval.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the property to include buildings, roadways, drainage, screening and landscaped areas, and utility related construction work. §145-74I
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to ensure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer. §145-74I
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy. §145-74E

LAND USE CHART

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHP	TC	CD
Adult Business Establishment								PR							
Agriculture	P-1	P-1	P-1	P-1		P-1		P-4	P	P	P-1				
Animal Husbandry	PR-11									P					
Aquaculture							P-2					PR			
Bank				PR		PR								PR-24	
B & B / Small Inn				PR	PR-14	PR-14				PR-14					
Bus Depot														PR	
Business Contractor				PR		PR		PR							
Business Office				PR	PR	PR		PR	PR-18					PR	
Business Personal Service				PR	PR	PR								PR-20	
Business Retail				PR-15	PR	PR-6									
Business Service				PR	PR	PR		PR						PR-20	
Business Wholesale				PR		PR-17		PR							
Cemetery	P-7			P-7		P-7				P-7					
Church	PR			PR		PR				PR					
Club				PR		PR				PR					
Concerts							P-23								
Congregate Care Facility	PR			PR		PR				PR					
Convenience Store														PR	
Day Care Home	PR	PR	PR	PR	PR	PR				PR					
Day Care Cent/Nursery Sch				PR	PR	PR				PR					
Dormitory Housing															PR
Drug Abuse Shelter				PR-28		PR									
Dwelling - 1 Family	P-14	P	P	P-14	P-14	P-14				P-14	P-14				
Dwelling - 2 Family	P	P		P	P	P				P	P-14				
Dwelling -Multifamily	P-14			P-14		P-14				P-14					
Elderly Housing	PR			PR		PR									
Estuarine/Marine Ed							PR			P-22					
Fairs/ Bazaars							P-23								
Freestanding Res. Detox				PR		PR									
Function Hall				PR-10	PR	PR									PR
Gasoline Service Station														PR	
Hotel / Motel					PR-14	PR-14								PR-14	
Housing, Congregate	PR			PR		PR									
Kennel										PR					
Lifecare Facility	PR					PR									
Livestock, domestic (small)	P			P		P				P	P				
Livestock, domestic (large)	P			P						P					
Manufacturing								PR							
Manuf-asphlt/concrete prod.									PR						
Marina							PR								
Medical Care Facility	PR-9			PR-9		PR									
Medical Marijuana Cultivation								PR							
Mineral Extraction									PR-8	PR-14	PR-14				
Mobile Home Park													PR-20		
Motor Vehicle Rental								PR						PR	
Municipal Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-25	
Museum	PR-5			PR	PR	PR				PR-5					
Neighborhood Conv Store				PR-16	PR	PR				PR					
Nursing Home	PR			PR		PR									
Parking Lot -Commercial					PR	PR		PR						PR	
Piers, Docks, Wharves												P			
Poultry, domestic (small)	P	P	P	P	P	P				P	P				
Poultry, domestic (large)	P			P						P					
Private Non-Medical Inst.				PR		PR									
Public Gathering							P-23								
Public Transp. Shelter					PR	PR	PR	PR							PR
Public Utility Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-26	PR
Recreation Active	PR	PR	PR	PR	PR	PR	PR			PR	PR				PR
Recreation Camp															PR
Recreation-High Intensity					PR	PR									

Recreation-Medium Intensity				PR		PR		PR							PR
Recreation-Low Intensity	PR				PR	PR	P-21			PR					PR
Recreation Passive	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12			P-12
Recycling Facility								PR							
Registered Marijuana Disp.						PR-27									
Research & Dev. Facility								PR							
Restaurant Standard				PR-20	PR	PR	PR	PR		PR-19				PR	PR
Restaurant Fast Food					PR	PR		PR						PR	PR
Sawmill						PR-3				PR					
School College															PR
School Public & Private	PR			PR		PR				PR					PR
School Vocational-Tech	PR-20							PR		PR-20					PR
Self Storage Facility								PR						PR	
Shows (boat, craft, etc.)							P-23								
Store/Repair Mineral Ext Equip									PR						
Student Housing															PR
Tent & RV Park						PR-14				PR-14					
Timber Harvesting	P-12			P-12		P-12		P-12	P-12	P-12	P-13				P-12
Transmission Tower/Radio								PR		PR	PR				
Transportation Facility						PR		PR						PR	
Truck Terminal								PR							
Warehousing								PR							
Wildlife Habitat Management												P-20			

P-Permitted with Use Permit **PR-Permitted with Site Plan Approval**

LAND USE TABLE

1. Limited to the raising of crops and plants out of doors, review is required with any structure
2. Any structures require site plan approval
3. Producing less than 100,000 board feet of lumber per year
4. Wholesale greenhouses require site plan approval
5. Occupying less than 5,000 sq. ft. of floor area
6. Includes the manufacturing of goods offered for sale on premises
7. Cemeteries containing buildings and/or structures and having an area larger than 20,000 sq. ft. requires site plan approval
8. Includes the manufacturing of asphalt and concrete products, repair facilities and offices related to mineral extraction use.
9. Excludes hospitals
10. Without commercial type cooking facilities
11. On lots larger than 25 acres
12. No use permit required
13. No use permit required but site plan approval is required within 250' of Branch Brook
14. See Article 7 - Performance Standards
15. Including products manufactured on site
16. Excluding the sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats
17. Having a gross floor area of less than 5,000 sq. ft.
18. For a mineral extraction use
19. Containing less than 75 seats
20. See Article 5 - District Regulations
21. Limited to uses requiring access to water
22. Facilities located east of U.S. Route 1
23. With approval of Selectmen and CEO
24. Including ATMs
25. Related to providing services to the traveling public
26. Not including Electrical Generation Facilities
27. No more than 3 dispensaries allowed in Town of Wells
28. Must have frontage on Route One or within 150 feet of Route One

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name			
PROPERTY DESCRIPTION	Physical Address		Map	
			Lot	
APPLICANT'S AGENT INFORMATION	Name			
	Phone		Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, ME 04106

APPLICANT SIGNATURE DATE

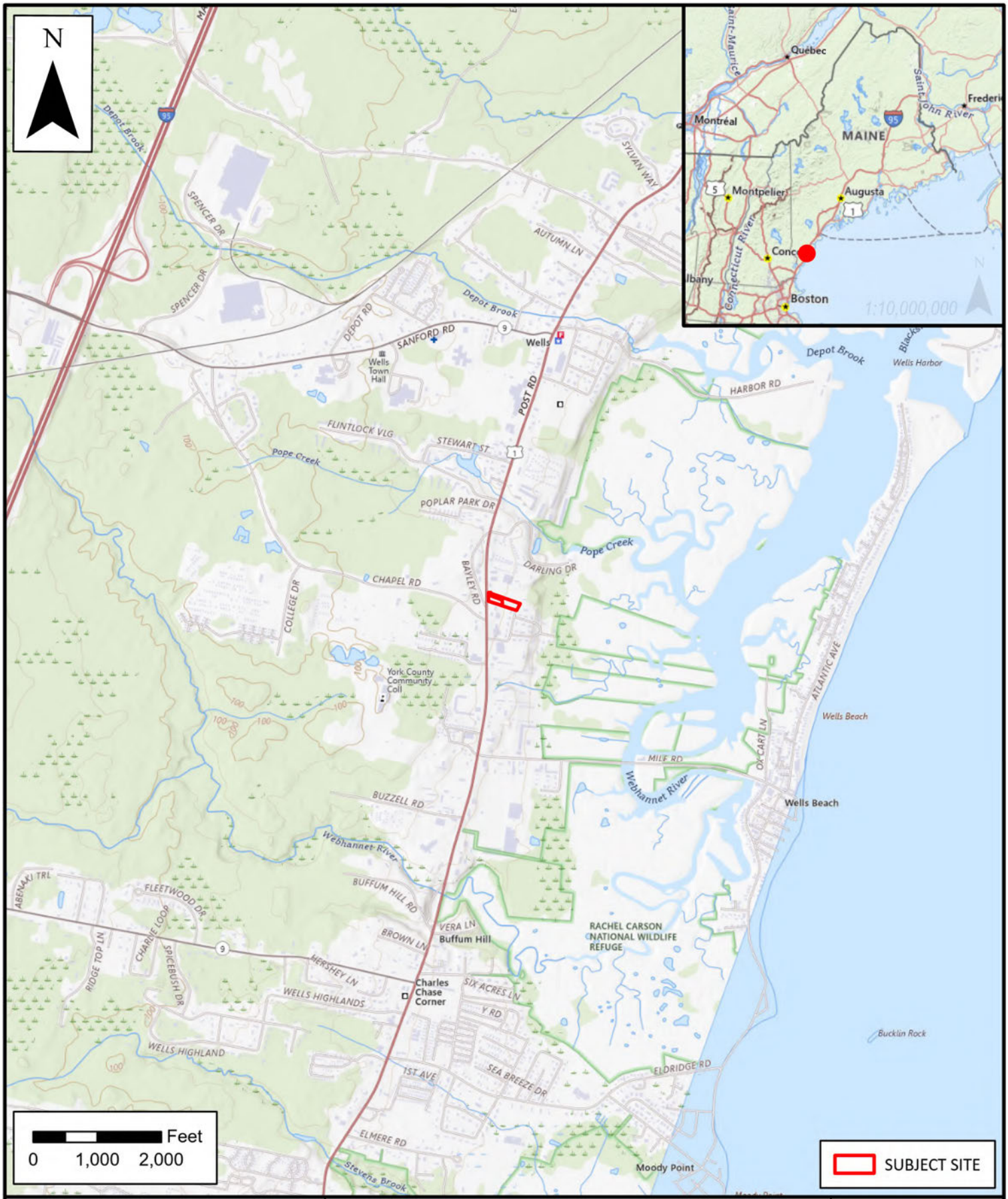
10/2/25

APPLICANT'S AGENT SIGNATURE DATE

240448

Exhibit 2

Vicinity Maps



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

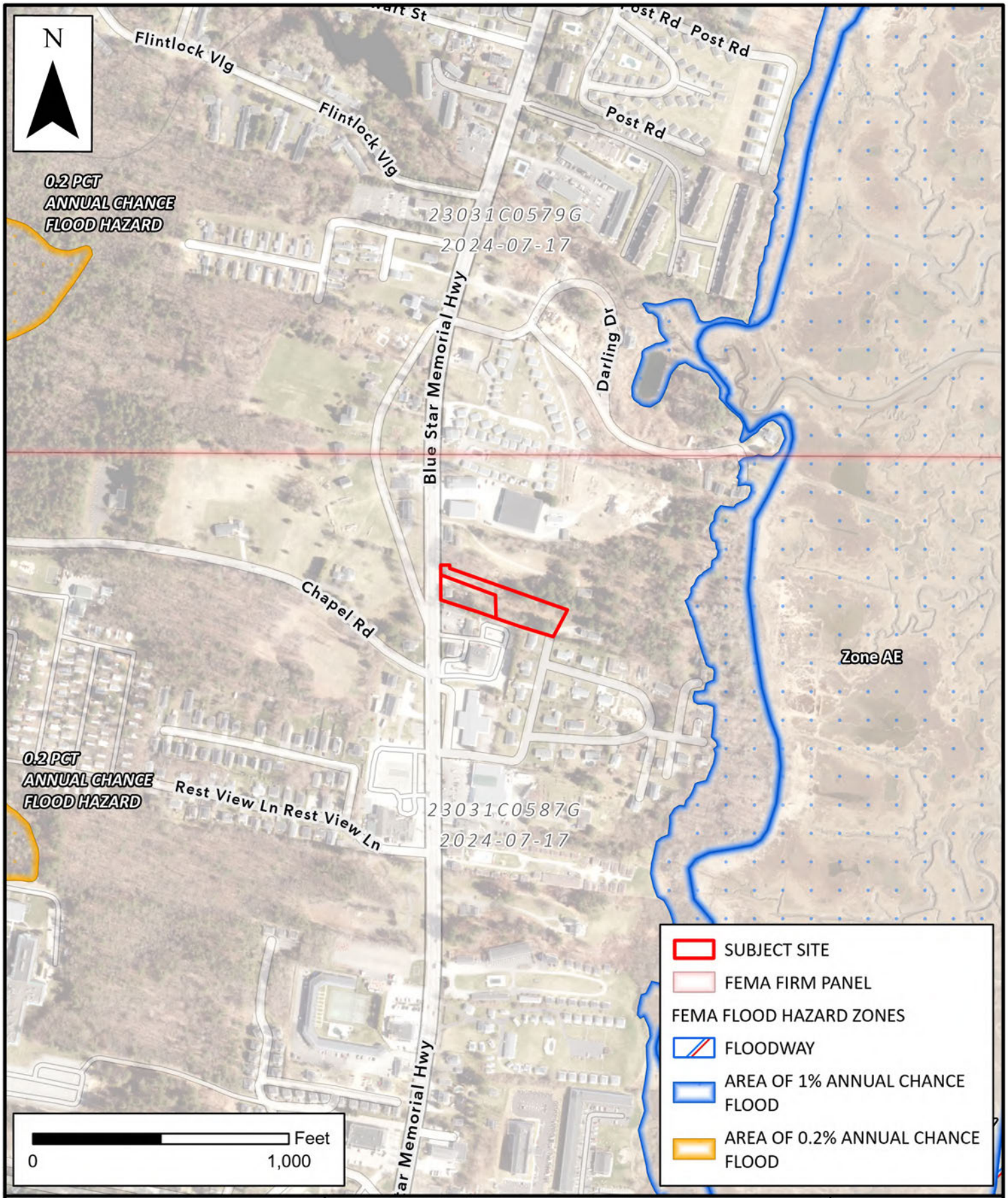
LOCATION MAP

1223-1229 POST ROAD

SCALE:	1:24,000
DATE:	10/1/2025

LOCATION:
1223-1229 POST RD / RTE 1
WELLS, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

FEMA NATIONAL FLOOD HAZARDS

1223-1229 POST ROAD

SCALE: 1:6,000

DATE: 10/1/2025

LOCATION:
1223-1229 POST RD / RTE 1
WELLS, ME

INFORMATION:
FEMA NATIONAL FLOOD HAZARD LAYER
EFFECTIVE JULY 17, 2024

Exhibit 3

Right, Title, or Interest

Exhibit 3

Right, Title, or Interest

In this exhibit, please find a copy of the Purchase and Sale Agreement between Rebecca R. Darling and Timothy J. Darling, Co-Trustees of the Russell E. Darling Family Trust, and Nortey Dental, PLLC. The Purchase and Sale Agreement is dated July 28, 2025, and serves as proof of right, title or interest for the applicant.

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PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is entered into on this 28 July, 2025 (the "Effective Date"), by and between **REBECCA R. DARLING and TIMOTHY J. DARLING, CO-TRUSTEES OF THE RUSSELL E. DARLING FAMILY TRUST, U/W DATED NOVEMBER 26, 1996,** having a mailing address of 26 Tenney Lane, Scarborough, ME 04074 ("Seller") and **NORTEY DENTAL, PLLC,** a Maine professional limited liability company having a mailing address of 1332 Post Road, Suite 1, Wells, ME 04090 ("Buyer") In consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confirmed, the parties hereby agree as follows:

1. PREMISES. Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth, two certain lots or parcels of land, and all the buildings thereon, all improvements and fixtures thereon, and all rights appurtenant thereto, and commonly known and designated as 1223 and 1229 Post Road in the Town of Wells, York County, State of Maine, as more particularly described in two certain deeds from Marilyn Darling to Seller, dated September 8, 2023, and recorded in the York County Registry of Deeds in Book 19359, Page 594 and Book 19359, Page 595, respectively, on December 11, 2023 (collectively referred to as the "Property").

2. PURCHASE PRICE. Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Property the sum of **$380,000.00** in lawful currency of the United States of America (the "Purchase Price"). The Purchase Price shall be due and payable as follows:

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a. Deposits. The sum of **$5,000.00** as an initial earnest money deposit (the "First Deposit") shall be held by buyer's counsel in a secure client escrow account, which Deposit shall be credited towards the Purchase Price at and in the event of Closing, and otherwise held and disposed of in accordance with the terms hereof. Buyer shall remit the deposit within five (5) business days of the execution of this Agreement. The First Deposit shall become non-refundable, except in the event of a default by Seller, upon Buyer receiving Site Plan Approval from the Town of Wells and Entry Permits from the Maine Department of Transportation. Upon expiration of the initial Inspection Period, as defined in Section 6 of this Agreement, Buyer shall remit to its counsel, another deposit in the amount of **$10,000.00,** to be held in escrow and which shall, except for the default of Seller, be non-refundable. (the "Second Deposit").

b. Balance. Subject to the contingencies, adjustments, and prorations set forth below, the balance of the Purchase Price **($365,000.00)** shall be paid to Seller at the Closing.

3. CLOSING. The closing of the transaction contemplated in this Agreement shall take place on or before the date that is thirty (30) calendar days after the expiration of the Inspection Period, and any extension thereof, as defined in Section 6 of this Agreement, at the Wells office of Desmond, Rand & Guerard, P.A. located at 1332 Post Road, Suite 4B, Wells, ME 04090 or, if Buyer and Seller shall mutually agree in advance and in writing, at another date or location (the "Closing").

4. SECURITY. Not Applicable.

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5. TRANSFER OF TITLE. Seller shall convey the Property to Buyer at the closing in fee simple with good and insurable title, free and clear of liens and encumbrances except permitted exceptions ("Permitted Exceptions"), which shall mean: (i) all customary utility easements of record benefiting the Property; (ii) the effect of existing land use, zoning, or governmental subdivision regulations so long as the Property is in material compliance therewith; (iii) any lien for taxes or assessments that are not yet due as of the date of the Closing or are due and payable, but not yet delinquent; and (iv) any state of facts that would be shown by a current ALTA/ASCM land title survey of the Property. The term "insurable title" as used herein shall mean title evidenced by a duly executed 2021 ALTA Commitment for an ALTA 2021 Owner's Policy, and if applicable, Lender's Policy, providing insurance coverage in an amount equal to the agreed upon price for the Property, and otherwise disclosing and insuring title to the Property subject only to Permitted Exceptions. Seller shall execute and deliver to Buyer, against payment of the purchase price, a Trustee's Deed with Quitclaim Covenants to the Property, in accordance with the Short Form Deeds Act, 33 M.R.S.A. §761 et seq. (the "Deed"). If Seller is unable to convey in accordance with this section, then Seller shall have a reasonable time period, not to exceed thirty (30) calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the Deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and the Deposit shall be returned to Buyer.

6. DUE DILIGENCE. Seller shall make available to Buyer and Buyer's representatives, and give them access to inspect, the physical properties and books, records and

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information of Seller pertaining to the Property and its operations, at reasonable times and upon reasonable conditions. Upon notice to Seller, Buyer shall have the right to conduct soil testing which may include borings and test pits, Buyer shall not otherwise conduct any intrusive or invasive investigations that involve boring into the earth or otherwise disturbing the surface of the earth without Seller's consent, which may be withheld in Seller's sole discretion. Buyer shall solely bear the cost of any inspections, which shall occur at reasonable times and upon reasonable prior notice to Seller. Buyer shall restore any damage to the Property or any adjacent property caused by such investigations to substantially the same condition as existed prior to the Buyer's actions. Buyer shall indemnify, defend, and save Seller and its trustees, beneficiaries, and agents harmless from and against any and all costs, claims and/or liabilities, including reasonable attorneys' fees, that Seller may suffer or be subject to by reason of or in any manner relating to such entry and inspections. Buyer shall have until the date that is 120 calendar days from the Effective Date (the "Inspection Period") to determine whether the results of its due diligence investigations, including without limitation title review, are satisfactory. Buyer may, at its sole option and in its sole discretion, extend the Inspection Period for another 60 calendar day period upon giving notice to Seller at least 3 business days before the end of the initial 120 day Inspection Period and timely making the Second Deposit. If Buyer decides, in its sole and absolute discretion, to not continue with the closing of the transaction contemplated in this Agreement, then so long as Buyer provides to Seller a Notice of Termination prior to the expiration of the initial Inspection Period, this Agreement shall be terminated and the First Deposit immediately returned to Buyer in full. If Buyer does not give a Notice of Termination or fails to extend the Inspection Period prior to the expiration of the Inspection Period then Buyer shall be deemed to have waived its right to

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terminate this Agreement under this Section and the First and Second Deposits shall become non-refundable, except in the event of a default by Seller.

7. FINANCING CONTINGENCY. This Agreement and the obligations of Buyer hereunder are contingent upon the Buyer obtaining a commercial financing commitment on terms and conditions satisfactory to Buyer in its sole and absolute discretion. Buyer shall use commercially reasonable efforts to secure a loan commitment from a reputable financial institution or lender in an amount sufficient to finance the purchase of the Property (the "Loan"). The Buyer shall provide written notice to the Seller of its approval or denial of financing on or before 120 calendar days after the date of the execution of this Agreement (the "Financing Contingency Date"). If the Buyer fails to obtain a term sheet or commitment letter from its lender to make the Loan by the Financing Contingency Date or determines that the terms and conditions of the Loan are unsatisfactory, Buyer may, at its sole option and in its sole and absolute discretion, terminate this Agreement by providing written notice to the Seller. Upon such termination, the First Deposit shall be returned to Buyer and neither party shall have any further obligation under this Agreement. If the Buyer does not terminate this Agreement pursuant to this contingency by the Financing Contingency Date, then Buyer shall be deemed to have waived this financing contingency.

8. POSSESSION OF THE PROPERTY. Seller represents that Seller is in sole possession of the Property and that no leases or rental agreements exist in connection with the Property except as has been disclosed by Seller to Buyer.

9. SELLER REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer as follows on the Effective Date and as of the Closing:

a. Formation. Seller is a duly formed and validly existing Trust, and in good standing under the laws of the State of Maine and is permitted to own and sell real property.

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b. Authority. Seller has the requisite legal power and authority to execute and deliver this Agreement, to perform its obligations hereunder, and to consummate the transactions contemplated hereby, all of which have been duly authorized and approved by all necessary action and for which no consent of any other person or governmental authority is required. This Agreement constitutes Seller's valid and legally binding obligation, enforceable in accordance with its terms, subject only to the application of the Bankruptcy Code of the United States and any other applicable liquidation, conservatorship, bankruptcy or similar state or federal law from time to time in effect affecting the rights of creditors generally.

c. Compliance. To Seller's knowledge, the Property complies in all respects with all laws, rules and regulations, applicable zoning, and other laws, ordinances, regulations and building codes, and Seller has not received any notice of any violation thereof which has not been cured.

d. Litigation. There are no actions, suits or legal proceedings pending, or, to Seller's knowledge, threatened, against or affecting Seller or the Property which might adversely affect Seller's power or authority to carry out the transactions to be performed by Seller hereunder.

e. Disclosure. No representation or warranty made by Seller in this Agreement, or in any statement, certificate, or other instrument furnished to Buyer pursuant hereto, or in connection with the transactions contemplated hereby, contains (or will contain, when furnished) any untrue statement of a material fact or omits (or will omit, when furnished) a material fact necessary to make the statements herein or therein not misleading.

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10. BUYER REPRESENTATIONS AND WARRANTIES. Buyer represents and warrants to Seller as follows on the Effective Date and as of the Closing Date:

a. Formation. Buyer's entity is duly formed, validly existing, and in good standing under the laws of the State of Maine. Buyer's assignees will be an entity duly formed and validly existing with authority to conduct business in Maine on the Closing Date.

b. Authority. Buyer has the requisite legal power and authority to execute and deliver this Agreement, to perform the obligations of Buyer hereunder, and to consummate the transactions contemplated hereby, all of which have been duly authorized and approved by all necessary entity action and for which no consent of any person or governmental authority is required which has not been obtained, and no filing with or other notification to any person or governmental authority is required which has not been properly completed. This Agreement constitutes the valid and legally binding obligation of Buyer, enforceable in accordance with its terms, subject only to the application of debtor relief laws and general equitable principles.

11. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE. Buyer acknowledges that Seller carries liability insurance upon the Property, but does not carry fire or extended casualty damage insurance given the useful remaining life and condition of the current improvements to the Property. Prior to closing, risk of loss, damage, or destruction of the Property shall be assumed solely by the Seller. Buyer, upon reasonable notice to Seller, may have access to the Property for a "walk-through" immediately before closing. Seller shall keep the Property insured for general liability purposes, but not against fire and other extended casualty risks prior to closing. If the improvements to the Property are damaged or destroyed prior to expiration of the

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initial Inspection Period, Buyer may terminate this Agreement and receive a return of the initial Deposit. If such damage or destruction occurs during the extension of the Inspection Period, Buyer may terminate this Agreement and receive a return of the initial Deposit only, with the Second Deposit to be released to the Seller. If Buyer has not terminated this Agreement by the expiration of the Inspection Period as extended, Buyer shall accept the Property "as is", "where is" and "with all defects."

12. INDEMNIFICATION. Except as expressly otherwise provided herein with respect to uninsured fire or casualty damage to the improvements to the Property prior to closing, Seller hereby agrees and shall indemnify, protect, defend, reimburse, and hold Buyer harmless against any costs, liens, judgments, expenses, loss, liability, claims for injury or death to persons or damage to property, including attorney's fees, directly or indirectly related to the use or occupancy of the Property or to the Seller's ownership and operation of the Property, whether known or unknown, pending or threatened, and arising prior to the Closing Date. Buyer hereby agrees and shall indemnify, protect, defend, reimburse, and hold Seller harmless against any costs, liens, judgments, expenses, loss, liability, claims for injury or death to persons or damage to property, including attorney's fees, directly or indirectly related to the use or occupancy of the Property or the Buyer's ownership and operation of the Property, whether known or unknown, pending or threatened, and arising at or after the Closing Date.

13. BROKERAGE. Seller and Buyer represent and warrant that they have each engaged their own brokers in connection with this transaction. Seller has engaged Andrew Ingalls of Malone Commercial Brokers and Buyer has engaged Ed Pease of NU Real Estate Advisors LLC. Seller shall be solely responsible for the payment of any fees or commissions due to Malone Commercial Brokers, which shall be subject to any co-brokerage agreement between Malone

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Commercial Brokers and NU Real Estate Advisors LLC to share Seller's brokerage commission to Malone Commercial Brokers. Each party agrees to indemnify and hold the other party harmless from any claims for brokerage commissions arising out of its own broker's engagement.

14. DEFAULT AND REMEDIES. If Buyer defaults or fails in the performance of its obligations under this Agreement, and Seller is then ready, able and willing to perform, then Seller may exercise all available legal and equitable remedies. If Seller defaults or fails in the performance of its obligations under this Agreement, and Buyer is then ready, willing, and able to perform, Buyer may exercise all available legal and equitable remedies including specific performance. In the event of a default, the non-defaulting party, and/or the substantially prevailing party in any court or arbitration action, shall be entitled to reasonable attorneys' and paralegals' fees and costs.

15. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

a. Real estate taxes, assessments and utilities, if any, shall be prorated as of the closing.

b. The Maine Real Estate Transfer Tax shall be paid by Buyer and Seller in accordance with 36 M.R.S.A. §4641-A.

c. The deed preparation, and the recording cost of discharges of any encumbrances other than Permitted Exceptions, shall be paid by Seller.

d. Seller shall be responsible for any services performed on their behalf, including its attorneys' fees and costs.

e. Buyer shall be responsible for closing settlement fees and costs performed on their behalf, including Buyer's attorneys' fees and costs, the costs of recording the deed, and the cost of title insurance required by the lender or requested by Buyer.

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16. PRIOR STATEMENTS. Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS AND ASSIGNS. This Agreement shall extend to and be obligatory upon the heirs, personal representatives, successors and assigns of Seller and Buyer.

18. COUNTERPARTS. This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. SHORELAND ZONE SEPTIC SYSTEM. Seller represents that the Property does not contain a septic system within the Shoreland Zone.

20. NOTICE. All notices, requests, consents, approvals and other communications required or permitted under this Agreement (collectively, "Notices") must be in writing and shall be deemed duly given when delivered by one of the following methods: (a) by personal delivery, upon receipt; (b) by a nationally recognized overnight courier service, one (1) business day after delivery; (c) by certified mail, return receipt requested, three (3) business days after deposit in the U.S. mail, postage prepaid; or (d) by email (with PDF attachment), upon confirmation of receipt by the recipient's email system, provided that a copy is sent by one of the foregoing methods on the same day.

If to Buyer, to:
Nortey Dental, PLLC
c/o Dr. Nii Norte Lokko
1332 Post Road
Suite 1
Wells, ME 04090

With a copy, to:
Desmond, Rand & Guerard, P.A.
Attn: Julien D. Guerard, Esq.
P.O. Box 1858
Wells, ME 04090
[redacted]

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If to Seller, to: The Russell E. Darling Family Trust
c/o Rebecca R. Darling & Timothy J. Darling, Co-Trustees
26 Tenney Lane
Scarborough, ME 04074

With a copy, to: Jensen Baird
Attn: Richard N. Bryant, Esq.
10 Free Street
Portland, ME 04101

21. EFFECTIVE DATE. This Agreement is a binding contract effective as of the Effective Date first set forth above. Time is of the essence.

22. GOVERNING LAW/JURISDICTION. This Agreement and all rights and obligations hereunder, including matters of construction, validity and performance, shall be governed by the laws of the State of Maine, without regard to its conflict of laws principles.

23. JURY WAIVER. IN ANY CIVIL ACTION, COUNTERCLAIM OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT, THE PERFORMANCE OF THIS AGREEMENT OR THE RELATIONSHIP CREATED BY THIS AGREEMENT, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. THE PARTIES HEREBY IRREVOCABLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY. ANY PARTY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF THE OTHER PARTY TO THIS AGREEMENT OF THE WAIVER OF ITS RIGHT TO TRIAL BY JURY. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AND EACH PARTY HEREBY REPRESENTS AND WARRANTS THAT NO

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PERSONS OR ENTITIES ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. EACH PARTY ACKNOWLEDGES TO THE OTHER THAT IT HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

24. SEVERABILITY. If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable according to a court of competent jurisdiction, then the remaining terms, conditions, and provisions of this Agreement shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

25. AMENDMENT. This Agreement may only be modified by a writing signed by both Buyer and Seller.

26. ASSIGNMENT. Buyer, in its sole and absolute discretion, may assign this Agreement to an entity which is principally owned by Dr. Nii Norte Lokko. Seller, in its sole and absolute discretion, may assign this Agreement to any beneficiary of the Russell E. Darling Family Trust or an entity controlled by or for the benefit of such a beneficiary.

27. FURTHER ASSURANCES. Upon Buyer's request at any time, Seller shall take any reasonable act (excluding assumption of any liability or expenditure of out-of-pocket costs), including executing and delivering any document, necessary or advisable to transfer to and vest in Buyer, and protect its rights, title and interest in and enjoyment of the Property and otherwise to carry out the provisions of this Agreement.

28. WAIVER. No waiver by a party of any default shall be effective unless in writing. A party's failure to exercise any right or remedy available to it shall not operate as a waiver of any

Docusign Envelope ID: FFD79234-345D-43D1-98C3-DAD57FCE8640

obligation against the other party. No such act or omission on the part of either party shall constitute a modification of this Agreement or a waiver of any other default which may occur at a later date.

29. DUE DILIGENCE MATERIALS: If Buyer exercises any contingency or otherwise fails to close, Buyer shall provide Seller with copies of all Buyer's due diligence reports and inspection information with respect to the Property. This provision shall survive termination of this Agreement.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

BUYER:
NORTEY DENTAL, PLLC

Signed by:
Dr. Nii Norte Lokko
A4B67F2D49B9452...
Dr. Nii Norte Lokko, its Sole Member,
Thereunto Duly Authorized

SELLER:
THE RUSSELL E. DARLING FAMILY TRUST, U/W DATED NOVEMBER 26, 1996

By: Signed by:
Timothy J. Darling
627C11972BAC44D...
Timothy J. Darling, Co-Trustee
Thereunto Duly Authorized

By: Signed by:
Rebecca R. Darling
EF49A15FE2B349F...
Rebecca R. Darling, Co-Trustee
Thereunto Duly Authorized

Exhibit 4

Utility Information

Exhibit 4

Utility Information

Please find in this section copies of ability to serve letters sent to the Wells Sanitary District for wastewater flows, and the Kennebunk, Kennebunkport, & Wells Water District for public water. Responses from both confirming their ability to serve are enclosed within this exhibit as well.

January 14, 2026
250519

Paul Cote, Assistant Distribution Manager
Kennebunk, Kennebunkport, & Wells Water District
92 Main Street
Kennebunk, ME 04043

Ability to Serve Request – Nortey Dental
1223-1229 Post Road, Wells, Maine 04909 – Map 126 Lot 20 & 21

Dear Paul,

On behalf of our client, NU Real Estate Advisors, we respectfully request a letter of capacity for the proposed dental office to be constructed at 1223-1229 Post Road in Wells. The project is located on Lots 20 and 21 on Tax Map 126.

The proposed project anticipates connecting to one of the existing services that currently extends to the lot. For that we are requesting service cards to determine if one of existing lines will be sufficient. At this time, we are not anticipating requiring a fire service.

Anticipated Water Demand
80 GPD per medical staff
5 GPD per patient
80 GPD/medical staff * 15 medical staff = 1,120 GPD
5 GPD/patient * 12 patients = 60 GPD
1,120 GPD + 60 GPD = **1,180 GPD**

We are hopeful that we have provided sufficient information to allow the District to provide a letter of capacity to serve the proposed development. Please call with any questions or if you require additional information. I can be reached best on my direct line at 207-200-2139. Thank you for your consideration.

Sincerely,
SEBAGO TECHNICS, INC.

Jake Hunnewell, PE
Project Engineer

December 18, 2025
250519

Nick Rico, PE, Superintendent
Wells Sanitary District
197 Eldridge Road
Wells, ME 04090

Acceptance of Wastewater Flow Request – Nortey Dental
1223-1229 Post Road, Wells, Maine 04909 – Map 126 Lot 20 & 21

Dear Nick,

On behalf of our client NU Real Estate Advisors, we respectfully request a letter of capacity for the proposed dental office to be constructed at 1223 & 1229 Post Road in Wells. This project is located on Lots 20 & 21 on Tax Map 126.

The proposed project includes 12 treatment rooms and 3 restrooms that will discharge through a service line that will connect to the 8" sewer main under Post Road.

Based on Maine Subsurface Wastewater Rules Table 5c, the calculation below shows the anticipated wastewater generation for the development.

Anticipated Wastewater Generation
80 GPD per medical staff
5 GPD per patient
80 GPD/medical staff * 15 medical staff = 1,200 GPD
5 GPD/patient * 12 patients = 60 GPD
1,200 GPD + 60 GPD = **1,260 GPD**

In addition, we would appreciate any information you may have about the existing services for the properties. We are hopeful that we have provided sufficient information to allow the District to provide a letter of capacity to serve the proposed development. Please call with any questions or if you require additional information. I can be reached best on my direct line at 207-200-2139. Thank you for your consideration.

Sincerely,
SEBAGO TECHNICS, INC.

Jake Hunnnewell, PE
Project engineer

Wells Sanitary District

Nick Rico, P.E. Superintendent
197 ELDRIDGE RD, WELLS, MAINE 04090 - (207) 646-5906
Website: www.wellssanitarydistrict.com • E-mail: wsd@wellssanitarydistrict.com

Mission Statement

To provide the highest quality wastewater collection and treatment services at the lowest possible cost to our customers, while protecting human health, the environment, and Wells beaches and marshes.

December 19, 2025

Mr. Jake Hunnewell, P.E.
Project Engineer
Sebago Technics
75 John Roberts Road
Suite 4A
South Portland, ME 04106
(sent via email to: [redacted])

Re: WSD Capacity
1223 & 1229 Post Road in Wells, ME
Map 126, Lots 20 & 21

Dear Mr. Hunnewell:

This letter is in response to your letter requesting capacity dated December 18, 2025. Wells Sanitary District (WSD) does have capacity for your proposed project that includes a dental office at 1223 & 1229 Post Road in Wells, Maine (Map 126, Lots 20 & 21).

Your project will be subject to WSD's **Sewer Capacity Reserve Fee** (SCRF). The SCRF for your project is **$10,062**. This fee must be paid to WSD **prior to construction**. Please note that if the SCRF is paid after December 31, 2025, it will be subject to the new rate, at a price of **$13,710** (see attached Statement #374).

A copy of this letter will be emailed to the Wells Code Enforcement Office and to your client. If you have any questions, please let me know.

Sincerely,

Nick Rico, P.E.
Superintendent

cc: Wells Code Enforcement Office via email
Dr. Nii Lokko (Nortey Dental, LLC) via email [redacted]

WELLS SANITARY DISTRICT
197 Eldridge Road
Wells, ME 04090

RESERVE CAPACITY FEE
STATEMENT 374

December 19, 2025

Nortey Dental, LLC
1332 Post Rd, Wells, ME 04090
(207) 646-5297
Dr. Nii Lokko
info@norteydental.com

Tax Map/Lot 126/20 & 21
1223-1229 Post Rd

Proposed Structures(s): (gpd = gallons per day)					
1	Dental Office				
15	Dental Personnel	80	gpd	1200	gpd
12	Patients per day	5	gpd	60	gpd
TOTAL PROPOSED FLOW				**1200**	**gpd**
Credit for current use(s):					
1	3-Bedroom Home	300	gpd	300	gpd
1	Retail Property	300	gpd	300	gpd
TOTAL CREDITED FLOW				***600***	***gpd***
TOTAL DESIGN FLOW:				***600***	***gpd***

SEWER CAPACITY RESERVE FUND RATE	***$ 16.77***	per gpd	
TOTAL SEWER CAPACITY RESERVE FEE DUE		***$ 10,062.00***	if paid in 2025
A FINANCE CHARGE of 8% will be applied to unpaid balances after 30 days following billing	**$ 22.85**	**$ 13,710.00**	if paid in 2026

DATE PAID: _____

Kennebunk, Kennebunkport & Wells Water District

Proudly serving since 1921

Trustees:
Thomas P. Oliver (Wells)
Robert Emmons (Kennebunk)
James E. Burrows (Kennebunkport)
Frederick A. Lynk (Ogunquit)

Stephen P. Cox, Superintendent
Scott J. Minor, Assistant Superintendent
Wayne A. Brockway, Treasurer

January 27, 2026

Jake Hunnewell
1223 &1229 Post Road
Wells ME 04090

Subject: **1223 & 1229 Post Road Wells map 126 lots 1223 & 1229**

Dear Mr. Hunnewell:

This letter is to inform you that at the above location an adequate domestic water supply is available from the District's 20-inch water main along U. S. Route One (Post Road). Water pressure in this area typically averages approximately 50 PSI. For fire suppression purposes approximately 1000 gallons per minute at 40 PSI residual pressure is available along Post Road near this location. This figure is an estimate for planning purposes only. An actual field test should be performed by the owner's agent prior to designing any fire suppression system.

The owner may be assessed an appropriate share of the costs of system expansion which will include but may not be limited to a System Development Charge, based upon meter size and/or anticipated water consumption, as approved by the Maine Public Utilities Commission.

The 2 properties are currently served by a 1" service line and 5/8" meter each. If new units are added or upgraded service is needed to meet any additional demand that may result from this change of use, the owner will be allowed to request one pursuant to the District's rules and regulations in effect at that time. **Keep in mind all units must be metered separately with individual outside shut-offs or in a District approved common space on a manifold. Also any discontinued services must be shut off and cut off at the 20" water main in the street.**

If you need any additional information, feel free to call.

Sincerely,

Paul Coates

Assistant Distribution Manager

92 Main Street, P.O. Box 88, Kennebunk, ME 04043
Phone 207-985-3385, Fax 207-985-3102
Visit us at www.kkw.org

Exhibit 5

Traffic Analysis

Exhibit 5

Traffic Analysis

Please find in this section a copy of a traffic memorandum, written by Sebago Technics, Inc. providing information on expected traffic impacts from the development.

Memorandum

250519

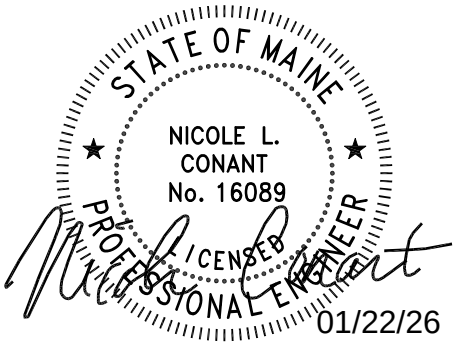
To: Robert McSorley, P.E., Sebago Technics

From: Nikki Conant, P.E., Sebago Technics

Griffin Steinman, EI, Sebago Technics

Date: January 22, 2026

Subject: Traffic Impact Assessment
Nortey Dental
1223 – 1229 Post Road, Wells, Maine



Introduction

The purpose of this memorandum is to provide a Traffic Impact Assessment (TIA) for the proposed redevelopment of 1223 and 1229 Post Road (Route 1) in Wells, Maine on the parcels identified as Lots 20 and 21 on Map 126 by the Town. The redevelopment is proposed to consist of a 5,400 square-foot (SF) dental office replacing the existing 718 SF commercial building and single-family home. Access to the site is proposed via a reconstructed full-movement driveway to Post Road (Route 1).

This memorandum details the calculated trip generation for the redevelopment, provides a crash data review for roadways in the vicinity of the site, and evaluates sight distance for the proposed reconstructed full-movement driveway.

Trip Generation

Vehicular primary trip generation was completed for the proposed development by utilizing the 11th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*. Trip generation for the proposed development was calculated utilizing land use code (LUC) 720 – Medical-Dental Office Building based on a total of 5,400 SF, outlined in Table 1.

Table 1 – Proposed ITE Trip Generation
Land Use Code 720 – Medical-Dental Office Building
5,400 SF

Time Period	*Fitted Curve Equation or Average Rate*	*Total Trips*	*Entering Trips*	*Exiting Trips*
Weekday	T = 42.97(X) - 108.01	124	62 (50%)	62 (50%)
AM Peak Hour of Adjacent Street	Ln(T) = 0.90 Ln(X) + 1.34	17	14 (79%)	3 (21%)
AM Peak Hour – Generator	3.74	20	12 (59%)	8 (41%)
PM Peak Hour of Adjacent Street	3.93	21	6 (30%)	15 (70%)
PM Peak Hour – Generator*	3.93	21	6 (30%)	15 (70%)

*PM Peak Hour of Adjacent Street was utilized as it generated more than the PM Generator

As demonstrated in the previous table, the proposed dental office is estimated to generate 20 trips and 21 trips during the AM and PM peak hour periods of the generator, respectively. A Maine Department of Transportation (MaineDOT) Traffic Movement Permit (TMP) is not required as the trip generation is less than 100 peak hour trips.

Crash Data

The MaineDOT Public Map Viewer was utilized to determine if there are any high crash locations (HCL) within the immediate vicinity of the site. An intersection or section of roadway is deemed an HCL if two criteria are met: a Critical Rate Factor (CRF) greater than 1.0 and a minimum of eight (8) crashes in a three-year period.

Post Road (Route 1) in the immediate vicinity of the site was reviewed for the most recently published three-year period from 2022 to 2024. Based on the available crash information, the segment of Post Road between Chapel Road and Bayley Road is not currently a high crash location.

Entrance Analysis

Route 1 at the proposed access is a three-lane cross-section with one travel lane in each direction and a two-way left-turn lane serving the site access. Route 1 is an urban state highway which is classified as a minor arterial. The posted speed limit in the vicinity of the site is 35 miles per hour.

Sight distance at the proposed full-movement driveway was reviewed in the field on December 31, 2025. The sight distance measurement was completed in accordance with the standards set forth by MaineDOT's *Chapter 299: Highway Driveway and Entrance Rules* and the Town of Wells *Streets and Sidewalks Ordinance*, measured ten (10) feet behind the edge of the travel way, considering a height of eye of 3.5 feet and a height of object of 4.25 feet. Sight distance requirements from both MaineDOT and the Town of Wells are shown in Table 2.

Table 2 – Sight Distance Requirements

Posted Speed (MPH)	*MaineDOT Sight Distance (feet)*	*Town of Wells Sight Distance (feet)*
20	155	200
25	200	250
30	250	300
35	305	350
40	360	400
45	425	450
50	495	500
55	570	550
60	645	600

The posted speed limit on Post Road is 35 MPH, thus corresponding to a minimum sight distance of 350 feet per the more restrictive Town requirements. At the proposed full-movement access, sight distance was measured to exceed 800 feet looking to the left, as shown in Image 1, and measured to be approximately 655 feet looking to the right, as shown in Image 2.



Image 1: Sight Distance Looking Left



Image 2: Sight Distance Looking Right

Conclusion

Sebago Technics, Inc. has completed the traffic impact assessment for the proposed Nortey Dental Office redevelopment in Wells, Maine and provides the following conclusions:

- The proposed redevelopment consists of a 5,400 square-foot dental office. It is estimated to generate 20 trips and 21 trips during the AM and PM peak hour periods of the generator, respectively. As such, a TMP is not required from MaineDOT.
- The segment of Post Road (Route 1) between Chapel Road and Bayley Road is not currently a high crash location.
- Sight distance from the proposed reconstructed full-movement connection to Post Road exceeds the Town of Wells minimum requirements for a 35 MPH roadway.

Exhibit 6

Soil Erosion and Sedimentation Control

Exhibit 6

Soil Erosion and Sedimentation Control

Please refer to the grading plan, as well as the erosion control details & notes in the plan set for more information regarding on-site soil erosion & sedimentation control.

Exhibit 7

Stormwater Management

Exhibit 7

Stormwater Management

Please see the *Stormwater Management Narrative* prepared for this development included within the submitted application materials. The proposed project does not trigger the requirements for a Maine Department of Environmental Protection stormwater permit. Prior to construction, the project will be required to submit for coverage under the Maine Construction General Permit (MCGP). Appended to the *Stormwater Management Report* are two (2) plans that show the pre-development drainage conditions and post-development drainage conditions of the subject property.

SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

STORMWATER MANAGEMENT REPORT

For

NORTEY DENTAL
WELLS, MAINE

Prepared for:

NU Real Estate Advisors
315 Dewpoint Lane
Johns Creek, GA 30022

Prepared by:

Sebago Technics, Inc.
75 John Roberts Rd, Suite 4A
South Portland, ME 04106

February, 2026

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Appendix 2A: Hydrologic Modeling– Existing Conditions (HydroCAD)Summary
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Appendix 3: Inspection, Maintenance and Housekeeping Plan
Appendix 4: Subsurface Investigations
Appendix 5: Stormwater Management Plans

STORMWATER MANAGEMENT REPORT
NORTEY DENTAL
WELLS, MAINE

1. Introduction

This Stormwater Management Report has been prepared to present analyses performed to address the potential impacts associated with the project due to proposed modification in stormwater runoff characteristics and land cover changes. The stormwater management controls that are outlined in this report have been designed to suit the proposed development and to comply with applicable regulatory requirements.

2. Existing Conditions

The project site consists of undeveloped land located in Wells, Maine. The site is approximately 1.44 acres and is bounded by Post Road to the west, a commercial store to the north, and residential developments to the east and south. Slopes on the site range from 0% to 8% and site drainage is tributary to the Atlantic Ocean.

The proposed development area of the site is not located in an identified flood zone per the FEMA Flood Insurance Rate Map for the town of Wells, 23031C0587G and revised on July 17, 2024.

3. Soils

A Class 'D' Medium Intensity Soil Survey for the site was obtained from the United States Department of Agriculture (USDS) Web Soil Survey. The Hydrologic Groups (HSG) of the soils is classified by Technical Release TR-55 of the Soil Conservation Service as follows:

Soil Map Symbol	Soil Name	Slope (%)	HSG
AdB	Adams	0-8	A
CrB	Croghan	15-60	A
LnB	Lyman	3-8	D
LnC	Lyman	8-15	D

Hydrologic Soil Group boundaries are delineated on the Subcatchment Map. A copy of the Class Medium Intensity Soil Survey is included as Appendix 4.

4. Proposed Site Improvements

The proposed development will consist of a dental office with a 5,400 square-foot footprint, landscaped area, and parking. The site will also be equipped with an underdrained soil filter

to address stormwater quality and quantity control. The project will result in the creation of approximately 0.57 acres of impervious area and 1.11 acres of developed area.

5. Existing Conditions Model

The existing conditions subcatchment plan consists of three subcatchments labeled 1.0S, 2.0S, and 3.0S in the HydroCAD model. There is one location identified as a Point of Analysis (POA) for comparing peak runoff rates.

POA-1 is located in the north-east corner of the lot where runoff drains to via a grassed swale. Three subcatchments contribute runoff to this study point. Subcatchment 1S flows directly into POA-1. Subcatchment 2.0S drains directly into pond 2P that represents the western ditchline along Post Road and a cross culvert outlet that drains onto the project parcel. Pond 2P then flows into a drainage swale modeled as reach 2.2R and then to POA-1. Subcatchment 3.0S drains into pond 3P that represents a low point and cross culvert that drains to pond 2P. The overall tributary area associated with POA-1 is approximately 13.62 acres.

6. Proposed Conditions Model

The proposed conditions subcatchment area consists of the same overall area as the existing conditions plan, however, the existing conditions subcatchments have been broken into smaller subcatchments as a result of the proposed development.

POA-1: HydroCAD nodes 2.0S, 3.0S, 2P, and 3P do not change in the proposed conditions. Proposed conditions subcatchment 1.0S is broken up into 1.1S and 1.2S. Subcatchment 1.1S represents the majority of the proposed development area, including the building, parking lot, and landscaped areas that drains directly into the proposed underdrained soil filter labeled as pond 1P. Pond 1P then drains to a portion of the existing ditchline labeled as reach 1R before draining to POA-1. The overall tributary area associated with POA-1 is approximately 13.62 acres.

The Best Management Practice (underdrained soil filter) has been designed in accordance with DEP BMP standards contained within Chapter 500 and the BMP Manual. Sizing calculations can be found in Appendix 1.

7. Stormwater Management

Basic Standard - Chapter 500, Section 4(B)

Since the project will disturb more than one (1) acre of land area, MDEP Basic Standards apply, requiring that grading or other construction activities on the site do not impede or otherwise alter drainage ways to have an unreasonable adverse impact. We have avoided adverse impacts by providing an Erosion & Sedimentation Control Plan, and an Inspection, Maintenance and Housekeeping Plan (Appendix 3) to be implemented during construction and post-construction stabilization of the site. These construction requirements have been developed following Best Management Practice guidelines.

General Standard - Chapter 500, Section 4(C)

Since the project will not create more than one (1) acre of impervious surface, MDEP General Standards do not apply. However, this project has provided stormwater treatment for 97.48% of the proposed onsite impervious area through the use of an underdrained soil filter. The implementation of an underdrain soil filter as opposed to a detention basin was done in an effort to provide a LID stormwater measure.

Through the use of the aforementioned BMP 97.48% of new impervious area and 64.31% of new developed area will be receiving treatment. BMP sizing and treatment calculations are provided as Appendix 1.

Flooding Standard - Chapter 500, Section 4(F)

Since the planned project will not create more than three (3) acres of impervious surface, MDEP Flooding Standards do not need to be met. However, the Town of Wells per ordinance standard §202-12 F.(4)(C) requires that peak runoff from the development onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development for a 50-year storm event

As such, a runoff evaluation was performed using the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Subcatchments - Technical Release #55 (TR-55)". HydroCAD computer software was utilized to perform the calculations.

HydroCAD Stormwater Analysis

Runoff curve numbers were determined for each of the subcatchments by measuring the area of each hydrologic soil group within each type of land cover. The type of land cover was determined based on survey data, field reconnaissance and aerial photography. Times of concentration were determined from site topographic maps in accordance with SCS procedures.

The 24-hour rainfall values utilized in the hydrologic model were obtained from Appendix H of MDEP's Chapter 500: Stormwater Management (effective date August 2015). Rainfall values for York County are listed in the table below.

Storm Frequency Precipitation (in./24 hr) York County	
50-year	7.3

The following table presents the results of the peak runoff calculations at the analysis points for the existing and proposed conditions.

Peak Runoff Rate Summary Table			
Analysis Point	**Storm Event**	**Existing Conditions (cfs)**	**Proposed Conditions (cfs)**
POA-1	50-year	20.9	20.9

The HydroCAD Data output sheets from this analysis are appended to this report (Appendix 2) along with the Stormwater Management Plans (Appendix 5). The model predicts that the peak runoff rates in the proposed conditions at Point of Analysis 1 are at or below existing conditions runoff rates for the 50-year storm event with implementation of the proposed stormwater management practice.

8. Summary

The proposed development has been designed to manage stormwater runoff through Best Management Practices approved by MDEP. The stormwater BMP provides treatment to 97.48% (0% required) of impervious areas, and 64.31% (0% required) of the total developed area. The proposed stormwater BMP provides detention for runoff discharging from the site resulting in flows that will be at or below existing conditions for the 50-year storm event at the study point. Additionally, erosion and sedimentation controls along with associated maintenance and housekeeping procedures have been outlined to prevent unreasonable impacts on the site and to the surrounding environment.

Prepared by:

SEBAGO TECHNICS, INC.

Jake S. Hunnewell, P.E.
Project Engineer

STATE OF MAINE
JACOB S. HUNNEWELL
No. 19416
LICENSED
PROFESSIONAL ENGINEER

2/02/2026

Robert A. McSorley, P.E.
Senior Project Manager

STATE OF MAINE
ROBERT A. McSORLEY
No. 8589
LICENSED
PROFESSIONAL ENGINEER

2/02/2026

Appendix 1

Stormwater Quality Calculations

Table 1: MDEP GENERAL STANDARD CALCULATIONS

250519

AREA ID	WATERSHED SIZE (S.F.)	EXISTING ONSITE IMPERVIOUS AREA TO REMAIN (S.F.)	NEW ONSITE IMPERVIOUS AREA (S.F.)	EXISTING ONSITE LANDSCAPED AREA TO REMAIN (S.F.)	NEW ONSITE LANDSCAPED AREA (S.F.)	NET NEW DEVELOPED AREA (S.F.)	NET EXISTING DEVELOPED AREAS (S.F.)	TREATMENT PROVIDED?	IMPERVIOUS AREA TREATED (S.F.)	LANDSCAPED AREA TREATED (S.F.)	DEVELOPED AREA TREATED (S.F.)	TREATMENT BMP
1.1S	34,020	0	24,005	0	7,030	31,035	0	YES	24,005	7,030	31,035	UDSF-1 (1P)
1.2S	130,585	950	620	2,645	16,600	17,220	3,595	NO	0	0	0	
2.0S	76,580	0	0	0	0	0	0	NO	0	0	0	
3.0S	352,020	0	0	0	0	0	0	NO	0	0	0	
TOTAL (S.F.)	**593,205**	**950**	**24,625**	**2,645**	**23,630**	**48,255**	**3,595**		**24,005**	**7,030**	**31,035**	

TOTAL NEW ONSITE IMPERVIOUS AREA (S.F.)	**24,625**	**TOTAL NEW ONSITE DEVELOPED AREA (S.F.)**	**48,255**
TOTAL IMPERVIOUS AREA RECEIVING TREATMENT (S.F.)	**24,005**	**TOTAL AREA RECEIVING TREATMENT (S.F.)**	**31,035**
% OF IMPERVIOUS AREA RECEIVING TREATMENT	**97.48%**	**% OF AREA RECEIVING TREATMENT**	**64.31%**

SEBAGO TECHNICS, INC.
75 John Roberts Road Suite 4A
South Portland, Maine 04106
Tel. (207) 200-2100

JOB
SHEET NO. 1 OF 1
CALCULATED BY DATE 3/2/2017
FILE NAME PRNT DATE 2/2/2026

UNDERDRAINED SOIL FILTER

Task: Calculate water quality volume per MDEP chapter 500 regulations

1. Maine DEP Chapter 500, Section 4.C.(3)(b)

References

a. "must detain a runoff volume equal to 1.0 inch times the subcatchment's impervious area plus 0.4 inch times the subcatchment's landscaped area"

2. Maine DEP Best Management Practices Stormwater Manual, Section 7.1

a. "surface should represent 5% of impervious area and 2% of landscaped area"

Tributary to Underdrained Filter		UDSF											
Landscaped Area		7,030.00	SF										
Impervious Area		24,005.00	SF										
Minimum Surface Area													
Required	(2% X Landscaped + 5%" X Impervious)												
Total Landscaped Area		7,030.00	SF	Area	140.6	SF							
Total Impervious Area		24,005.00	SF	Area	1,200.3	SF							
Required Minimum Surface Area					1,340.9	SF							
Provided Surface Area					1,985.0	SF							
Treatment Volume													
Required	(0.4" X Landscaped + 1.0" X Impervious)												
Landscaped Area		7,030.00	SF	Volume	234.3								
Impervious Area		24,005.00	SF	Volume	2,000.4								
Treatment Volume Required					2,234.8	CF	0.051	AF					
Provided Treatment Volume					2,475.0	CF	From elev. 56' to 57'						
Sediment Pre-Treatment													
Per Reference 2, Chapter 7.1		"Pretreatment devices shall be provided to minimize discharge of sediment to the soil filter"											
Annual Sediment Load:		55 cubic feet per acre per year of sanded area											
Area to be sanded:		24,005.00	SF										
Sediment Volume		30	CF										
Provided		62	CF	6	Inch Deep Forebay		with area of		124	sf			

SEBAGO TECHNICS, INC.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106
(207) 856-0277 FAX (207) 856-2206

JOB	250519		
SHEET NO.	1	OF	1
CALCULATED BY	JSH	DATE	5/16/2019
CHECKED BY	JSH		
FILE NAME	250519 WQC	PRINT DATE	2/2/2026

ORIFICE SIZING CALCULATION

Stormwater BMP: UDSF-1

Orifice Equation $Q = CA\sqrt{(2gh)}$

Q = Rate of Discharge (cfs)
A = Orifice Area (sf)
G = Gravitational Constant (32.2 ft/s^2)
h = Depth of water above the flow line (center) of the orifice (ft)
C = 0.6 Orifice coefficient (usually assumed = 0.6)

Average discharge rate required to drawdown the treatment volume in a desired amount of time is:

$$Q = \frac{WQv}{Tcf}$$

TV = Treatment Volume (cf)
T = Target Drain Time (Hours)
cf = Conversion Factor = 3600 sec/hr

TV = 2,475 cf
t = 24 hr

$$Q = \frac{TV}{tCF}$$ 0.03 cfs Target Rate for 24 hour discharge

surface area of filter = 1,985 SF

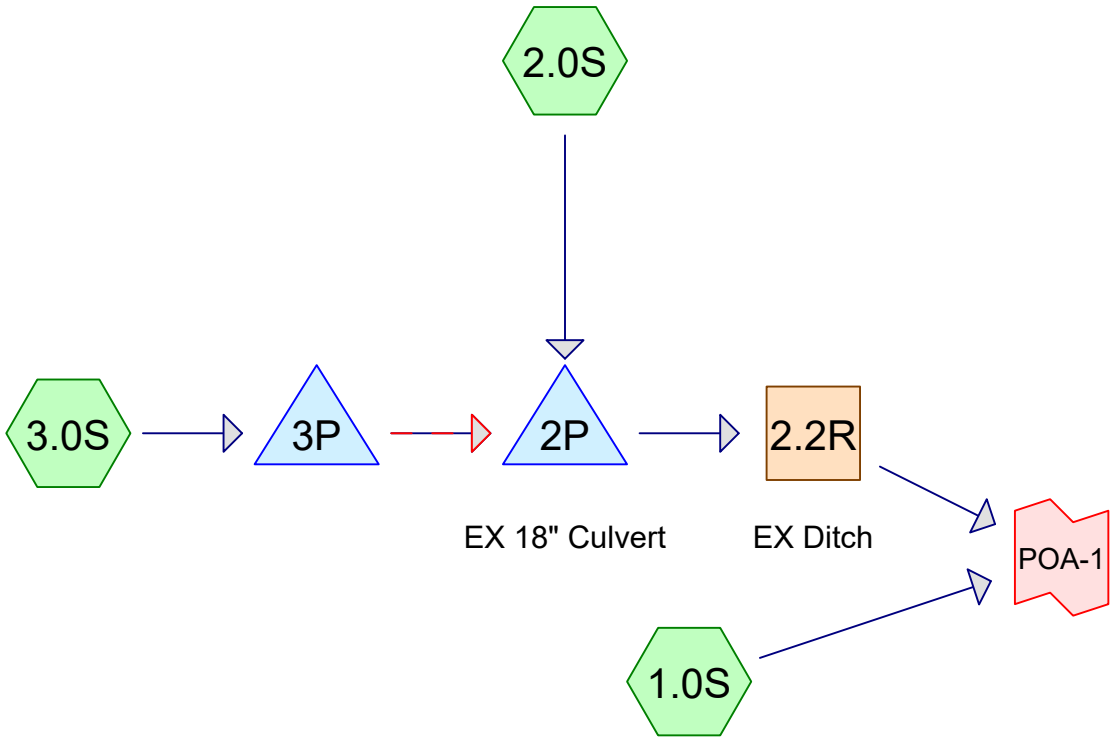
hmax = 1.25 ft h/2= 0.62 ft

$$A = \frac{Q}{C\sqrt{(2gh)}}$$ A = 0.008 sf = 1.09 sq. in.

Diam = 1.18 in

Appendix 2A

Existing Conditions HydroCAD Summary



Subcat Reach Pond Link

Routing Diagram for 250519 Pre
Prepared by Sebago Technics, Printed 2/2/2026
HydroCAD® 10.20-7a s/n 00643 © 2025 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
62,050	39	>75% Grass cover, Good, HSG A (1.0S, 2.0S, 3.0S)
286,155	80	>75% Grass cover, Good, HSG D (1.0S, 2.0S, 3.0S)
7,565	98	Gravel (1.0S, 2.0S, 3.0S)
107,435	98	Road (1.0S, 2.0S, 3.0S)
27,660	98	Roof (1.0S, 2.0S, 3.0S)
85,660	30	Woods, Good, HSG A (1.0S)
16,680	77	Woods, Good, HSG D (3.0S)
593,205	**73**	**TOTAL AREA**

Summary for Subcatchment 1.0S:

Runoff = 8.1 cfs @ 12.19 hrs, Volume= 33,134 cf, Depth= 2.42"
Routed to Link POA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
*	9,060	98	Roof
*	46,830	98	Road
*	4,040	98	Gravel
	16,625	39	>75% Grass cover, Good, HSG A
	85,660	30	Woods, Good, HSG A
	2,390	80	>75% Grass cover, Good, HSG D
	164,605	56	Weighted Average
	104,675	33	63.59% Pervious Area
	59,930	98	36.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	50	0.1000	0.13		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 3.30"
6.5	325	0.0277	0.83		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
12.9	375	Total			

Summary for Subcatchment 2.0S:

Runoff = 10.5 cfs @ 12.09 hrs, Volume= 33,896 cf, Depth= 5.31"
Routed to Pond 2P : EX 18" Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
*	7,760	98	Roof
*	23,390	98	Road
*	2,880	98	Gravel
	8,775	39	>75% Grass cover, Good, HSG A
	33,775	80	>75% Grass cover, Good, HSG D
	76,580	83	Weighted Average
	42,550	72	55.56% Pervious Area
	34,030	98	44.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	35	0.0540	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.30"
0.1	15	0.2140	3.24		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
2.0	305	0.0164	2.60		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
0.4	65	0.0307	2.63		**Shallow Concentrated Flow, D-E** Grassed Waterway Kv= 15.0 fps
6.6	420	Total			

Summary for Subcatchment 3.0S:

Runoff = 28.6 cfs @ 12.31 hrs, Volume= 139,278 cf, Depth= 4.75"
Routed to Pond 3P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
	36,650	39	>75% Grass cover, Good, HSG A
*	645	98	Gravel
*	37,215	98	Road
*	10,840	98	Roof
	16,680	77	Woods, Good, HSG D
	249,990	80	>75% Grass cover, Good, HSG D
	352,020	78	Weighted Average
	303,320	75	86.17% Pervious Area
	48,700	98	13.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.3	150	0.0267	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.30"
1.7	130	0.0350	1.31		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.8	120	0.0250	2.37		**Shallow Concentrated Flow, C-D** Grassed Waterway Kv= 15.0 fps
0.1	30	0.0100	4.54	3.56	**Pipe Channel, D-E** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.0	200	0.0450	3.18		**Shallow Concentrated Flow, E-F** Grassed Waterway Kv= 15.0 fps
1.8	235	0.0213	2.19		**Shallow Concentrated Flow, F-G** Grassed Waterway Kv= 15.0 fps
22.7	865	Total			

Summary for Reach 2.2R: EX Ditch

Inflow Area = 428,600 sf, 19.30% Impervious, Inflow Depth = 4.85" for 50-YR event
Inflow = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf
Outflow = 14.8 cfs @ 12.71 hrs, Volume= 173,162 cf, Atten= 0%, Lag= 1.1 min
Routed to Link POA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.34 fps, Min. Travel Time= 1.5 min
Avg. Velocity = 0.93 fps, Avg. Travel Time= 7.2 min

Peak Storage= 1,362 cf @ 12.71 hrs
Average Depth at Peak Storage= 0.59' , Surface Width= 7.54'
Bank-Full Depth= 1.00' Flow Area= 7.0 sf, Capacity= 40.5 cfs

4.00' x 1.00' deep channel, n= 0.035 Earth, dense weeds
Side Slope Z-value= 3.0 '/' Top Width= 10.00'
Length= 400.0' Slope= 0.0312 '/'
Inlet Invert= 61.47', Outlet Invert= 49.00'



‡

Summary for Pond 2P: EX 18" Culvert

Inflow Area = 428,600 sf, 19.30% Impervious, Inflow Depth = 4.85" for 50-YR event
Inflow = 41.7 cfs @ 12.38 hrs, Volume= 173,162 cf
Outflow = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf, Atten= 65%, Lag= 18.6 min
Primary = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf
Routed to Reach 2.2R : EX Ditch

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 70.87' @ 12.69 hrs Surf.Area= 18,130 sf Storage= 14,741 cf

Plug-Flow detention time= 4.7 min calculated for 173,133 cf (100% of inflow)
Center-of-Mass det. time= 4.7 min (852.2 - 847.5)

Volume	Invert	Avail.Storage	Storage Description
#1	65.25'	17,258 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.25	10	0	0
66.00	50	23	23
67.00	100	75	98
68.00	225	163	260
69.00	1,050	638	898
70.00	5,835	3,443	4,340
71.00	20,000	12,918	17,258

Device	Routing	Invert	Outlet Devices
#1	Primary	65.28'	**18.0" Round Culvert** L= 179.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 65.28' / 61.47' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=14.8 cfs @ 12.69 hrs HW=70.87' TW=62.06' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 14.8 cfs @ 8.36 fps)

Summary for Pond 3P:

Inflow Area = 352,020 sf, 13.83% Impervious, Inflow Depth = 4.75" for 50-YR event
Inflow = 28.6 cfs @ 12.31 hrs, Volume= 139,278 cf
Outflow = 38.0 cfs @ 12.38 hrs, Volume= 139,266 cf, Atten= 0%, Lag= 4.3 min
Primary = 6.5 cfs @ 12.38 hrs, Volume= 87,697 cf
Routed to Pond 2P : EX 18" Culvert
Secondary = 31.5 cfs @ 12.38 hrs, Volume= 51,568 cf
Routed to Pond 2P : EX 18" Culvert

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 72.10' @ 12.38 hrs Surf.Area= 35,000 sf Storage= 24,993 cf

Plug-Flow detention time= 32.7 min calculated for 139,266 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (859.2 - 826.6)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	24,993 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.00	2,200	0	0
70.00	9,210	5,705	5,705
70.50	16,470	6,420	12,125
71.00	35,000	12,868	24,993

Device	Routing	Invert	Outlet Devices
#1	Secondary	70.05'	**4.0' 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

#2	Primary	69.00'	**15.0" Round Culvert** L= 35.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 69.00' / 68.65' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=6.4 cfs @ 12.38 hrs HW=72.09' TW=70.21' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 6.4 cfs @ 5.22 fps)

Secondary OutFlow Max=31.3 cfs @ 12.38 hrs HW=72.10' TW=70.21' (Dynamic Tailwater)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 31.3 cfs @ 3.81 fps)

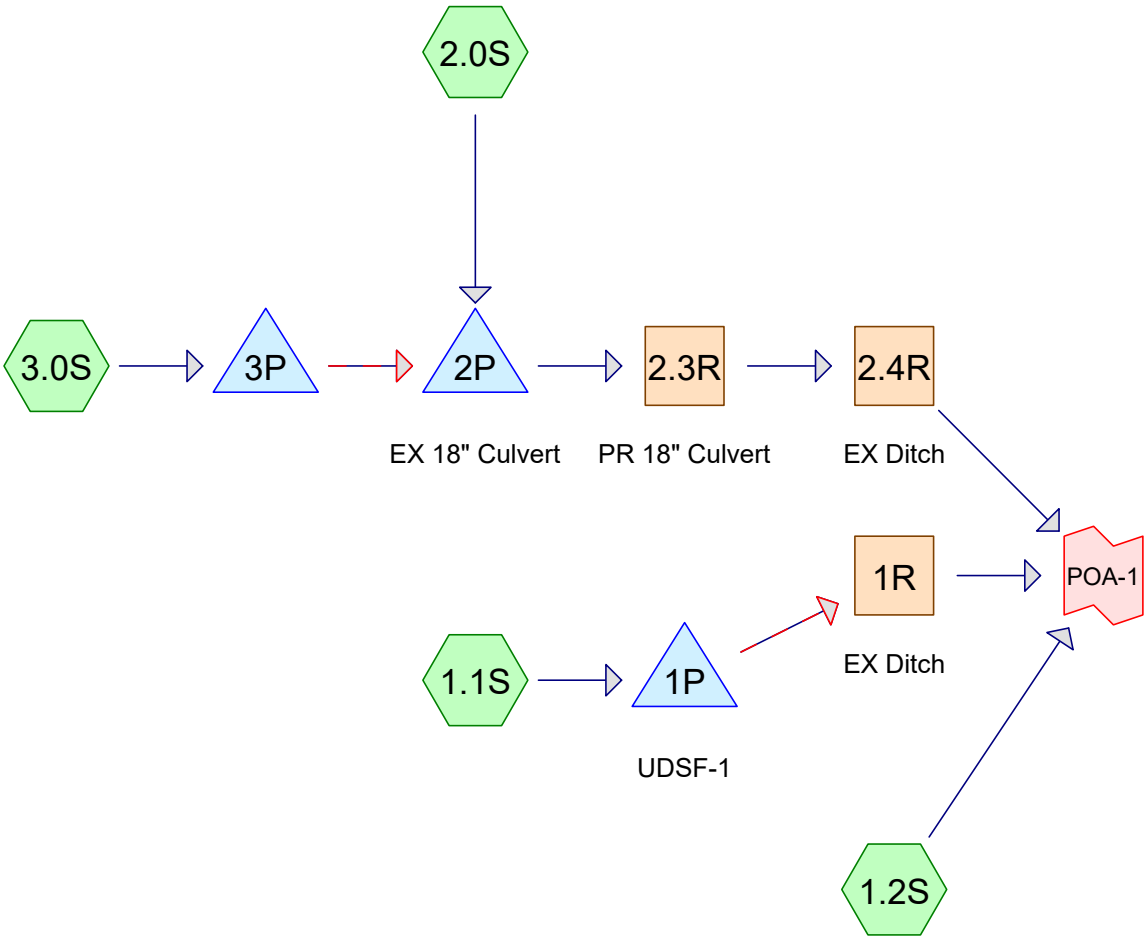
Summary for Link POA-1:

Inflow Area = 593,205 sf, 24.05% Impervious, Inflow Depth = 4.17" for 50-YR event
Inflow = 20.9 cfs @ 12.20 hrs, Volume= 206,295 cf
Primary = 20.9 cfs @ 12.20 hrs, Volume= 206,295 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Appendix 2B

Proposed Conditions
HydroCAD Summary



Subcat Reach Pond Link

Routing Diagram for 250519 SW POST
Prepared by Sebago Technics, Printed 2/2/2026
HydroCAD® 10.20-7a s/n 00643 © 2025 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
97,340	39	>75% Grass cover, Good, HSG A (1.1S, 1.2S, 2.0S, 3.0S)
286,410	80	>75% Grass cover, Good, HSG D (1.2S, 2.0S, 3.0S)
3,525	98	Gravel (2.0S, 3.0S)
2,985	98	Offsite Pavement (1.1S)
17,970	98	Onsite Pavement (1.1S)
101,860	98	Road (1.2S, 2.0S, 3.0S)
24,635	98	Roof (1.1S, 2.0S, 3.0S)
7,370	98	Roofs (1.2S)
34,430	30	Woods, Good, HSG A (1.2S)
16,680	77	Woods, Good, HSG D (3.0S)
593,205	**75**	**TOTAL AREA**

Summary for Subcatchment 1.1S:

Runoff = 5.0 cfs @ 12.09 hrs, Volume= 16,031 cf, Depth= 5.65"
Routed to Pond 1P : UDSF-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
*	6,035	98	Roof
*	17,970	98	Onsite Pavement
	7,030	39	>75% Grass cover, Good, HSG A
*	2,985	98	Offsite Pavement
	34,020	86	Weighted Average
	7,030	39	20.66% Pervious Area
	26,990	98	79.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 1.2S:

Runoff = 7.6 cfs @ 12.17 hrs, Volume= 29,559 cf, Depth= 2.72"
Routed to Link POA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
*	7,370	98	Roofs
*	41,255	98	Road
	44,885	39	>75% Grass cover, Good, HSG A
	34,430	30	Woods, Good, HSG A
	2,645	80	>75% Grass cover, Good, HSG D
	130,585	59	Weighted Average
	81,960	37	62.76% Pervious Area
	48,625	98	37.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	70	0.0570	0.11		**Sheet Flow, AB** Woods: Light underbrush n= 0.400 P2= 3.30"
1.5	265	0.0370	2.89		**Shallow Concentrated Flow, BC** Grassed Waterway Kv= 15.0 fps
12.0	335	Total			

Summary for Subcatchment 2.0S:

Runoff = 10.5 cfs @ 12.09 hrs, Volume= 33,896 cf, Depth= 5.31"
Routed to Pond 2P : EX 18" Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
*	7,760	98	Roof
*	23,390	98	Road
*	2,880	98	Gravel
	8,775	39	>75% Grass cover, Good, HSG A
	33,775	80	>75% Grass cover, Good, HSG D
	76,580	83	Weighted Average
	42,550	72	55.56% Pervious Area
	34,030	98	44.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	35	0.0540	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.30"
0.1	15	0.2140	3.24		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
2.0	305	0.0164	2.60		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
0.4	65	0.0307	2.63		**Shallow Concentrated Flow, D-E** Grassed Waterway Kv= 15.0 fps
6.6	420	Total			

Summary for Subcatchment 3.0S:

Runoff = 28.6 cfs @ 12.31 hrs, Volume= 139,278 cf, Depth= 4.75"
Routed to Pond 3P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-YR Rainfall=7.30"

	Area (sf)	CN	Description
	36,650	39	>75% Grass cover, Good, HSG A
*	645	98	Gravel
*	37,215	98	Road
*	10,840	98	Roof
	16,680	77	Woods, Good, HSG D
	249,990	80	>75% Grass cover, Good, HSG D
	352,020	78	Weighted Average
	303,320	75	86.17% Pervious Area
	48,700	98	13.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.3	150	0.0267	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.30"
1.7	130	0.0350	1.31		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.8	120	0.0250	2.37		**Shallow Concentrated Flow, C-D** Grassed Waterway Kv= 15.0 fps
0.1	30	0.0100	4.54	3.56	**Pipe Channel, D-E** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.0	200	0.0450	3.18		**Shallow Concentrated Flow, E-F** Grassed Waterway Kv= 15.0 fps
1.8	235	0.0213	2.19		**Shallow Concentrated Flow, F-G** Grassed Waterway Kv= 15.0 fps
22.7	865	Total			

Summary for Reach 1R: EX Ditch

Inflow Area = 34,020 sf, 79.34% Impervious, Inflow Depth = 5.65" for 50-YR event
Inflow = 1.5 cfs @ 12.41 hrs, Volume= 16,032 cf
Outflow = 1.5 cfs @ 12.42 hrs, Volume= 16,032 cf, Atten= 0%, Lag= 0.5 min
Routed to Link POA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 2.28 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 0.76 fps, Avg. Travel Time= 2.1 min

Peak Storage= 63 cf @ 12.42 hrs
Average Depth at Peak Storage= 0.15' , Surface Width= 4.89'
Bank-Full Depth= 1.00' Flow Area= 7.0 sf, Capacity= 47.1 cfs

4.00' x 1.00' deep channel, n= 0.035 Earth, dense weeds
Side Slope Z-value= 3.0 '/' Top Width= 10.00'
Length= 95.0' Slope= 0.0421 '/'
Inlet Invert= 53.00', Outlet Invert= 49.00'



‡

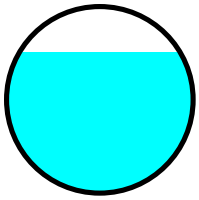
Summary for Reach 2.3R: PR 18" Culvert

Inflow Area = 428,600 sf, 19.30% Impervious, Inflow Depth = 4.85" for 50-YR event
Inflow = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf
Outflow = 14.8 cfs @ 12.70 hrs, Volume= 173,162 cf, Atten= 0%, Lag= 0.4 min
Routed to Reach 2.4R : EX Ditch

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 10.31 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 2.51 fps, Avg. Travel Time= 1.5 min

Peak Storage= 330 cf @ 12.70 hrs
Average Depth at Peak Storage= 1.13' , Surface Width= 1.29'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 16.1 cfs

18.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 230.0' Slope= 0.0233 '/'
Inlet Invert= 61.37', Outlet Invert= 56.00'



Summary for Reach 2.4R: EX Ditch

Inflow Area = 428,600 sf, 19.30% Impervious, Inflow Depth = 4.85" for 50-YR event
Inflow = 14.8 cfs @ 12.70 hrs, Volume= 173,162 cf
Outflow = 14.8 cfs @ 12.70 hrs, Volume= 173,162 cf, Atten= 0%, Lag= 0.4 min
Routed to Link POA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.78 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.03 fps, Avg. Travel Time= 2.7 min

Peak Storage= 525 cf @ 12.70 hrs
Average Depth at Peak Storage= 0.55' , Surface Width= 7.28'
Bank-Full Depth= 1.00' Flow Area= 7.0 sf, Capacity= 46.5 cfs

4.00' x 1.00' deep channel, n= 0.035 Earth, dense weeds
Side Slope Z-value= 3.0 '/' Top Width= 10.00'
Length= 170.0' Slope= 0.0412 '/'
Inlet Invert= 56.00', Outlet Invert= 49.00'



‡

Summary for Pond 1P: UDSF-1

Inflow Area = 34,020 sf, 79.34% Impervious, Inflow Depth = 5.65" for 50-YR event
Inflow = 5.0 cfs @ 12.09 hrs, Volume= 16,031 cf
Outflow = 1.5 cfs @ 12.41 hrs, Volume= 16,032 cf, Atten= 70%, Lag= 19.4 min
Primary = 1.4 cfs @ 12.41 hrs, Volume= 15,980 cf
Routed to Reach 1R : EX Ditch
Secondary = 0.1 cfs @ 12.41 hrs, Volume= 52 cf
Routed to Reach 1R : EX Ditch

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 58.47' @ 12.41 hrs Surf.Area= 3,830 sf Storage= 7,252 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 574.2 min (1,365.1 - 790.8)

Volume	Invert	Avail.Storage	Storage Description
#1	53.83'	12,186 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
53.83	1,985	0.0	0	0
53.84	1,985	0.0	0	0
55.99	1,985	0.0	0	0
56.00	1,985	100.0	20	20
57.00	2,760	100.0	2,373	2,392
58.00	3,516	100.0	3,138	5,530
59.00	4,185	100.0	3,851	9,381
59.60	5,165	100.0	2,805	12,186

Device	Routing	Invert	Outlet Devices
#1	Primary	53.73'	**15.0" Round Stormdrain** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 53.73' / 53.00' S= 0.0270 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	53.83'	**1.2" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	58.25'	**1.3" x 1.3" Horiz. Beehive Grate X 7.00 columns** X 7 rows C= 0.600 Limited to weir flow at low heads
#4	Device 2	53.83'	**6.0" Round Underdrain** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 53.83' / 53.83' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#5	Device 4	53.83'	**2.960 in/hr Exfiltration over Surface area**
#6	Secondary	58.45'	**20.0' long x 12.2' breadth Overflow Spillway** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

Primary OutFlow Max=1.4 cfs @ 12.41 hrs HW=58.47' TW=53.15' (Dynamic Tailwater)
- **1=Stormdrain** (Passes 1.4 cfs of 12.0 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.1 cfs @ 10.31 fps)
    - **4=Underdrain** (Passes 0.1 cfs of 1.5 cfs potential flow)
      - **5=Exfiltration** (Passes 0.1 cfs of 0.3 cfs potential flow)
  - **3=Beehive Grate** (Orifice Controls 1.3 cfs @ 2.25 fps)

Secondary OutFlow Max=0.1 cfs @ 12.41 hrs HW=58.47' TW=53.15' (Dynamic Tailwater)
- **6=Overflow Spillway** (Weir Controls 0.1 cfs @ 0.35 fps)

Summary for Pond 2P: EX 18" Culvert

Inflow Area = 428,600 sf, 19.30% Impervious, Inflow Depth = 4.85" for 50-YR event
Inflow = 41.7 cfs @ 12.38 hrs, Volume= 173,162 cf
Outflow = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf, Atten= 65%, Lag= 18.6 min
Primary = 14.8 cfs @ 12.69 hrs, Volume= 173,162 cf
Routed to Reach 2.3R : PR 18" Culvert

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 70.87' @ 12.69 hrs Surf.Area= 18,130 sf Storage= 14,741 cf

Plug-Flow detention time= 4.7 min calculated for 173,133 cf (100% of inflow)
Center-of-Mass det. time= 4.7 min (852.2 - 847.5)

Volume	Invert	Avail.Storage	Storage Description
#1	65.25'	17,258 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.25	10	0	0
66.00	50	23	23
67.00	100	75	98
68.00	225	163	260
69.00	1,050	638	898
70.00	5,835	3,443	4,340
71.00	20,000	12,918	17,258

Device	Routing	Invert	Outlet Devices
#1	Primary	65.28'	**18.0" Round Culvert** L= 179.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 65.28' / 61.47' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=14.8 cfs @ 12.69 hrs HW=70.87' TW=62.50' (Dynamic Tailwater)
- **1=Culvert** (Inlet Controls 14.8 cfs @ 8.36 fps)

Summary for Pond 3P:

Inflow Area = 352,020 sf, 13.83% Impervious, Inflow Depth = 4.75" for 50-YR event
Inflow = 28.6 cfs @ 12.31 hrs, Volume= 139,278 cf
Outflow = 38.0 cfs @ 12.38 hrs, Volume= 139,266 cf, Atten= 0%, Lag= 4.3 min
Primary = 6.5 cfs @ 12.38 hrs, Volume= 87,697 cf
Routed to Pond 2P : EX 18" Culvert
Secondary = 31.5 cfs @ 12.38 hrs, Volume= 51,568 cf
Routed to Pond 2P : EX 18" Culvert

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 72.10' @ 12.38 hrs Surf.Area= 35,000 sf Storage= 24,993 cf

Plug-Flow detention time= 32.7 min calculated for 139,266 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (859.2 - 826.6)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	24,993 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.00	2,200	0	0
70.00	9,210	5,705	5,705
70.50	16,470	6,420	12,125
71.00	35,000	12,868	24,993

Device	Routing	Invert	Outlet Devices
#1	Secondary	70.05'	**4.0' 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
#2	Primary	69.00'	**15.0" Round Culvert** L= 35.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 69.00' / 68.65' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=6.4 cfs @ 12.38 hrs HW=72.09' TW=70.21' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 6.4 cfs @ 5.22 fps)

Secondary OutFlow Max=31.3 cfs @ 12.38 hrs HW=72.10' TW=70.21' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 31.3 cfs @ 3.81 fps)

Summary for Link POA-1:

Inflow Area = 593,205 sf, 26.69% Impervious, Inflow Depth = 4.43" for 50-YR event
Inflow = 20.9 cfs @ 12.22 hrs, Volume= 218,753 cf
Primary = 20.9 cfs @ 12.22 hrs, Volume= 218,753 cf, Atten= 0%, Lag= 0.0 min

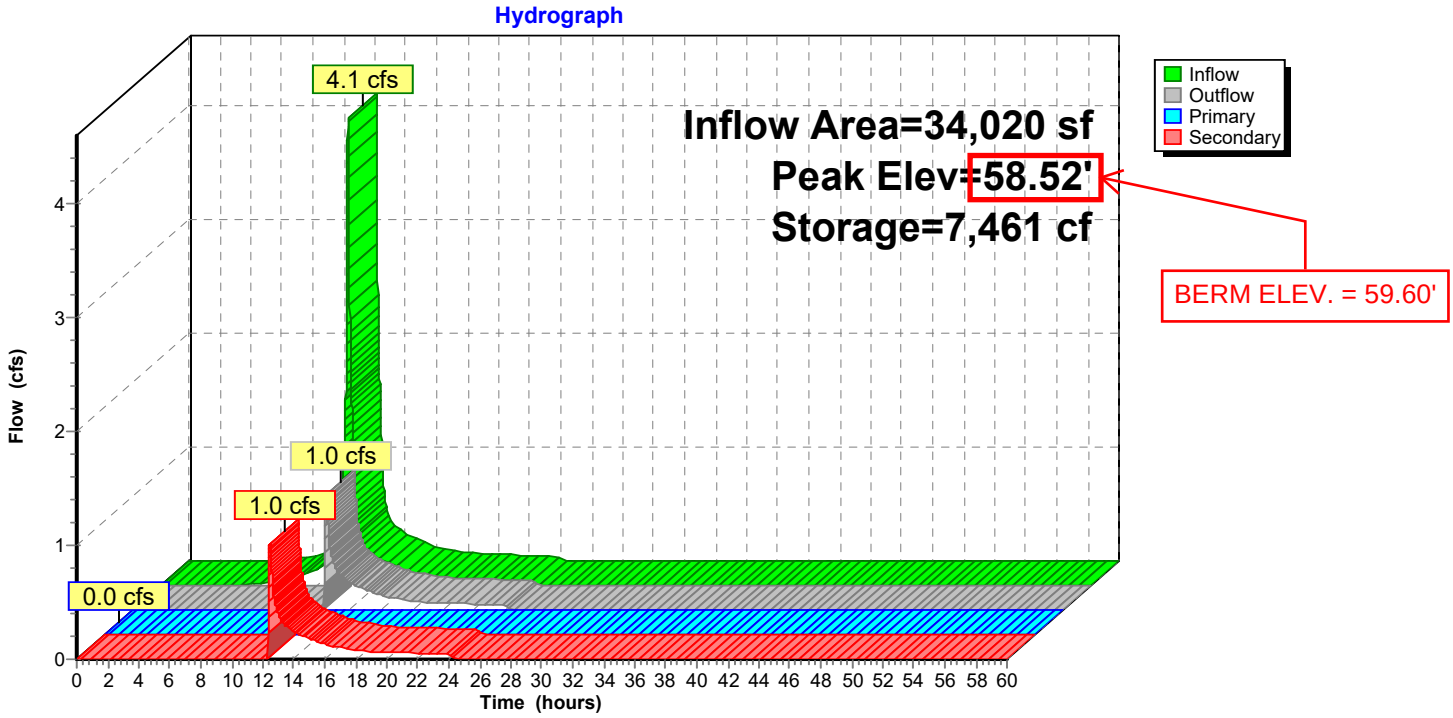
Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

25-YEAR STORM FREEBOARD REPORT

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=53.83' TW=53.00' (Dynamic Tailwater)
└─**1=Stormdrain** (Controls 0.0 cfs)
└─**2=Orifice/Grate** (Controls 0.0 cfs)
└─**4=Underdrain** (Controls 0.0 cfs)
└─**5=Exfiltration** (Passes 0.0 cfs of 0.1 cfs potential flow)
└─**3=Beehive Grate** (Controls 0.0 cfs)

Secondary OutFlow Max=1.0 cfs @ 12.47 hrs HW=58.52' TW=53.12' (Dynamic Tailwater)
└─**6=Overflow Spillway** (Weir Controls 1.0 cfs @ 0.69 fps)

Pond 1P: UDSF-1



Appendix 3

Inspection, Maintenance and Housekeeping Plan

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

For:
Nortey Dental
Wells, Maine

By:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation control measures as well as stormwater management facilities for the project. This plan also outlines several housekeeping requirements that shall be followed during and after construction. These procedures shall be followed in order to ensure the intended function of the designed measures and to prevent unreasonably adverse impacts to the surrounding environment.

The procedures outlined in this Inspection, Maintenance and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event (0.5" of rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (0.5" of rainfall).

3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed

to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event (0.5" of rainfall). They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains

into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

B. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

C. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

E. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area

that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

Post-Construction

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. The owner shall inspect and maintain the BMPs, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.

2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction. If the BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator of the BMP shall take corrective action(s) to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective action(s) to the local municipality in the annual report.

   A. Vegetated Areas:

   - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains (>0.5”) to identify active or potential erosion problems.
   - Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

   B. Ditches, Swales and Other Open Channels:

   - Inspect ditches, swales, level spreaders and other open stormwater channels in the spring, in the late fall, and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, remove woody vegetative growth that could obstruct flow, and repair any erosion of the ditch lining.
   - Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
   - Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable.
   - If the ditch has a riprap lining, replace riprap in areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.

C. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains (>0.5") to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

D. Removal of Winter Sand:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

E. Underdrain Soil Filter:

- Following storms that fill the system and overflow is observed, the soil filter should drain in no less than 24 to 48 hours. If the system drains too fast, an orifice may need to be added on the underdrain outlet or, if already present, may need to be modified.
- Soil Filter Replacement: The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. Removed sediments should be disposed of in an acceptable manner.
- Sediment Removal: Sediment and plant debris should be removed from the pretreatment structure at least annually.
- Mowing: If mowing is desired, only handheld string trimmers or push-mowers are allowed on the filter (no tractor) and the grass bed should be mowed no more than 2 times per growing season to maintain grass heights of no less than 6 inches.
- Fertilization: Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation.
- Harvesting and Weeding: Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.
- Snow storage is prohibited within the underdrained soil filter areas.
- See inspection log within Attachment 1 of this document for the inspection requirements of this BMP.

3. Documentation:

A. The owner or operator of a BMP or a qualified post-construction stormwater inspector hired by that person, shall, as required by the MDEP, provide a completed and signed certification, certifying that the person has inspected the BMP(s) and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they required maintenance or repair, including the record of the deficiency and corrective action(s) taken.

B. A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

4. Duration of Maintenance: Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

ATTACHMENT 1 – STORMWATER INSPECTION AND MAINTENANCE LOG

Nortey Dental
Wells, Maine

This log is intended to accompany the Inspection, Maintenance, and Housekeeping Plan for the proposed Nortey Dental Wells, Maine. The following items shall be checked, cleaned, and maintained on a regular basis as specified in the Maintenance Plan and as described in the sections below. This log shall be kept on file for a minimum of five (5) years and shall be available for review by the Town of Wells and the Maine DEP. Qualified personnel familiar with the drainage systems and soils shall perform all inspections. A copy of the construction and post-construction maintenance logs are provided.

General Site

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	

Site Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Vegetated Areas	Inspect Slopes/Embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Remove woody vegetation (annually)		
	Mow vegetated ditches (annually)		
Catch Basins	Remove sediment/debris from sump (annually)		
	Remove accumulated debris from inlet grate		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		

Additional Notes/Observations:

Underdrain Soil Filter

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	

BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Forebay/Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Outlet Control Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Emergency Spillway	Review for signs of erosion (Twice Annually)		
	Review for signs of discharge (>1" rain, twice annually)		
Embankments	Review for signs of erosion (Twice Annually)		
Filter Bed	Trim overgrown vegetation with string trimmer (annually)		
	Review basin for evidence of vehicular traffic or storage of snow within footprint (annually)		
	Confirm pond drains in 24-48 hours for water quality volume (annually)		

Additional Notes/Observations:

Appendix 4

Subsurface Investigations

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for York County, Maine



January 28, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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LnC—Lyman loam, 8 to 15 percent slopes, rocky.....13
Na—Naumburg sand.....14

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdB	Adams loamy sand, 0 to 8 percent slopes	5.5	18.6%
CrB	Croghan loamy fine sand, 0 to 8 percent slopes, wooded	6.9	23.6%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	12.4	42.3%
LnC	Lyman loam, 8 to 15 percent slopes, rocky	3.5	12.0%
Na	Naumburg sand	1.0	3.5%
Totals for Area of Interest		**29.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

AdB—Adams loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wqn9
Landscape: Outwash plains
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Adams and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landscape: Outwash plains
Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

CrB—Croghan loamy fine sand, 0 to 8 percent slopes, wooded

Map Unit Setting

National map unit symbol: 2wqp0
Landscape: Outwash plains
Elevation: 150 to 2,300 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 135 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Croghan and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Croghan

Setting

Landscape: Outwash plains
Landform: Outwash deltas, Marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy glaciofluvial deposits

Typical profile

Oa - 0 to 4 inches: highly decomposed plant material
E - 4 to 6 inches: loamy fine sand
Bs - 6 to 17 inches: loamy fine sand
BC - 17 to 30 inches: fine sand
C - 30 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F144BY602ME - Sandy Toeslope
Hydric soil rating: No

LnB—Lyman loam, 3 to 8 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq7
Landscape: Glaciated uplands
Elevation: 0 to 520 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Lyman, rocky, and similar soils: 86 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Rocky

Setting

Landscape: Glaciated uplands
Landform: Mountains, Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainbase, mountaintop, crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Brayton, rocky

Percent of map unit: 1 percent
Landscape: Glaciated uplands
Landform: Mountains, Hills
Microfeatures of landform position: Closed depressions, closed depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

LnC—Lyman loam, 8 to 15 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq9
Landscape: Glaciated uplands
Elevation: 0 to 690 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Lyman, rocky, and similar soils: 86 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Rocky

Setting

Landscape: Glaciated uplands
Landform: Mountains, Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Brayton, rocky

Percent of map unit: 1 percent
Landscape: Glaciated uplands
Landform: Mountains, Hills
Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, crest, side slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Na—Naumburg sand

Map Unit Setting

National map unit symbol: 9k67
Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Naumburg and similar soils: 85 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Naumburg

Setting

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 9 inches: sand
H2 - 9 to 32 inches: sand
H3 - 32 to 65 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Minor Components

Au gres

Percent of map unit: 4 percent
Landform: Outwash deltas, Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Searsport

Percent of map unit: 3 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave

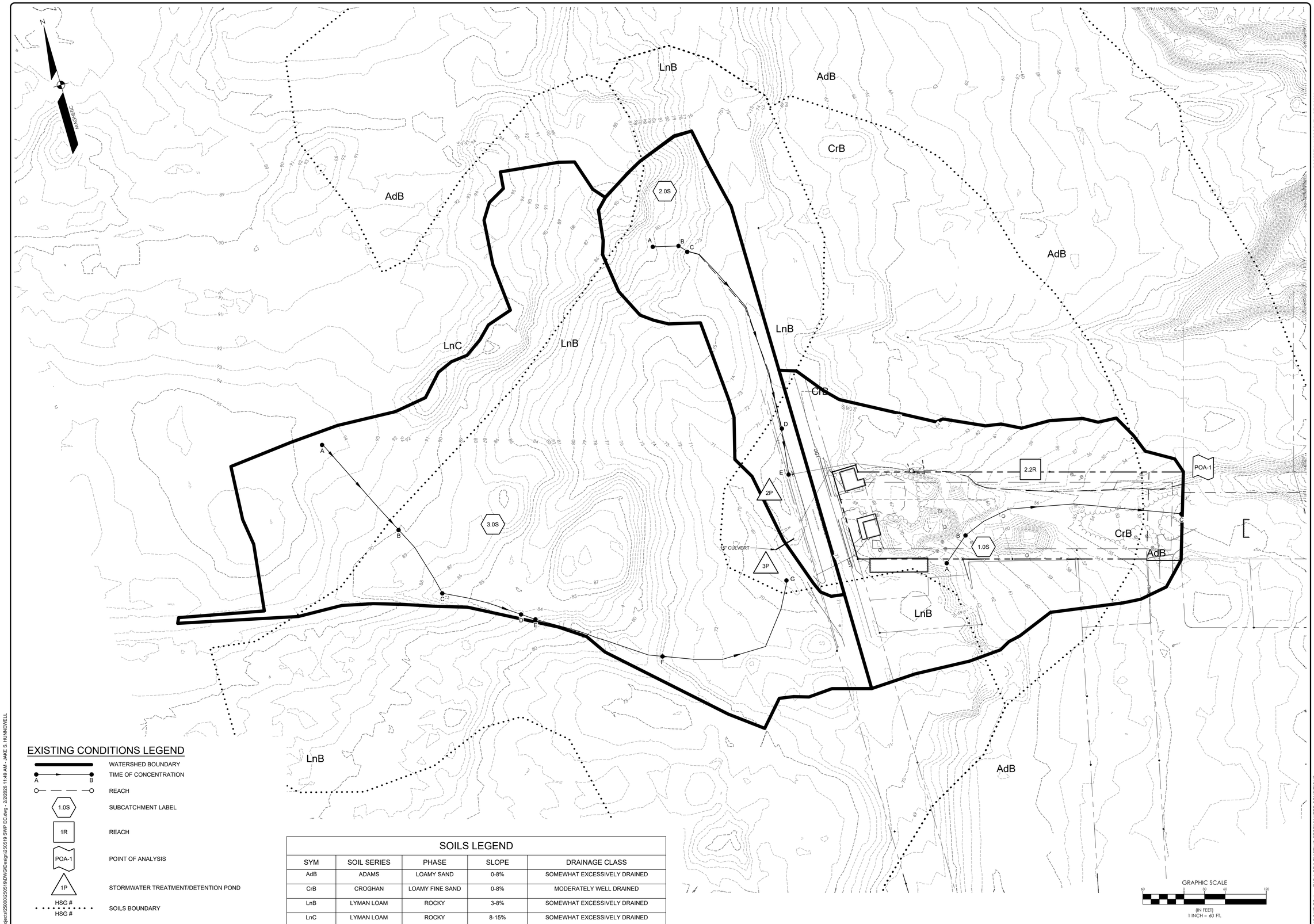
Hydric soil rating: Yes

Chocorua

Percent of map unit: 1 percent
Landform: Bogs
Hydric soil rating: Yes

Appendix 5

Stormwater Management Plans



EXISTING CONDITIONS LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (A — B)
- REACH
- 1.0S — SUBCATCHMENT LABEL
- 1R — REACH
- POA-1 — POINT OF ANALYSIS
- 1P — STORMWATER TREATMENT/DETENTION POND
- HSG # / HSG # — SOILS BOUNDARY

SOILS LEGEND

SYM	SOIL SERIES	PHASE	SLOPE	DRAINAGE CLASS
AdB	ADAMS	LOAMY SAND	0-8%	SOMEWHAT EXCESSIVELY DRAINED
CrB	CROGHAN	LOAMY FINE SAND	0-8%	MODERATELY WELL DRAINED
LnB	LYMAN LOAM	ROCKY	3-8%	SOMEWHAT EXCESSIVELY DRAINED
LnC	LYMAN LOAM	ROCKY	8-15%	SOMEWHAT EXCESSIVELY DRAINED

STATE OF MAINE — JACOB S. HUNNEWELL — No. 19416 — REGISTERED PROFESSIONAL ENGINEER — 2/03/2026

ROBERT A. MCSORLEY, PE # 8588 — 2/03/2026

REV	BY	DATE	STATUS
A	RAM	2/03/2026	SUBMITTED TO THE TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED BY OTHERS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

EXISTING STORMWATER CONDITIONS

OF:
NORTEY DENTAL
1223-1229 POST ROAD
WELLS, MAINE

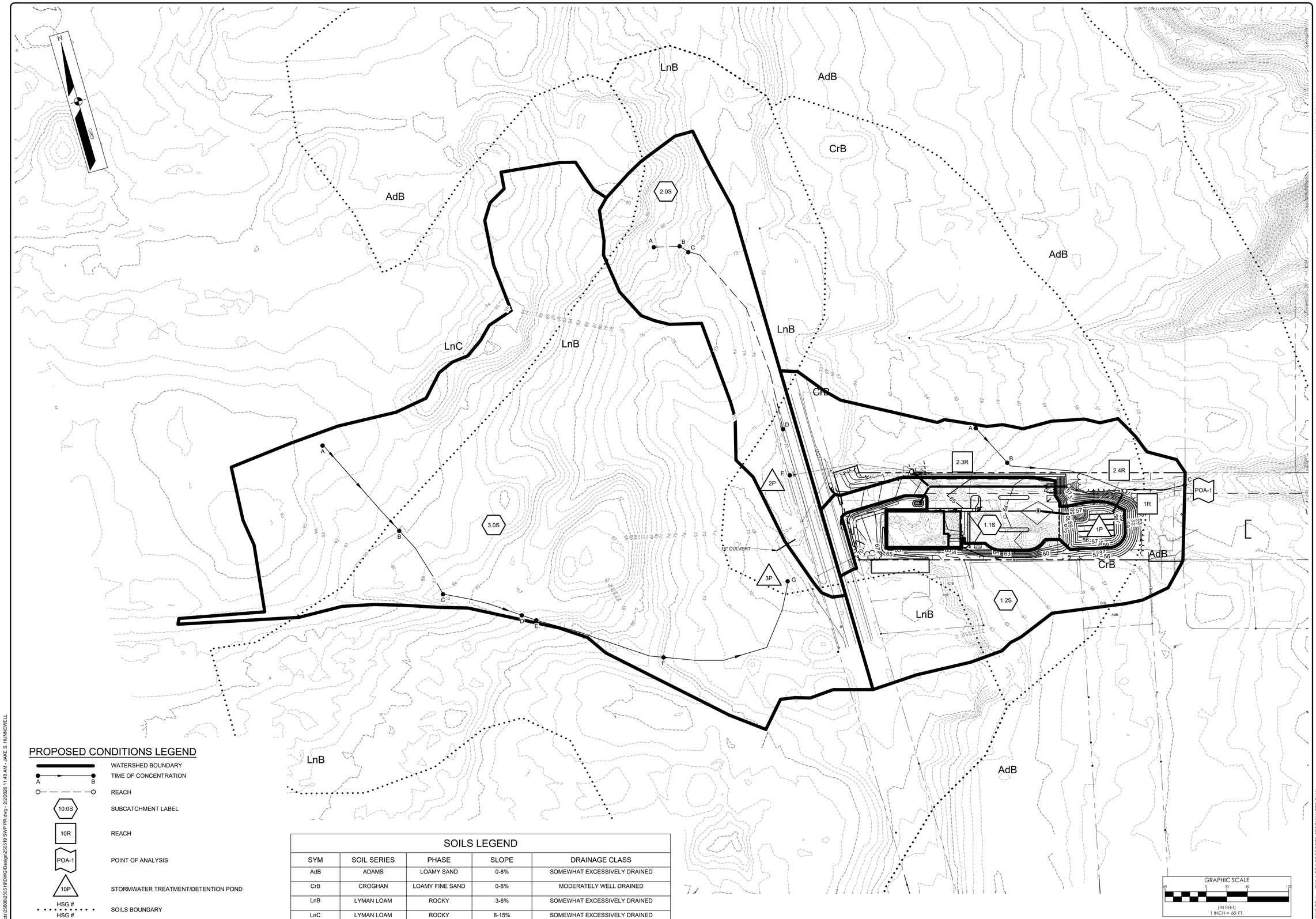
FOR:
NU REAL ESTATE ADVISORS
315 DEWPOINT LANE
JOHNS CREEK, GA 30022

DESIGNED	JSH
DRAWN	RGL
CHECKED	RAM
DATE	12/23/2025
SCALE	1" = 60'
PROJECT	250519

SHEET 1 OF 2

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250519 SWP EC.dwg, TAB:1 OF 2 EXISTING STORMWATER CONDITIONS



PROPOSED CONDITIONS LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (A → B)
- REACH (A — — — B)
- 10.0S — SUBCATCHMENT LABEL
- 10R — REACH
- POA-1 — POINT OF ANALYSIS
- 10P — STORMWATER TREATMENT/DETENTION POND
- HSG # / HSG # — SOILS BOUNDARY

SOILS LEGEND

SYM	SOIL SERIES	PHASE	SLOPE	DRAINAGE CLASS
AdB	ADAMS	LOAMY SAND	0-8%	SOMEWHAT EXCESSIVELY DRAINED
CrB	CROGHAN	LOAMY FINE SAND	0-8%	MODERATELY WELL DRAINED
LnB	LYMAN LOAM	ROCKY	3-8%	SOMEWHAT EXCESSIVELY DRAINED
LnC	LYMAN LOAM	ROCKY	8-15%	SOMEWHAT EXCESSIVELY DRAINED

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

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ROBERT A. MCSORLEY, PE # 8588 — 2/03/2026

JACOB S. HUNNEWELL, PE 19416 — 2/03/2026

STATE OF MAINE · JACOB S. HUNNEWELL · No. 19416 · REGISTERED PROFESSIONAL ENGINEER

REV	BY	DATE	STATUS
A	RAM	2/03/2026	SUBMITTED TO THE TOWN OF WELLS

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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

PROPOSED STORMWATER PLAN

OF:
NORTEY DENTAL
1223-1229 POST ROAD
WELLS, MAINE

FOR:
NU REAL ESTATE ADVISORS
315 DEWPOINT LANE
JOHNS CREEK, GA 30022

DESIGNED	JSH
DRAWN	RGL
CHECKED	RAM
DATE	12/23/2025
SCALE	1" = 60'
PROJECT	250519

SHEET 2 OF 2

250519 SWP PR.dwg, TAB 2 OF 2 PROPOSED STORMWATER PLAN

Exhibit 8

HOA or Condominium Documents

Exhibit 8

HOA or Condominium Documents

Because the use of the site is not residential in nature, also not proposing a condominium development, this standard is not applicable.

Exhibit 9

Abutter Information

Exhibit 9

Abutter Information

Enclosed in this exhibit are a list of abutters within 200 feet of the subject site, as well as an abutters map with the same radius.

200 feet Abutters List Report

Wells, ME
November 06, 2025

Subject Properties:

Parcel Number:	0126-020	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-020		111 DARLING DR
Property Address:	1229 POST RD		WELLS, ME 04090
Parcel Number:	0126-021	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-021		111 DARLING DR
Property Address:	1223 POST RD		WELLS, ME 04090

Abutters:

Parcel Number:	0126-005	Mailing Address:	FINNELL, SUZANN
CAMA Number:	126-005		1206 POST RD
Property Address:	1206 POST RD		WELLS, ME 04090
Parcel Number:	0126-006	Mailing Address:	MORSE, SAMUEL A
CAMA Number:	126-006		1244 POST RD
Property Address:	1244 POST RD		WELLS, ME 04090
Parcel Number:	0126-018	Mailing Address:	A M MORSE & SON LLC
CAMA Number:	126-018		1274 POST RD
Property Address:	1259 POST RD		WELLS, ME 04090
Parcel Number:	0126-019	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019		PO BOX 723
Property Address:	1239 POST RD		WELLS, ME 04090-0723
Parcel Number:	0126-019-A	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019-A		PO BOX 723
Property Address:	1245 POST RD		WELLS, ME 04090
Parcel Number:	0126-019-B	Mailing Address:	LANE, JOAN L
CAMA Number:	126-019-B		PO BOX 723
Property Address:	0 POST RD		WELLS, ME 04090-0723
Parcel Number:	0126-020-A	Mailing Address:	DARLING, MARILYN
CAMA Number:	126-020-A		111 DARLING DR
Property Address:	0 TIDAL CT		WELLS, ME 04090
Parcel Number:	0126-020-A	Mailing Address:	BANKS, FRANCES
CAMA Number:	126-020-A-L		PO BOX 374
Property Address:	12 TIDAL CT		WELLS, ME 04090
Parcel Number:	0126-020-B	Mailing Address:	LEDGE LANE LLC
CAMA Number:	126-020-B		1865 NORTH BERWICK RD
Property Address:	68 BAYVIEW TER		WELLS, ME 04090

200 feet Abutters List Report

Wells, ME
November 06, 2025

Parcel Number:	0126-022	Mailing Address:	THORNTON, KATHLEEN M
CAMA Number:	126-022		PO BOX 881
Property Address:	1213 POST RD		WELLS, ME 04090
Parcel Number:	0126-022-A	Mailing Address:	RAMSDELL, GLENN C RAMSDELL, ELIZABETH A
CAMA Number:	126-022-A		125 BELLE ISLE CIR
Property Address:	1217 POST RD		NAPLES, FL 34112
Parcel Number:	0126-023	Mailing Address:	KERSHAW, DAVID W TRUSTEE
CAMA Number:	126-023		KERSHAW REVOCABLE REAL ESTATE TRUST
Property Address:	1205 POST RD		PO BOX 100
			WELLS, ME 04090
Parcel Number:	0126-024	Mailing Address:	SACCONE, DAVID R
CAMA Number:	126-024		2455 FINLANDIA LN APT 23
Property Address:	48 BAYVIEW TER		CLEARWATER, FL 33763
Parcel Number:	0126-025	Mailing Address:	LIVERNOIS, JASON A LIVERNOIS, JESSICA J
CAMA Number:	126-025		58 BAYVIEW TER
Property Address:	58 BAYVIEW TER		WELLS, ME 04090
Parcel Number:	0126-026	Mailing Address:	CHURCHILL, CARLA PETERSON CHURCHILL, RICKEY MICHAEL
CAMA Number:	126-026		64 BAYVIEW TER
Property Address:	64 BAYVIEW TER		WELLS, ME 04090
Parcel Number:	0126-027	Mailing Address:	ESTES, MARYANNE TRUSTEE
CAMA Number:	126-027		MARYANNE ESTES REVOCABLE TRUST
Property Address:	80 BAYVIEW TER		23 ATLANTIC AVE
			WELLS, ME 04090
Parcel Number:	0126-028	Mailing Address:	JEFFERSON, GWEN E JEFFERSON, ROBERT J
CAMA Number:	126-028		27 PARK CIRCLE
Property Address:	88 BAYVIEW TER		ARLINGTON, MA 02476
Parcel Number:	0126-031	Mailing Address:	LAFRAMBOISE, CECILE M
CAMA Number:	126-031		KITTERY ESTATES 220 STATE RD APT 220
Property Address:	87 BAYVIEW TER		KITTERY, ME 03904
Parcel Number:	0126-032	Mailing Address:	GALLANT, DAVID L JR SAVOIE, BEVERLY J
CAMA Number:	126-032		79 BAYVIEW TER
Property Address:	79 BAYVIEW TER		WELLS, ME 04090
Parcel Number:	0043-007-C	Mailing Address:	MORSE, SETH E
CAMA Number:	43-007-C		29 CHAPEL RD
Property Address:	29 CHAPEL RD		WELLS, ME 04090

Nortey Dental Abutter Map (200')

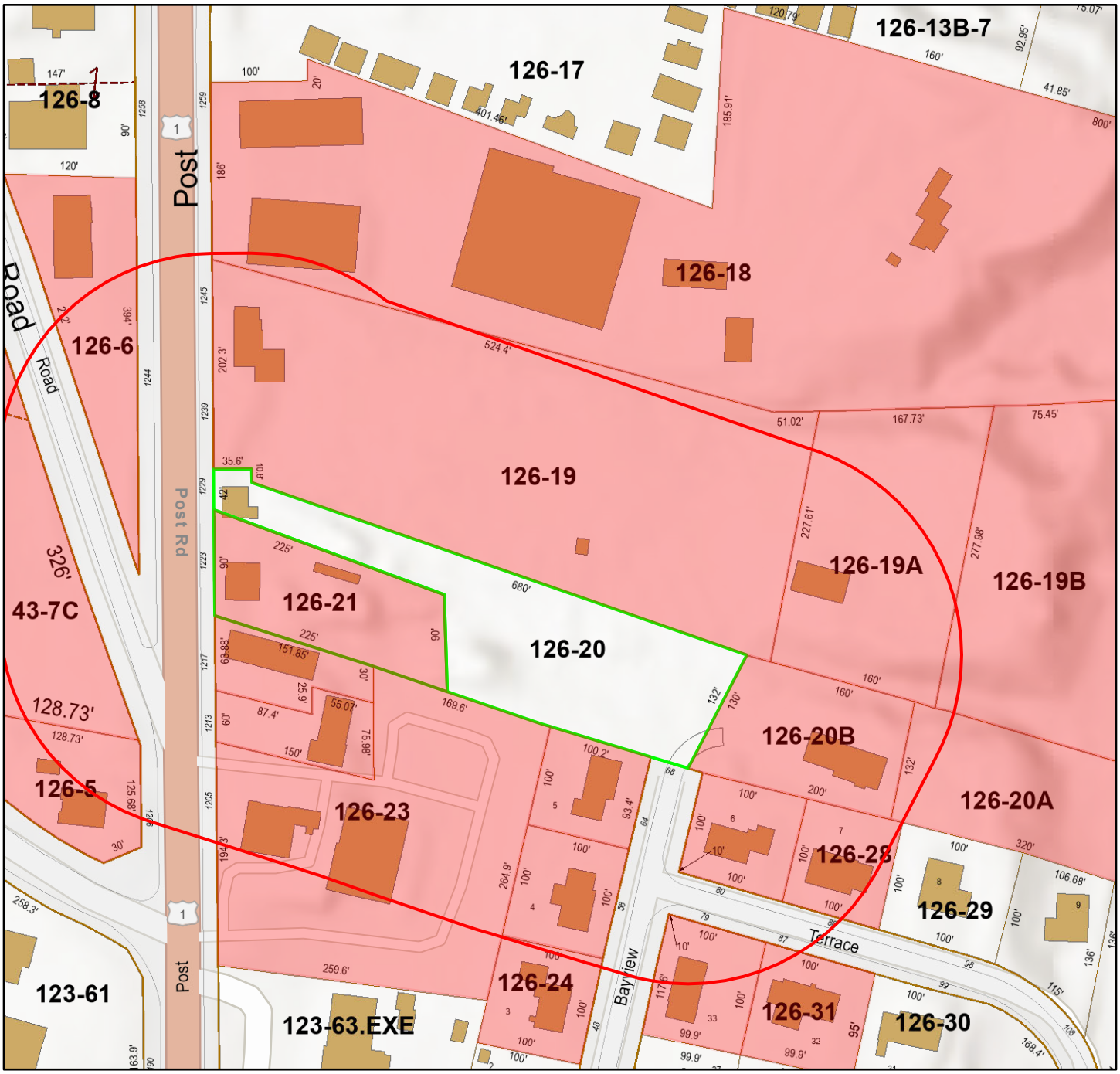
Wells, ME

1 inch = 138 Feet

0 138 276 414

November 19, 2025

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



CAI Town Line
Property Line
Public Road
PropNotPar
Property Hook
Tract Line
Travel Way
Map & Lot
Buildings
Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Exhibit 10

Soils Information

Exhibit 10

Soils Information

Please find in this exhibit soil log information, as well as a report generated from the Web Soil Survey regarding on-site soils.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for York County, Maine



December 15, 2025

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdB	Adams loamy sand, 0 to 8 percent slopes	0.2	12.6%
CrB	Croghan loamy fine sand, 0 to 8 percent slopes, wooded	1.3	87.4%
Totals for Area of Interest		**1.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

York County, Maine

AdB—Adams loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wqn9
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Adams and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

CrB—Croghan loamy fine sand, 0 to 8 percent slopes, wooded

Map Unit Setting

National map unit symbol: 2wqp0
Elevation: 150 to 2,300 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 135 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Croghan and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Croghan

Setting

Landform: Outwash deltas, marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy glaciofluvial deposits

Typical profile

Oa - 0 to 4 inches: highly decomposed plant material
E - 4 to 6 inches: loamy fine sand
Bs - 6 to 17 inches: loamy fine sand
BC - 17 to 30 inches: fine sand
C - 30 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F144BY602ME - Sandy Toeslope
Hydric soil rating: No

FORM F 250519

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
NORTEY DENTAL	NU REAL ESTATE ADVISORS	WELLS

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-1 ■ Test Pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
		10YR 3/2	
SANDY LOAM			
		VERY DARK	
		GRAYISH BROWN	
	FRIABLE		
		10YR 4/6	
GRAVELLY		DARK YELLOWISH	
LOAMY SAND		BROWN	
		2.5Y 5/6	
GRAVELLY SAND	CEMENTED	LIGHT OLIVE	COMMON, MEDIUM
		BROWN	AND DISTINCT
		7.5YR 3/3	
COARSE SAND		DARK BROWN	

LIMIT OF EXCAVATION = 92"

hydric	Slope %	Limiting factor	ground water
■ non-hydric	0-3	36"	■ restrictive layer
			☐ bedrock

L.S.S. Soil Series / phase name: CROGHAN | MWD Drainage Class | A Hydrologic Group

L.S.E. Soil Classification: _____ Profile | _____ Drainage Condition

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-2 ■ Test Pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
		10YR 3/3	
SANDY LOAM			
		DARK BROWN	
	FRIABLE		
LOAMY SAND		10YR 5/6	
		YELLOWISH	
		BROWN	
GRAVELLY SAND		2.5Y 5/6	
		LIGHT OLIVE	
		BROWN	COMMON, MEDIUM
		2.5Y 5/4	AND DISTINCT
MEDIUM SAND	CEMENTED	LIGHT OLIVE	
		BROWN	
		7.5YR 3/4	
COARSE SAND		DARK BROWN	

hydric	Slope %	Limiting factor	ground water
■ non-hydric	0-3	30"	■ restrictive layer
			☐ bedrock

L.S.S. Soil Series / phase name: CROGHAN | MWD Drainage Class | A Hydrologic Group

L.S.E. Soil Classification: _____ Profile | _____ Drainage Condition

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox

hydric	Slope %	Limiting factor	☐ ground water
☐ non-hydric	_____	_____	☐ restrictive layer
			☐ bedrock

L.S.S. Soil Series / phase name: _____ Drainage Class | _____ Hydrologic Group

L.S.E. Soil Classification: _____ Profile | _____ Drainage Condition

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox

hydric	Slope %	Limiting factor	☐ ground water
☐ non-hydric	_____	_____	☐ restrictive layer
			☐ bedrock

L.S.S. Soil Series / phase name: _____ Drainage Class | _____ Hydrologic Group

L.S.E. Soil Classification: _____ Profile | _____ Drainage Condition

Professional Endorsements *(as applicable)*

L.S.S.	signature:	Date: 11/13/25
	name printed/typed: Gary M. Fullerton	Lic.#: 462
L.S.E.	signature:	Date:
	name printed/typed:	Lic.#:

STATE OF MAINE GARY M. FULLERTON NO. 462 LICENSED SOIL SCIENTIST

affix professional seal

Exhibit 11

Proposed Easements

Exhibit 11

Proposed Easements

Attached are draft easements for the project; they include the following:

1. Construction easement to connect to the existing culvert on the adjacent property to the north.
2. Drainage easement for runoff from the adjacent through the proposed culvert and existing drainage ditch on the property.
3. Access and maintenance easements for property encroachments of building and lighting from adjacent two properties adjacent to the south property line.

Preliminary conversations were held with the abutter's representatives at the site walk relative to the proposed easements to connect to the existing culvert. We will work with them relative to the easement and the necessary permit for the Army Corps of Engineers to make the proposed connection.

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS,

THAT Joan L. Lane, of Wells, York County, Maine, for consideration paid, grants to **Nortey Dental, PLLC**, a Maine limited liability company with a mailing address of 1332 Post Road, Wells, ME 04090, its agents, servants, contractors and employees, an easement for access to, on and over the real property of the Grantor described in a deed dated February 6, 2009, recorded in the York Registry of Deeds in Book 15559, Page 526, for the purpose of repairing and/or replacing the 15" HDPE and associated outlet pipe located on the property of the Grantor in the highlighted area shown on Exhibit A annexed hereto and made a part hereof.

Said right of access shall include the right to enter onto the said real estate with construction and excavation equipment, and to do other acts necessary and appropriate to repair and/or replace the 15" HDPE and associated outlet pipe. The condition of this right of access is that the Grantee covenants and agrees to restore said real estate to a condition similar to the condition it was in prior to such construction, subject, nevertheless, to the changes incident to the repair and replacement of the 15" HDPE and associated outlet pipe. This right of access shall commence as of the date hereof and shall continue until said project is complete or within eighteen months, whichever shall first occur.

Witness my hand and seal this day of the month of _____. 2026.

Signed, Sealed and Delivered
in presence of

_____ _____
Joan L. Lane

STATE OF MAINE
COUNTY OF YORK, ss. , 2026

Personally appeared the above-named Joan L. Lane and acknowledged the foregoing instrument to be her free act and deed.

_____
Notary Public/Attorney at Law

Print Name: _____
My commission expires:

EASEMENT DEED
KNOW ALL PERSONS BY THESE PRESENTS,

THAT NORTEY DENTAL, PLLC, a Maine limited liability company with offices in Wells, in the County of York and State of Maine, for consideration paid, grants to **JOAN L. LANE**, whose mailing address is PO Box 723, Wells, ME 04090, her heirs and assigns forever, a perpetual easement in common with the Grantor and others to flow storm and surface water to, across and through the historically preexisting drainage swale located on property of Nortey Dental, PLLC, described in a deed recorded in the York County Registry of Deeds in Book ___, Page ___, the location of which is shown as the cross-hatched area on Exhibit ___ annexed hereto and made a part hereof.

Together with the right to enter upon the said easement area with men, machinery and equipment, for the purpose of repairing and maintaining such drainage swale; provided that, by acceptance of this deed, the Grantee, her heirs and assigns, covenants that she shall restore any damage or disturbance of the surface of the ground in as good condition as when entered upon by the Grantee or her agents.

IN WITNESS WHEREOF, Nortey Dental, PLLC has caused this instrument to be signed by _____, its Manager thereunto duly authorized this day of _____ 2026.

Signed, Sealed and Delivered
in presence of

Nortey Dental, PLLC

_____ by:_____

Its Manager, duly authorized

STATE OF MAINE
COUNTY OF YORK, ss. , 2026

Personally appeared the above named _____ in his capacity as Manager of Nortey Dental, PLLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Nortey Dental, PLLC.

_____
Notary Public/Attorney at Law

Print Name: _____

My commission expires:

Return to:

EASEMENT DEED
KNOW ALL PERSONS BY THESE PRESENTS,

THAT Nortey Dental, PLLC, a Maine limited liability company with offices in Wells, in the County of York and State of Maine, for consideration paid, grants to **David W. Kershaw as Trustee of the Kershaw Revocable Real Estate Trust, u/a dated July 18, 2019,** of Wells, in the County of York and State of Maine, its successors and assigns, the right and easement to enter upon the property of the Grantor for the purpose of repairing and maintaining seven existing light poles and lights located along the northerly property line of the Grantee, described in a deed recorded in the York County registry of Deeds in Book 19461, Page 46, and the southerly property line of the Grantor. The location of the poles and lights are shown on Exhibit A annexed hereto and made a part hereof and the easement area is depicted as the cross-hatched area on Exhibit A.

Together with the right to enter upon the said easement area with men, machinery and equipment, for the purpose of repairing and maintaining such poles and lights; provided that, by acceptance of this deed, the Grantee, its successors and assigns, covenants that it shall immediately restore any damage or disturbance of the surface of the ground in the easement area in as good condition as when entered upon by the Grantee or its agents; and provided, further, that this easement shall be of indefinite duration and shall terminate when such poles and lights are no longer operational or repairable without replacement.

IN WITNESS WHEREOF, Nortey Dental, PLLC has caused this instrument to be signed by _____, its Manager thereunto duly authorized this day of _____ 2026.

Signed, Sealed and Delivered
in presence of

Nortey Dental, PLLC

_____ by:_____

Its Manager, duly authorized

STATE OF MAINE
COUNTY OF YORK, ss. , 2026

Personally appeared the above named _____ in his capacity as Manager of Nortey Dental, PLLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Nortey Dental, PLLC.

_____
Notary Public/Attorney at Law

Print Name: _____

My commission expires:

Return to:

EASEMENT DEED
KNOW ALL PERSONS BY THESE PRESENTS,

THAT Nortey Dental, PLLC, a Maine limited liability company with offices in Wells, in the County of York and State of Maine, for consideration paid, grants to **Glenn C. Ramsdell and Elizabeth A. Ramsdell**, of Wells**,** in the County of York and State of Maine, their heirs and assigns forever, the right and easement to enter upon the property of the Grantor for the purpose of repairing, replacing and maintaining the building structure and repairing and maintaining an air conditioning unit located on, along and over the northerly property line of the Grantees, described in a deed recorded in the York County Registry of Deeds in Book 16789, Page 86, and the southerly property line of the Grantor. The location of the said building structure and air conditioning unit is shown on Exhibit A annexed hereto and made a part hereof and the easement area is depicted as the cross-hatched area on Exhibit A. This easement shall be of indefinite duration and shall terminate in respect to the air conditioning unit when such unit is no longer operational or repairable without replacement.

Together with the right to enter upon the said easement area with men, machinery and equipment, for the purpose of repairing and maintaining such structure; provided that, by acceptance of this deed, the Grantees, their heirs and assigns, covenant that they shall immediately restore any damage or disturbance to the surface of the ground in the easement area to as good condition as when entered upon by the Grantees or their agents.

IN WITNESS WHEREOF, Nortey Dental, PLLC has caused this instrument to be signed by _____, its Manager thereunto duly authorized this day of _____ 2026.

Signed, Sealed and Delivered
in presence of

Nortey Dental, PLLC

_____ by:_____

Its Manager, duly authorized

STATE OF MAINE
COUNTY OF YORK, ss. , 2026

Personally appeared the above named _____ in his capacity as Manager of Nortey Dental, PLLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Nortey Dental, PLLC.

_____
Notary Public/Attorney at Law

Print Name: _____

My commission expires:

Return to:

Exhibit 12

Other Permits/Approvals

Exhibit 12

Other Permits/Approvals

This project will require approval from the U.S. Army Corps of Engineers (ACOE) relative to wetland impacts as seen on the attached plan set. In this exhibit, please find a copy of the forms submitted to them through their RRS portal.

Appendix B. Aquatic Resource Inventory:

Aquatic Resource Name	*State*	*Cowardin System*	*Cowardin Class*	*HGM Class*	*Local Waterway Name*	*Measurement Type*	*Measurement Amount*	*Measurement Units*	*Waters Type*	*Latitude*	*Longitude*
Unnamed Wetland	MAINE					Area	130	SQ_FT		43.3113337	-70.5842792

Draft

Appendix C. Impact Inventory:

Water Name	*Impact Name*	*Activity*	*Type of Material Being Discharged*	*Resource Type*	*Permanent Loss (Y/N)*	*Impact Duration*	*Amount Type*	*Proposed Length*	*Proposed Width*	*Proposed Amount*	*Amount Units*
Unnamed Wetland	Fill	Discharge of fill material	Fill from Construction	Non-Tidal Wetland	No	Temporary	Fill Area			183	Square Feet

Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project.

Temporary Wetland Impact on the northerly side of the property of ~183 square feet.

Draft

Definitions and help text

Water Name: The name of the wetland, stream, or other type of water that would be impacted.

Impact Name: Useful if entering more than one impact for the same or multiple waters (e.g., linear projects) and name accordingly. This may be different than the Water Name; keep it short and simple. For example, if Stream-1 is the water, the impact name could be “Crossing-1,” “Crossing-2,” “Crossing-3.” A short name helps describe the impact and is useful when looking at a list of impacts.

Activity: Options are:

- Conversion of waters type (forested wetland to emergent wetland, stream to lake)
- Discharge of dredged material
- Discharge of fill material
- Dredging (Section 10)
- Ecological restoration
- Other (Aquaculture, Work, Aerial or Submarine cable crossings)
- Removal (Sec 10 structures)
- Structure (Sec 10 only)
- Transport of dredged material (Sec 103)

Type of Material Being Discharged: Describe the material to be discharged within USACE jurisdiction. Make sure this description is consistent with your illustrations. Discharge material includes: rock, sand, clay, concrete, etc.

Resource Type: Options are Harbor/Ocean, Lake, Non-Tidal wetland, Other, Pond, River/Stream, and Tidal wetland.

Permanent Loss (Y/N): Only enter “YES” when the ‘discharge of dredged or fill material’ activity types are chosen. A permanent loss means the conversion of an aquatic resource to dry land.

Impact Duration: Options are Permanent or Temporary. An example of a temporary impact is the discharge of fill for temporary access roads that are later removed and returned to pre-construction contours.

Amount Type: Options are Area or Volume.

Draft

Amount Units: Options are Acre or Square Feet if Amount Type=Area, Cubic Yards if Amount Type=Volume.

Proposed Length and Proposed Width: Unit is linear feet.

Proposed Amount: Unit is square feet.

Draft

Appendix H. Supporting Information:

Document Type	*Document Created Date (YYYY-MM-DD)*	*Document Label*	*Information Source/Citation*	*Uploaded file name*
Endangered Threatened Species Information	2025-10-31	DIFW Correspondence	Maine DIFW	DIFW_Outgoing.pdf
Endangered Threatened Species Information	2025-10-31	DIFW Correspondence	Maine DIFW	MDIFWResponse_ERid9591_ERVerID11135-FINAL.pdf
Historic Properties Cultural Resources Information	2025-10-17	MHPC Correspondence	MHPC	MHPC Response.pdf
Endangered Threatened Species Information	2025-10-06	MNAP Correspondence	Maine Natural Areas Program	MNAP Response 10-6-25.pdf
Endangered Threatened Species Information	2025-10-06	MNAP Correspondence	Maine Natural Areas Program	MNAP_Outgoing.pdf
Historic Properties Cultural Resources Information	2025-10-03	Maliseet Correspondence	Maliseets	Maliseets Outgoing.pdf
Historic Properties Cultural Resources Information	2025-10-03	MicMac Correspondence	MicMac	Micmac_Outgoing.pdf
Historic Properties Cultural Resources Information	2025-10-31	Passamaquoddy	Passamaquoddy	Passamaquoddy Outgoing.pdf
Historic Properties Cultural Resources Information	2025-10-31	Penobscot Correspondence	Penobscot Nation	Penobscot Nation_250519.pdf
Endangered Threatened Species Information	2025-10-31	DIFW Correspondence	Maine DIFW	Project Map_ERid9591_ERVerID11135.pdf

Draft

U.S. Army Corps of Engineers (USACE)

NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)

For use of this form, see 33 CFR 330; the proponent agency is CECW-CO-R.

Form Approved - OMB No. 0710-0003
Expires: 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.

Principal Purpose Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.

Routine Uses This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.

Disclosure Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (*see sample drawings and/or instructions*) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
		01/29/2026	

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (*agent is not required*)
First – Nii Middle – Last – Lokko	First – Robert Middle – A. Last – McSorley
Company – Nortey Dental, PLLC	Company – Sebago Technics, Inc.
Company Title –	E-mail Address – rmcsorley@sebagotechnics.com
E-mail Address – info@norteydental.com	
6. APPLICANT'S ADDRESS	**9. AGENT'S ADDRESS**
Address – 1332 Post Rd Ste 1	Address – 75 John Roberts Rd Ste 4 A
City – Wells State – ME ZIP – 04090 Country – US	City – S Portland State – ME ZIP – 04106 Country – US
7. APPLICANT'S PHONE NOs. with AREA CODE	**10. AGENT'S PHONE NOs. with AREA CODE**
a. Business b. c. Fax	a. Business b. c. Fax
+12076465297	+12072002074

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STATEMENT OF AUTHORIZATION

11. I hereby authorize, Robert A. McSorley to act in my behalf as my agent in the processing of this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.

/s/ - provided on authorized agent form 01/29/2026

SIGNATURE OF APPLICANT DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME or TITLE (*see instructions*)

Nortey Dental Office

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

13. NAME OF WATERBODY, IF KNOWN (*if applicable*)

14. PROPOSED ACTIVITY STREET ADDRESS (*if applicable*)

Address: 1223 Post Rd

15. LOCATION OF PROPOSED ACTIVITY (*see instructions*)

Latitude: 43.3110431 °N Longitude: -70.5844866 °W

City: Wells State: ME Zip: 04090

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (*see instructions*)

Section – Township – Range –

County – York County Project Area – 1.44 Acres State Tax Parcel ID – M 126 L 20, 21

17. DIRECTIONS TO THE SITE

Get on ME-703 from Philbrook Ave
4 min (1.0 mi)

Follow I-95 S/Maine Turnpike to Wells. Take exit 19 from I-95 S/Maine Turnpike
23 min (25.8 mi)

Continue on ME-109 S/ME-9 E/Sanford Rd. Drive to Post Rd/U.S. Rte 1 S
5 min (2.4 mi)

Turn left onto ME-109 S/ME-9 E/Sanford Rd

1.6 mi

Turn right onto Post Rd/U.S. Rte 1 S
Destination will be on the left

18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE

I'm not sure

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19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY (*see instructions*)

Proposed minor wetland fill to connect to and extend existing culvert through proposed development.
The project will consist of demolishing the existing print shop, and residence located on the separate lots. Also, construction of a 5,400 square foot dental office to expand Nortey Dental's existing practice. No fill or pile or float supported platform. 26 parking spaces are proposed to accommodate the demand from day-to-day operations and appointments.

20. DESCRIPTION OF PROPOSED MITIGATION MEASURES (*see instructions*)

Please see erosion control notes and details.

21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY (*Describe the reason or purpose of the project, see instructions*)

The purpose of the proposed project is to relocate Nortey Dental's existing dental practice. The office space will be used by them and their customers. A parking area will be paved outside of the office, utilities will be tied in along Post Road to the building.

22. QUANTITY OF WETLANDS, STREAMS, OR OTHER TYPES OF WATERS DIRECTLY AFFECTED BY PROPOSED NATIONWIDE PERMIT ACTIVITY (*see instructions*)

Acres | Linear Feet | Cubic Yards Dredged or Discharged

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.

23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. (*see instructions*)

24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and/or the loss of greater than 3/100-acre of stream bed and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) and/or paragraph (d) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity.

25. Is any portion of the nationwide permit activity already complete? ☐ Yes ☑ No

If Yes, describe the completed work:

26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (*see instructions*)

Piping Plover,Monarch butterfly,Tricolored bat
ADDITIONAL AFFECTED SPECIES:
The three species above match iPAC species list generated.

27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (*see instructions*)

Letter sent to MHPC 10-3-25, response from MHPC 10-15 saying no historic properties expected to be affected.

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28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river":

29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project? ☐ Yes ☑ No

If "yes", please provide the date your request was submitted to the Corps district:

30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (*see instructions*)

31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

/s/ - provided on authorized agent form		Robert A. McSorley	01/29/2026
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

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Instructions for Preparing a

Department of the Army

Nationwide Permit (NWP) Pre-Construction Notification (PCN)

Blocks 1 through 4. To be completed by the Corps of Engineers.

Block 5. Applicant's Name. Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

Block 6. Address of Applicant. Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

Block 7. Applicant's Telephone Number(s). Please provide the telephone number where you can usually be reached during normal business hours.

Blocks 8 through 11. To be completed, if you choose to have an agent.

Block 8. Authorized Agent's Name and Title. Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

Blocks 9 and 10. Agent's Address and Telephone Number. Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

Block 11. Statement of Authorization. To be completed by the applicant, if an agent is to be employed.

Block 12. Proposed Nationwide Permit Activity Name or Title. Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

Block 13. Name of Waterbody. Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

Block 14. Proposed Activity Street Address. If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

Block 15. Location of Proposed Activity. Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

Block 16. Other Location Descriptions. If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

Block 17. Directions to the Site. Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use. List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

Block 19. Description of the Proposed Nationwide Permit Activity. Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g.,a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

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Block 20. Description of Proposed Mitigation Measures. Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

Block 21. Purpose of Nationwide Permit Activity. Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity. For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands and/or of Greater Than 3/100-Acre of Stream Bed When Pre-Construction Notification is Required. Paragraphs (c) and (d) of NWP general condition 23 require compensatory mitigation at a minimum one-for-one replacement ratio for all wetland losses that exceed 1/10-acre and/or for all losses of stream bed that exceed 3/100-acre, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre and/or for losses of stream bed that exceed 3/100-acre, or provide an explanation of why the district engineer should not require wetland and/or stream compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete? Describe any work that has already been completed for the NWP activity.

Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity. If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity. If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

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Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River. If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit http://www.rivers.gov/.

Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408. If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

Block 30. Other Information Required For Nationwide Permit Pre Construction Notifications. The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

* NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
* NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
* NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre project conditions.
* NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre construction notification.
* NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
* NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
* NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
* NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre construction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

Block 31. Signature of Applicant or Agent. The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

DRAWINGS AND ILLUSTRATIONS

General Information.

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient

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drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

ADDITIONAL INFORMATION AND REQUIREMENTS

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.

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Exhibit 13

Photometrics

Exhibit 13

Photometrics

Please find in this exhibit cut sheets for the lighting fixtures proposed on-site. A photometrics plan is attached in the site plan set.

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



McGraw-Edison

GWS Galleon II Wall Slim

Wall Mount Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 9

Product Certifications

Quick Facts

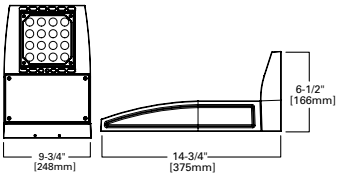
- Lumen packages range from 2,700 - 52,000 (20W - 373W)
- 14 optical distributions
- Efficacy up to 160 LPW

Connected Systems

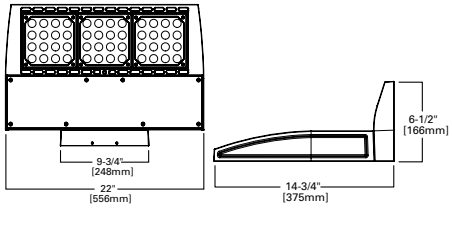
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

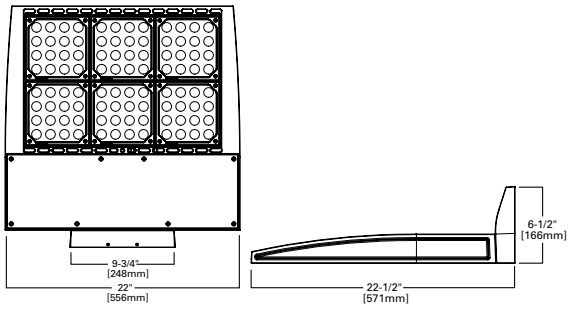
1 Square - Housing



2-3 Square - Housing



4-6 Square - Housing



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWS-SA1C-740-U-T2-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution and IES NEMA Type (HxV)	Finish
	Configuration	Drive Current				
GWS=Galleon Wall Slim **BAA-GWS**=Galleon Wall Slim Buy American Act Compliant [18] **TAA-GWS**=Galleon Wall Slim Trade Agreements Act Compliant [18] **BABA-GWS**=Galleon Wall Slim Build America Buy America [21]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares	**A**=350mA[3] **B**=450mA **C**=615mA **D**=800mA **E**=1050mA **F**=1200mA **Z**=Configured [19]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V	**T1**=Type I **T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [6] **F**=Single Fuse[7] **FF**=Double Fuse[7] **20K**=20kV surge protective device **2L**=Two Circuits [8, 20] **CC**=Coastal Construction **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [9] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **AHD145**=After Hours Dim, 5 Hours[10] **AHD245**=After Hours Dim, 6 Hours[10] **AHD255**=After Hours Dim, 7 Hours[10] **AHD355**=After Hours Dim, 8 Hours[10] **HA**=50°C High Ambient **DALI**=DALI Drivers **WG**=Factory installed Wire Guard [11] **SLD**=Factory installed Vandal Shield **TB**=3-position Terminal Block	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle[12] **WPS2XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [17] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [17] **WLS2XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [17] **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [17] **SPB1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting[14] **SPB2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting[14] **SPB4**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting[14] **DIM10-L08**=AirMesh Occupancy Sensor (<8' Mounting)[12] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting)[12] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting)[12]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **WOLC-7P-10A**=WaveLinx Outdoor Control Module [15] **TL7-HVG**=AirMesh 7-PIN node, 110-480V [15] **LS/HSS**=Field Installed House Side Shield [9, 16] **LS/GRSBK-2PK**=Glare Reducing Shield, Black [16, 4] **LS/GRSWH-2PK**=Glare Reducing Shield, White [16, 4] **LS/PFS**=Perimeter Shield, Black [13] **LS/WG/1**=Field installed Wire Guard, 1 Sq [11] **LS/WG/3**=Field installed Wire Guard, 3 Sq [11] **LS/WG/6**=Field installed Wire Guard, 6 Sq [11] **LS/SLD/1**=Field installed Vandal Shield, 1 Sq **LS/SLD/3**=Field installed Vandal Shield, 3 Sq **LS/SLD/6**=Field installed Vandal Shield, 6 Sq

NOTES:

1. Customer is responsible for engineering analysis to confirm fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details
3. Available with SA1 only. Not available with 347V or 480V.
4. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
7. Single fuse (F) specify voltage 120V, 277V or 347V. Double fuse (FF) specify voltage 208V, 240V or 480V.
8. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option
9. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected
10. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
11. Extended lead times may apply.
12. Not available if any SPB or WaveLinx sensor is selected
13. Set of 4 pcs. One set required per Light Square.
14. Sensor configuration mobile application required for configuration. See controls page for details
15. Requires PR7 receptacle
16. Order one shield per Light Square.
17. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for Bluetooth Programmable sensors
18. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
19. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.
20. Available with SA1A for 120V only.
21. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

Construction

- Single-piece die-cast aluminum housing with integrated heat sink
- Available in three housing sizes: small (1 light square), medium (2 or 3 light squares), and large (4, 5, or 6 light squares)
- Housing and optics IK10 impact rated
- Housing and optics IP66 rated

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 14 optical distributions for wall mount applications
- 3 shielding options include HSS, GRS and PFS
- SLD constructed of Makrolon GP, UV stabilized clear polycarbonate, with a thickness of 3/16" and impact rated IK10; Secured at 4 fastening points and spaced 3/16" from optical lens
- WG constructed of 11-guage wire in a 1"x1" cell pattern; Chrome color poly powder coat finish
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments
- Optional 50°C high ambient (HA) configuration

Mounting

- Gasketed and zinc plated rigid steel mounting attachment for wall mount only

Typical Applications

- Exterior Wall, Walkway

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option available

Compliance

- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Warranty

- Five year limited warranty, consult website for details www.cooperlighting.com/legal

Energy and Performance Data

View GWS IES files

1 Square Performance Table

Drive Current		350mA	450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		19.7	25.0	34.1	44.3	58.4	67.2
Input Current @ 120V (A)		0.151	0.207	0.283	0.367	0.478	0.546
Input Current @ 208V (A)		0.089	0.121	0.165	0.213	0.279	0.318
Input Current @ 240V (A)		0.078	0.105	0.143	0.184	0.243	0.276
Input Current @ 277V (A)		0.069	0.092	0.125	0.160	0.213	0.241
Input Current @ 347V (A)		-	0.072	0.098	0.125	0.164	0.187
Input Current @ 480V (A)		-	0.054	0.073	0.092	0.121	0.138
Optic							
T1	Lumens	2,839	3,578	4,798	6,053	7,564	8,410
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens per Watt	144	143	141	137	130	125
T2	Lumens	2,821	3,556	4,769	6,016	7,518	8,359
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	143	142	140	136	129	124
T3	Lumens	2,846	3,587	4,810	6,068	7,583	8,431
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens per Watt	144	143	141	137	130	125
T4FT	Lumens	2,747	3,462	4,643	5,857	7,319	8,138
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	139	138	136	132	125	121
T4W	Lumens	2,819	3,553	4,765	6,012	7,513	8,353
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens per Watt	143	142	140	136	129	124
SL2	Lumens	2,795	3,522	4,723	5,959	7,446	8,279
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	142	141	139	135	128	123
SL3	Lumens	2,786	3,512	4,710	5,941	7,425	8,255
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	141	140	138	134	127	123
SL4	Lumens	2,731	3,442	4,616	5,824	7,278	8,091
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	139	138	135	131	125	120
SLL	Lumens	2,665	3,359	4,505	5,683	7,102	7,896
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	135	134	132	128	122	118
SLR	Lumens	2,693	3,394	4,551	5,741	7,175	7,977
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	137	136	133	130	123	119
RW	Lumens	2,927	3,690	4,948	6,242	7,801	8,673
	BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	149	148	145	141	134	129
5NQ	Lumens	2,972	3,746	5,024	6,338	7,920	8,806
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens per Watt	151	150	147	143	136	131
5MQ	Lumens	2,945	3,712	4,978	6,280	7,847	8,725
	BUG Rating	B2-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	149	148	146	142	134	130
5WQ	Lumens	2,883	3,634	4,873	6,147	7,682	8,541
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	146	145	143	139	132	127

2 Square Performance Table

Drive Current		450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		46.4	63.2	82.1	108.2	124.5
Input Current @ 120V (A)		0.387	0.529	0.689	0.905	1.041
Input Current @ 208V (A)		0.226	0.309	0.401	0.532	0.610
Input Current @ 240V (A)		0.198	0.270	0.347	0.458	0.523
Input Current @ 277V (A)		0.173	0.237	0.303	0.404	0.460
Input Current @ 347V (A)		0.133	0.181	0.235	0.322	0.370
Input Current @ 480V (A)		0.098	0.133	0.172	0.235	0.269
Optic						
T1	Lumens	6,889	9,238	11,655	14,564	16,193
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
	Lumens per Watt	148	146	142	135	130
T2	Lumens	6,847	9,183	11,584	14,477	16,095
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	148	145	141	134	129
T3	Lumens	6,906	9,262	11,684	14,601	16,234
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	149	147	142	135	130
T4FT	Lumens	6,666	8,940	11,278	14,094	15,670
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	141	137	130	126
T4W	Lumens	6,842	9,176	11,576	14,466	16,084
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	147	145	141	134	129
SL2	Lumens	6,782	9,095	11,474	14,338	15,942
	BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens per Watt	146	144	140	133	128
SL3	Lumens	6,762	9,069	11,441	14,297	15,895
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	143	139	132	128
SL4	Lumens	6,628	8,889	11,214	14,013	15,580
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	143	141	137	130	125
SLL	Lumens	6,468	8,674	10,943	13,675	15,204
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	139	137	133	126	122
SLR	Lumens	6,534	8,763	11,055	13,815	15,360
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	141	139	135	128	123
RW	Lumens	7,104	9,528	12,020	15,020	16,700
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	153	151	146	139	134
5NQ	Lumens	7,213	9,674	12,204	15,251	16,956
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
	Lumens per Watt	155	153	149	141	136
5MQ	Lumens	7,147	9,585	12,092	15,110	16,800
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	152	147	140	135
5WQ	Lumens	6,996	9,383	11,837	14,792	16,447
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	151	148	144	137	132

3 Square Performance Table

Drive Current		450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		68.3	93.0	120.8	159.2	183.2
Input Current @ 120V (A)		0.569	0.778	1.014	1.338	1.535
Input Current @ 208V (A)		0.336	0.460	0.594	0.780	0.893
Input Current @ 240V (A)		0.291	0.398	0.510	0.664	0.758
Input Current @ 277V (A)		0.258	0.352	0.449	0.582	0.662
Input Current @ 347V (A)		0.199	0.272	0.355	0.471	0.543
Input Current @ 480V (A)		0.146	0.200	0.258	0.341	0.391
Optic						
T1	Lumens	10,382	13,924	17,566	21,951	24,406
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	150	145	138	133
T2	Lumens	10,320	13,840	17,460	21,819	24,259
	BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	151	149	145	137	132
T3	Lumens	10,409	13,959	17,610	22,007	24,467
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	152	150	146	138	134
T4FT	Lumens	10,047	13,474	16,998	21,242	23,617
	BUG Rating	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	147	145	141	133	129
T4W	Lumens	10,312	13,830	17,447	21,803	24,241
	BUG Rating	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	151	149	144	137	132
SL2	Lumens	10,221	13,708	17,294	21,611	24,027
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	150	147	143	136	131
SL3	Lumens	10,192	13,668	17,243	21,548	23,957
	BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	149	147	143	135	131
SL4	Lumens	9,990	13,397	16,901	21,121	23,482
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	146	144	140	133	128
SLL	Lumens	9,749	13,074	16,494	20,611	22,916
	BUG Rating	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	143	141	137	129	125
SLR	Lumens	9,849	13,208	16,663	20,823	23,151
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	144	142	138	131	126
RW	Lumens	10,708	14,360	18,116	22,639	25,170
	BUG Rating	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	157	154	150	142	137
5NQ	Lumens	10,872	14,580	18,394	22,986	25,556
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	159	157	152	144	139
5MQ	Lumens	10,772	14,446	18,225	22,774	25,321
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	158	155	151	143	138
5WQ	Lumens	10,545	14,142	17,841	22,295	24,788
	BUG Rating	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	154	152	148	140	135

4 Square Performance Table

Drive Current		450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		94.4	128.5	162.1	202.6	225.3
Input Current @ 120V (A)		0.774	1.058	1.378	1.810	2.082
Input Current @ 208V (A)		0.452	0.618	0.802	1.064	1.219
Input Current @ 240V (A)		0.395	0.540	0.694	0.916	1.046
Input Current @ 277V (A)		0.346	0.473	0.605	0.808	0.920
Input Current @ 347V (A)		0.265	0.362	0.471	0.644	0.740
Input Current @ 480V (A)		0.195	0.267	0.344	0.469	0.537
Optic						
T1	Lumens	14,448	19,376	24,444	30,547	33,962
	BUG Rating	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5
	Lumens per Watt	153	151	151	151	151
T2	Lumens	14,361	19,259	24,297	30,362	33,758
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	152	150	150	150	150
T3	Lumens	14,484	19,425	24,506	30,624	34,048
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	153	151	151	151	151
T4FT	Lumens	13,981	18,750	23,654	29,560	32,865
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	148	146	146	146	146
T4W	Lumens	14,350	19,245	24,279	30,340	33,733
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	152	150	150	150	150
SL2	Lumens	14,224	19,076	24,065	30,073	33,436
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	151	148	148	148	148
SL3	Lumens	14,182	19,020	23,995	29,985	33,338
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	148	148	148	148
SL4	Lumens	13,901	18,643	23,519	29,391	32,677
	BUG Rating	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	147	145	145	145	145
SLL	Lumens	13,566	18,193	22,952	28,682	31,889
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	144	142	142	142	142
SLR	Lumens	13,705	18,380	23,187	28,976	32,216
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	145	143	143	143	143
RW	Lumens	14,900	19,983	25,210	31,503	35,026
	BUG Rating	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	158	156	156	155	155
5NQ	Lumens	15,129	20,289	25,596	31,986	35,562
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2
	Lumens per Watt	160	158	158	158	158
5MQ	Lumens	14,990	20,103	25,361	31,692	35,236
	BUG Rating	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	159	156	156	156	156
5WQ	Lumens	14,674	19,680	24,827	31,025	34,494
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	155	153	153	153	153

5 Square Performance Table

Drive Current		450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		115.7	157.5	204.6	269.6	310.3
Input Current @ 120V (A)		0.959	1.310	1.704	2.244	2.578
Input Current @ 208V (A)		0.564	0.771	0.997	1.313	1.504
Input Current @ 240V (A)		0.491	0.671	0.860	1.123	1.282
Input Current @ 277V (A)		0.425	0.581	0.757	0.997	1.133
Input Current @ 347V (A)		0.332	0.454	0.592	0.795	0.915
Input Current @ 480V (A)		0.245	0.335	0.432	0.579	0.663
Optic						
T1	Lumens	17,723	23,769	29,986	37,472	41,662
	BUG Rating	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	153	151	147	139	134
T2	Lumens	17,616	23,626	29,805	37,246	41,411
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	152	150	146	138	133
T3	Lumens	17,768	23,829	30,061	37,566	41,767
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	154	151	147	139	135
T4FT	Lumens	17,151	23,001	29,017	36,261	40,316
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	148	146	142	134	130
T4W	Lumens	17,604	23,609	29,784	37,219	41,381
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	152	150	146	138	133
SL2	Lumens	17,448	23,400	29,521	36,891	41,016
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	151	149	144	137	132
SL3	Lumens	17,398	23,332	29,435	36,783	40,896
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	150	148	144	136	132
SL4	Lumens	17,053	22,869	28,851	36,054	40,085
	BUG Rating	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	145	141	134	129
SLL	Lumens	16,641	22,318	28,156	35,185	39,119
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	142	138	131	126
SLR	Lumens	16,812	22,547	28,444	35,545	39,520
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	145	143	139	132	127
RW	Lumens	18,278	24,513	30,925	38,645	42,967
	BUG Rating	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	158	156	151	143	138
5NQ	Lumens	18,558	24,889	31,399	39,237	43,625
	BUG Rating	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	160	158	153	146	141
5MQ	Lumens	18,388	24,660	31,110	38,877	43,224
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	159	157	152	144	139
5WQ	Lumens	18,001	24,141	30,456	38,059	42,314
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	156	153	149	141	136

6 Square Performance Table

Drive Current		450mA	615mA	800mA	1050mA	1200mA
Nominal Power (watts)		138.9	189.2	245.7	323.8	372.6
Input Current @ 120V (A)		1.139	1.556	2.027	2.675	3.070
Input Current @ 208V (A)		0.673	0.919	1.188	1.559	1.786
Input Current @ 240V (A)		0.582	0.796	1.021	1.328	1.516
Input Current @ 277V (A)		0.516	0.705	0.898	1.164	1.325
Input Current @ 347V (A)		0.398	0.544	0.710	0.943	1.085
Input Current @ 480V (A)		0.293	0.400	0.517	0.681	0.782
Optic						
T1	Lumens	21,134	28,343	35,756	44,683	49,679
	BUG Rating	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	152	150	146	138	133
T2	Lumens	21,006	28,172	35,541	44,413	49,379
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	151	149	145	137	133
T3	Lumens	21,187	28,414	35,846	44,795	49,804
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	150	146	138	134
T4FT	Lumens	20,451	27,427	34,601	43,239	48,074
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	145	141	134	129
T4W	Lumens	20,991	28,152	35,515	44,381	49,344
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	151	149	145	137	132
SL2	Lumens	20,806	27,903	35,202	43,990	48,908
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	147	143	136	131
SL3	Lumens	20,745	27,822	35,099	43,861	48,766
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	149	147	143	135	131
SL4	Lumens	20,334	27,270	34,403	42,992	47,799
	BUG Rating	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	146	144	140	133	128
SLL	Lumens	19,844	26,613	33,573	41,955	46,646
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	141	137	130	125
SLR	Lumens	20,047	26,885	33,918	42,385	47,125
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	144	142	138	131	126
RW	Lumens	21,796	29,230	36,876	46,082	51,235
	BUG Rating	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	157	154	150	142	138
5NQ	Lumens	22,130	29,678	37,441	46,788	52,020
	BUG Rating	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	159	157	152	144	140
5MQ	Lumens	21,926	29,405	37,097	46,358	51,542
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	158	155	151	143	138
5WQ	Lumens	21,465	28,787	36,316	45,382	50,457
	BUG Rating	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	155	152	148	140	135

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB)
These passive infrared (PIR) sensors are connected to a standard dimming driver, activating the luminaire at night when motion is detected. After a prescribed time period, the luminaire turns off or is dimmed to a selected level. The sensor default parameters are listed in the table below. The SPB can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Three sensor lenses are available to optimize the coverage pattern for mounting heights up to 40'. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

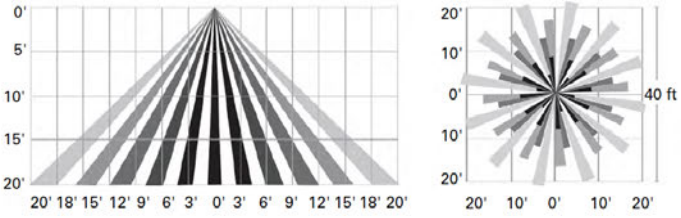
SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. The WOLC control module utilizes a 7-PIN receptacle.

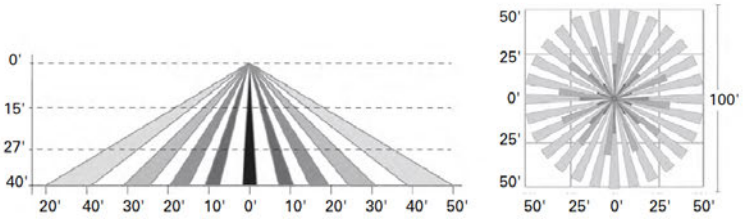
WaveLinx PRO (WPS2 and WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx LITE (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



Default Program Settings (Out of the Box Functionality)

Occupancy Sensor			
Setting	SPB	WaveLinx Light Commercial	WaveLinx
High Mode %	100%	100%	100%
Low Mode %	10%	50%	50%
Time Delay	5 min	15 min	15 min
Cut Off Delay	1 hr	Disabled	Disabled
Photocell Enabled	No	Yes	Yes

WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
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Peachtree City, GA 30269
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Specifications and dimensions
subject to change without notice.

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · FADC · Light ARchitect™

Product Certifications

ISO Systems Certified · DLC Listed · DLC Listed Premium · 3G VIB · IP66 · UL Certified · DarkSky Approved · 5 Year Limited Warranty · RoHS Compliant · Declare.

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17

Quick Facts

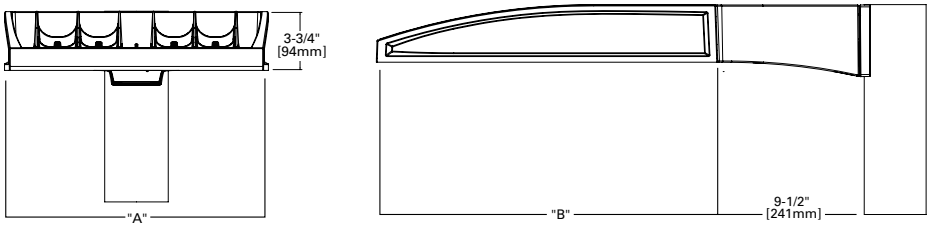
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

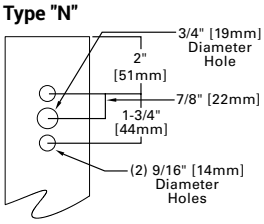
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [26] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [26] **BABA-GALN**=Galleon II BABA/IIJA Compliant [38]	**SA**=16 LED Light Square **SB**=26 LED Light Square	**1**=1 Light Square **2**=2 Light Squares **3**=3 Light Squares **4**=4 Light Squares **5**=5 Light Squares **6**=6 Light Squares **7**=7 Light Squares **8**=8 Light Squares **9**=9 Light Squares	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 [4, 16] **Z**=Configured Output[32]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **930**=90CRI, 3000K **935**=90CRI, 3500K **940**=90CRI, 4000K **950**=90CRI, 5000K **AMB**=Amber[14, 16]	**U**=120-277V **H**=347V-480V [7, 29] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 29] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [28, 29, 30]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline **T2BC**=Type II w/ Backlight Control [39] **T3BC**=Type III w/ Backlight Control [39] **T4BC**=Type IV w/ Backlight Control [39] **LBC**=90° Left w/ Backlight Control [39] **RBC**=90° Right w/ Backlight Control [39]	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=3" Slipfitter, Adjustable [8] **SP2**=2-3/8" Slipfitter, Adjustable [8] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [19]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=20kV UL 1449 fused surge protective device [10]
2L=Two Circuits [10]
HA=50°C High Ambient [16]
HSS=Installed House Side Shield [17]
BCS=Backlight Control Shield [17, 37]
GRSBK=Glare Reducing Shield, Black [22]
GRSWH=Glare Reducing Shield, White [22]
LCF=Light Square Trim Painted to Match Housing [25]
TH=Tool-less Door Hardware [5]
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
3SDCM=3 Standard Deviation Color Matching [36]
AHD145=After Hours Dim, 5 Hours [21]
AHD245=After Hours Dim, 6 Hours [21]
AHD255=After Hours Dim, 7 Hours [21]
AHD355=After Hours Dim, 8 Hours [21]
DALI=DALI Drivers
CDW=Non-programmable Drivers [41]

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [6]
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [20]
FADC=Field Adjustable Dimming Controller [31]
PSC=Photocontrol Shorting Cap
SPB2=Dimming Motion Sensor, 9'-20' mounting [23]
SPB4=Dimming Motion Sensor, 21'-40' mounting [23]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [23]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [23]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting [33, 40]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting [33, 40]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 18, 34]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 18, 34]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 18, 34]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 18, 34]
DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting) [18, 35]
DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting) [18, 35]

Accessories (Order Separately) [27]

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon
FSIR-100=Wireless Configuration Tool for MS/DIM [33]
LS/HSS=Field Installed House Side Shield for SA Light Squares [9, 17]
LS/HSS-SB=Field Installed House Side Shield for SB Light Squares [9, 17]
LS/BCS=Backlight Control Shield [9, 17, 37]
LS/GRSBK-2PK =Glare Reducing Shield, Black [9, 22]
LS/GRSWH-2PK =Glare Reducing Shield, White [9, 22]
LS/PFS=Perimeter Shield, Black [15]
WOLC-7P-10A=WaveLinx Outdoor Control Module [11, 18, 13]
TL7-G1-HV= AirMesh 7-PIN node, 110-480V [11, 18, 35]
CBSSW-450-002= AirMesh central base station with 5-button control [35]

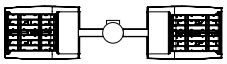
NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. One required for each Light Square.
10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.).
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.
23. Sensor configuration mobile application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSWH or GRSBK.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB
31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).
35. Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation.
36. 3-step MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with theBuy American Act of 1933 (BAA) or the Build America Buy America Act (BABA).BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment JobsAct (IIJA). Individual Government Agencies may have more stringent compliancestandards. Please refer to the DOMESTIC PREFERENCES website or consult the CLSDomestic Preferences team for more information. Components shipped separatelymay be separately analyzed under domestic preference requirements.
39. Select SA light square. Only available with Output Levels 1, 2 or 3. Not compatible with HSS, GRS, BCS or PFS shield options, or LCF.
40. Not compatible with DALI.
41. Uses non-NFC (Near Field Communication) drivers to eliminate field-programmability.

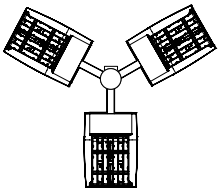
Mounting Details

Pole Configuration Options

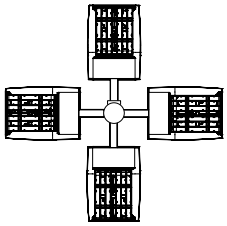
2 @ 180°



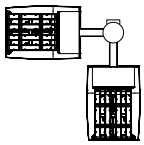
3 @ 120° (Round poles only)



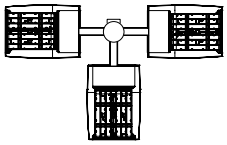
4 @ 90°



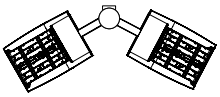
2 @ 90°



3 @ 90°

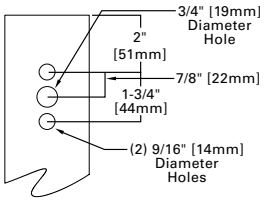


2 @ 120° (Round poles only)

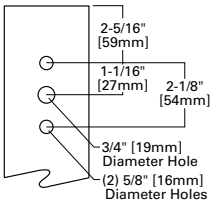


Pole Drilling Patterns

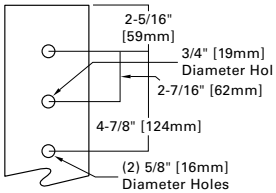
Type "N"



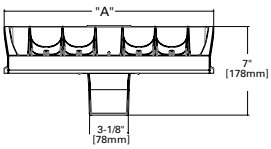
Type "R"

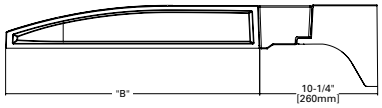


Type "M"



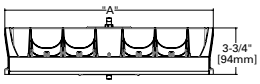
Quick Mount Universal Arm (QU)



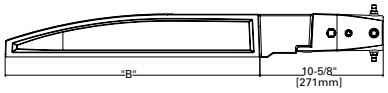


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

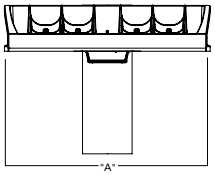
Quick Mount Mast Arm (QMA)

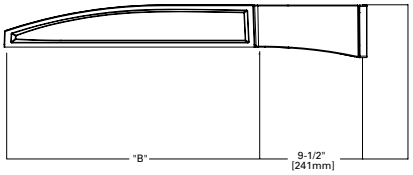


*NOTE: Fits 2-3/8" O.D. tenon



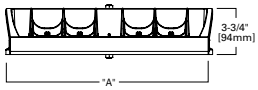
Pole Mount Arm with Quick Mount Adaptor (QM)



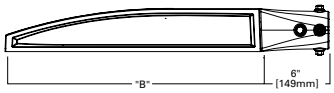


*NOTE: Use Type N drilling pattern

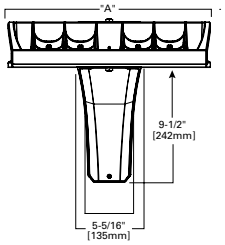
Mast Arm, Fixed (MA)

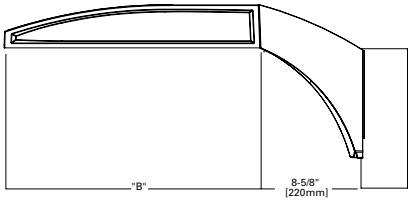


*NOTE: Fits 2-3/8" O.D. tenon



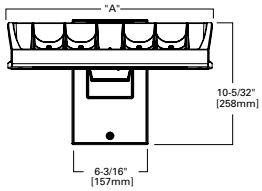
Upswept Arm (UP)

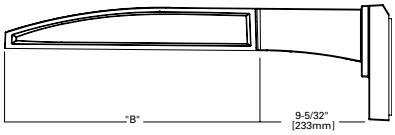




*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

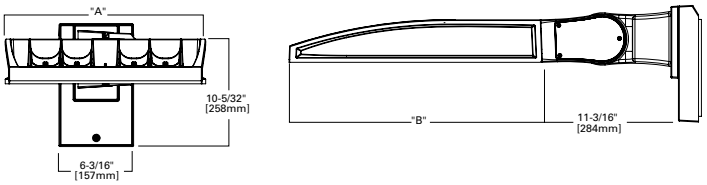
Wall Mount, Fixed (WM)



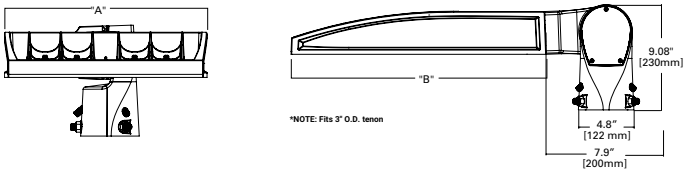


Mounting Details

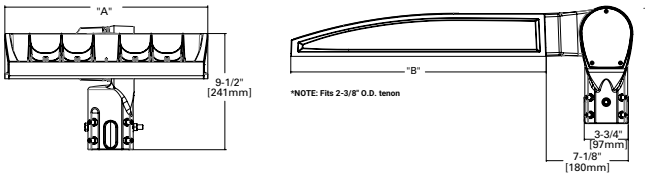
Wall Mount, Adjustable (WA)



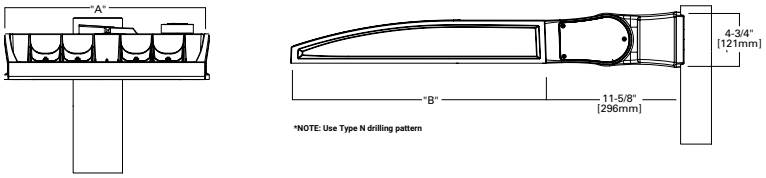
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

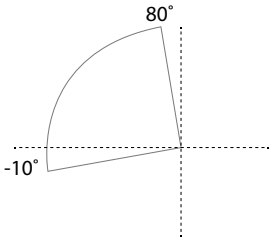


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation

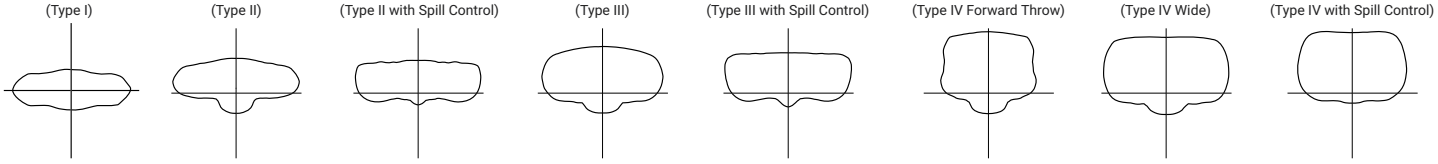


Fixture Weights and EPAs

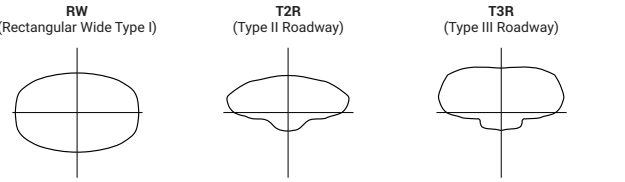
Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions

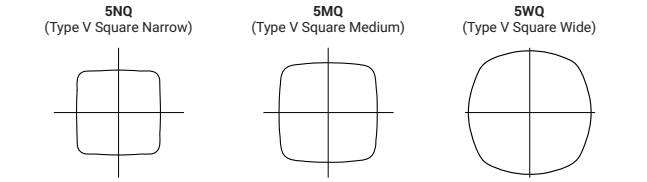
Asymmetric Area Distributions



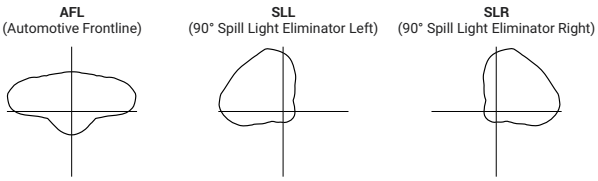
Asymmetric Roadway Distributions



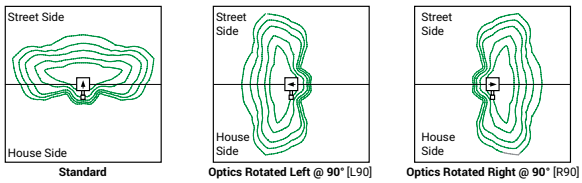
Symmetric Distributions



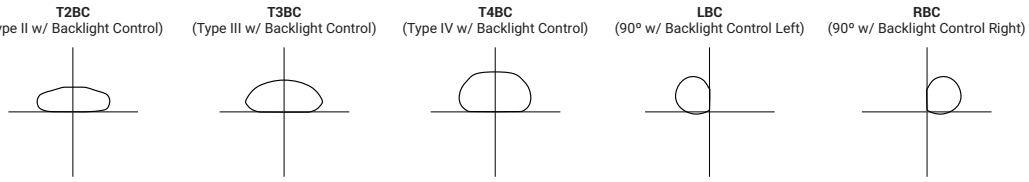
Specialized Distributions



Rotated Optics



Backlight Control Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 22 optical distributions for area site and roadway applications
- 4 shielding options include HSS, BCS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- 5 step MacAdam ellipse binning (5 SDCM) standard with 70CRI and 80CRI. 3SDCM option available with 740 CRI/CCT. 3 step MacAdam ellipse binning standard with 90CRI

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Compliance
- Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- Declare compliant
- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas
- Sports lighting, including tennis, pickleball, basketball courts

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Output Level	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Output Levels 1-3	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
Output Level 4	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings
SA1-SA3 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

Drive Currents

Lumen Output	SA Light Squares	SB Light Squares
Output Level 1	615mA	350mA
Output Level 2	800mA	450mA
Output Level 3	1050mA	615mA
Output Level 4	1200mA	900mA

SA Light Squares, Output Level 1, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 2, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 3, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 4, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SB Light Squares, Output Level 1, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		31	57	85	114	142	171	199	227	256
Input Current @ 120V		0.263	0.484	0.717	0.952	1.201	1.434	1.685	1.918	2.151
Input Current @ 208V		0.154	0.280	0.420	0.552	0.700	0.839	0.979	1.119	1.259
Input Current @ 240V		0.136	0.245	0.370	0.483	0.615	0.740	0.860	0.985	1.110
Input Current @ 277V		0.122	0.216	0.330	0.425	0.546	0.660	0.762	0.876	0.989
Input Current @ 347V		-	-	0.248	0.328	0.413	0.495	0.577	0.665	0.743
Input Current @ 480V		-	-	0.182	0.238	0.304	0.364	0.426	0.493	0.547
Optics										
T1	Lumens	4,696	9,389	14,086	18,816	23,716	28,470	33,388	37,964	42,763
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	152	164	166	165	167	167	168	167	167
T2	Lumens	4,704	9,404	14,109	18,846	23,754	28,515	33,442	38,024	42,831
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	167	168
T2R	Lumens	4,835	9,667	14,503	19,373	24,418	29,313	34,377	39,087	44,029
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	156	169	171	170	172	172	173	172	172
T3	Lumens	4,751	9,497	14,249	19,033	23,989	28,798	33,773	38,401	43,256
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	154	166	168	167	169	169	170	169	169
T3R	Lumens	4,874	9,743	14,618	19,526	24,611	29,544	34,648	39,396	44,376
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	158	170	173	171	174	173	174	173	174
T4FT	Lumens	4,692	9,380	14,074	18,799	23,694	28,444	33,358	37,929	42,724
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	152	164	166	165	167	166	168	167	167
T4W	Lumens	4,738	9,472	14,211	18,983	23,926	28,723	33,685	38,300	43,142
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	153	165	168	167	169	168	169	169	169
SL2	Lumens	4,719	9,433	14,153	18,905	23,828	28,605	33,546	38,143	42,965
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	153	165	167	166	168	167	168	168	168
SL3	Lumens	4,640	9,276	13,916	18,589	23,430	28,127	32,986	37,506	42,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	150	162	164	163	165	165	166	165	165
SL4	Lumens	4,706	9,408	14,115	18,854	23,764	28,527	33,456	38,040	42,849
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	168	168
5NQ	Lumens	4,975	9,945	14,921	19,931	25,121	30,157	35,367	40,213	45,297
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	161	174	176	175	177	176	178	177	177
5MQ	Lumens	4,972	9,939	14,912	19,919	25,106	30,139	35,346	40,189	45,269
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	161	173	176	175	177	176	178	177	177
5WQ	Lumens	4,802	9,600	14,403	19,239	24,249	29,110	34,139	38,817	43,724
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	155	168	170	169	171	170	171	171	171
SLL/SLR	Lumens	4,730	9,457	14,188	18,952	23,887	28,676	33,630	38,238	43,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	165	168	166	169	168	169	168	169
RW	Lumens	4,889	9,773	14,663	19,586	24,686	29,635	34,755	39,517	44,513
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	158	171	173	172	174	173	175	174	174
AFL	Lumens	4,828	9,652	14,482	19,344	24,381	29,269	34,325	39,029	43,963
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	156	168	171	170	172	171	172	172	172

SB Light Squares, Output Level 2, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		40	74	109	147	183	220	257	293	330
Input Current @ 120V		0.330	0.627	0.919	1.255	1.547	1.838	2.174	2.466	2.758
Input Current @ 208V		0.192	0.370	0.533	0.739	0.902	1.066	1.272	1.435	1.598
Input Current @ 240V		0.169	0.327	0.467	0.655	0.794	0.933	1.121	1.260	1.400
Input Current @ 277V		0.150	0.294	0.412	0.588	0.706	0.823	1.000	1.118	1.235
Input Current @ 347V		0.112	0.215	0.316	0.431	0.531	0.632	0.746	0.847	0.947
Input Current @ 480V		0.086	0.160	0.230	0.320	0.390	0.460	0.550	0.620	0.690
Optics										
T1	Lumens	5,895	11,786	17,683	23,620	29,771	35,739	41,913	47,656	53,681
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T2	Lumens	5,905	11,805	17,711	23,658	29,818	35,796	41,980	47,732	53,766
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
T2R	Lumens	6,070	12,135	18,206	24,319	30,652	36,797	43,154	49,067	55,270
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	164	167	165	168	167	168	168	168
T3	Lumens	5,963	11,922	17,887	23,892	30,114	36,151	42,396	48,206	54,300
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	161	164	163	165	164	165	165	165
T3R	Lumens	6,118	12,231	18,350	24,511	30,894	37,087	43,494	49,454	55,706
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	154	166	168	167	169	168	169	169	169
T4FT	Lumens	5,890	11,775	17,667	23,599	29,744	35,706	41,875	47,613	53,632
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T4W	Lumens	5,948	11,891	17,840	23,830	30,035	36,056	42,285	48,079	54,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	164	165	164	164
SL2	Lumens	5,923	11,842	17,766	23,732	29,912	35,908	42,111	47,882	53,935
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	160	163	161	164	163	164	164	164
SL3	Lumens	5,824	11,644	17,469	23,335	29,412	35,308	41,407	47,081	53,033
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	146	158	160	159	161	160	161	161	161
SL4	Lumens	5,907	11,810	17,718	23,668	29,831	35,811	41,998	47,752	53,789
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
5NQ	Lumens	6,245	12,484	18,731	25,020	31,535	37,857	44,397	50,480	56,862
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	157	169	172	170	173	172	173	172	173
5MQ	Lumens	6,241	12,477	18,719	25,005	31,516	37,834	44,370	50,450	56,827
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	157	169	171	170	173	172	173	172	172
5WQ	Lumens	6,028	12,051	18,080	24,151	30,440	36,542	42,855	48,728	54,887
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	163	166	164	167	166	167	166	167
SLL/SLR	Lumens	5,938	11,871	17,811	23,791	29,986	35,997	42,216	48,001	54,069
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	163	164	164	164
RW	Lumens	6,137	12,268	18,406	24,587	30,989	37,201	43,628	49,606	55,877
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	154	166	169	167	170	169	170	169	170
AFL	Lumens	6,061	12,117	18,179	24,283	30,606	36,742	43,089	48,993	55,187
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	164	166	165	168	167	168	167	167

SB Light Squares, Output Level 3, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		54	101	149	201	250	301	351	400	450
Input Current @ 120V		0.437	0.857	1.259	1.714	2.116	2.518	2.973	3.375	3.776
Input Current @ 208V		0.254	0.498	0.721	0.996	1.219	1.442	1.717	1.940	2.163
Input Current @ 240V		0.223	0.437	0.628	0.874	1.065	1.256	1.501	1.693	1.884
Input Current @ 277V		0.197	0.386	0.550	0.772	0.936	1.100	1.322	1.485	1.649
Input Current @ 347V		0.150	0.292	0.432	0.584	0.724	0.863	1.016	1.155	1.295
Input Current @ 480V		0.111	0.213	0.311	0.427	0.525	0.622	0.738	0.836	0.933
Optics										
T1	Lumens	7,841	15,675	23,517	31,414	39,594	47,531	55,743	63,381	71,393
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	144	155	158	157	159	158	159	159	159
T2	Lumens	7,853	15,700	23,555	31,464	39,657	47,607	55,832	63,482	71,507
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
T2R	Lumens	8,073	16,139	24,214	32,344	40,766	48,938	57,393	65,257	73,507
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	163	164	163	163
T3	Lumens	7,931	15,856	23,789	31,776	40,051	48,080	56,386	64,112	72,217
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	146	157	160	158	161	160	161	160	161
T3R	Lumens	8,137	16,267	24,405	32,599	41,088	49,325	57,846	65,773	74,087
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	161	164	162	165	164	165	165	165
T4FT	Lumens	7,834	15,661	23,496	31,385	39,558	47,488	55,692	63,324	71,329
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	144	155	158	156	159	158	159	158	159
T4W	Lumens	7,910	15,814	23,726	31,693	39,946	47,953	56,238	63,944	72,027
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	157	159	158	160	159	160	160	160
SL2	Lumens	7,878	15,749	23,629	31,562	39,781	47,756	56,006	63,681	71,731
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	156	158	157	159	159	160	159	159
SL3	Lumens	7,746	15,486	23,234	31,035	39,117	46,958	55,070	62,616	70,532
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	153	156	155	157	156	157	157	157
SL4	Lumens	7,857	15,707	23,565	31,477	39,674	47,627	55,855	63,509	71,538
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
5NQ	Lumens	8,305	16,604	24,911	33,275	41,940	50,348	59,046	67,137	75,624
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	153	165	167	166	168	167	168	168	168
5MQ	Lumens	8,300	16,594	24,896	33,255	41,915	50,318	59,010	67,097	75,578
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	153	164	167	166	168	167	168	168	168
5WQ	Lumens	8,017	16,027	24,046	32,120	40,484	48,600	56,996	64,806	72,998
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	147	159	161	160	162	162	163	162	162
SLL/SLR	Lumens	7,897	15,788	23,687	31,641	39,880	47,875	56,146	63,839	71,909
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	145	156	159	158	160	159	160	160	160
RW	Lumens	8,162	16,317	24,480	32,699	41,215	49,476	58,024	65,975	74,315
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	150	162	164	163	165	164	166	165	165
AFL	Lumens	8,061	16,115	24,177	32,295	40,705	48,865	57,307	65,160	73,397
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	148	160	162	161	163	162	164	163	163

SB Light Squares, Output Level 4, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		80	148	218	294	365	440	513	585	658
Input Current @ 120V		0.638	1.234	1.840	2.469	3.094	3.680	4.349	4.934	5.519
Input Current @ 208V		0.367	0.705	1.045	1.410	1.779	2.090	2.513	2.824	3.135
Input Current @ 240V		0.320	0.614	0.913	1.227	1.567	1.827	2.220	2.480	2.740
Input Current @ 277V		0.280	0.537	0.813	1.075	1.402	1.626	1.992	2.215	2.439
Input Current @ 347V		0.219	0.430	0.640	0.897	1.089	1.280	1.537	1.729	1.920
Input Current @ 480V		0.160	0.313	0.479	0.700	0.829	0.958	1.179	1.308	1.437
Optics										
T1	Lumens	10,654	21,299	31,955	42,684	53,800	64,585	75,742	86,121	97,008
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	147	145	147	147	148	147	147
T2	Lumens	10,671	21,333	32,006	42,752	53,886	64,688	75,863	86,258	97,162
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	147	148
T2R	Lumens	10,969	21,929	32,901	43,948	55,392	66,496	77,984	88,670	99,879
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	149	151	150	152	151	152	152	152
T3	Lumens	10,777	21,545	32,324	43,177	54,420	65,329	76,616	87,114	98,127
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
T3R	Lumens	11,056	22,103	33,161	44,295	55,830	67,022	78,600	89,371	100,668
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	139	150	152	151	153	152	153	153	153
T4FT	Lumens	10,644	21,280	31,926	42,646	53,751	64,526	75,674	86,043	96,920
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	146	145	147	147	148	147	147
T4W	Lumens	10,748	21,488	32,239	43,063	54,277	65,158	76,414	86,885	97,869
	BUG Rating	B2-U0-G2	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
SL2	Lumens	10,704	21,400	32,106	42,886	54,054	64,890	76,100	86,528	97,467
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
SL3	Lumens	10,525	21,042	31,570	42,169	53,151	63,805	74,828	85,082	95,837
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	132	143	145	144	146	145	146	145	146
SL4	Lumens	10,675	21,342	32,020	42,771	53,908	64,715	75,895	86,295	97,204
	BUG Rating	B2-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
5NQ	Lumens	11,285	22,561	33,849	45,214	56,988	68,412	80,230	91,224	102,756
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	142	153	155	154	156	155	156	156	156
5MQ	Lumens	11,278	22,547	33,828	45,187	56,954	68,371	80,182	91,169	102,694
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	142	153	155	154	156	155	156	156	156
5WQ	Lumens	10,893	21,778	32,673	43,644	55,009	66,037	77,445	88,057	99,189
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	148	150	149	151	150	151	151	151
SLL/SLR	Lumens	10,731	21,453	32,186	42,993	54,189	65,051	76,290	86,743	97,709
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	145	148	146	149	148	149	148	148
RW	Lumens	11,090	22,171	33,263	44,431	56,001	67,228	78,842	89,645	100,978
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	139	150	153	151	153	153	154	153	153
AFL	Lumens	10,953	21,897	32,852	43,882	55,309	66,397	77,868	88,538	99,730
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	148	151	149	152	151	152	151	152

Backlight Control Optics, Output Level 1, 4000K CCT, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		29	56	82	108	136	162	193	218	245
Input Current @ 120V		0.247	0.469	0.680	0.939	1.150	1.361	1.619	1.829	2.041
Input Current @ 208V		0.144	0.273	0.396	0.546	0.669	0.792	0.942	1.070	1.188
Input Current @ 240V		0.126	0.240	0.348	0.480	0.588	0.696	0.828	0.944	1.045
Input Current @ 277V		0.111	0.212	0.310	0.424	0.522	0.620	0.734	0.844	0.929
Input Current @ 347V		0.087	0.160	0.240	0.319	0.400	0.481	0.559	0.650	0.721
Input Current @ 480V		0.066	0.118	0.177	0.237	0.295	0.354	0.414	0.483	0.532
Optics		**SA1A**	**SA2A**	**SA3A**	**SA4A**	**SA5A**	**SA6A**	**SA7A**	**SA8A**	**SA9A**
T2BC	Lumens	3,639	7,299	10,947	14,537	17,743	21,263	24,840	28,510	32,106
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4
	Lumens per Watt	125	131	134	135	130	131	129	131	131
T3BC	Lumens	3,824	7,670	11,504	15,276	18,645	22,344	26,103	29,960	33,739
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5
	Lumens per Watt	132	137	141	142	136	137	135	138	138
T4BC	Lumens	3,698	7,417	11,125	14,772	18,030	21,607	25,242	28,972	32,626
	BUG Rating	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	128	133	137	138	132	133	131	133	133
RBC	Lumens	3,327	6,673	10,008	13,290	16,221	19,439	22,709	26,065	29,352
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4
	Lumens per Watt	115	120	123	124	119	119	118	120	120
LBC	Lumens	3,327	6,673	10,008	13,290	16,221	19,439	22,709	26,064	29,352
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4
	Lumens per Watt	115	120	123	124	119	119	118	120	120

Backlight Control Optics, Output Level 2, 4000K CCT, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		39	73	106	144	179	213	249	283	314
Input Current @ 120V		0.320	0.610	0.890	1.220	1.500	1.781	2.110	2.385	2.671
Input Current @ 208V		0.185	0.352	0.513	0.704	0.865	1.027	1.217	1.380	1.540
Input Current @ 240V		0.161	0.307	0.449	0.615	0.756	0.898	1.064	1.210	1.347
Input Current @ 277V		0.141	0.270	0.395	0.539	0.665	0.790	0.934	1.069	1.185
Input Current @ 347V		0.111	0.207	0.314	0.414	0.522	0.629	0.729	0.847	0.943
Input Current @ 480V		0.083	0.152	0.229	0.303	0.380	0.457	0.532	0.620	0.686
Optics		**SA1B**	**SA2B**	**SA3B**	**SA4B**	**SA5B**	**SA6B**	**SA7B**	**SA8B**	**SA9B**
T2BC	Lumens	4,549	9,135	14,026	17,976	22,214	26,621	31,146	35,647	39,532
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5
	Lumens per Watt	118	125	132	125	124	125	125	126	126
T3BC	Lumens	4,780	9,599	14,739	18,890	23,344	27,975	32,730	37,460	41,542
	BUG Rating	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	124	132	139	131	131	131	131	132	133
T4BC	Lumens	4,622	9,282	14,253	18,267	22,574	27,052	31,650	36,224	40,172
	BUG Rating	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	119	128	134	127	126	127	127	128	128
RBC	Lumens	4,159	8,351	12,823	16,434	20,309	24,338	28,475	32,590	36,141
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5
	Lumens per Watt	107	115	121	114	114	114	114	115	116
LBC	Lumens	4,158	8,351	12,822	16,434	20,308	24,337	28,474	32,589	36,140
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5
	Lumens per Watt	107	115	121	114	114	114	114	115	116

Backlight Control Optics, Output Level 3, 4000K CCT, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		50	96	140	190	236	283	330	377	417
Input Current @ 120V		0.427	0.803	1.176	1.606	1.979	2.352	2.782	3.155	3.528
Input Current @ 208V		0.248	0.465	0.672	0.929	1.136	1.343	1.601	1.808	2.015
Input Current @ 240V		0.218	0.407	0.586	0.814	0.993	1.171	1.399	1.578	1.757
Input Current @ 277V		0.192	0.359	0.512	0.718	0.872	1.025	1.231	1.384	1.537
Input Current @ 347V		0.144	0.286	0.418	0.573	0.704	0.836	0.991	1.122	1.253
Input Current @ 480V		0.108	0.209	0.301	0.418	0.510	0.602	0.719	0.811	0.903
Optics		**SA1C**	**SA2C**	**SA3C**	**SA4C**	**SA5C**	**SA6C**	**SA7C**	**SA8C**	**SA9C**
T2BC	Lumens	5,676	11,326	16,920	22,428	27,616	33,094	38,563	43,758	49,195
	BUG Rating	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	113	118	121	118	117	117	117	116	118
T3BC	Lumens	5,965	11,902	17,780	23,568	29,020	34,777	40,524	45,983	51,697
	BUG Rating	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	119	124	127	124	123	123	123	121	124
T4BC	Lumens	5,768	11,509	17,194	22,791	28,063	33,630	39,187	44,466	49,992
	BUG Rating	B0-U0-G2	B0-U0-G3	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	115	120	122	120	119	119	119	117	120
RBC	Lumens	5,189	10,355	15,468	20,504	25,247	30,255	35,255	40,004	44,976
	BUG Rating	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	103	108	110	108	107	107	107	106	108
LBC	Lumens	5,189	10,354	15,468	20,503	25,246	30,255	35,255	40,004	44,975
	BUG Rating	B0-U0-G2	B0-U0-G2	B0-U0-G3	B0-U0-G3	B0-U0-G4	B0-U0-G4	B0-U0-G5	B0-U0-G5	B0-U0-G5
	Lumens per Watt	103	108	110	108	107	107	107	106	108

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

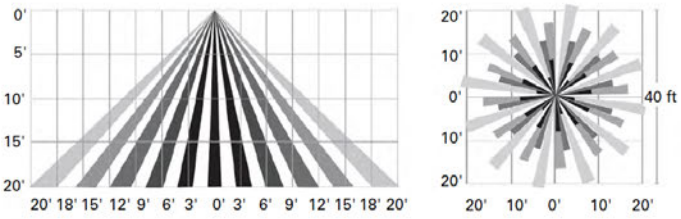
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

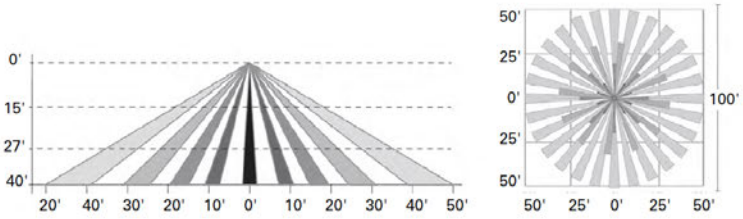
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Exhibit 14

Performance Standards

Exhibit 14

Performance Standards

§145-75-Wells Land Use Code

The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.

A. Traffic.

Please see the provided traffic memorandum in Exhibit 5 for more information.

B. Dust, fumes, vapors and gases.

There are no harmful dust, fumes, vapors or gas emissions expected as a result of this project, nor any that would soil or stain nearby property. This standard is not applicable.

C. Odor.

There are no harmful or offensive odors expected as a result of this project. This standard is not applicable.

D. Glare.

There is no expected strong, dazzling light or reflection expected, nor onto any neighboring lots impairing nearby drivers. Please see the lighting information included in the application.

E. Stormwater runoff.

Please review the enclosed Stormwater Management Narrative and the plan set for more information on stormwater runoff.

F. Erosion control.

Please review the enclosed Stormwater Management Narrative and the erosion control details & notes in the plan set for more information on erosion control relating to the site.

G. Setbacks and screening

Please see the site plan, where on-site setbacks, and buffers are displayed in greater detail.

H. Explosive materials

There are no highly flammable or explosive liquids, solids or gases expected to be stored in bulk above ground. However, should it become necessary, storage will be compliant with NFPA standards.

I. Water quality

There are no aboveground for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials. The project will connect to the municipal sewer system of the Wells Sanitary District and will not have a subsurface disposal system. Dumpsters will be enclosed as shown in the plan set.

J. Preservation of landscape.

Please see the grading plan for adjustments to on-site grades, and the landscape plan for any tree clearing done on-site.

K. Refuse disposal.

Disposal of all waste will be through a dumpster proposed on the property. Necessary provisions will be taken to handle dental waste.

L. Water supply

Please see the water capacity correspondence included within this application with the KK&W Water District.

M. Sewage disposal

Please see the sewer capacity/ability to serve correspondence with the Wells Sanitary District enclosed within this application.

N. Fire safety

Please see the site plan/turning movement templates for fire vehicle/equipment access. The building will be designed and constructed according to applicable NFPA criteria. There is a fire hydrant on Post Road approximately 25 feet north of the property.

March 19, 2026

Shannon L. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, ME 04090

Site Plan Application
The Majestic Regency Resort
102 Post Road, Map 105 Lot 6

Hello Shannon and planning board,

On behalf of the Majestic Regency Resort, we are pleased to submit this request for the extension of the Site Plan Review for an existing motel located at 102 Post Road. Seven (7) two-story motel buildings, five (5) single-story outbuildings, one (1) two-story outbuilding, a garage, and an office occupy the site. The property is located in the General Business District (GB) on Tax Map 105, as Lot 6.

The applicants and their team have been diligently working towards the comments provided by the planning staff. As part of the response to comments, we are required to pick up additional information in the survey to complete the comment response. Due to the inclement weather, we have been unable to survey the property until after the submission dates for the recent meetings. We anticipate having the required materials submitted to the staff shortly after the March 23rd meeting.

We respectfully request that the site plan review be extended so we may provide a complete response to the comments for the staff and planning board review. The Majestic Regency is looking forward to working with the Town staff and the Planning Board to review this project. In the meantime, if you or your staff have any comments on this application or require additional information, please do not hesitate to contact me. Email: [redacted], Ph: 207-200-2086. Thank you for your time and consideration.

Sincerely,
SEBAGO TECHNICS



Henry Hess, RLA
Project Manager
Maine Licensed Landscape Architect

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 20, 2026

Re: Majestic Regency Resort – Tax Map 105, Lot 6

The applicant has requested an extension, see attached letter. It is recommended a 30 or 60 day extension be considered by the Planning Board.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 17, 2026

Re: Burnt Mill Subdivision Amendment – Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Tax Map 63, Lots 7-62 and 7-95 to 7-103

The applicant has requested that the Planning Board postpone scheduling the site walk for Burnt Mill Subdivision. See attached email.

Thank you.

Shannon Belanger

From: Ken Wood [redacted] >
Sent: Tuesday, March 17, 2026 11:45 AM
To: Shannon Belanger; Ben Omensky; Chris Wilber; Admin
Cc: Mike Livingston; Sarah Wood
Subject: RE: Wells PB Agenda 3/23/26 - Burnt Mill Subdivision Amendment
Attachments: 03-23-26 PB Agenda.docx

Caution: This is an external email that originated from a domain outside of Town of Wells. Do not click links or open attachments unless you recognize sender and know the content is safe.

** CAUTION EXTERNAL EMAIL **

Good Morning Shannon – Thank you for the discussion on Burnt Mill, I (as always) appreciate your assistance and guidance. I briefly summarized that the development team will be proposing a change for the multi-family development in the southern portion of the development that we had previously submitted to the Board and is the subject of Agenda Item 3 for this Monday's Planning Board meeting.

We are designing a residential cluster development in place of the multi-family development – we will be maintaining the current approved density with the design, I believe. Prior to presenting to the board, we will schedule a staff review with Mike Livingston and you. I don't believe it would be useful for the Board to schedule a site walk until we submit the amendment – accordingly, I'd respectfully request that this item be tabled for the time being. Best & thanks, Shannon.

Ken

Kenneth A. Wood, P.E.
President
ATTAR
ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 State Road
Eliot, ME 03903
Phone: (207) 439-6023
Fax: (207) 439-2128

www.attarengineering.com

From: Shannon Belanger <Sbelanger@wellstown.org>
Sent: Monday, March 16, 2026 10:36 AM
To: Ben Omensky [redacted] >; Chris Wilber [redacted] >; Ken Wood [redacted] >; Admin [redacted] >
Cc: Mike Livingston <mlivingston@wellstown.org>
Subject: Wells PB Agenda 3/23/26 - Burnt Mill Subdivision Amendment

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 17, 2026

Re: Brookside Farm II Subdivision – Tax Map 69, Lot 8 and portion of Map 76, Lot 35 and Map 69, Lot 7

The applicant has requested that the Planning Board schedule a site walk of the property.

Thank you.

Shannon Belanger

From: Craig Burgess <[redacted]
Sent: Tuesday, March 3, 2026 2:38 PM
To: Mike Livingston; Shannon Belanger
Cc: Eleanor Roberts; Dana A Libby; Jason Labonte
Subject: RE: Brookside II - review

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** CAUTION EXTERNAL EMAIL **

Hi Mike and Shannon,
With April 1st approaching, Planning Board site walks will soon be underway. I realize there is still a significant amount of snow on the ground. Should we plan to discuss Brookside II at the April 6th meeting, and if so, will a formal request be required?

Thank you,

Craig Burgess, PE
Senior Project Manager, Licensed in Maine

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104

Instagram | Acorn's LinkedIn | Craig's LinkedIn | Email | Website

B. 207.775.2655
C. 207.837.1092

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From: Mike Livingston <mlivingston@wellstown.org>
Sent: Wednesday, December 3, 2025 5:44 PM
To: Craig Burgess <[redacted]; Jason Labonte <[redacted]>; Shannon Belanger <Sbelanger@wellstown.org>
Cc: Eleanor Roberts <[redacted]; Dana A Libby <[redacted]>
Subject: RE: Brookside II - review

Hi Craig:

Those are the significant changes for this amendment. Other buffer and Open Space requirements changed but may not impact Phase II due to not being on a Town street.

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

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Assistant Planner	*sbelanger@wellstown.org*

Site Plan Amendment Application Memo

Date: March 18, 2026

To: Planning Board

From: Planning Office

Re: 526 Post Road – Map 27, Lot 10-EXE (to become Lot 10).

Project Description:

Werner Gilliam of Walsh Engineering has submitted a site plan amendment application on behalf of the owner, The Grace Group, LLC. The application seeks approval to divide the existing school onto a 1.32 acre lot from the 8.15 acre parcel. The existing school use shall remain on a 1.32 acre parcel with 31 parking spaces. The school use has an accessory shed and playground. The building is 6,205 SF in gross floor area. The property is located at 526 Post Road and is served by public sewer and public water. Tax Map 27, Lot 10-EXE. (to become Lot 10).

§ 145-74. Review and approval process.

D. Planning Board review process.

(1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Application submitted on 1/13/26. Planning Board received the application on 1/26/26**

(2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the

requirements of Articles **V**, **VI** and **VII**. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § **145-77**. The Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met. **Abutters mailed notice of application on 1/15/26**

(3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **To be determined**

(4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **To be determined**

(5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **To be determined**

(a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.

(b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing. **To be determined**

(c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board.

(d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.

(e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.

(6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § **145-75** and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **To be determined**

Recommendations and conclusions:

1. The Planning Board to consider the following:
    a. Workshop and comment on the following Article V, VI and draft completeness review comments:
        i. Landscaping/ screening to be determined after public hearing is held.
        ii. Stormwater:
            1. Town Engineer to review stormwater analysis and design.
            2. Proposed contours and grading are identified on the site plan sheets. Proposed grading and drainage system design provided. To be reviewed.
            3. Stormwater Report provided.
        iii. Updated boundary plan provided. Markups recommended.
        iv. Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility and stormwater? Metes and bounds provided. Legal document draft not provided.
        v. Utilities plans provided. To be reviewed.
        vi. Traffic Assessment dated 2/9/26 provided.
            1. The school use with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)
            2. Condominium units require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips.
            3. Total daily trips to use the Arundel Lane right of way that is proposed is 225 daily trips. (66 + 159 = 225 daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2).
            4. The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).
            5. Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:
                a. Reducing the number of students from 34 to 28. (132 daily trips). (132 + 66= 198 daily trips).
                b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).
            6. A redesign of the traffic flow with a one-way restriction has been recommended to minimize stacking in to Arundel Lane and Route 1.

b. Planning Board to appoint the Planning Office completeness agent so a public hearing can be scheduled once complete or continue the workshop.

Project Name/District:	526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE	Date of Review:	01-21-26; 3/18/26
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: **[Amended 6-12-2012]**	**Y**				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	**Y**				Applicant name and address noted. Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	**Y**				Existing lot coverage is 42,111 SF or 12% of the 8.15 acre parcel. Proposed lot coverage is 29,946 SF or 52% of the 1.32 acre parcel that is proposed. Building floor area/ gross area is 6,205 SF. Shed is 120 SF.

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	**Y***				A boundary plan of the existing 8.15 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 5-28-25 was provided. The 8.15 acre parcel is proposed to be divided and the school to remain on 1.32 acres. An updated boundary plan depicting the 1.32 acre parcel, the 50' wide Arundel Lane right of way, and 6.83 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 2/16/2026 was provided. **Plan markups recommended, to be addressed.**
	(4)	All existing and proposed setback dimensions.	**Y***				15' lot line setbacks shown. 40' lot line setback from Route One shown. **25' lot line setback from Arundel Lane ROW proposed, Per 145-35.O to be reduced to 15'.**
	(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	**Y***				Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. See note 14 on C2.0. No changes to lighting proposed. Existing building mounted lights and light pole near playground are identified.
	(6)	The type, size and location of all incineration devices.			**NA**		No such devices exist nor are proposed.

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			**NA**		No such machinery identified or proposed.
	(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	**Y***				No wetlands identified. Existing and proposed utilities identified on sheet C3.0 The school has underground electrical connection from existing utility pole located near the northeasterly lot corner along Route One. **Town Engineer to review stormwater runoff analysis and design.** **Preliminary review indicates some remodeling is needed. Overall design method appears good.** **Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.** Existing and proposed sewer lines and water lines shown on C3.0. **To be reviewed.** An existing significant fiber optic line identified on the east side of Route One at this location.
	(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	**Y***				Existing one foot contours are identified on C1.0. Proposed one foot contours and grading are depicted on C3.1. **Proposed grading and drainage system design to be reviewed.**

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	**Y**				The Route One Corridor plan requires a bike lane on the west side of Route One and a sidewalk on the east side of Route One. See plan note 23 that states the property falls within the Route One Corridor study area for bike lane installation. A bike lane within Route One currently exists. Existing fence heights and types are identified. Proposed 6' tall solid fencing along westerly boundary to be located on the school property. Proposed road within Arundel Lane to be widened to 34' wide.

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	**Y***				A 15 foot wide landscaped buffer is required along Route One. This buffer shall consist of 4 existing shade trees. **Planning Board to consider if this buffer is suitable after a public hearing is determined.** A 15 foot wide landscaped buffer is required along Arundel Lane. Two shade trees 3" in diameter at breast height are proposed. **Planning Board to consider if this buffer is suitable after a public hearing is determined.** This property abuts a church to the north. No visual screen is required. A 6' tall solid fence was approved to screen the school playground. The residential lot to the west is proposed to be screened by a 6' tall solid fence. **Planning Board to consider if this is suitable after a public hearing is determined.**
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		**N**			Arundel Lane is a new street ROW proposed. **Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility and stormwater.** Draft legal descriptions provided **and to be reviewed.** Metes and bounds provided. **Proposed legal conveyances not provided.** **Stormwater Easement for the detention pond may require easement area to be identified on boundary plan?**

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	**Y**				Route One (66' wide ROW) and Arundel Lane (50' wide ROW) identified. Elmere Road identified (33' wide ROW).
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	**Y**				All abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	**Y**				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	**Y**				Quitclaim Deed Book 19672, Page 20 provided.
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			**NA**		
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	**Y**				Existing dumpster area to be eliminated. No new dumpster location is proposed. 120 SF shed is identified on the property. No outside storage of materials identified on the plan.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			**NA**		Property served by public sewer. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from WSD is not applicable on 2/23/26.
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			**NA**		Property served by public water. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from KKWWD is not applicable on 2/23/26.

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:				W*	No change in use is proposed. A total of 31 parking spaces are proposed on the property. 18 spaces are being eliminated. **The school use with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)** **The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1. The school use and the subdivision shall use the Arundel Lane right of way that is proposed off Route One.** **A redesign of the traffic flow with a one-way restriction has been recommended to minimize stacking in to Arundel Lane and Route 1.** **Condominium units require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips. 66 + 159 = 225 daily trips using Arundel Lane.** **6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail would require 22 parking spaces and appears it would be well below the 133 trip per day threshold.** **Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips). Estimated traffic data for each use would be needed.**

Project Name/District: 526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. **[Amended 4-27-2007]**	**Y***				Best management practices for soil erosion and sedimentation control are a standard condition of approval. **Grading and erosion control plan provided. To be reviewed.**
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. **[Added 4-27-2007]**	**Y***				**Town Engineer to review stormwater runoff analysis and design.** **Preliminary review indicates some remodeling is needed. Overall design method appears good.** **Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.**
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. **[Added 4-27-2007]**					
	Chapter 201, Article IV. Sidewalk Development.	**Y**				See plan note 23.

Project Name/District:	526 Post Road School / General Business District – Tax Map 27, Lot 10-EXE	Date of Review:	01-21-26; 3/18/26
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 3/18/26.

Kimball Survey & Design, Inc.
Professional Land Surveying
30 Frost Hill Road York, ME 03909
Phone: (207) 351-0226
www.KimballLandSurveying.com

Proposed Legal Description

Prepared for
Walsh Engineering Associates, Inc.
One Karen Drive #2A
Westbrook, Maine 04092

Proposed Access/Utility/Drainage/Grading Easement

March 9, 2026

Proposed Easement

An easement for access, utility, drainage, and grading over remaining land of Morrison Center, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled “Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine” by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE N64°18’53”W along remaining land of Morrison Center a distance of 32.20 feet to the True Point of Beginning;

THENCE through remaining land of Morrison Center the following courses:

N00°34’36”E a distance of 16.57 feet to a point;

N31°23’43”E a distance of 90.62 feet to a point;

N61°23’42”W a distance of 24.41 feet to a point;

S29°29’44”W a distance of 82.96 feet to a point;

S80°29’21”W a distance of 41.00 feet to a point on the northeasterly sideline of the proposed Arundel Lane right-of-way;

THENCE S64°18’53”E along the northeasterly sideline of the proposed Arundel Lane right-of-way a distance of 61.41 feet to the point of beginning.

526 Post Road

526 Post Road (US Route 1)
Wells, Maine 04090

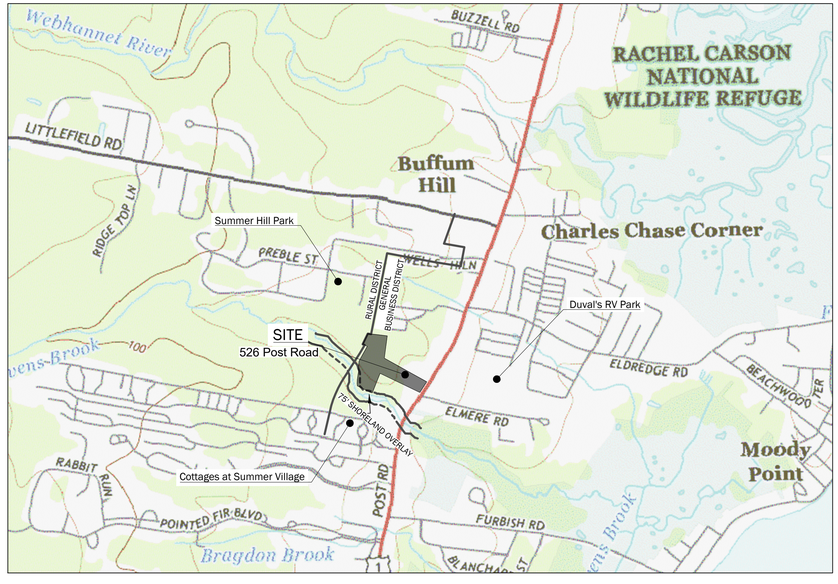
Prepared For:

The Grace Group, LLC
P. O. Box 2021
North Chelmsford, Massachusetts 01863

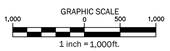
TOWN OF WELLS SITE PLAN AMENDMENT

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com







DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	BOUNDARY SURVEY MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
	AMENDED LAYOUT, LIGHTING AND PLANTING PLAN PREPARED BY MITCHELL & ASSOCIATES
	DIVISION OF LAND MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C3.1	GRADING PLAN
C3.2	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	STORMWATER DETAILS

Submissions:

TYPE	JURISDICTION	DATE	STATUS
SITE PLAN AMENDMENT APPLICATION	TOWN OF WELLS	JANUARY 16, 2025	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED

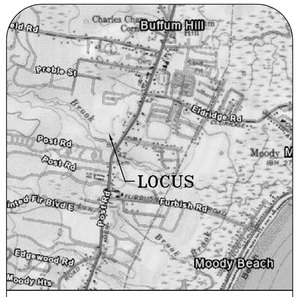
Record Owner:

THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
LOT 10-EXE

W:\2025 526Post Road Wells\2 CAD\ 2025 Base.dwg [Layout] date: 3/13/2026 1:44 PM



LOCUS MAP
SCALE: 1" = 1000'

N

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

3/4" 0.8'A.G.
S82°49'35"E 46.74'
DRILL HOLE
S84°05'47"E 89.43'
S83°15'23"E 137.75'
5/8" 0.7'A.G.
N22°56'26"E 164.11'
3/4" 0.8'A.G.
N86°51'03"W 70.63'
3/4" 0.8'A.G.
313.98'
S07°20'17"W
5/8" 0.4'A.G.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

N29°20'30"E 241.07'
1-1/2" 1.4'A.G.
N02°35'08"E 59.18'
5/8" 0.6'A.G.
5/8" 0.2'A.G.
N02°46'39"E 86.49'
1-1/4" 1.2'A.G.
N08°21'09"E 111.54'
N03°29'39"E 54.20'
N11°25'40"W 33.80'
200.38'
N63°45'20"W
29.98'
N71°59'35"W
5/8" POST ROAD 0.7'A.G.

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

5/8" POST ROAD 0.5'A.G.
2.0'A.G.
615.05'
N64°18'33"W
S21°41'38"W 294.77'
S60°32'10"E 877.22'
PAVED PARKING
FENCE
SHED
1 STORY BUILDING
PAVED DRIVE
UTILITY POLE SERVICING ABUTTER SEE NOTE 7.A.
OHU
2" FLUSH
SPIKE 0.1'B.G.
S35°03'54"W 176.80'
SIGN
5/8" 0.1'B.G.
WW
POST ROAD/U.S. ROUTE 1

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

0 50' 100' 200'

NORTH
GRID

LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
W	WATER VALVE
	LIGHT POLE
	SIGN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STONE WALL
OHU	OVERHEAD UTILITIES
D	DRAIN/CULVERT
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
   B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
   C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. STP-6705(00)X" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
   E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JORGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
   F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
   G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
   H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
   I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE
ISAIAH F. KIMBALL
PLS 2309
PROFESSIONAL LAND SURVEYOR

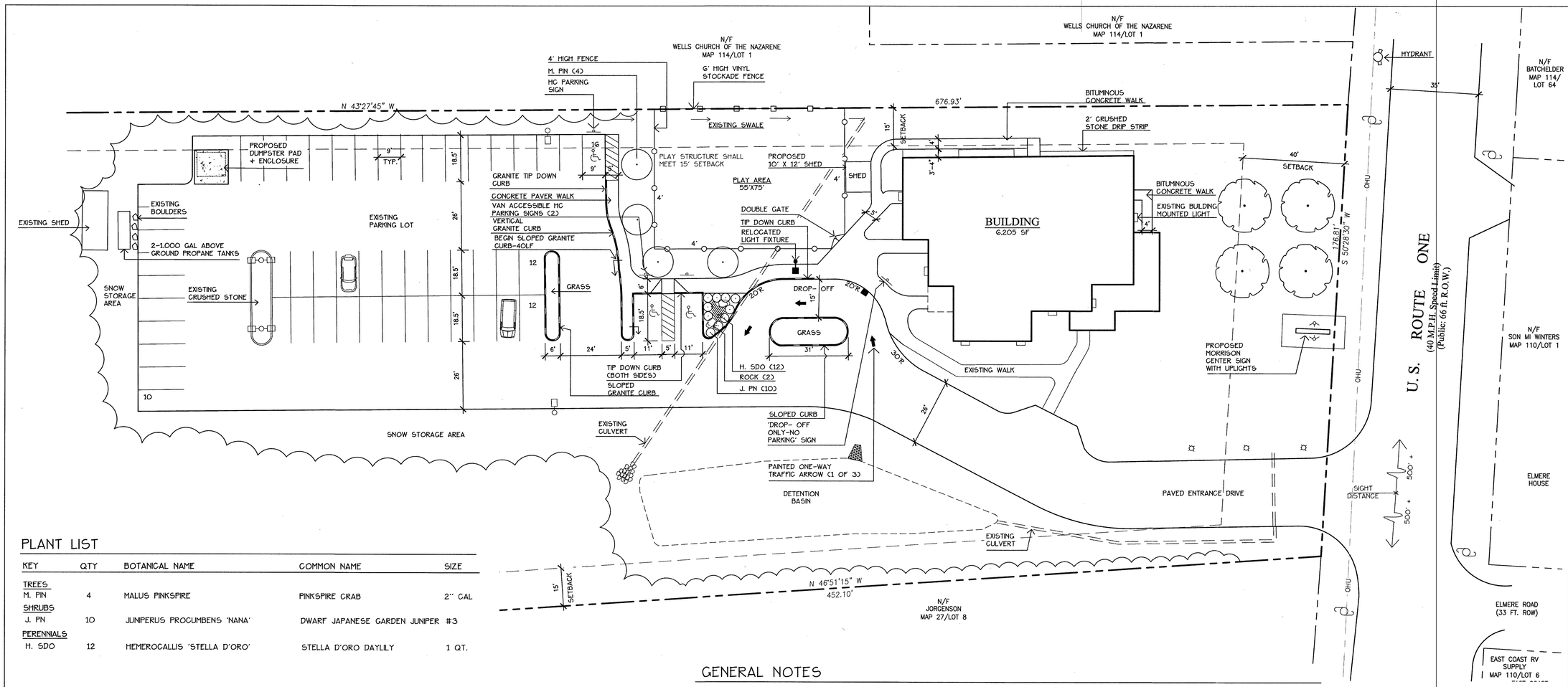
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLANDSURVEYING.COM
WWW.KIMBALLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE: MAY 28, 2025
PROJECT NO. 2627
SCALE: 1" = 50'
CAD FILE: 2627.dwg

SHEET 1 OF 1



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
M. PIN	4	MALUS PINKSPIRE	PINKSPIRE CRAB	2" CAL
SHRUBS				
J. PN	10	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	#3
PERENNIALS				
H. SDO	12	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 QT.

STANDARD CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. (a145-74FC1J)
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. ANY APPROVAL MAY INCLUDE A PHASING PLAN WHICH WOULD ALLOW THE ISSUANCE OF BUILDING PERMITS FOR A MULTI-BUILDING PROJECT TO BE PHASED ACCORDING TO A PROPOSED TIME SCHEDULE. (a145-74FC2J).
4. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. (a145-74GC1XBJJ)
5. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN. INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN a145-G4. (a145-79AJ)
6. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES. DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE. AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN a145-G4. (a145-79BJ
7. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES (a145-75FJ)
   (AJ) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (BJ) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (CJ) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (DJ) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
   (EJ) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
   (FJ) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
   (GJ) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (HJ) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (IJ) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (JJ) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (KJ) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
8. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
9. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
10. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
11. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
12. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
13. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
14. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
15. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
16. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
17. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES

1. APPLICANT: MORRISON DEVELOPMENTAL CENTER
   GO CHAMBERLAIN ROAD
   SCARBOROUGH, MAINE 04070
2. OWNER: KKRS PROPERTIES, L.L.C.
   1 WINTERBERRY LANE
   YORK, MAINE 03909
3. ZONING DISTRICT: GENERAL BUSINESS (GB) FOR 1,000 FEET BACK FROM ROUTE ONE AND 75 FOOT SHORELAND OVERLAY DISTRICT.
4. TOTAL SITE AREA: 8.15 ACRES (355,014 SF)
5. BOOK + PAGE: BOOK 10571, PAGE 051
6. TAX MAP + LOT NO: MAP 27, LOT 10
7. DIMENSIONAL REQUIREMENTS (GENERAL BUSINESS DISTRICT):

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	355,014 SF
MINIMUM LOT FRONTAGE	100 FEET	676.93 FEET
MIN. SETBACK STATE HIGHWAY	40 FEET	176.81 FEET
MIN. SETBACK LOT LINE	15 FEET	69 FEET
MAXIMUM BUILDING HEIGHT	34 FEET	20 FEET
MAXIMUM LOT COVERAGE	65 PERCENT	10.7 PERCENT

8. EXISTING CONDITIONS, ELEVATIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'SUNDOG STEAK + SEAFOOD COMPANY, LANDSCAPING PLAN' PREPARED BY LOUIS BERGER + ASSOCIATES, INC. DATED SEPTEMBER 1997.
9. BUILDING SUMMARY:
   EXISTING GROSS FLOOR AREA: 6,205 SF
   PROPOSED GROSS FLOOR AREA: 6,205 SF
10. PARKING SUMMARY:
    7 CLASSROOMS (3 SPACES X 7 ROOMS) =21 SPACES
    34 STUDENTS (1 SPACE PER 5 STUDENTS) = 7 SPACES
    TOTAL REQUIRED SPACES 28 SPACES
    PROPOSED PARKING 52 SPACES
11. PROJECT INFORMATION:
    PROPOSED USE: SCHOOL
    WATER: PUBLIC WATER
    SEWER: PUBLIC SEWER
    EXISTING LOT COVERAGE: 43,080 SF OR 12.1 PERCENT
    PROPOSED LOT COVERAGE: 38,141 SF OR 10.7 PERCENT
12. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 145-40 OF THE WELLS LAND USE CODE.
13. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL AND SHALL NOT PRODUCE GLARE ONTO ABUTTING LOTS OF RIGHTS OF WAYS AS TO IMPAIR THE VISION OF VEHICULAR TRAFFIC.
14. THE SOUTHWESTERLY BOUNDARY OF THIS PROPERTY IS WITHIN THE 75 FOOT SHORELAND OVERLAY DISTRICT BUT THAT NO DEVELOPMENT EXISTS OR IS PROPOSED WITHIN THIS AREA.
15. A KNOX BOX SHALL BE LOCATED ON THE BUILDING AS APPROVED BY THE WELLS FIRE DEPARTMENT.
16. THE PURPOSE OF THIS AMENDED SITE PLAN IS TO ADD A 10' X 12' SHED TO THE PROPERTY.
17. A NEW DRAINAGE SWALE WAS CONSTRUCTED BETWEEN THE EASTERLY SIDE OF THE PARKING LOT AND THE PLAY AREA IN ORDER TO CAPTURE AND DIVERT STORMWATER RUNOFF FROM FLOWING ACROSS THE PLAY AREA.
18. THE CEO AND TOWN ENGINEER/PLANNER MAY APPROVE THE ADDITION OF SHEDS NOT EXCEEDING 300 SF IN SIZE ON THE PROPERTY.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ABUTTING PROPERTY LINE		
CURB		
UTILITY POLE		
HYDRANT		
BUILDING MOUNTED LIGHT		
OVERHEAD UTILITIES	OHU	
LIGHT POLE FIXTURE		
SIGN		
FENCE		
STOCKADE FENCE		
CULVERT		
CATCHBASIN		

Prepared For:

Morrison Center
PO Box 1539
60 Chamberlain Road
Scarborough, Maine 04070

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

MORRISON CENTER-WELLS

526 Post Road/ U.S. Route One Wells, Maine

Approved: Wells Staff Review Committee
Date: Nov. 12, 2014
Chairman,
Board Members,
APPROVED

Date:
MAY 31, 2013

Revisions:
June 13, 2013: Per Town Review Comments
October 27, 2014: 10' X 12' shed added
November 10, 2014: staff comments

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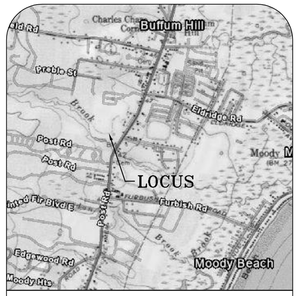
Title: AMENDED LAYOUT, LIGHTING AND PLANTING PLAN

Scale: 1"=20'
0 10 20 40 ft.

North:

Sheet No.: 2

010-800



LOCUS MAP
SCALE: 1" = 1000'

N

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

MAP 27, LOT 10-1
297,531 S.F.
6.83 AC.

REMAINING LAND OF
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
57,385 S.F.
1.32 AC.

PROPOSED ARUNDEL LANE
50' PRIVATE RIGHT-OF-WAY

POST ROAD/U.S. ROUTE 1

3/4" 0.8'A.G.
DRILL HOLE
5/8" 0.7'A.G.
5/8" 0.4'A.G.
1-1/2" 1.4'A.G.
5/8" 0.6'A.G.
5/8" 0.2'A.G.
1-1/4" 1.2'A.G.
5/8" POST ROAD 0.5'A.G.
2.0'A.G.
5/8" POST ROAD 0.7'A.G.
5/8" 0.1'B.G.
2" FLUSH
SPIKE 0.1'B.G.

S82°49'35"E 46.74'
S84°05'47"E 89.43'
S83°15'23"E 137.75'
N22°56'26"E 164.11'
N66°51'03"W 70.63'
N28°07'50"E 241.07'
N02°35'08"E 59.18'
N02°46'39"E 86.49'
N08°21'09"E 111.54'
N03°28'39"E 54.20'
N00°53'27"W 33.80'
N71°59'35"W 29.99'
N65°45'20"W 200.38'
S21°41'36"W 284.77'
N64°18'53"W 163.85'
N64°18'53"W 451.20'
N64°18'53"W 314.07'
S07°20'17"W 313.98'
S60°52'10"E 254.40'
S60°52'10"E 422.82'
S53°03'54"W 126.38'
S53°03'54"W 50.42'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°18'53"W	32.20'
L2	N00°34'36"E	16.57'
L3	N31°23'43"E	90.62'
L4	N61°23'42"W	24.41'
L5	S29°29'44"W	82.96'
L6	S80°29'21"W	41.00'
L7	S64°18'53"E	61.41'
L8	N26°23'27"E	150.76'
L9	N64°18'53"W	50.00'
L10	S25°41'07"W	50.00'

0 50' 100' 200'

NORTH
GRID

LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
W	WATER VALVE
	LIGHT POLE
	SIGN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STONE WALL
OHU	OVERHEAD UTILITIES
D	DRAIN/CULVERT
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND
■	GRANITE MONUMENT TO BE SET

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
   B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
   C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. STP-6705(00)X" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
   E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JORGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
   F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
   G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
   H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
   I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE
ISAIAH F. KIMBALL
PLS 2627
PROFESSIONAL LAND SURVEYOR

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
Morrison Center
526 Post Road
Wells, Maine 04090

Division of Land
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

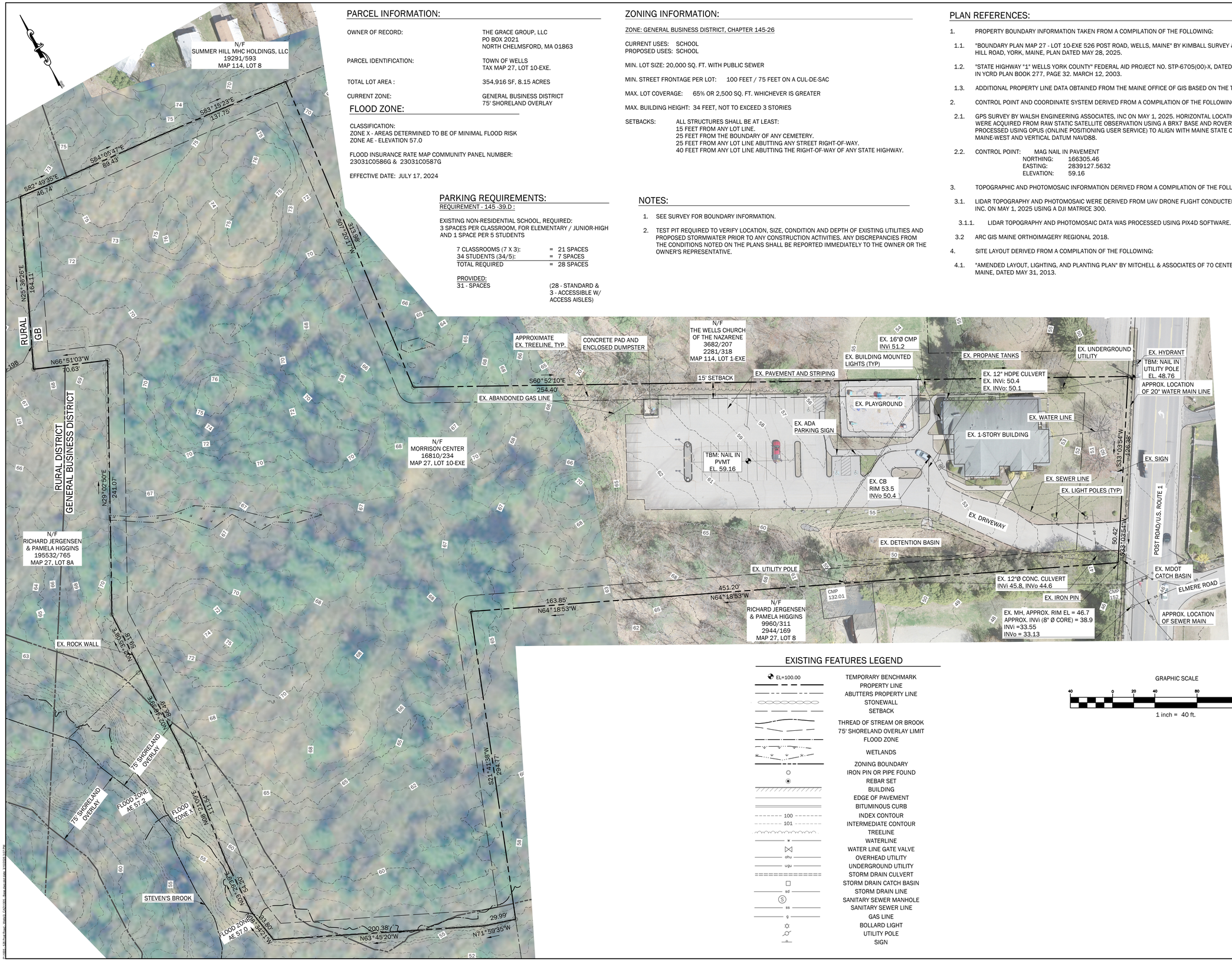
DATE:
FEBRUARY 16, 2026

PROJECT NO.
2627

SCALE:
1" = 50'

CAD FILE:
2627.dwg

SHEET
1 OF 1



PARCEL INFORMATION:

OWNER OF RECORD:	THE GRACE GROUP, LLC PO BOX 2021 NORTH CHELMSFORD, MA 01863
PARCEL IDENTIFICATION:	TOWN OF WELLS TAX MAP 27, LOT 10-EXE.
TOTAL LOT AREA :	354,916 SF, 8.15 ACRES
CURRENT ZONE:	GENERAL BUSINESS DISTRICT 75' SHORELAND OVERLAY

FLOOD ZONE:

CLASSIFICATION:
ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

PARKING REQUIREMENTS:

REQUIREMENT - 145 -39.D :

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH AND 1 SPACE PER 5 STUDENTS

7 CLASSROOMS (7 X 3):	= 21 SPACES
34 STUDENTS (34/5):	= 7 SPACES
TOTAL REQUIRED	= 28 SPACES

PROVIDED:
31 - SPACES (28 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

CURRENT USES: SCHOOL
PROPOSED USES: SCHOOL

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

NOTES:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
   - 1.1. "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.
   - 1.2. "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32. MARCH 12, 2003.
   - 1.3. ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
2. CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
   - 2.1. GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
   - 2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
     NORTHING: 166305.46
     EASTING: 2839127.5632
     ELEVATION: 59.16
3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:
   - 3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.
     - 3.1.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.
   - 3.2 ARC GIS MAINE ORTHOIMAGERY REGIONAL 2018.
4. SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLOWING:
   - 4.1. "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATED MAY 31, 2013.

EXISTING FEATURES LEGEND

EL=100.00	TEMPORARY BENCHMARK
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	STONEWALL
	SETBACK
	THREAD OF STREAM OR BROOK
	75' SHORELAND OVERLAY LIMIT
	FLOOD ZONE
	WETLANDS
	ZONING BOUNDARY
	IRON PIN OR PIPE FOUND
	REBAR SET
	BUILDING
	EDGE OF PAVEMENT
	BITUMINOUS CURB
100	INDEX CONTOUR
101	INTERMEDIATE CONTOUR
	TREELINE
w	WATERLINE
	WATER LINE GATE VALVE
ohu	OVERHEAD UTILITY
ugu	UNDERGROUND UTILITY
	STORM DRAIN CULVERT
	STORM DRAIN CATCH BASIN
sd	STORM DRAIN LINE
S	SANITARY SEWER MANHOLE
ss	SANITARY SEWER LINE
g	GAS LINE
	BOLLARD LIGHT
	UTILITY POLE
	SIGN

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

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ENGINEERING ASSOCIATES, INC.
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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

526 POST ROAD

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MBP/TEF	LLT

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\1005 - 526 Post Road, Wells\5 - CAD\1005 - Base Area and Grid.dwg, 3/10/2026 3:07 PM

DEMOLITION & REMOVALS LEGEND

- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- LIGHT POLE
- SIGN
- EDGE OF LANDSCAPED AREA
- LANDSCAPE/RETAINING WALL
- PAVEMENT EDGE
- PAVEMENT
- TREE
- TREE LINE
- WOOD FENCE

FOR DRAWING LEGEND SEE SHEET C1.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.



GRAPHIC SCALE

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1 inch = 40 ft.

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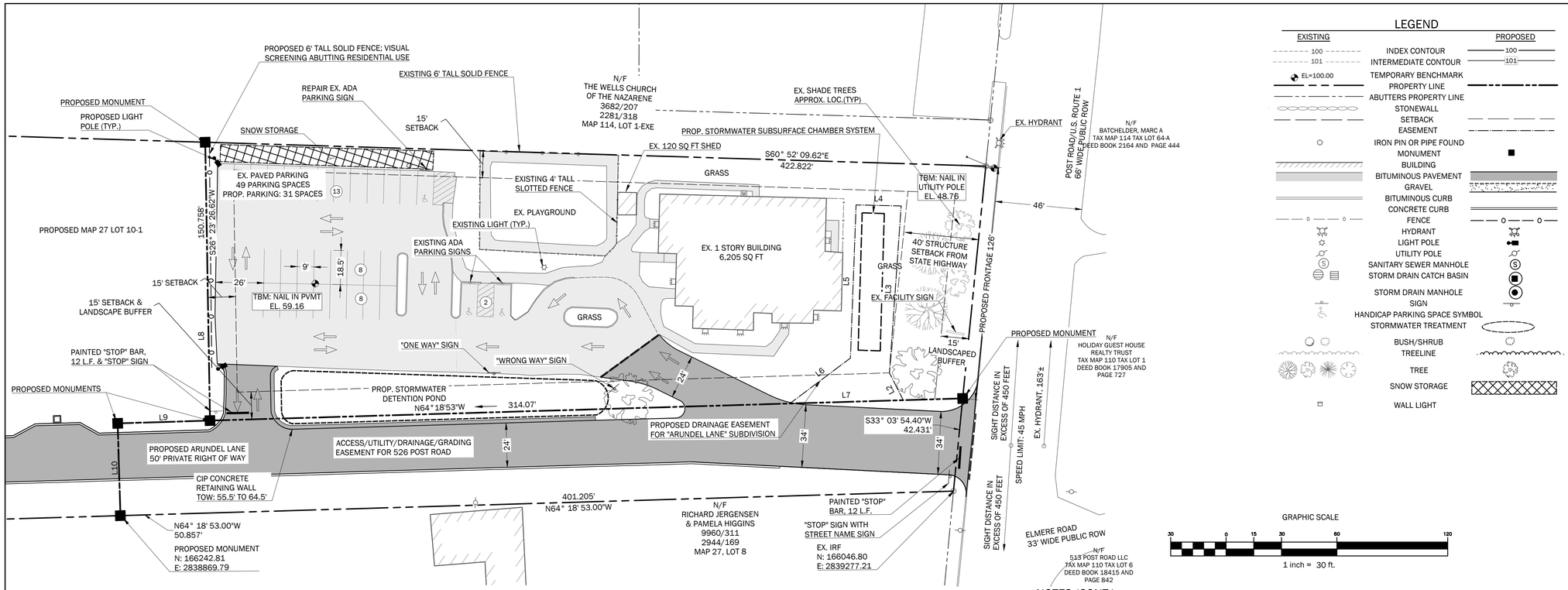
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Sheet Title:
SITE PREPARATION PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: C1.1

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LEGEND

EXISTING		PROPOSED
100	INDEX CONTOUR	100
101	INTERMEDIATE CONTOUR	101
EL=100.00	TEMPORARY BENCHMARK	
	PROPERTY LINE	
	ABUTTERS PROPERTY LINE	
	STONEWALL	
	SETBACK	
	EASEMENT	
	IRON PIN OR PIPE FOUND	
	MONUMENT	
	BUILDING	
	BITUMINOUS PAVEMENT	
	GRAVEL	
	BITUMINOUS CURB	
	CONCRETE CURB	
	FENCE	
	HYDRANT	
	LIGHT POLE	
	UTILITY POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN MANHOLE	
	SIGN	
	HANDICAP PARKING SPACE SYMBOL	
	STORMWATER TREATMENT	
	BUSH/SHRUB	
	TREELINE	
	TREE	
	SNOW STORAGE	
	WALL LIGHT	

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

EXISTING PERMITTED USE(S): SCHOOL
CURRENT USES: SCHOOL

MIN. LOT SIZE:
20,000 SQ. FT. NET AREA WITH PUBLIC SEWER

MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ. FT. NET AREA WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MIN. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:

1.1. "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.

1.2. "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32. MARCH 12, 2003.

1.3. ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.

2. CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:

2.1. GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.

2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16

3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:

3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.

3.1.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.

3.2 ARC GIS MAINE ORTHOIMAGERY REGIONAL 2018.

4. SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLOWING:

4.1. "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATES MAY 31, 2013.

PARCEL INFORMATION:

OWNER OF RECORD:	THE GRACE GROUP, LLC PO BOX 2021 NORTH CHELMSFORD, MA 01863
PARCEL IDENTIFICATION (PORTION OF):	TOWN OF WELLS TAX MAP 27, LOT 10-EXE.
TOTAL LOT AREA (LOT 10-1 & 10):	354,916 SF, 8.15 ACRES
TOTAL AREA OF SITE PLAN LOT (10):	57,385 SF, 1.32 ACRES
TOTAL AREA OF SUBDIVISION LOT (10-1):	297,531 SF, 6.83 ACRES
CURRENT ZONE:	GENERAL BUSINESS DISTRICT 75' SHORELAND OVERLAY

NOTES:

1. THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FOR SEPARATING THE COMMERCIAL LAND AREA FROM THE REMAINING LAND AREA.
2. OWNER: THE GRACE GROUP, LLC, LOCATED AT P.O. BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
3. APPLICANT: THE GRACE GROUP, LLC, LOCATED AT PO BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
4. EXISTING USES: 6,205 SF SCHOOL.
5. PROPOSED USES: 6,205 SF SCHOOL.
6. THIS SITE PLAN IS SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL OF THE TOWN OF WELLS OFFICE OF PLANNING AND DEVELOPMENT AS DEFINED WITHIN THE SITE PLAN APPLICATION AND FINDINGS OF FACT OF THE REVIEWING AUTHORITY. CONDITIONS OF APPROVAL MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN.
7. EXISTING & PROPOSED LOT COVERAGE:

EXISTING:	354,916 SF, 8.15 ACRES	PROPOSED:	57,447 SF, 1.32 ACRES
BUILDINGS:	6,325 SF	BUILDINGS:	6,325 SF
PAVEMENT&CURBS:	35,786 SF	PAVEMENT&CURBS:	23,563 SF
		RETAINING WALL:	58 SF
TOTAL:	42,111 SF = 12%	TOTAL:	29,946 SF = 52%

8. PARKING STRIPING AND DIRECTIONAL ARROWS ARE TO BE ADDED UPON COMPLETION OF PARKING LOT IMPROVEMENTS.
9. PARKING ALONG OR WITHIN THE ROUTE ONE AND ARUNDEL LANE RIGHT-OF-WAY IS PROHIBITED FOR ALL VEHICLES.
10. LANDSCAPING/BUFFERS :
10.1. 15' WIDE LANDSCAPED BUFFER ALONG LOT LINE ABUTTING STATE ROUTE 1 R.O.W. AND PRIVATE WAY TO BE PLANTED WITH SHADE TREES MIN. 3" DIAMETER AT BREAST HEIGHT AND LOW BUSHES (3'-4').
10.2. INSTALL 6' TALL SOLID FENCE, 120 LINEAR FEET ALONG REAR LOT LINE ABUTTING PROPOSED RESIDENTIAL USE.
11. ANY FENCES/SCREENING/BUFFERING/GRASSED AREAS SHALL BE MAINTAINED AND REPLACED IF DAMAGED.
12. IF EXISTING OR NEW LANDSCAPED PLANTINGS INCLUDING VISUAL SCREENING AND BUFFERS DIE OR ARE IN POOR HEALTH, THEY MUST BE REPLACED WITH AN ARBORVITAE OF APPROPRIATE SIZE.
13. ALL SIGNS SHALL BE IN CONFORMANCE WITH §145-40. ANY SIGN LIGHTING SHALL BE DIRECTED TO PREVENT GLARE ONTO ABUTTING STREETS OR PROPERTIES. A PORTION OF THE EXISTING SIGN TO BE RELOCATED OUT OF THE ROUTE ONE RIGHT-OF-WAY. INTERNALLY LUMINATED SIGNS ARE NOT PERMITTED.
14. ALL LIGHTING SHALL BE DIRECTIONAL AND/OR SHIELDED TO PREVENT GLARE ONTO STREETS OR ABUTTING PROPERTIES. NO NEW LIGHTING IS PROPOSED.
15. NO WASTE MATERIAL OR DEBRIS TO BE STORED OUTSIDE OF THE ROOFED BUILDINGS ON THE PROPERTY. ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS, AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE, EXCEPT FOR DAY-CARE HOME OR DAY-CARE CENTER/NURSERY SCHOOL USES WITH A FENCED-IN AND/OR BUFFERED AREA NOT TO EXCEED 2,500 SQUARE FEET.
16. THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
17. PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS

NOTES (CONT.):

16. THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
17. PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS
18. ON SITE TRASH DISPOSAL IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
19. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
20. COMMERCIAL BUILDING DESIGN STANDARDS OF 145-24G APPLY TO THIS PROPERTY.
21. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED DURING SOIL DISTURBANCE.
22. ALL USES SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE.
23. PROPERTY IS LOCATED WITHIN THE ROUTE ONE CORRIDOR STUDY AREA IDENTIFIED FOR BIKE LANE INSTALLATION, AS SEEN ON MATERIALS DATED JUNE 25, 2024, FOR THE WELLS ROUTE ONE PUBLIC MEETING PRESENTATION.

SPECIAL CONDITION OF APPROVAL:

1. THIS SITE PLAN WILL BE SUBJECT TO SPECIAL CONDITIONS OF APPROVAL SET FORTH BY THE TOWN OF WELLS PLANNING AND DEVELOPMENT STAFF AND PLANNING BOARD.

PARKING REQUIREMENTS:

REQUIREMENT - 145 -39.D :

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, 1 PER 5 HIGH SCHOOL STUDENT

REQUIRED:

3 SPACES PER CLASSROOM, FOR ELEMENTARY /JUNIOR-HIGH

7 - CLASSROOMS (7 X 3):	=	21 SPACES
TOTAL REQUIRED	=	21 SPACES

OR

7 - CLASSROOMS (7 x 3):	=	21 SPACES
UP TO 50 - STUDENTS (50 ÷ 5):	=	10 SPACES
TOTAL REQUIRED	=	31 SPACES

PROVIDED:
31 - SPACES (28 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

PLANNING BOARD

APPROVED BY: DATE:

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01/22/2026

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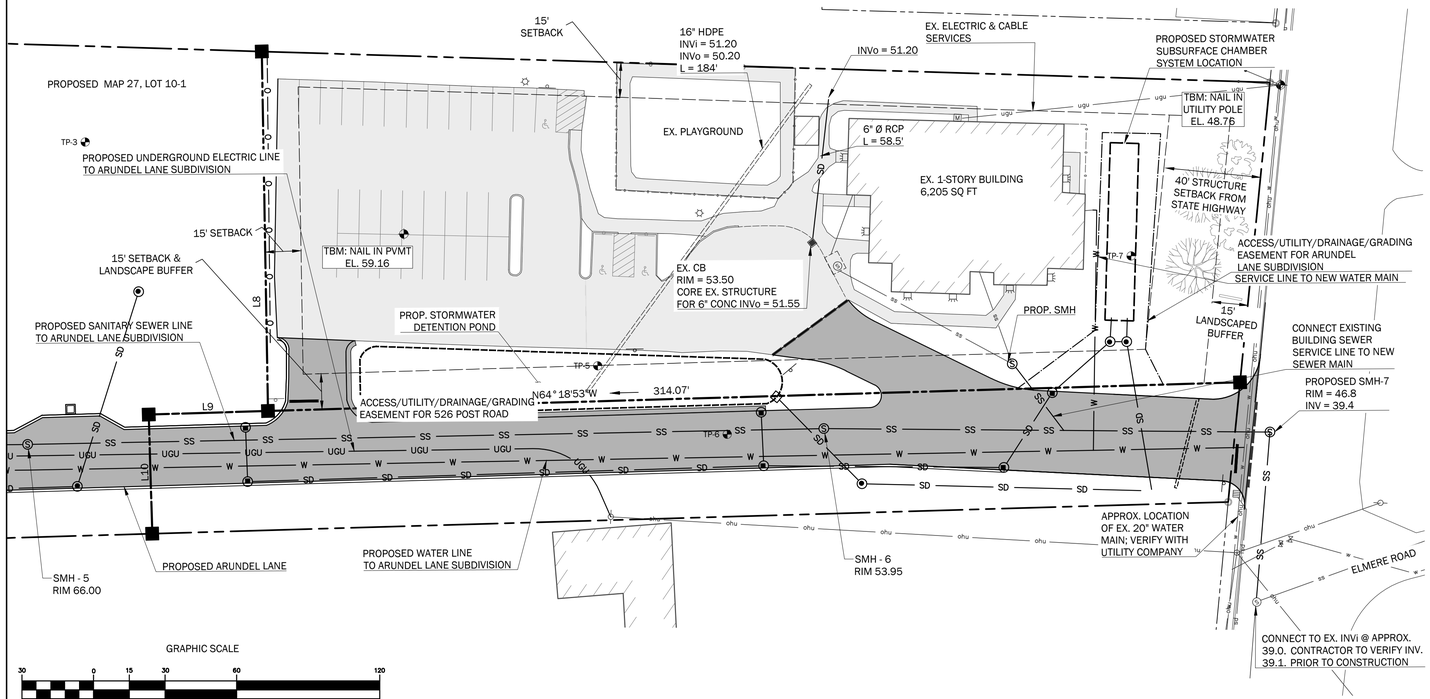
Sheet Title: SITE PLAN

Job No.: 1005	Sheet No.: C2.0
Date: 01/22/2026	
Scale: AS SHOWN	
Drawn: MBP/MRM	
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526 POST ROAD
526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

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UTILITIES LEGEND

EXISTING		PROPOSED
●	SANITARY SEWER MANHOLE	◉
ss	SANITARY SEWER LINE	SS
w	WATERLINE	W
	HYDRANT	
ugu	UNDERGROUND UTILITY	UGU
T	ELECTRIC TRANSFORMER	T
TP-1	TEST PIT	

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE TOWN OF WELLS STREET OPENING PERMIT REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
5. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
8. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOT AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
9. SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

TEST PIT NOTE:

1. SUBSURFACE SOIL PROFILE EXPLORATIONS, "TEST PITS", CONDUCTED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, MAINE, ON JANUARY 12, 2026.

GRADING, DRAINAGE AND UTILITIES NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET 1.2 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
5. OWNER AND PROJECT ENGINEER WILL BE MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
6. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WELL'S TECHNICAL GUIDELINES AND STANDARDS.

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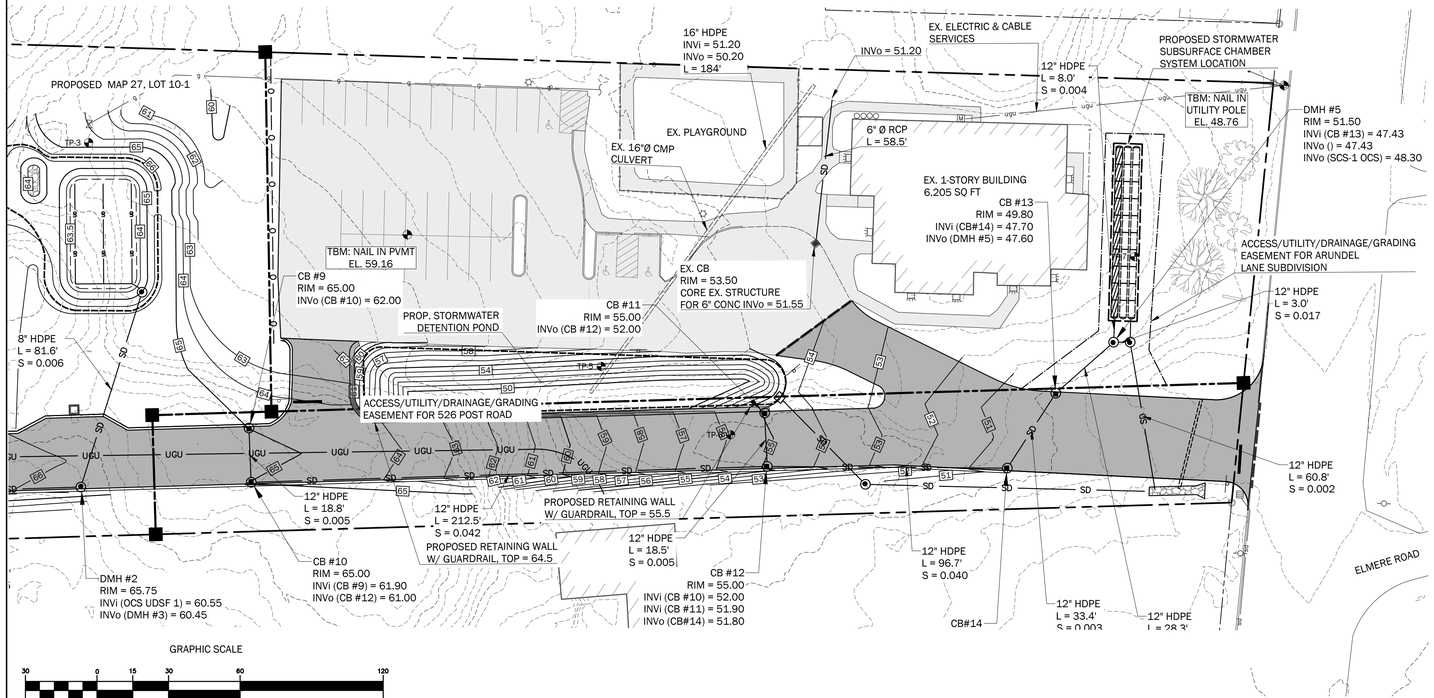
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Sheet Title:
UTILITY PLAN

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Sheet No.:
C3.0

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GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.

GRADING AND DRIANAGE LEGEND

EXISTING		PROPOSED
100	INDEX CONTOUR	100
101	INTERMEDIATE CONTOUR	101
■ □	STORM DRAIN CATCH BASIN	■
sd	STORM DRAIN LINE	SD
	RIP RAP IN/OUT PROTECTION APRON	
	SUBSURFACE CHAMBERS	
TP-1	TEST PIT	

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. SEE GRADING NOTES ON SHEET C3.0

TEST PIT NOTE:

1. SUBSURFACE SOIL PROFILE EXPLORATIONS, "TEST PITS", CONDUCTED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, MAINE, ON JANUARY 12, 2026.

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GRADING & DRAINAGE PLAN

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Sheet No.: C3.1

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PROJECT EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.
4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).
5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.
6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO OWNER FOR LOCATION OF MATERIAL STOCKPILE.
7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS NEEDED AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.

TOWN OF WELLS EROSION CONTROL REQUIREMENTS SECTION 145-75 F:

EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES:

1. STRIPPING OF VEGETATION, SOIL REMOVAL AND REGARDING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
2. THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
3. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
4. PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
5. UNIT A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
6. THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
7. DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
8. THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
9. THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
10. CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
11. TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.

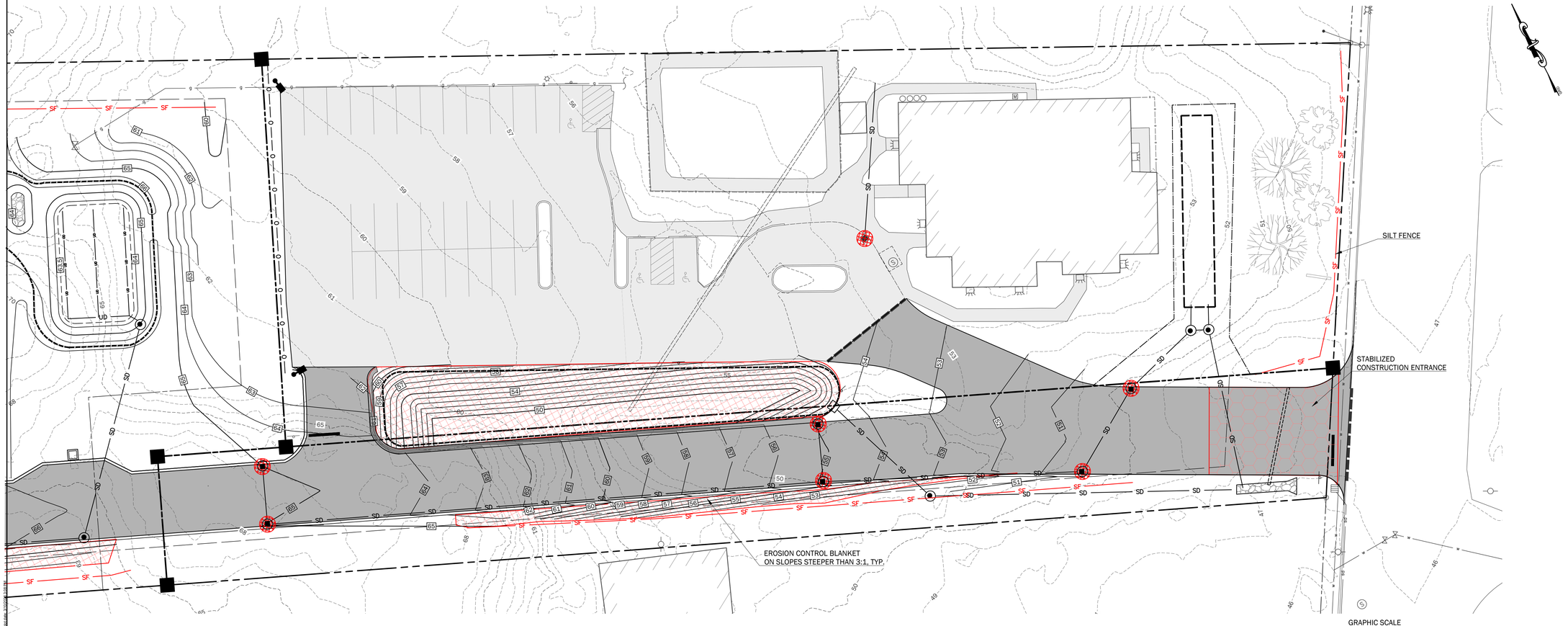
EROSION CONTROL LEGEND

SF	SILT FENCE OR EROSION CONTROL BERM, CONTRACTOR'S OPTION
	EROSION CONTROL BLANKET
	CATCH BASIN INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

526 POST ROAD

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MBP/TEF	LLT

Sheet Title:
EROSION CONTROL PLAN

Job No.:	1005
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Scale:	AS SHOWN
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Sheet No.:
C3.2

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LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
8. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
9. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDED A TURF CUT EDGE.
10. ALL STREET TREES SHALL BEGIN BRANCHING AT 6' HEIGHT MIN.
11. ALL PLANT MATERIAL OR REPRESENTATIVE MATERIALS SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
12. CONTRACTOR SHALL LOAM ALL DISTURBED AREAS CALLED OUT AS LAWN WITH A 6 INCH MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647. TOPSOIL SHALL BE OBTAINED FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, EARTH CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF 3/4 INCH. TOPSOIL SHALL BE FREE OF ALL PRIMARY NOXIOUS WEEDS. TOPSOIL SHALL HAVE A pH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. DO NOT DELIVER OR USE WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
    a. SAND: 40-60 PERCENT.
    b. SILT: 30-40 PERCENT.
    c. CLAY: 5-20 PERCENT.
13. SEED MIXTURE FOR LAWN AREAS SHALL BE "YARDSCAPING / BAYSCAPING MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOTHRUP OF FALMOUTH, MAINE. SEEDING RATE TO BE AS RECOMMENDED BY THE DISTRIBUTOR, BUT NOT LESS THAN 1 LBS. PER 300 S.F.
14. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
16. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR OR APPROVED EQUIVALENT ON ALL TREES AT THE TIME OF INSTALLATION AND THEY SHALL REMAIN UNTIL THE AREA IS HIT WITH FREEZING TEMPERATURES.

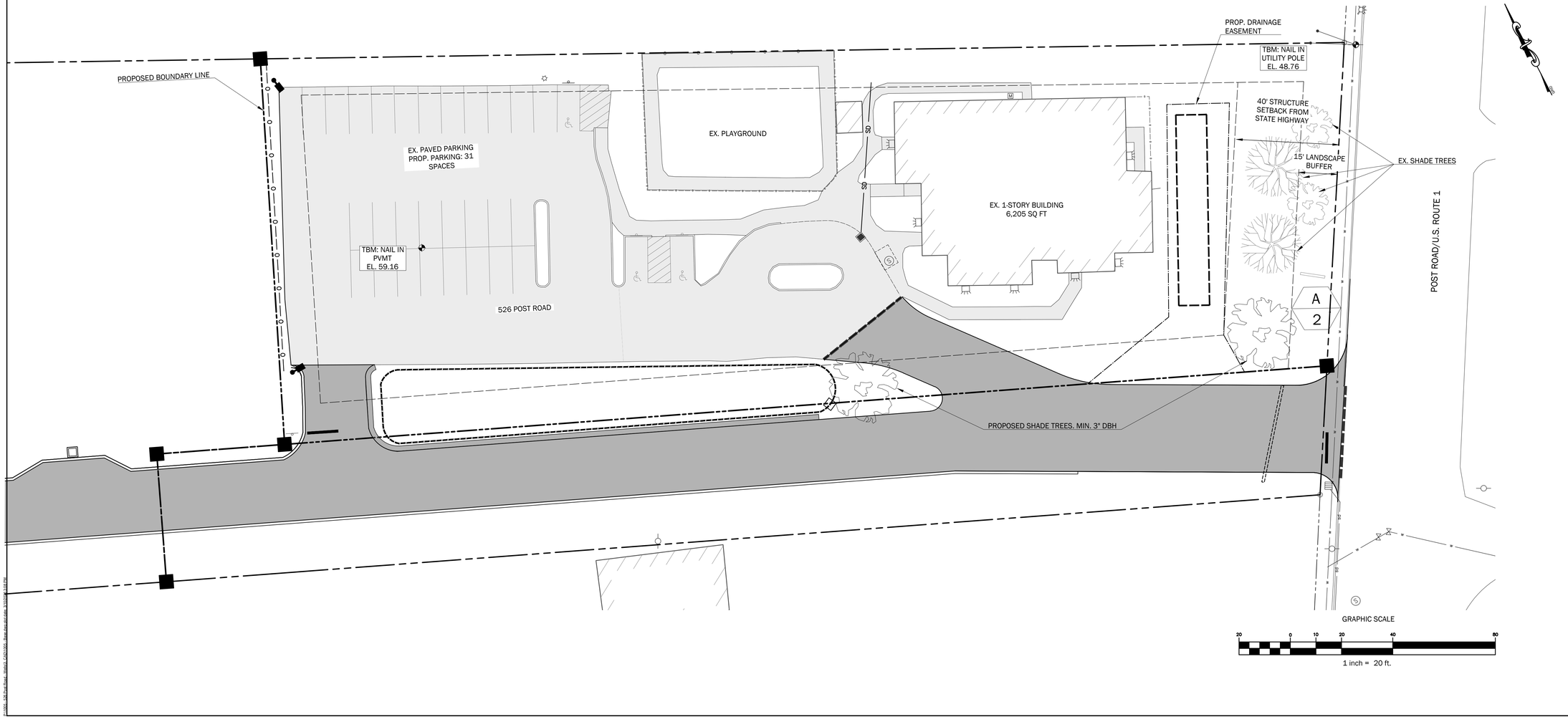
PLANT LIST

A = PLANT KEY
12 = QUANTITY

PLANT I.D.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	2	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2 -2.5" CAL	

VEGETATION

EXISTING		PROPOSED
	BUSH/SHRUB	
	TREELINE	
	TREE	



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Sheet Title:
PLANTING PLAN

Job No.:	1005
Date:	01/22/2026
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Checked:	WRW/LLT

Sheet No.: L-1

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INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPS MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO:
LIMIT DISTURBANCE AND, HENCE, EROSION
1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPS SHALL BE INTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
   B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS/1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
   C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
7. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
8. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEPT AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
9. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPS G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
   A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
   B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
   F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEPT AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
   B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ON OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

   NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING

   INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

   NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL. BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

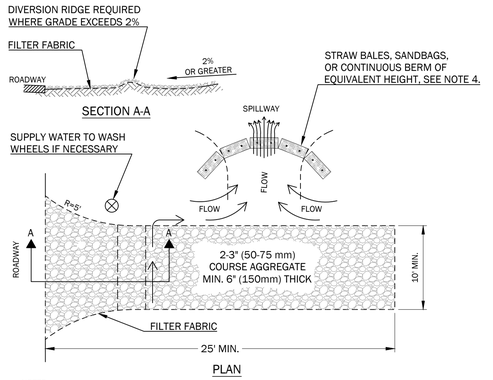
   NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

   NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

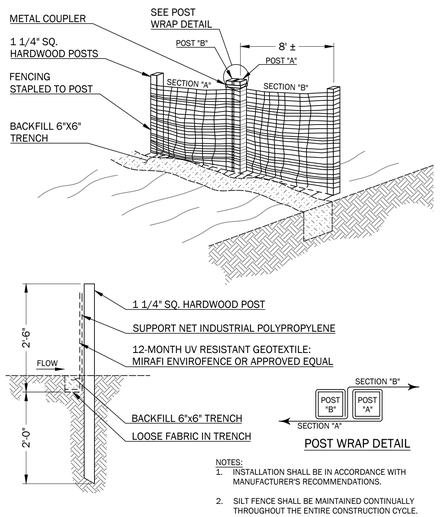
5. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 EROSION AND SEDIMENTATION CONTROL NOTES
NOT TO SCALE



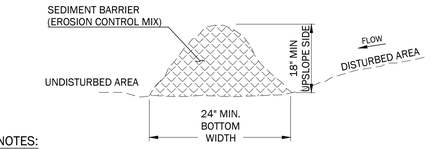
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

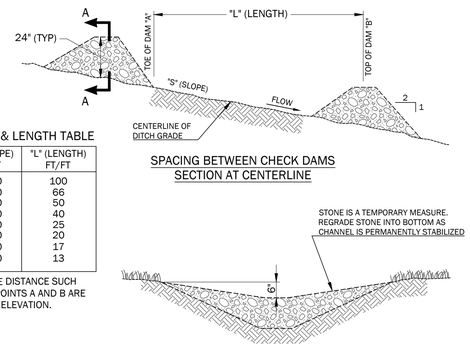
3 PREFABRICATED SILT FENCE
NOT TO SCALE



NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS

   A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
   B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
   D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
   E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
   F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
   - AT TOE OF THE SLOPE.
   - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
   - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

4 EROSION CONTROL SEDIMENT BARRIER DETAIL
NOT TO SCALE



SLOPE & LENGTH TABLE

"S" (SLOPE) FT/FT	"L" (LENGTH) FT/FT
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION.

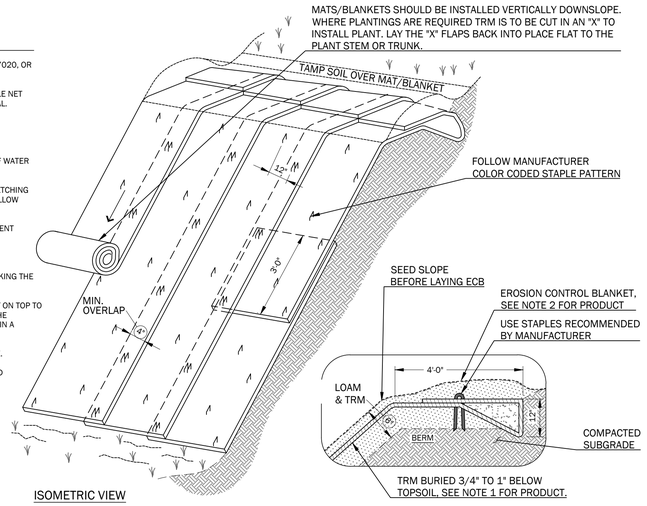
SPACING BETWEEN CHECK DAMS
SECTION AT CENTERLINE

SECTION A-A

NOTES:
1. STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIPRAP DITCHES. USE IN UNLINED DITCHES DURING CONSTRUCTION.
2. CHECK DAMS ARE NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING. SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
3. STONE: 2"-3" CRUSHED STONE (MDOT 703.31)
4. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5

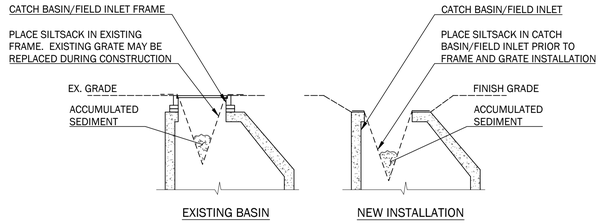
INSTALLATION INSTRUCTIONS:

1. TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
2. EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. FOR TRM INSTALLATION ONLY:
   - 3.1. APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
   - 3.2. OVER TOP THE 4" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
4. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
5. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
6. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
7. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
8. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
9. OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
10. USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE, PER MANUFACTURER'S RECOMMENDATIONS.
11. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
12. STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
13. WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 3/4" TO 1" OF LOAM, THEN SEED AND COVER WITH ECB.



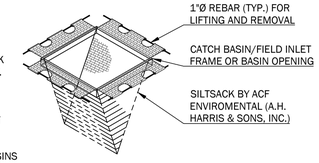
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS

NOT TO SCALE



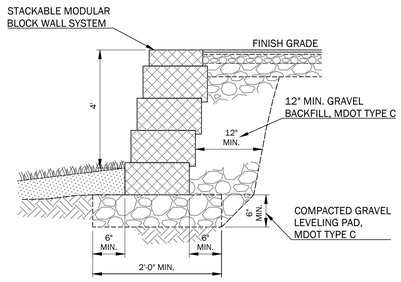
NOTES:

1. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. EMPTY AND REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
4. SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS DURING CONSTRUCTION WHILE GROUND IS NOT PERMANENTLY STABILIZED.



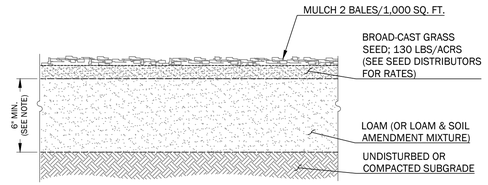
2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS

NOT TO SCALE



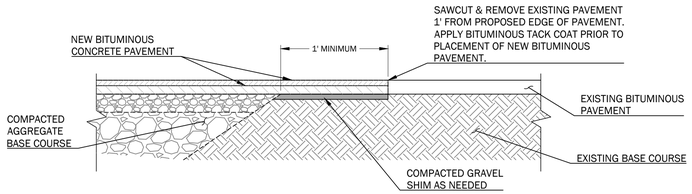
3 RETAINING WALL SECTION

NOT TO SCALE



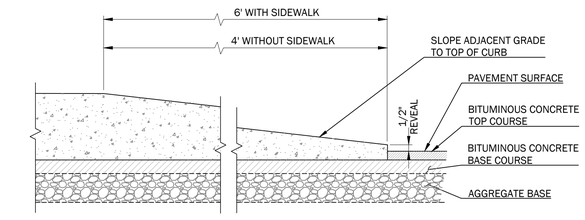
4 LOAM AND SEED DETAIL

NOT TO SCALE



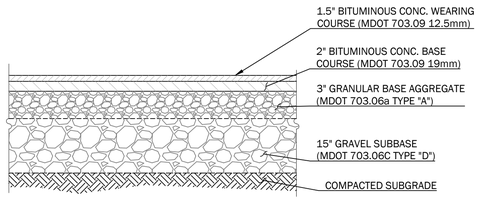
5 PAVEMENT SAW CUT DETAIL

NOT TO SCALE



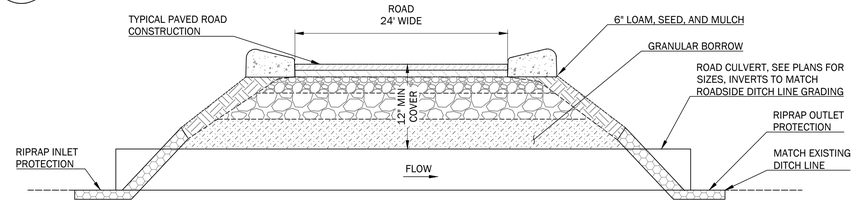
8 CURB TIPDOWN & TERMINAL END DETAIL SLIPFORM OR BITUMINOUS CONCRETE

NOT TO SCALE



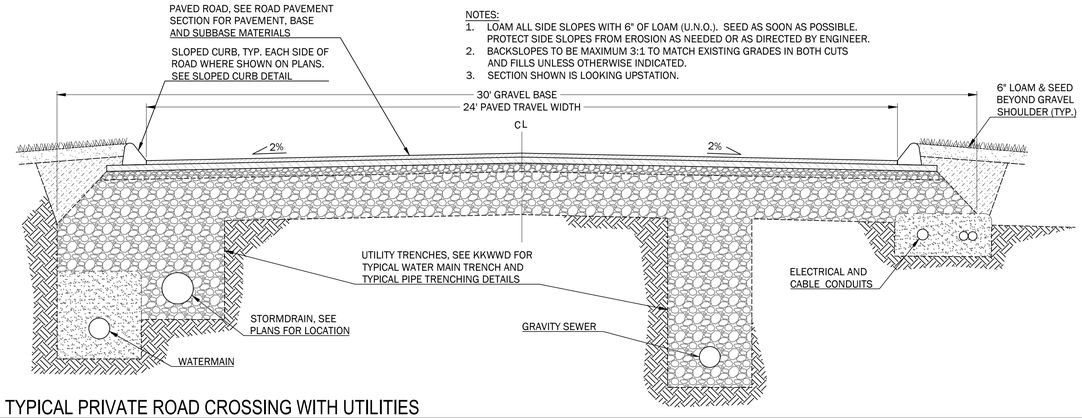
6 ROAD PAVEMENT SECTION

NOT TO SCALE



7 TYPICAL PRIVATE ROAD CULVERT

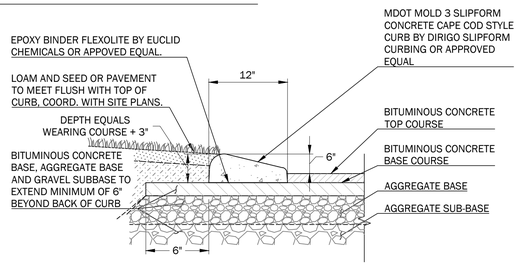
NOT TO SCALE



NOTES:
1. LOAM ALL SIDE SLOPES WITH 6" OF LOAM (U.N.O.). SEED AS SOON AS POSSIBLE. PROTECT SIDE SLOPES FROM EROSION AS NEEDED OR AS DIRECTED BY ENGINEER.
2. BACKSLOPES TO BE MAXIMUM 3:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.
3. SECTION SHOWN IS LOOKING UPSTATION.

9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES

NOT TO SCALE



CONCRETE NOTES:

1. MIN. 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRADE PRODUCT. STRAND LENGTH 1 1/2", 1" TO 1 1/2 LB/CUBIC YARD.
4. SLUMP: 1" TO 1 1/2"
5. FINISH: VERTICAL AND TOP FACES: SMOOTH SLIPFORM, SLOPED FACES: BROOM
6. CONTROL JOINTS: SAWCUT 10' O.C., 3" DEEP THE DAY AFTER PLACING.
7. EXPANSION JOINTS: LOCATE AT ENDS OF CURVE RADII OR WHERE CURB MEETS RIGID STRUCTURES i.e. BUILDING FOUNDATIONS OR HYDRANTS.
8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER.

10 CAPE COD CURB DETAIL - SLIPFORM CONCRETE, MDOT MOLD 3

NOT TO SCALE

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ENGINEERING ASSOCIATES, INC.
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ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

PRELIMINARY - NOT FOR CONSTRUCTION

526 POST ROAD

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

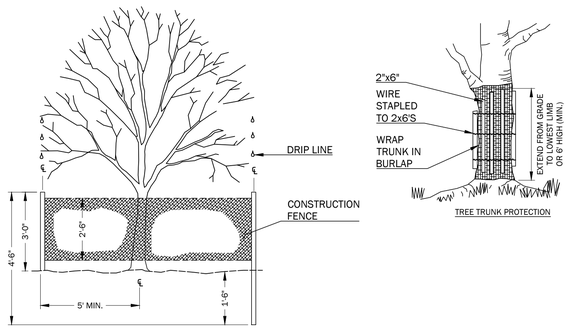
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MBP/TEF	LLT

Sheet Title:
SITE DETAILS

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

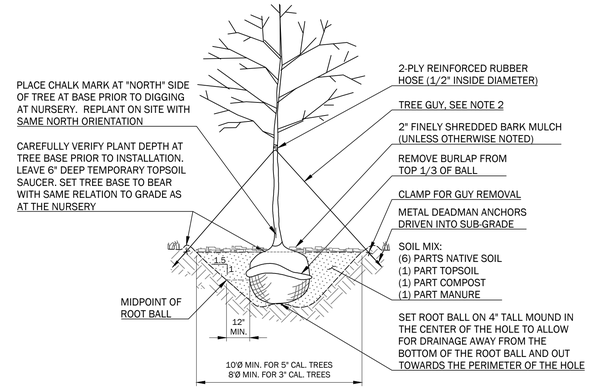
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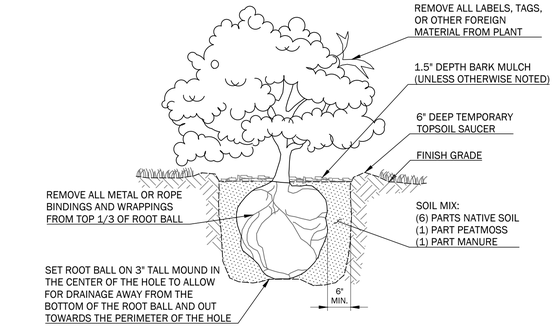
NOTE:
1. INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
2. ERECT TREE PROTECTIVE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
4. REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE

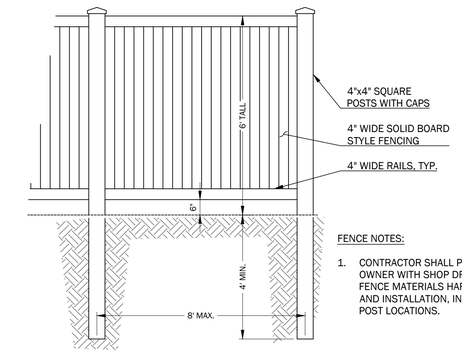


NOTES
1. PRUNE DEAD AND BROKEN BRANCHES, RETAINING NATURAL SHAPE. DO NOT CUT LEADER.
2. GUY TREES ONLY IF IN WINDY LOCATIONS, WITH #12 TWISTED ANNEALED GALVANIZED WIRE. 3 - GUYS PER TREE WITH 2" GALVANIZED TURNBUCKLES.

2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

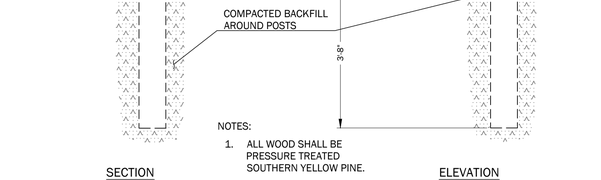


3 SHRUB PLANTING INSTALLATION DETAIL
NOT TO SCALE



FENCE NOTES:
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS OF FENCE MATERIALS HARDWARE AND INSTALLATION, INCLUDING POST LOCATIONS.

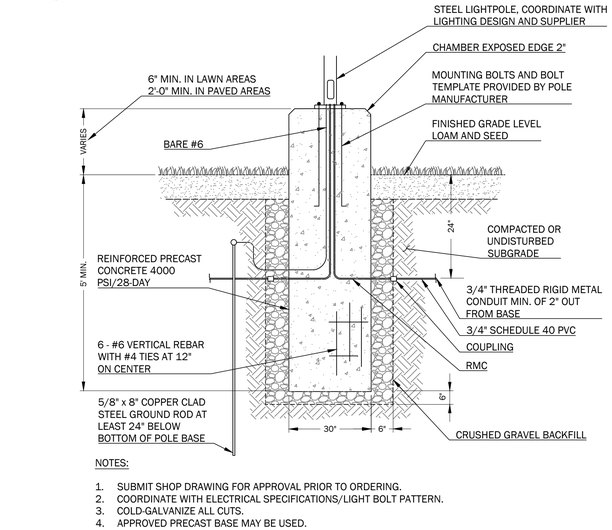
4 STOCKADE STYLE FENCE DETAILS
NOT TO SCALE



NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

SECTION ELEVATION

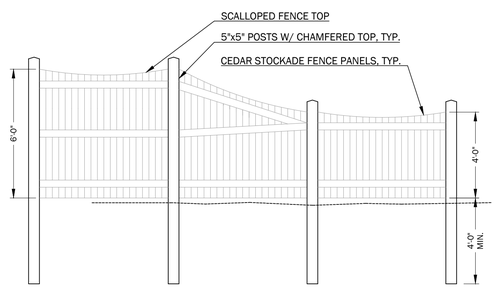
5 WOODEN TIMBER GUARDRAIL DETAILS
NOT TO SCALE



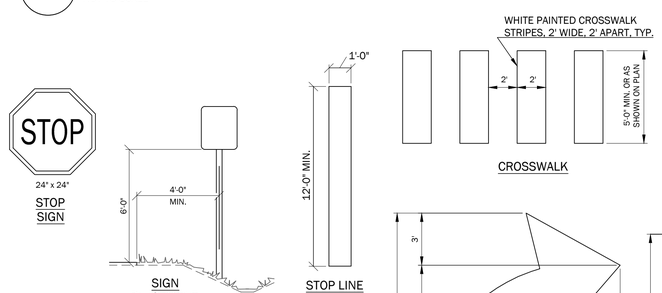
NOTES:
1. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING.
2. COORDINATE WITH ELECTRICAL SPECIFICATIONS/LIGHT BOLT PATTERN.
3. COLD-GALVANIZE ALL CUTS.
4. APPROVED PRECAST BASE MAY BE USED.

6 CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE

NOTES:
1. FENCE MATERIAL:
   PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN
   OR
   WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 lbs. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
2. ALL NAILS AND SCREWS TO BE GALVANIZED.



7 WOOD FENCE DETAIL
NOT TO SCALE



NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

NOTES:
1. ALL ACCESSIBLE PARKING SPACE SIGNS SHALL BE MUTCD R7-8.
2. 'VAN ACCESSIBLE' PLAQUES (MUTCD R7-8P) SHALL BE PROVIDED FOR ALL SPACES WITH AN 8' WIDE (OR WIDER) AISLE

EXIT TURING ARROW BARRIER FREE STALL LAYOUT & SYMBOL

7 WOOD FENCE DETAIL
NOT TO SCALE

8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS
NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

526 POST ROAD
526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

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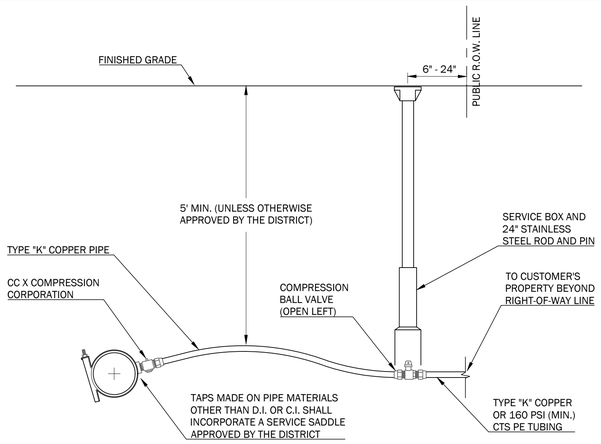
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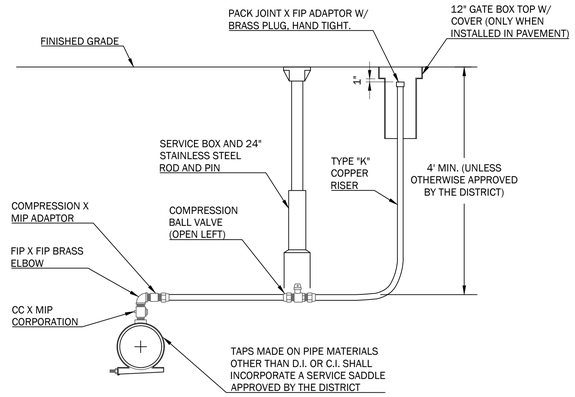
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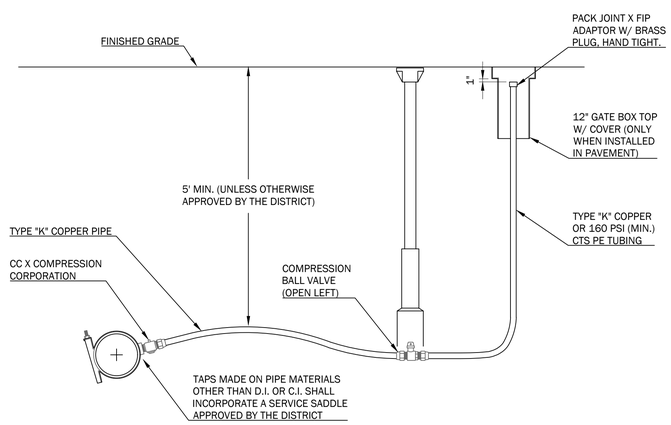
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1 KKWWD 1"Ø SERVICE DETAIL
NOT TO SCALE



2 KKWWD AIR RELEASE DETAIL
NOT TO SCALE



3 KKWWD BLOW-OFF DETAIL
NOT TO SCALE

NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP - NO. 5 BARS.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
5. PROVIDE INLET PROTECTION FOR OPEN FRAME STRUCTURES DURING CONSTRUCTION, OR UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED.ALL
6. NEW CATCH BASINS SHALL BE INSTALLED WITH OUTLET HOOD ON ALL OUTLETS.

4 PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
6. ALL MANHOLE COVERS SHALL HAVE "SEWER" or "DRAIN" CAST INTO THE COVER AS APPLICABLE.
7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

5 TYPICAL SEWER OR DRAIN MANHOLE DETAIL
NOT TO SCALE

NOTES:
1. EXISTING GRAVITY SEWER PIPE IN POST ROAD IS DESCRIBED AS ASBESTOS CONCRETE BY THE SEWER DEPARTMENT.
2. ASBESTOS CONCRETE SEWER PIPE TO TO BE UNDISTURBED DURING PROPOSED PIPE INSTALLATION.
3. IF HANDLING OF EXISTING ASBESTOS PIPE IS REQUIRED, CONTRACTOR IS TO COMPLY WITH ALL STATE AND FEDERAL REQUIREMENTS FOR HANDLING ASBESTOS MATERIALS.
4. CONTRACTOR MAY CHOOSE TO EXCAVATE STRUCTURE AND SEPARATE EXISTING SECTIONS TO BE ABLE TO CORE HOLE FOR NEW SERVICE WITHOUT DISTURBING THE EXISTING PIPES.
5. IF MANHOLE SECTIONS ARE DISASSEMBLED, REINSTALL WITH BUTYL RUBBER GASKET ON ALL JOINTS.
6. FOR ADDITIONAL REINSTALLATION REQUIREMENTS SEE TYP. MANHOLE DETAIL.
7. SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

6 EXISTING SANITARY SEWER MANHOLE - REBUILT BENCH DETAIL
NOT TO SCALE

SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

7 UNDERGROUND UTILITY TRENCH SECTION
NOT TO SCALE

8 TYPICAL PIPE TRENCHING DETAIL
NOT TO SCALE

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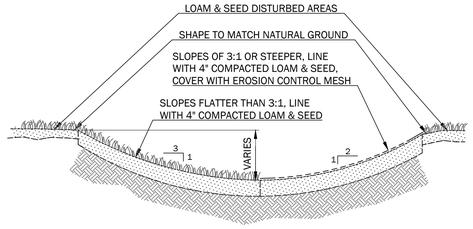
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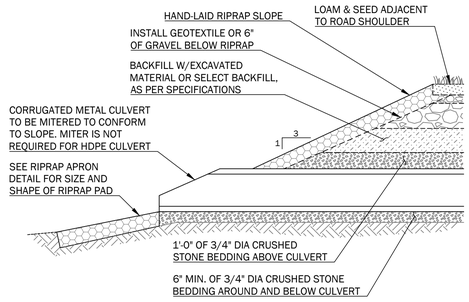
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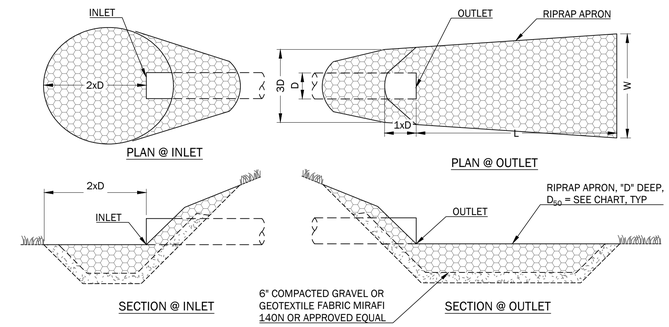
1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM

NOT TO SCALE



3 CULVERT OUTLET AND BEDDING SECTION

NOT TO SCALE



NOTES:

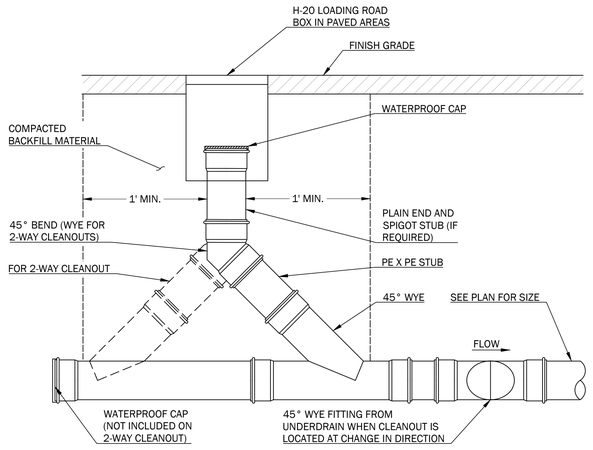
1. USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. UNDERLAY RIPRAP WITH 6" OF GRAVEL OR GEOTEXTILE
3. USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
4. RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.

RIPRAP PAD SIZE CHART			
D	L	W	D_{50}
12"	6'	4'	5"
15"	7'	5'	6"
18"	8'	6'	8"

APRON DEPTH = 2.25 x D_{50}

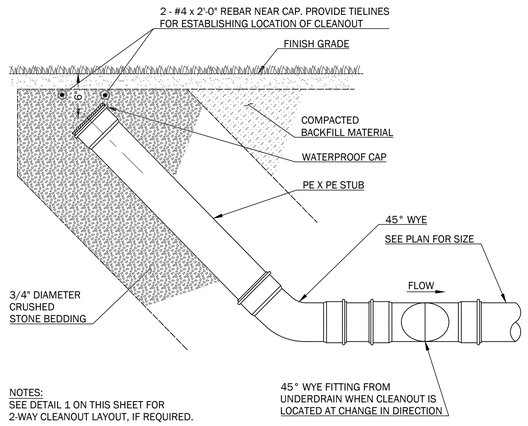
4 RIPRAP APRON SECTIONS

NOT TO SCALE



1 SEWER/STORMDRAIN CLEANOUT AT PAVEMENT DETAIL

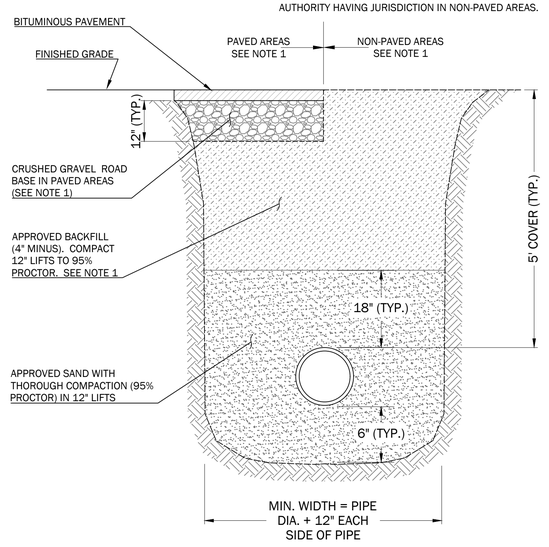
NOT TO SCALE



2 SEWER/STORMDRAIN CLEANOUT AT LAWN DETAIL

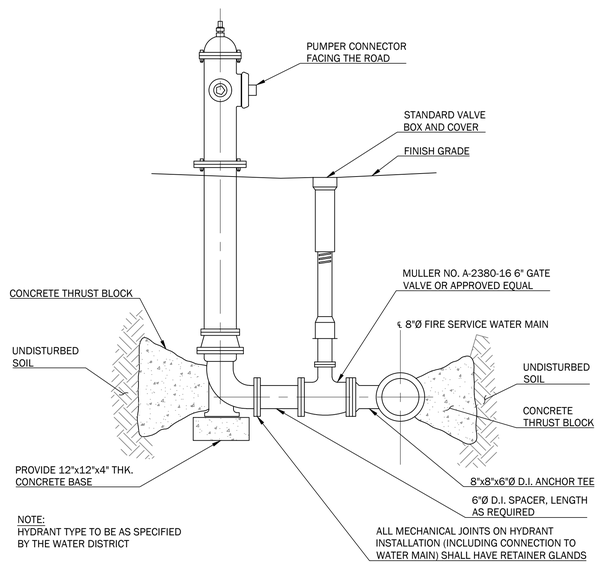
NOT TO SCALE

NOTE 1:
MATERIAL TYPE AND PLACEMENT REQUIREMENTS TO BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN PAVED AREAS. GRAVEL, LOAM AND SEED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN NON-PAVED AREAS.



3 KKWWD TYPICAL WATER MAIN TRENCH

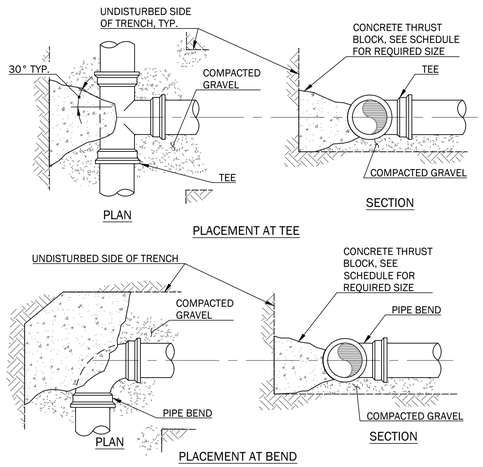
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4 HYDRANT DETAIL

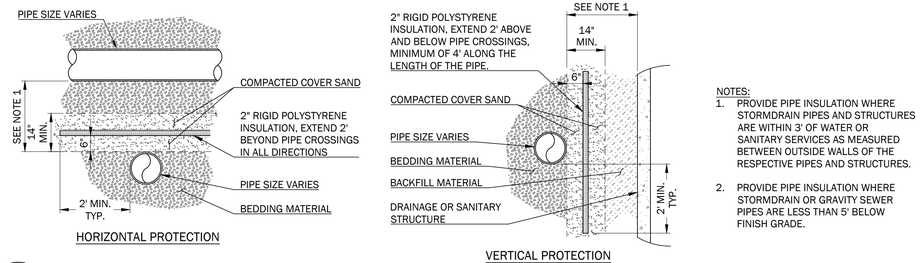
NOT TO SCALE

SIZE REQUIREMENTS FOR CONCRETE THRUST BLOCKS				
		BEARING ON UNDISTURBED SOIL (SQ. FT.)		
FITTINGS		90° BENDS	45° BENDS	TEES & PLUGS
PIPE SIZE	4"Ø	2.0	1.0	1.0
	6"Ø	3.0	2.0	2.0
	8"Ø	5.0	3.0	4.0



5 THRUST BLOCK DETAILS

NOT TO SCALE



NOTES:

1. PROVIDE PIPE INSULATION WHERE STORMDRAIN PIPES AND STRUCTURES ARE WITHIN 3' OF WATER OR SANITARY SERVICES AS MEASURED BETWEEN OUTSIDE WALLS OF THE RESPECTIVE PIPES AND STRUCTURES.
2. PROVIDE PIPE INSULATION WHERE STORMDRAIN OR GRAVITY SEWER PIPES ARE LESS THAN 5' BELOW FINISH GRADE.

5 RIGID INSULATION DETAILS

NOT TO SCALE

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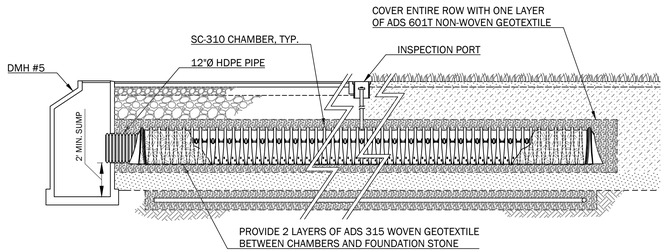
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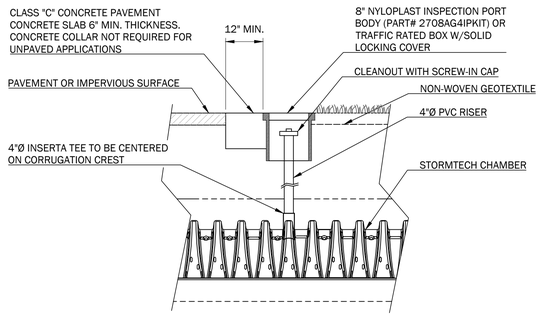
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OUTLET CONTROL STRUCTURE

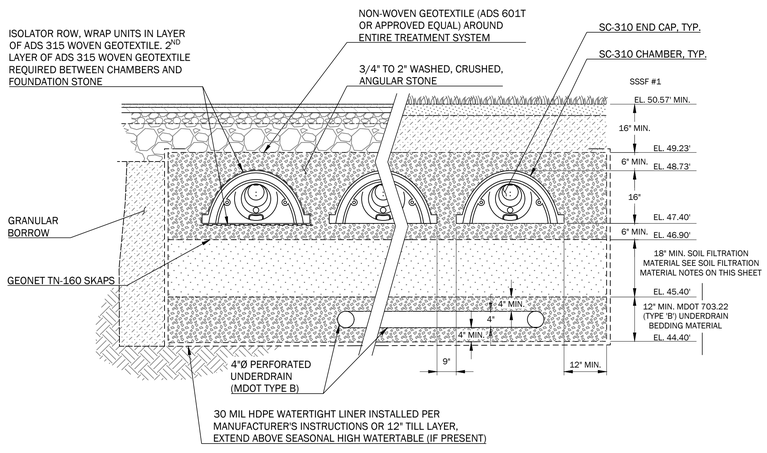




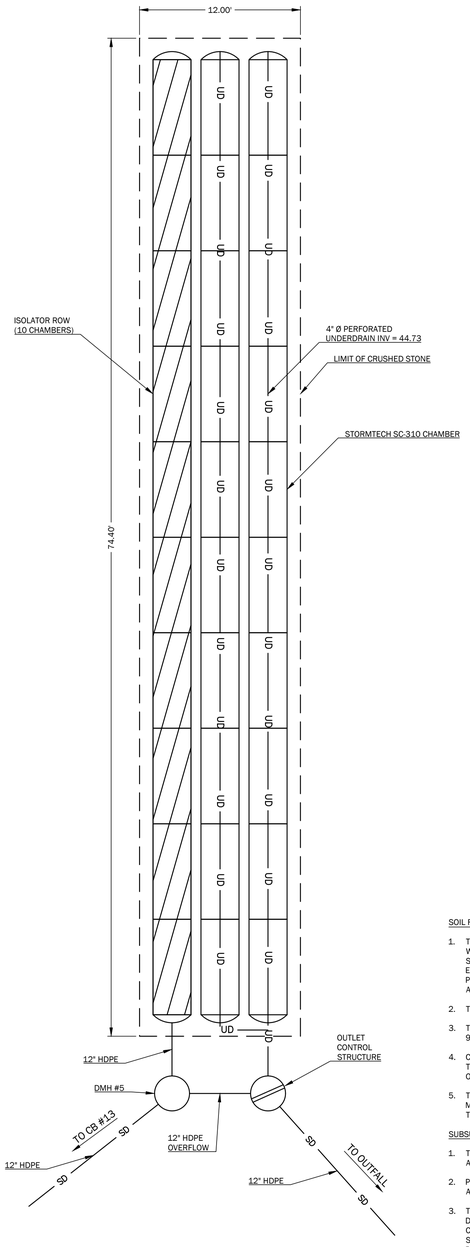
NOTES:
1. INSTALL INSPECTION PORTS AS SHOWN ON SYSTEM PLAN.
2. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.
3. A MINIMUM OF ONE INSPECTION PORT PER 500 S.F. OF CHAMBER AREA IS REQUIRED.

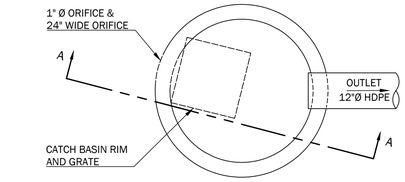
INSPECTION PORT DETAIL

SUBSURFACE SAND FILTER SCHEDULE							
SUBSURFACE SAND FILTER FILTER #	UNDERDRAIN INVERT	UNDERDRAIN OUTLET INVERT	FILTER AREA (SQ. FT.)	FILTER VOLUME (CU. FT)	PEAK WATER ELEVATION		
					2-YEAR STORM	10-YEAR STORM	25-YEAR STORM
SSSF #1	44.73	44.73	893	1,099	48.27	45.52	48.59

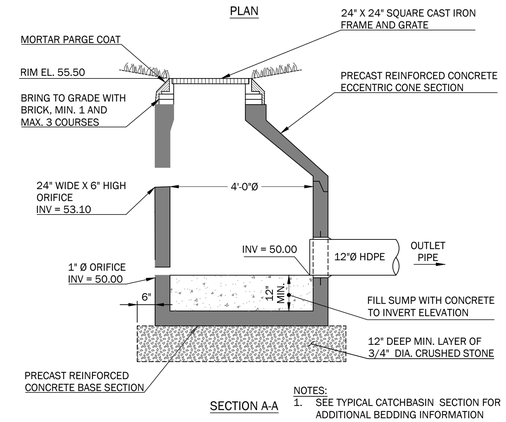


2 STORMWATER SAND FILTER TREATMENT SYSTEM SECTIONS AND DETAILS
NOT TO SCALE





PLAN



SECTION A-A

NOTES:
1. SEE TYPICAL CATCHBASIN SECTION FOR ADDITIONAL BEDDING INFORMATION

2 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

SOIL FILTRATION MATERIAL NOTES:

1. THE SOIL FILTER MATERIAL SHALL CONSIST OF MDOT SPEC. 703.01 WITH A FINES CONTENT BETWEEN 8% AND 10% (PASSING THE #200 SIEVE) AND NO ORGANICS. CLAY CONTENT IN THE SOIL SHALL NOT EXCEED 2%. THE SOIL FILTRATION MATERIAL SHALL HAVE A PERMEABILITY RATE OF 0.75 INCHES/HOUR ±15% AS CERTIFIED BY AN APPROVED LABORATORY.
2. THE SOIL FILTRATION BED SHALL BE 18 INCHES IN DEPTH.
3. THE SOIL BED MATERIAL SHALL BE COMPACTED BETWEEN 92% AND 95%.
4. CONTRACTOR SHALL MAKE PROVISIONS TO EXCLUDE RUNOFF FROM THE TREATMENT SYSTEM CONSTRUCTION UNTIL THE BASE COURSE OF PAVEMENT IS IN PLACE.
5. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

SUBSURFACE STORMWATER TREATMENT SYSTEM NOTES:

1. THE UNDERGROUND TREATMENT SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. THE UNDERGROUND STORM WATER TREATMENT SYSTEM HAS BEEN DESIGNED BASED ON THE STORMTECH CHAMBER SYSTEM. IF THE CONTRACTOR PROPOSES TO INSTALL ANOTHER UNDERGROUND SYSTEM, THE DESIGN SHALL BE ANALYZED AND APPROVED BY THE DESIGN ENGINEER.
4. 30 SC-310 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM, SSSF 1.3-1.
5. IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.

CONSTRUCTION OVERSIGHT:

INSPECTION OF THE STORMWATER TREATMENT SYSTEM SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

1. AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES.
2. AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
3. AFTER UNDERDRAIN PIPES ARE BACKFILLED.
4. AFTER THE INSTALLATION OF THE FILTER MEDIA.
5. AFTER PLACEMENT OF THE CHAMBERS, BUT BEFORE THEY ARE BACKFILLED.
6. AFTER THE CHAMBERS ARE BACKFILLED.

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March 10, 2026

Town of Wells Planning & Development Department
c/o Ms. Shannon Bellanger, Assistant Planner
208 Sanford Road
Wells, ME 04090

RE: Site Plan – Response to Staff Review Comments
526 Post Road, Wells, ME
Tax Map 128, Lot 10-EXE

To Whom It May Concern,

On behalf of The Grace Group, LLC, Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed revised site plan application documents for 526 Post Road based on Staff Review comments received within a memo dated February 20, 2026 and comments received during the March 9th, 2026, workshop The subject application is for the existing school located at 526 Post Road and the proposed lot division for the proposed Arundel Lane Subdivision. Please see below our responses to staff comments noted in red.

Response to February 20, 2026 Staff Review Comments

i. Landscaping/Screening:
   1. A 15-foot-wide landscaped buffer is required along Route One. This buffer shall consist of 4 existing shade trees. Planning Board to consider if this buffer is suitable after a public hearing is determined. There are 4 existing mature trees along Route One frontage that provide adequate landscaping buffer.
   2. A 15-foot-wide landscaped buffer is required along Arundel Lane. Plan to identify trees and plantings proposed. Landscaping plan not provided. A minimum of two shade trees, 3" diameter at breast height are required. The 15-foot-wide landscaping buffer is shown in the updated design plans included herein. A landscaping plan detailing the proposed plantings has been provided within the attached plan set. There is a portion of this 15-foot buffer where no landscaping can be provided, due to the necessity of a stormwater detention basin to store stormwater runoff from the existing 526 Post Road site.
   3. The residential lot to the west is proposed to be screened by a 6' tall solid fence. Planning Board to consider if this is suitable after a public hearing is determined. No response necessary.

ii. Stormwater:
   1. Town Engineer to review stormwater runoff. No response necessary.
   2. Proposed contours and grading are identified on the site plan sheets. Proposed grading and drainage system design provided. To be reviewed. No response necessary.

iii. Updated boundary plan provided. No response necessary.

iv. Plan to include a note that states the property falls within the Route One Corridor study area for sidewalk installation. Future development shall be reviewed for compliance with Chapter 201 regarding sidewalk construction. A note has been added to C2.0 of the site plan (Note #23) referencing the location of the property within the Route One Corridor study area. There is currently an existing bike lane striped on the west side of Route One adjacent to the 526 Post Road site.

v. Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility, and stormwater? Document not provided. The Arundel Lane right-of-way (ROW) land area will be owned by the proposed Arundel Lane subdivision. Access, grading, drainage, and utility rights within the Arundel Lane ROW will be granted to 526 Post Road via an easement. Conversely, the Arundel Lane subdivision will be granted access, drainage, and maintenance rights on the 526 Post Road property for the proposed subsurface stormwater chamber system between the existing school building and Route One. Draft legal descriptions of

the easements prepared by Isaiah Plante, a Professional Land Surveyor with Kimball Survey & Design, Inc., are provided with this letter.

vi. School use remains proposed. Planning Board to consider finding an updated capacity letter from WSD is not applicable. No response required.

vii. School use remains proposed. Planning Board to consider finding an updated capacity letter from KKWWD is not applicable. No response required.

viii. Utilities plan provided. To be reviewed. No response required.

ix. Traffic Assessment dated 2/9/2026 provided. To be reviewed. No response required.

Response to March 9, 2026 Planning Board Comments

Proposed Street Entrance (Intersection of Arundel Lane and Route One)
The members of the Planning Board requested that the proposed entrance for Arundel Lane at Route One be widened as much as feasible to accommodate emergency vehicle access. The proposed entrance has been revised to a width of 34 feet at Route One, transitioning to the 24-ft wide parking lot entrance for the existing school building. Entrance to the School has been revised as well, following the general width and layout of the existing entrance The revised entrance has been limited to one way entering traffic with the exit to the site being accomplished at the rear of the parking lot.

We trust the appropriate information has been provided with this application, and we look forward to working with the committee to make this project a success.

Respectfully,

Werner Gilliam

Werner Gilliam, CFM, Permitting/Project Manager
Walsh Engineering Associates, Inc.

cc. The Grace Group, LLC – Chris Finneral
Walsh Engineering Associates, Inc. – William R. Walsh, III, PE; Leyna Tobey, PE

Enc. Updated Site Plan Amendment Application Documentation

Kimball Survey & Design, Inc.
Professional Land Surveying
30 Frost Hill Road York, ME 03909
Phone: (207) 351-0226
www.KimballLandSurveying.com

Proposed Legal Description

Prepared for
Walsh Engineering Associates, Inc.
One Karen Drive #2A
Westbrook, Maine 04092

Proposed 50’ wide Right-of-Way

March 9, 2026

Proposed Right-of-Way

A 50 foot wide private right-of-way for the purpose of ingress and egress, by foot or motor vehicle, and also for all utilities, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled “Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine” by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE S33°03’54”W along the northwesterly sideline of Post Road a distance of 50.42 feet to a rebar;

THENCE N64°18’53”W along land of Richard Jergensen and Pamela Higgins a distance of 451.20 feet to a granite monument;

THENCE along Lot 10-1 the following courses:

N25°41’07”E a distance of 50.00 feet to a granite monument;

S64°18’53”E a distance of 50.00 feet to a granite monument;

THENCE along remaining land of Morrison Center the following courses:

S64°18’53”E a distance of 314.07 feet to a point;

S64°18’53”E a distance of 61.41 feet to a point;

S64°18’53”E a distance of 32.20 feet to the point of beginning.

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

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon L.M. . Belanger, Assistant Planner	*sbelanger@wellstown.org*

Major Subdivision Preliminary Application Memo

Date: March 20, 2026

To: Planning Board

From: Planning Office

Re: Arundel Lane Subdivision - Map 27, Lot 10- EXE to become 10-EXE and 10-1

Project Description:

Walsh Engineering has submitted a Preliminary Subdivision Application on behalf of the owner The Grace Group, LLC for a major subdivision consisting of 11 single family dwelling units on 6.30 acres of land as a Multifamily Development on a Lot to be identified as 10-1. The existing school use to remain on a 1.32 acre lot. A 50' wide private street to be named Arundel Lane is proposed as access and street frontage for the subdivision lot. The development shall be served by public sewer and public water. The subdivision is located within the General Business, Rural and 75' Shoreland Overlay Districts. Tax Map 27, Lot 10-EXE to become Lots 10-EXE and 10-1.

§ 202-8. Preliminary plan for major subdivision.

A. Procedure. [Amended 5-16-1996; 7-11-1996; 7-9-2002; 4-16-2004; 11-5-2024]

(1) Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a preliminary plan at least 10 days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the sketch plan to the Board. The preliminary plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Board. **Preliminary Subdivision Application received 1/13/26. Planning Board received the application on 1/26/26.**

(2) All applications for preliminary plan approval for a major subdivision shall be accompanied by an application fee in the amount established by the Board of Selectmen following notice and a public hearing. In addition, the applicant shall pay a fee of $25 per lot or dwelling unit, to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for abutter notices and hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional $10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional $10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a final decision on the subdivision application by the Board shall be returned to the applicant.**]** **Application fee and escrow provided.**

(3) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved. **No defaults known.**

(4) Notices describing the proposed project and scheduled meeting date with the Planning Board shall be mailed by the Planning Office to the abutters via regular mail at least 10 days prior to a scheduled meeting of the Board. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. In the case of an abutting condominium, the condominium association shall be notified, not the individual unit owners. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said notices. **Abutters mailed notice of the preliminary application on 1/16/25. PB meeting was on 1/26/26.**

(5) If a subdivision abuts or includes a portion of land of another municipality, the Planning Office, within 10 days prior to the Board meeting at which the application is to be received, shall notify by regular mail the Town Clerk and Planning Board of that municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. The notice shall include the location of the proposed subdivision and a general description of the proposed development and date, time and location of the hearing. **Not abutting or within another municipality**

(6) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the preliminary plan. **Yes**

(7) The application shall be received by the Planning Board at the scheduled meeting. **Planning Board received the application on 1/26/26**

(8) If the subdivision is located in more than one municipality, the Board shall have a joint meeting with the Planning Board of the adjacent municipality to discuss the plan. **Not abutting or within another municipality**

(9) Within 30 days of receipt of a preliminary plan application form and fee, the Board shall notify the applicant in writing whether or not the application is complete and what, if any, additional submissions are required for a complete application. A request for any extension shall be submitted in writing by the applicant to the Board if additional time is needed for the applicant to address completeness. If the Planning Board agrees the request is reasonable, an extension period shall be mutually agreed to by the Board and the subdivider. Failure of the applicant to provide the required submissions to be deemed complete may result in the denial of the application. **To be determined**

(10) Within 30 days of determining a complete application has been submitted, the Board shall hold a public hearing on the preliminary plan application. The Planning Office shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. The Planning Office shall notify, by certified mail, the applicant, all abutters, and the Town Clerk and Planning Board of any abutting municipality, if the development abuts or falls within another municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. Abutter notices shall include the date, time, and place of the hearing as well as the project description. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of advertising and postal notification of the public hearing. **To be determined**

(11) The Board shall, within 30 days of a public hearing or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, make findings of fact on the application and approve, approve with conditions or deny the preliminary plan. The Board shall specify in writing its findings of fact and reasons for any conditions or denial.

(12) When granting approval to a preliminary plan, the Board shall state the conditions of such approval, if any, with respect to: **To be determined**

(a) The specific changes which it will required in the final plan;

(b) The character and extent of the required improvements for which waivers may have been requested and which in the Board's opinion may be waived without jeopardy to the public health, safety and general welfare; and

(c) The amount of all performance guaranties which it will require as prerequisite to the approval of the final plan.

(13) Approval of a preliminary plan shall not constitute approval of the final plan or intent to approve the final plan, but rather it shall be deemed an expression of approval of the design of the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the final plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of new information received. **To be determined**

B. Submissions.

(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:

(a) Existing subdivisions adjacent to the proposed subdivision.

(b) Locations and names of existing and proposed streets.

(c) Boundaries and designations of zoning districts.

(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.

(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **To be determined**

Recommendations and conclusions:

1. The Planning Board to consider the following:
    1. Review the following initial review comments for Article V, VII and draft completeness (applicant to address plan markups):
        i. Grading and erosion control plans provided. To be reviewed.
        ii. Stormwater design and analysis provided. To be reviewed.
        iii. Easements to be depicted on the plan.

iv. Plan notes that a condominium to manage land; private street/ ROW agreements/ covenants. Draft condominium documents to be provided with the final subdivision submission.

v. 15' wide setback/ no-cut buffer to be detailed on the plan. Landscaping sheet provided. Planning Board to make buffer determinations after a public hearing.

vi. The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan identifies existing vegetation to be maintained to satisfy the visual screen. Planning Board to review and determine if suitable after a public hearing is determined.

vii. No accessory dwelling units to be proposed or allowed in the subdivision.

viii. Monumentation to be determined with the final plan submission.

ix. IF&W letter has been provided.

x. Traffic:

1. The school use on Lot 10, with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)
2. Condominium units on Lot 10-1 require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips.
3. Total daily trips to use the Arundel Lane right of way that is proposed is 225 daily trips. (66 + 159 = 225 daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2).
4. The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).
5. Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:
    a. Reducing the number of students from 34 to 28. (132 daily trips). (132 + 66= 198 daily trips).
    b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).

2. The Planning Board to consider continuing the workshop for 30 days or appoint the Planning Office as the completeness agent so a public hearing could be scheduled once complete or continue the workshop.

Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District:	GB and ShO
Prepared By:	Planning Office	Review Date:	2/20/26; 3/18/26; 3/20/26
Plans Dated:	1/22/26	Prelim. Plan Revisions Submittal Date:	2/10/26; 3/10/26

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	**Y**				Location Maps provided
	(a) Existing subdivisions adjacent to the proposed subdivision.	**Y**				Existing developments noted.
	(b) Locations and names of existing and proposed streets.	**Y**				Route One, Elmere Rd, etc are identified.
	(c) Boundaries and designations of zoning districts.	**Y**				General Business, Rural and Shoreland Overlay zones identified.
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	**Y**				Subdivision lot and outsale lot identified.

Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District:	GB and ShO
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§ 202- 8. Preliminary Plan for Major Subdivision		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
	(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **[Amended 4-12-1999; 11-5-2024]**	**Y***				Plan scale is 1" = 40 feet. Boundary plan is 1" = 50 feet. Signature block in lower left corner. **Subdivision Plan C2.0 also to be stamped by PLS at final plan.**
	(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	**Y**				Arundel Lane Subdivision noted. Map 27, Lot 10 to be divided. Lot 10 to become 1.32 acres. Lot 10-1 for the Multifamily Development to become 6.30 acres.
	(b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	**Y***				Division of Land plan prepared by Isaiah Plante, PLS #2334 dated 2/16/26 provided. **Existing monuments to be described on C2.0.** **Proposed monument types to be determined.** Applicant states the lot shall be conveyed after site plan approval is granted for lot 10**. It should also be required prior to the submission of the final subdivision application.**

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Plans Dated:	1/22/26	Prelim. Plan Revisions Submittal Date:	2/10/26; 3/10/26

§ 202- 8. Preliminary Plan for Major Subdivision		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
	(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	**Y***				Quitclaim Deed Book 19672, Page 10 provided. **Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.**
	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	**Y***				Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping. **Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.** **Drainage easements to be identified on the plan. easement metes and bounds provided. Draft legal documents required.** Easement benefiting Lot 10 provided. **To be reviewed.**
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	**Y**				Plan depicts 1 foot contours.

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§ 202- 8. Preliminary Plan for Major Subdivision	**Application Meet Requirements**				
	Yes	**No**	**NA**	**Waiver**	**Comments**
(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	**Y**				Total Area of subdivision is 6.30 acres with a 22,722 SF ROW. The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area). ROW area is 22,722 SF. A Multifamily Development per 145-48 is proposed. Density is calculated using 6.30 acres as the lot area then deducts the common roadway area, stormwater area, utilities, etc. which totals 41,173 SF. 233,636 SF / 20,000 SF results in 11 dwelling units. 11 are proposed. Trees greater than 24" in diameter are not identified. 24" trees to be retained are not identified. Planning Board granted a waiver of identifying such trees on 2/23/26.
(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.)
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.	**Y**				A letter from the WSD dated 8-14-25 was provided.
[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.				**NA**	

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§ 202- 8. Preliminary Plan for Major Subdivision		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
	(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	**Y**				The subdivision shall be served by public water (KKW Water District.) A letter from the KKWWD dated 8-14-25 was provided.
	(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	**Y**				Grid North. Plan scale is 1" = 40 feet. Record owner/developer noted.
	(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	**Y**				Abutters are identified.
	(k) The location of any zoning boundaries affecting the subdivision.	**Y**				It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line. Plan identifies zone relocation on C2.0. General Business and Shoreland Overlay District dimensional requirements noted. A 25' setback is required from the lot line abutting the street ROW of Arundel Lane. 15' lot line setback/ no-cut buffer required from the lot lines.

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§ 202- 8. Preliminary Plan for Major Subdivision		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
	(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	**Y***				Utility plan provided C3.0. **To be reviewed.** Grading plan provided. C3.1. Road profile provided C3.2. **To be reviewed.** Stormwater Management Report prepared by William Walsh, PE and Leyna Tobey, PE of Walsh Engineering dated 1/22/26, revised 2/10/26.**To be reviewed by Town Engineer.** **Appears that a MDEP stormwater permit will be required.**
	(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	**Y***				Arundel Lane ROW identified. Existing adjacent buildings identified. **Proposed easements to be identified.** Open space areas labelled.
	(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			**NA**		No such public improvements proposed.
	(0) The proposed lot lines with approximate dimensions and lot areas.	**Y**				Lot lines depicted.
	(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			**NA**		No such dedication proposed.
	(q) The location of any open space to be preserved and an indication of its improvement and management.	**Y**				Open space proposed. Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping.
	(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	**Y**				SCS Map provided

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Plans Dated:	1/22/26	Prelim. Plan Revisions Submittal Date:	2/10/26; 3/10/26

§ 202- 8. Preliminary Plan for Major Subdivision		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
	(s) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year-flood elevation shall be delineated on the plan.	**Y**				Subdivision classified in Zone X and AE per FIRM panel 23031C0586G and 577G.
	(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:			**NA**		Not required as the subdivision shall be served by public sewer.
	[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or					
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	**Y**				Stevens Brook identified. Wetland delineation report from Brady Frick dated 5/26/25 of Albert Frick Associations.
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	**Y**				A letter from IF&W was requested per Planning Board determination on 2/23/26. Letter dated 3/19/26 from IF&W provided. 100 foot no disturb buffer from Stevens Brook recommended.

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Prepared By:	Planning Office	Review Date:	2/20/26; 3/18/26; 3/20/26
Plans Dated:	1/22/26	Prelim. Plan Revisions Submittal Date:	2/10/26; 3/10/26

	(w) Traffic data. The Planning Board may require a traffic engineering study should the project be considered one of substantial magnitude along any location where fast-moving traffic occurs or the scope of the development significantly increases the volume of traffic on a street or impacts pedestrian safety. Should a traffic study be requested by the Planning Board, the following data shall be included: **[Added 11-5-2024]**		**Y***				Traffic Assessment provided. Prepared by Jacob W. Sirois EI of Barton & Loguidice, LLC dated 2/9/26. 1. The school use on Lot 10 with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.) 2. Condominium units on Lot 10-1 require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips. 3. Total daily trips to use the Arundel Lane right of way is 225 daily trips. (66 + 159 = 225 daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2). **4. <u>The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).</u>** **5. <u>Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:</u>** a. Reducing the number of students from 34 to 28. (132 daily trips). (132 + 66= 198 daily trips). **b.** Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).
	[1]	The estimated peak-hour traffic to be generated by the proposal.					
	[2]	Existing traffic counts and volumes on surrounding roads during peak seasons.					

Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District:	GB and ShO
Prepared By:	Planning Office	Review Date:	2/20/26; 3/18/26; 3/20/26
Plans Dated:	1/22/26	Prelim. Plan Revisions Submittal Date:	2/10/26; 3/10/26

§ 202- 8. Preliminary Plan for Major Subdivision			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	[3]	Traffic accident data covering a recent three-year period.					
	[4]	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
	[5]	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
	[6]	The need for sidewalks or other pedestrian safety measures.					
C.	Rights vested. The submittal of the preliminary application, plans, other associated submittals in accordance with § 202-8B and submittal of the application fee shall be considered as substantial for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302. **[Added 6-14-2022]**						

WALSH
ENGINEERING ASSOCIATES, INC.

March 10, 2026

Town of Wells Planning & Development Department
c/o Ms. Shannon Bellanger, Assistant Planner
208 Sanford Road
Wells, ME 04090

RE: Major Subdivision Preliminary – Response to Staff Review Comments
Arundel Lane Subdivision, Wells, ME
Proposed Tax Map 128, Lot 10-1

To Whom It May Concern,

On behalf of The Grace Group, LLC, Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed revised plan set for the proposed Arundel Lane Subdivision located on Post Road in Wells based on Staff Review comments received within a memo dated February 20, 2026 as well as comments received during the March 9th, 2026, workshop. The subject application is proposed 11-unit residential development with a private way. Please see below our responses to staff comments noted in red.

Response to February 20, 2026 Staff Review Comments

i. Lot area and density calculation need some correction. Density allows 11 dwelling units. 11 dwellings are proposed. Lot area and density calculations have been updated using the boundary survey prepared by Kimball Survey & Design, Inc.
ii. Boundary survey for the subdivision provided: Some metes and bounds and monumentation still needed. A stamped boundary survey depicting the metes, bounds, and monumentation of the division of land has been provided.
iii. Existing utilities detailed on utility plan sheet. No response necessary.
iv. Grading and erosion control plans provided. To be reviewed. No response necessary.
v. Stormwater design and analysis provided. To be reviewed. No response necessary.
vi. Easements to be depicted on the plan. Proposed easements are depicted on the design plans. The Arundel Lane right-of-way (ROW) land area will be owned by the proposed Arundel Lane subdivision. Access, grading, drainage, and utility rights within the Arundel Lane ROW will be granted to 526 Post Road via an easement. Conversely, the Arundel Lane subdivision will be granted access, drainage, and maintenance rights on the 526 Post Road property for the proposed subsurface stormwater chamber system between the existing school building and Route One.
vii. Plan notes that a condominium to manage land; private street/ ROW agreements/ covenants. Draft condominium documents to be provided with the final subdivision submission. Draft legal descriptions of the easements prepared by Isaiah Plante, a Professional Land Surveyor with Kimball Survey & Design, Inc., are provided with this letter.
viii. 15' wide setback/ no-cut buffer to be detailed on the plan. Landscaping sheet provided. Planning Board to make buffer determinations after a public hearing. Language for 15' wide setback and no-cut buffer has been revised on plan C2.0, provided with this letter.
ix. The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined. Visual screening for residential lot 18 shown on C2.0 is the 20' wide no-cut buffer.
x. Planning Board to consider applicants waiver request to identify trees greater than 24 inch diameter at breast height. No response necessary.

xi. Proposed road placement to be reviewed. A 10 feet deviation from the center appears to be proposed. The roadway centerline within the Arundel Way ROW is proposed to deviate from the center of the 50-foot ROW by approximately 10 feet. A deviation of 10 feet from the center of the ROW is allowed per the Town's Streets and Sidewalks ordinance (§ 201-10D) for the protection of the 15-foot landscaped buffer and protection of the abutting property from impacts of traffic and grading.

xii. A vernal pool evaluation was conducted in May 2025. Report provided. No response necessary.

xiii. Traffic engineers were consulted regarding a 2nd exit lane. See response in letter and report on generation, sight distances and accident data. No response necessary.

xiv. 2,500 SF building envelopes proposed. No response necessary.

xv. A 25' setback from the internal roadway of the multifamily development is not required. A 25' setback from the lot line abutting the Arundel Lane right of way is required. The setback lines shown on C2.0 of the plan set have been revised to address this comment.

xvi. Total wetland area and its percentage within the open space of the subdivision noted. No response necessary.

xvii. A bicycle lane is required along Route One and one exists. A sidewalk is not required along the frontage of lot 10. No response necessary.

xviii. No accessory dwelling units to be proposed or allowed in the subdivision. No response necessary

xix. Monumentation to be determined with the final plan submission. No response necessary

xx. IF&W letter has not been provided. WEA has requested project review by the Maine Department of Inland Fisheries and Wildlife (IF&W) on March 10, 2026. Please see the attached request letter sent to IF&W. A copy of their response will be provided to Planning Staff upon receipt.

Response to March 9, 2026 Planning Board Comments

Proposed Street Entrance (Intersection of Arundel Lane and Route One)

The members of the Planning Board requested that the proposed entrance for Arundel Lane at Route One be widened as much as feasible to accommodate emergency vehicle access. The proposed entrance has been revised to a width of 34 feet at Route One and maintaining that width up to the 24 ft wide parking lot entrance for the existing school building. This revision was agreed upon to address the Boards emergency access concerns which the Board in turn was agreeable to recognize that the existing traffic count of 159 trips per day for the existing school, as well as the 66 trips per day anticipated by the 11-unit condominium development would be acceptable using Arundel Lane as proposed. This modification allows the Board to make a positive finding that Arundel Lane with its current and proposed uses does not require a second entrance.

We trust the appropriate information has been provided with this application, and we look forward to working with the committee to make this project a success.

Respectfully,

Werner Gilliam

Werner Gilliam, CFM, Permitting/Project Manager
Walsh Engineering Associates, Inc.

cc. The Grace Group, LLC – Chris Finneral
Walsh Engineering Associates, Inc. – William R. Walsh, III, PE; Leyna Tobey, PE

Enc. Updated Arundel Lane Subdivision Application Documentation

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
145-26	**GENERAL BUSINESS DISTRICT - REGULATIONS**				
(39).	School, private and public	**Is the school lot part of the subdivision? A school use to remain on the 1.30 acre lot.**	Y	N/A	The commercial lot is not proposed as a lot within the 11-unit subdivision
F.	Dimensional requirements	**It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line.**	Y	All Sheets	The rural zone boundary has been adjusted to follow the property boundary and plan notes have been updated to reflect this.
F.(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer	The currently parcel lot size is 8.15 acres. The school to be divided off and remain on 1.30 acres. A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,350 SF in area. The subdivision lot area is 6.85 acres or 298,246 SF. The subdivision net lot total area is approximately 275,896 SF or 6.33 acres. **To be calculated and noted on the plan.** The subdivision lot to be served by public sewer (WSD)	Y	C1.0, C2.0	Lot area and density calculations have been updated.
F.(2).A	MAXIMUM DENSITY: One dwelling unit for each 20,000 square feet of net area if served by public sewer.	**Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.33 acres or 275,896 SF, not 8.15 acres. A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.33 +/- as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. To be calculated, but approximately 32,500 SF in deduction based on these features on proposed lot 10-1 (excluding the School Lot and Arundel Lane ROW). 275,896 SF – 2,500 SF = 243,396 SF/ 20,000 = 12.1. Density appears to permit 12 dwelling units. Correct calculations needed to clarify.**	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted. Please note that the proposed Arundel Lane Subdivision has been updated to include 11 dwelling units, instead of the previously proposed 12 units

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
F.(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac	**The subdivision lot depicts only 50' of street frontage on Arundel Lane ROW. It is recommend the 50' ROW be extended another 50' so that 100 feet of street frontage can be achieved.**	Y	C2.0	The ROW boundary line has been adjusted to provide 100' of frontage to the Subdivision lot.
F.(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District	The 65% maximum lot coverage of the GB zone is noted on the plan. **The proposed lot coverage is not noted.** **Are the 2,500 SF boxes on the plan building envelopes or exact building footprints? Will decks, porches, patios, generators, sheds, fire pits, HVAC units, etc. be allowed for each unit? If so, lot coverage to facture.**	Y	C2.0	Lot coverage calculations have been added to the proposed Site Plan / Subdivision Plan based on the 2,500 square foot building envelopes and the proposed Arundel Lane.
F.(6).a. [3]	Twenty-five feet from any lot line abutting any street right-of-way.	**Parcel does abut the Arundel Lane ROW. 25' setback to be identified.**	Y	C2.0	Proposed 25' setback off of Arundel Lane ROW has been added.
145-48	**PERFORMANCE STANDARDS - MULTIFAMILY DEVELOPMENTS**				
A.(1)	A landscaped buffer the width of the required setbacks of Article V along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets	15' wide landscaped buffer along all lot lines noted. **Label corrections needed.** Arundel Lane roadway serving the multifamily development crosses the buffer required from the street ROW.	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets.
A.(4)	One-family dwelling structures shall be separated by at least 30 feet.	**Single family dwellings shall be separated by a minimum of 30 feet. Measurements between the units on the plan appear to be 28 or 29', not 30'.** **Plan provided is not to scale.**	Y	All Sheets	Confirmation that all building envelopes are separated by 30 feet. Plans have been printed with correct margins to provide accurate scale.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
A.(5)	A buffer strip managed by the condominium association or lot owner shall be required on the property along any adjacent property line. The buffer strip shall be a no cut buffer and consist of natural vegetation, or the Planning Board or reviewing authority shall require natural evergreen plantings to establish a visual screen except at driveway locations. The buffer strip width shall be the required lot line setback of Article V along the adjoining lot line or greater if necessary, as determined by the Planning Board or reviewing authority, to screen the development from the view from adjacent property lines. The Planning Board or reviewing authority may require additional screening or restrict the removal of vegetation within the buffer	15' wide landscaped buffer along all lot lines noted. **Label corrections needed to state the 15' setback is also a no-cut buffer.** **Planning Board to review what the no-cut buffer shall consist of. A landscape plan is recommended.**	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets. 15' landscaped buffer is no-cut buffer.
A.(7)	The open space shall consist of no more than 50% coastal wetland or freshwater wetland as defined in § 145-10 except freshwater wetlands shall also include wetlands dominated by trees or woody vegetation of any height in any district	**The plan to note the total wetland area and its percentage within the open space of the subdivision.**	Y	C2.0	The open space notes on the Subdivision plan have been updated to show the total amount of wetland to remain, and the percentage of open space that is wetland.
B	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district, except as otherwise specified in § 145-48D through H below.	**The property shall be entirely within the General Business District per 145-19B.** **Proposed lot coverage of the GB zone and Shoreland Overlay zone to be identified.**	Y	C2.0	Lot coverage has been shown for both General Business zone and Shoreland Overlay zone.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
C	In any multifamily development abutting a residential use in a residential or rural zoning district, the landscape buffer shall include a visual screen abutting the residential use. Said visual screening shall consist of a continuous border of staggered evergreen shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.	**The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined.**	Y	C2.0	A no-cut buffer ranging from 25 to 40 feet wide is proposed adjacent to the residential lot within the rural zone (Map 113, Lot 18), as shown on the subdivision plan.
H.(1)	DENSITY: In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting the area of common roads, stormwater facilities, utilities, fire protection systems and common parking or infrastructure.	**Density calculations on the plan to be corrected.** **The subdivision net lot area is approximately 6.33 acres or 275,896 SF, not 8.15 acres.** **A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.33 +/- as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. To be calculated, but approximately 32,500 SF in deduction based on these features on proposed lot 10-1 (excluding the School Lot and Arundel Lane ROW). 275,896 SF – 32,500 SF = 243,396 SF/ 20,000 = 12.1. Density appears to permit 12 dwelling units.** **Correct calculations needed to clarify.**	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted. Please note that the proposed Arundel Lane Subdivision has been updated to include 11 dwelling units, instead of the previously proposed 12 units

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
	A development layout shall be submitted indicating the minimum required open space per § 202-12B.	35% Open space noted to be required. **Total area of the subdivision lot to be determined.** **It appears approximately 96,563 SF of Open Space is required and 127,071 SF is proposed.**	Y	C1.0, C2.0	Minimum required and proposed open space areas are updated on the provided design plans.
	Innovative open space bonuses as specified in § 145-49D may be awarded by the Planning Board.	**Density appears to permit 12 dwelling units. Correct calculations needed to confirm.**	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
145-26	**GENERAL BUSINESS DISTRICT - REGULATIONS**				
F.	Dimensional requirements	**It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line.**	Y	All Sheets	The rural zone boundary has been adjusted to follow the property boundary and plan notes have been updated to reflect this.
F.(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer	The currently parcel lot size is 8.15 acres. The school to be divided off and remain on 1.30 acres. A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,350 SF in area. The subdivision lot area is 6.85 acres or 298,246 SF. The subdivision net lot total area is approximately 275,896 SF or 6.33 acres. **To be calculated and noted on the plan.** The subdivision lot to be served by public sewer (WSD)	Y	C1.0, C2.0	The current parcel lot size is 8.15 acres (354,916 SF). The school to be divided off remains on 1.32 acres (57,385 SF). A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,722 SF in area. The subdivision lot area is 6.30 acres (274,809 SF).
F.(2).A	MAXIMUM DENSITY: One dwelling unit for each 20,000 square feet of net area if served by public sewer.	**Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.33 acres or 274,516 SF (net area only deducts the street ROW area, not wetland area).** A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. 233,343 SF/ 20,000 SF results in 11 dwelling units. 11 are proposed. **Plan purpose to be revised.**	Y	C1.0, C2.0	The subdivision net area is 6.3 acres (274,809 SF) with only the street ROW area (22,722 SF) as a deduction. All density deducts equal to 41,173 SF with a area of density remaining of 233,636 SF. 233,636 SF/ 20,000 SF = 11.68 dwelling units. Plan purpose notes corrected to reflect 11 dwelling units

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
F.(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac	**The subdivision lot depicts 100' of street frontage on Arundel Lane ROW.**	Y	C2.0	No response necessary
F.(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District	The 65% maximum lot coverage of the GB zone is noted on the plan. The proposed lot coverage is 22%. The 2,500 SF boxes on the plan are building envelopes.	Y	C2.0	No response necessary
F.(6).a. [3]	Twenty-five feet from any lot line abutting any street right-of-way.	**Parcel does abut the Arundel Lane ROW. 25' setback to be identified.**	Y	C2.0	Proposed 25' setback off of Arundel Lane ROW has been corrected.
145-48	**PERFORMANCE STANDARDS - MULTIFAMILY DEVELOPMENTS**				
A.(1)	A landscaped buffer the width of the required setbacks of Article V along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets	15' wide landscaped buffer along all lot lines noted. **Label corrections needed.** Arundel Lane roadway serving the multifamily development crosses the buffer required from the street ROW.	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets.
A.(4)	One-family dwelling structures shall be separated by at least 30 feet.	Single family dwellings shall be separated by a minimum of 30 feet.	N/A	N/A	No response necessary.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
A.(5)	A buffer strip managed by the condominium association or lot owner shall be required on the property along any adjacent property line. The buffer strip shall be a no cut buffer and consist of natural vegetation, or the Planning Board or reviewing authority shall require natural evergreen plantings to establish a visual screen except at driveway locations. The buffer strip width shall be the required lot line setback of Article V along the adjoining lot line or greater if necessary, as determined by the Planning Board or reviewing authority, to screen the development from the view from adjacent property lines. The Planning Board or reviewing authority may require additional screening or restrict the removal of vegetation within the buffer	15' wide landscaped buffer along all lot lines noted. Label corrections needed to state the 15' setback is **also a no-cut buffer. Planning Board to review what the no-cut buffer shall consist of.** Landscape plan sheet L-1 has been provided. **To be reviewed.**	Y	All Sheets, L-1	Language for the 15' setback / landscaped no-cut buffer corrected on plans.
A.(7)	The open space shall consist of no more than 50% coastal wetland or freshwater wetland as defined in § 145-10 except freshwater wetlands shall also include wetlands dominated by trees or woody vegetation of any height in any district	The plan notes the total wetland area as 1,780 SF and its percentage within the open space as 0.1%.	Y	C2.0	Notes corrected to reflect wetland area within open space.
B	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district, except as otherwise specified in § 145-48D through H below.	**The property shall be entirely within the General Business District per 145-19B. Plan to label.** Proposed lot coverage of the GB zone is 22%. Shoreland Overlay is 0%.	N/A	N/A	No response necessary.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
C	In any multifamily development abutting a residential use in a residential or rural zoning district, the landscape buffer shall include a visual screen abutting the residential use. Said visual screening shall consist of a continuous border of staggered evergreen shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.	**The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined.**	N/A	N/A	No response necessary.
H.(1)	DENSITY: In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting the area of common roads, stormwater facilities, utilities, fire protection systems and common parking or infrastructure.	**Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area).** A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. 233,343 SF / 20,000 SF results in 11 dwelling units. 11 are proposed. **Plan purpose to be revised.**	Y	C1.0, C2.0	Plan purpose revised to reflect 11 units proposed. Density calculations updated accordingly.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
	A development layout shall be submitted indicating the minimum required open space per § 202-12B.	35% Open space noted to be required. Total area of the subdivision lot to be determined. It appears approximately **96,081 SF** of Open Space is required and 126,979 SF is proposed.	Y	C1.0, C2.0	Open space required and provided updated accordingly.
202-8	**Preliminary Plan for Major Subdivision – Review for Completeness**				
(2)	Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **[Amended 4-12-1999; 11-5-2024]**	Plan scale is 1" = 40 feet. Boundary plan is 1" = 50 feet. Signature block in lower left corner. **Subdivision Plan C2.0 also to be stamped by PLS at final plan.**	N/A	N/A	Confirmed, final plan to be stamped by PLS.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
(2)(a)	The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Arundel Lane Subdivision noted. Map 27, Lot 10 to be divided. Lot 10 to become **1.32 or 1.36 acres**. Lot 10-1 for the Multifamily Development to become 6.30 acres.	Y	C2.0	Lot 10 to contain 1.32 acres upon division.
(2)(b)	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Division of Land plan prepared by Isaiah Plante, PLS #2334 dated 2/16/26 provided. **Existing monuments to be described on C2.0.** **Proposed monument types to be determined.** **When will the lot be conveyed?**	Y	C2.0	Proposed monumentation provided on C2.0 and stamped boundary survey for division of land. Lot to be conveyed upon approval of Site Plan application.
(2)(c)	A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Quitclaim Deed Book 19672, Page 10 provided. **Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.**	N/A	N/A	No response necessary.
(2)(d)	A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping. **Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.** **Drainage easements to be identified on the plan.** **Easement to Morrison Center lot and maintenance agreement to be provided.**	Y	C2.0	Drainage easement granted to Arundel Lane Subdivision identified on plans. Draft easement descriptions provided.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
(2)(f)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Total Area of subdivision is 6.30 acres with a 22,953 SF ROW. **Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area).** A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. **233,343** SF / 20,000 SF results in 11 dwelling units. 11 are proposed. **Plan purpose to be revised.** **Trees greater than 24" in diameter are note identified. 24" trees to be retained are not identified. Applicant requests a waiver of having to depict such trees.**	Y	C2.0	Plan purpose revised to reflect 11 dwelling units proposed. Density calculations adjusted per comment.
(2)(k)	The location of any zoning boundaries affecting the subdivision.	**It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line. Plan to identify zone relocation.** General Business and Shoreland Overlay District dimensional requirements noted. **25' setback from the multifamily development internal roadway is not required. A 25' setback is required from the lot line abutting the street ROW of Arundel Lane.**	Y	C2.0	Zoning boundary adjusted to follow boundary line. Setback from ROW end corrected and internal roadway setbacks removed.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
(2)(l)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Utility plan provided C3.0. **To be reviewed.** Grading plan provided. C3.1. Road profile provided C3.2. **To be reviewed.** Stormwater Management Report prepared by William Walsh, PE and Leyna Tobey, PE of Walsh Engineering dated 1/22/26, revised 2/10/26. **To be reviewed by Town Engineer.**	N/A		No response necessary.
(2)(m)	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Arundel Lane ROW identified. Existing adjacent buildings identified. **Proposed easements to be identified. Open space areas to be labelled**	Y	C2.0	Open space areas labelled. Easement for drainage across 526 Post road identified.
(2)(v)	The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	**A letter from IF&W not yet provided.**	Y	N/A	A copy of the Beginning with Habitat Map available from the Department of Inland Fisheries and Wildlife has been provided. A Review request letter to If&W has been submitted and a copy of that is provided.
(2)(w)	Traffic data. The Planning Board may require a traffic engineering study should the project be considered one of substantial magnitude along any location where fast-moving traffic occurs or the scope of the development significantly increases the volume of traffic on a street or impacts pedestrian safety. Should a traffic study be requested by the Planning Board, the following data shall be included: **[Added 11-5-2024]**	Traffic Assessment provided. Prepared by Jacob W. Sirois EI of Barton & Loguidice, LLC dated 2/9/26. **To be reviewed.** **Does not appear to address addition of a turning lane, although the cover letter states it was considered.**	N/A	N/A	No response necessary.

Kimball Survey & Design, Inc.
Professional Land Surveying
30 Frost Hill Road York, ME 03909
Phone: (207) 351-0226
www.KimballLandSurveying.com

Proposed Legal Description

Prepared for
Walsh Engineering Associates, Inc.
One Karen Drive #2A
Westbrook, Maine 04092

Proposed 50’ wide Right-of-Way

March 9, 2026

Proposed Right-of-Way

A 50 foot wide private right-of-way for the purpose of ingress and egress, by foot or motor vehicle, and also for all utilities, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled “Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine” by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE S33°03’54”W along the northwesterly sideline of Post Road a distance of 50.42 feet to a rebar;

THENCE N64°18’53”W along land of Richard Jergensen and Pamela Higgins a distance of 451.20 feet to a granite monument;

THENCE along Lot 10-1 the following courses:

N25°41’07”E a distance of 50.00 feet to a granite monument;

S64°18’53”E a distance of 50.00 feet to a granite monument;

THENCE along remaining land of Morrison Center the following courses:

S64°18’53”E a distance of 314.07 feet to a point;

S64°18’53”E a distance of 61.41 feet to a point;

S64°18’53”E a distance of 32.20 feet to the point of beginning.

Kimball Survey & Design, Inc.
Professional Land Surveying
30 Frost Hill Road York, ME 03909
Phone: (207) 351-0226
www.KimballLandSurveying.com

Proposed Legal Description

Prepared for
Walsh Engineering Associates, Inc.
One Karen Drive #2A
Westbrook, Maine 04092

Proposed Access/Utility/Drainage/Grading Easement

March 9, 2026

Proposed Easement

An easement for access, utility, drainage, and grading over remaining land of Morrison Center, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled “Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine” by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE N64°18’53”W along remaining land of Morrison Center a distance of 32.20 feet to the True Point of Beginning;

THENCE through remaining land of Morrison Center the following courses:

N00°34’36”E a distance of 16.57 feet to a point;

N31°23’43”E a distance of 90.62 feet to a point;

N61°23’42”W a distance of 24.41 feet to a point;

S29°29’44”W a distance of 82.96 feet to a point;

S80°29’21”W a distance of 41.00 feet to a point on the northeasterly sideline of the proposed Arundel Lane right-of-way;

THENCE S64°18’53”E along the northeasterly sideline of the proposed Arundel Lane right-of-way a distance of 61.41 feet to the point of beginning.

WALSH
ENGINEERING ASSOCIATES, INC.

March 6, 2026

Kennebunk, Kennebunkport, and Wells Water District, ATTN: Jamie Paschal
92 Main Street
Kennebunk, ME 04043

RE: Revised Request for Ability to Serve
Arundel Lane Subdivision, 526 Post Road, Wells
Tax Map 27 Lot 10-EXE

Dear Mr. Paschal:

Walsh Engineering Associates, Inc. (WEA) is respectfully requesting a revised "Ability to Serve" letter from the Kennebunk, Kennebunkport, and Wells Water District (KKWWD) for water service for the proposed 11 single-family dwelling subdivision proposed at 526 Post Road in Wells. The KKWWD previously provided WEA with an ability to serve letter for this property for a 15-unit subdivision, which has since been reduced to 11 units. The property is identified by the Town of Wells Tax Assessor's office as Map 27, Lot 10-EXE. It is our understanding that the existing building on the property is served by the KKWWD for water service.

Each dwelling unit will have up to three bedrooms for a total of 11 three-bedroom units. It is anticipated that the total average water demand for all buildings will be approximately 2,970 ± gallons per day based on the assumption of 90 gallons/day/bedroom. We anticipate installing an 8-inch water main along the proposed subdivision access road, tapped off of the existing 20-inch main in Post Road (Route 1). Separate 1-inch service lines will be connected to each unit.

Attached for your review are a tax map location figure and a utility plan dated February 10, 2026 showing the proposed development, existing utilities in the area, and the proposed water service.

On behalf of the client, thank you for your review of this project. Please contact us if you have any questions.

Respectfully,

Leyna L. Tobey

Leyna Tobey, P.E. – Project Manager
Walsh Engineering Associates, Inc.

Enc. Utility Plan – February 10, 2026
Tax Map Parcel Location

WALSH
ENGINEERING ASSOCIATES, INC.

March 6, 2026

Wells Sanitary District, c/o Nick Rico P.E., Superintendent
197 Eldridge Road,
Wells, ME 04090
wsd@wellssanitarydistrict.com

RE: Revised Request for Ability to Serve – Arundel Lane Subdivision, 526 Post Road, Wells
Wells Tax Map 27, Lot 10-EXE

Dear Mr. Rico:

Walsh Engineering Associates, Inc. (WEA) is respectfully requesting a revised "Capacity Letter" from Wells Sanitary District (WSD) for sanitary sewer service for the proposed 11 single-family dwelling subdivision proposed at 526 Post Road in Wells. WSD previously provided WEA with a capacity letter for this property for a 15-unit subdivision, which has since been reduced to 11 units. The property is identified by the Town of Wells Tax Assessor's office as Map 27, Lot 10-EXE.

The proposed 11-unit subdivision is proposed to discharge its sanitary sewer service to the existing WSD infrastructure in Post Road, as shown on the attached utility plan. The sewer service for the existing building onsite will be re-routed to pass through the proposed subdivision sewer main, prior to its discharge to the WSD infrastructure in Post Road. No change in sanitary sewer flows are expected from the existing building onsite. The table below quantifies the expected additional flows that will discharge to the WSD system from the 11 proposed dwelling units.

Maine Subsurface Wastewater Disposal Rules Design Flows / Wells Sanitary District Standards				
Type of Facility	**Design Flow (GPD)**		**Total Units**	**Estimated Daily Design Flow (GPD)**
Three Bedroom Single Family Unit	270	Per Unit	11	2970

On behalf of the Applicant, thank you for your review of this project. Please contact us if you have any questions.

Respectfully,

Leyna L. Tobey

Leyna Tobey, P.E. – Project Manager
Walsh Engineering Associates, Inc.

Enc. Arundel Lane Subdivision Utility Plan

WALSH
ENGINEERING ASSOCIATES, INC.

March 10, 2026

Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 SHS
Augusta, ME 04333
IFWEnvironmentalReview@maine.gov

RE: Environmental Review Request – Arundel Lane Subdivision
526 Post Road, Wells, ME

To Whom It May Concern,

On behalf of The Grace Group, LLC (applicant), Walsh Engineering Associates, Inc. (WEA) is respectfully requesting an environmental resource review by the Department of Inland Fisheries & Wildlife for the proposed development of an 11-unit residential subdivision located at 526 Post Road in Wells, proposed to be named the "Arundel Lane" Subdivision. The parcel is identified by the Town of Wells Assessor's Office as Map 27, Lot 10-EXE and consists of 8.15 acres of land.

The property contains 8.15 acres of land on the west side of Route One in Wells. The Easterly portion of the property is developed with a 6,205 square foot building and parking area. The westerly portion of the lot, rear of the existing school building, is undeveloped woodland. Southwesterly of the property is Stevens Brook, and a small portion of the lot is within the 75-foot Shoreland Overlay district off the brook. The lot contains one small, narrow forested wetland finger extending 200 feet into the property along the westerly boundary. The wetlands on the site were delineated by Albert Frick Associates in May 2025, which has been provided herein.

The proposed 11-unit subdivision is to include the construction of a private road, proposed to be named "Arundel Lane," which will extend from the existing driveway and entrance at Post Road and will include a cul-de-sac at its terminating end. Stormwater management and treatment systems will be provided where necessary to control the developed conditions, in conformance with MDEP Chapter 500. No development is proposed within the 75-foot Shoreland Overlay district. Filling of 1,688.5 square feet of the existing wetland onsite is proposed as part of the proposed subdivision.

We trust we have provided the necessary information with this request for environmental review.

Respectfully,

Werner Gilliam

Werner Gilliam, CFM, Permitting/Project Manager
Walsh Engineering Associates, Inc.

cc. The Grace Group, LLC – Chris Finneral
Walsh Engineering Associates, Inc. – William R. Walsh, III, PE; Leyna Tobey, PE

Enc. Preliminary Subdivision Application & Supporting Documents

Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 SHS, Augusta, ME 04333
IFWEnvironmentalReview@maine.gov

MDIFW Environmental Review and Resource Map Request

The Maine Department of Inland Fisheries and Wildlife provides environmental project reviews, recommendations, and agency resource maps for landowners, preliminary reviews of potential project sites, and formal agency regulatory reviews that include information on important fisheries, wildlife, and critical habitat resources. To facilitate your request, please provide the following information:

1. **This is a request for a:**

(•) New Project
( ) Follow-up for an existing project or prior information request.

2. **Project Location (provide ONE of the following options):**

Street address (include town) – Preferred option: 526 Post Road, Wells
UTM East [ ] & UTM North [ ] coordinates (integers only).
Latitude [ ] & Longitude [ ] coordinates (decimal degrees, e.g., 45.03020)
Provide a GIS shapefile of the project footprint.
Provide a GoogleEarth KML/KMZ File of the project footprint.

Please also attach a project site map with location coordinates. GoogleEarth is a popular tool to create project site maps. If you click over the location in GoogleEarth, it will reveal the latitude/longitude coordinate of that spot.

If the project footprint is based on a parcel boundary, in addition to the street address, please provide the parcel map [27] and lot [10-EXE] numbers.

3. **Project Description:**

Please provide the name and as much detail as possible for your proposed project. If this a general request for information, please indicate so.

Proposed 11 Unit single-family subdivision and private way on 6.8 acres of land to be known as Arundel Lane Subdivision.

4. **Permit Application Number:**

If this request is related to a project currently or previously subject to regulatory review, please indicate your permit application number(s) and the agency(s) involved.

MDEP Stormwater Application L-100459-0001

Town of Wells Planning Board Subdivision Application

MDIFW Environmental Review and Resource Map Request

5. **Contact Information:**

Last name: Gilliam
First name: Werner
Relationship to project: Consultant
Organization: Walsh Engineering Associates, Inc.
Street Address: 1 Karen Drive, Suite 2A
City: Westbrook
State: Maine
Zip Code: 04092
Phone Number: 207-553-9898
Email Address: werner@walsh-eng.com

Please provide all information requested. Omission of information may delay or prevent the ability to fulfill requests. Please submit this request and any other supplemental information (e.g. site plans, if available) to IFWEnvironmentalReview@maine.gov. Thank you.

Arundel Lane Subdivison

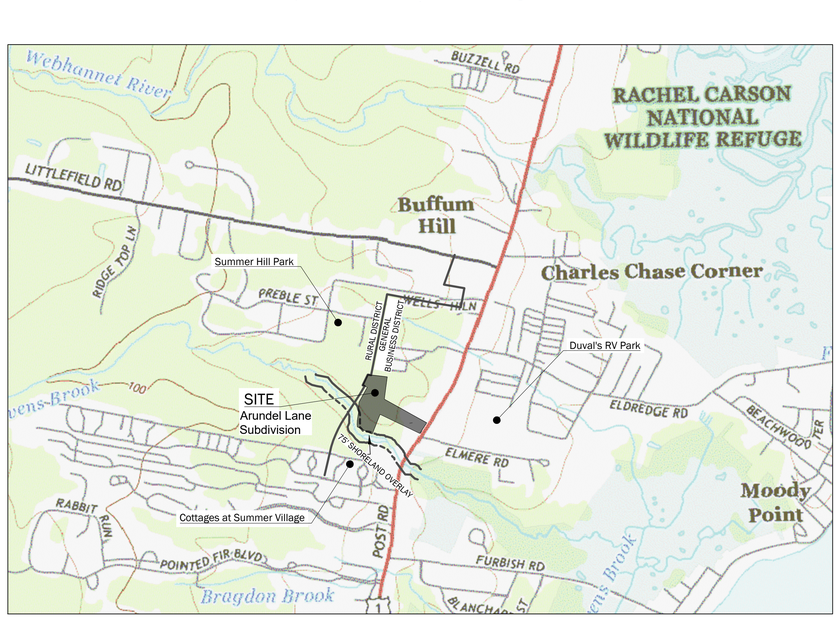
526 Post Road (US Route 1)
Wells, Maine 04090

Prepared For:
The Grace Group, LLC
P. O. Box 2021
North Chelmsford, Massachusetts 01863

TOWN OF WELLS MAJOR SUBDIVISION APPLICATION - REVISION

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	"BOUNDARY SURVEY MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
	"DIVISION OF LAND MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATIONS PLAN
C2.0	SUBDIVISION PLAN
C3.0	UTILITIES PLAN
C3.1	GRADING PLAN
C3.2	ROAD PROFILE
C3.3	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
C4.6	STORMWATER DETAILS
C4.7	STORMWATER DETAILS

Submissions:

TYPE	JURISDICTION	DATE	STATUS
MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	JANUARY 16, 2026	SUBMITTED
STORMWATER PERMIT APPLICATION	MAINE DEP	JANUARY 22, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
STORMWATER PERMIT REVISION	MAINE DEP	FEBRUARY 10, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED

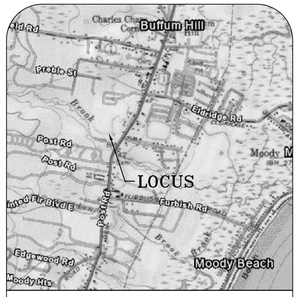
Record Owner:

THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
LOT 10-EXE

C:\Users\...\Arundel Lane Subdivision_Wells_Revised Major_2026-02-10.dwg, 2/10/2026 10:52:08 AM



LOCUS MAP
SCALE: 1" = 1000'

N

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

3/4" 0.8'A.G.
S82°49'35"E 46.74'
DRILL HOLE
S84°05'47"E 89.43'
S83°15'23"E 137.75'
5/8" 0.7'A.G.
N22°56'26"E 164.11'
3/4" 0.8'A.G.
N86°51'03"W 70.63'
3/4" 0.8'A.G.
313.98'
S07°20'17"W
5/8" 0.4'A.G.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

N29°20'30"E 241.07'
1-1/2" 1.4'A.G.
N02°35'08"E 59.18'
5/8" 0.6'A.G.
5/8" 0.2'A.G.
N02°46'39"E 86.49'
1-1/4" 1.2'A.G.
N08°21'09"E 111.54'
N03°29'39"E 54.20'
N11°25'40"W 33.80'
200.38'
N63°45'20"W
29.98'
N71°59'35"W
5/8" POST ROAD 0.7'A.G.

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

5/8" POST ROAD 0.5'A.G.
2.0'A.G.
615.05'
N64°18'33"W
S21°41'38"W 294.77'
S60°32'10"E 877.22'
PAVED PARKING
FENCE
SHED
1 STORY BUILDING
PAVED DRIVE
UTILITY POLE SERVICING ABUTTER SEE NOTE 7.A.
OHU
2" FLUSH
SPIKE 0.1'B.G.
S35°03'54"W 176.80'
SIGN
5/8" 0.1'B.G.
WW
POST ROAD/U.S. ROUTE 1

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

0 50' 100' 200'

NORTH
GRID

LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
W	WATER VALVE
	LIGHT POLE
	SIGN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STONE WALL
OHU	OVERHEAD UTILITIES
D	DRAIN/CULVERT
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
   B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
   C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. STP-6705(00)X" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
   E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JORGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
   F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
   G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
   H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
   I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE
ISAIAH F. KIMBALL
PLS 2309
PROFESSIONAL LAND SURVEYOR

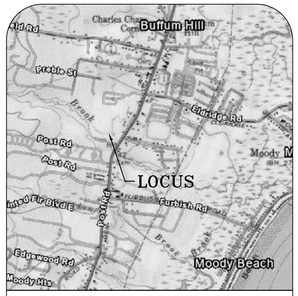
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLANDSURVEYING.COM
WWW.KIMBALLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE: MAY 28, 2025
PROJECT NO. 2627
SCALE: 1" = 50'
CAD FILE: 2627.dwg

SHEET 1 OF 1



LOCUS MAP
SCALE: 1" = 1000'

N

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

MAP 27, LOT 10-1
297,531 S.F.
6.83 AC.

REMAINING LAND OF
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
57,385 S.F.
1.32 AC.

PROPOSED ARUNDEL LANE
50' PRIVATE RIGHT-OF-WAY

POST ROAD/U.S. ROUTE 1

3/4" 0.8'A.G.
DRILL HOLE
5/8" 0.7'A.G.
5/8" 0.4'A.G.
1-1/2" 1.4'A.G.
5/8" 0.6'A.G.
5/8" 0.2'A.G.
1-1/4" 1.2'A.G.
5/8" POST ROAD 0.5'A.G.
2.0'A.G.
5/8" POST ROAD 0.7'A.G.
5/8" 0.1'B.G.
2" FLUSH
SPIKE 0.1'B.G.

S82°49'35"E 46.74'
S84°05'47"E 89.43'
S83°15'23"E 137.75'
N22°56'26"E 164.11'
N66°51'03"W 70.63'
N28°07'50"E 241.07'
N02°35'08"E 59.18'
N02°46'39"E 86.49'
N08°21'09"E 111.54'
N03°28'39"E 54.20'
N00°53'27"W 33.80'
N71°59'35"W 29.99'
N65°45'20"W 200.38'
S21°41'36"W 284.77'
N64°18'53"W 163.85'
N64°18'53"W 451.20'
N64°18'53"W 314.07'
S07°20'17"W 313.98'
S60°52'10"E 254.40'
S60°52'10"E 422.82'
S53°03'54"W 126.38'
S53°03'54"W 50.42'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°18'53"W	32.20'
L2	N00°34'36"E	16.57'
L3	N31°23'43"E	90.62'
L4	N61°23'42"W	24.41'
L5	S29°29'44"W	82.96'
L6	S80°29'21"W	41.00'
L7	S64°18'53"E	61.41'
L8	N26°23'27"E	150.76'
L9	N64°18'53"W	50.00'
L10	S25°41'07"W	50.00'

0 50' 100' 200'

NORTH
GRID

LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
W	WATER VALVE
	LIGHT POLE
	SIGN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STONE WALL
OHU	OVERHEAD UTILITIES
D	DRAIN/CULVERT
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND
■	GRANITE MONUMENT TO BE SET

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
   B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
   C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. STP-6705(00)X" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
   E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JORGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
   F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
   G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
   H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
   I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE
ISAIAH F. KIMBALL
PLS 2627
PROFESSIONAL LAND SURVEYOR

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
Morrison Center
526 Post Road
Wells, Maine 04090

Division of Land
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

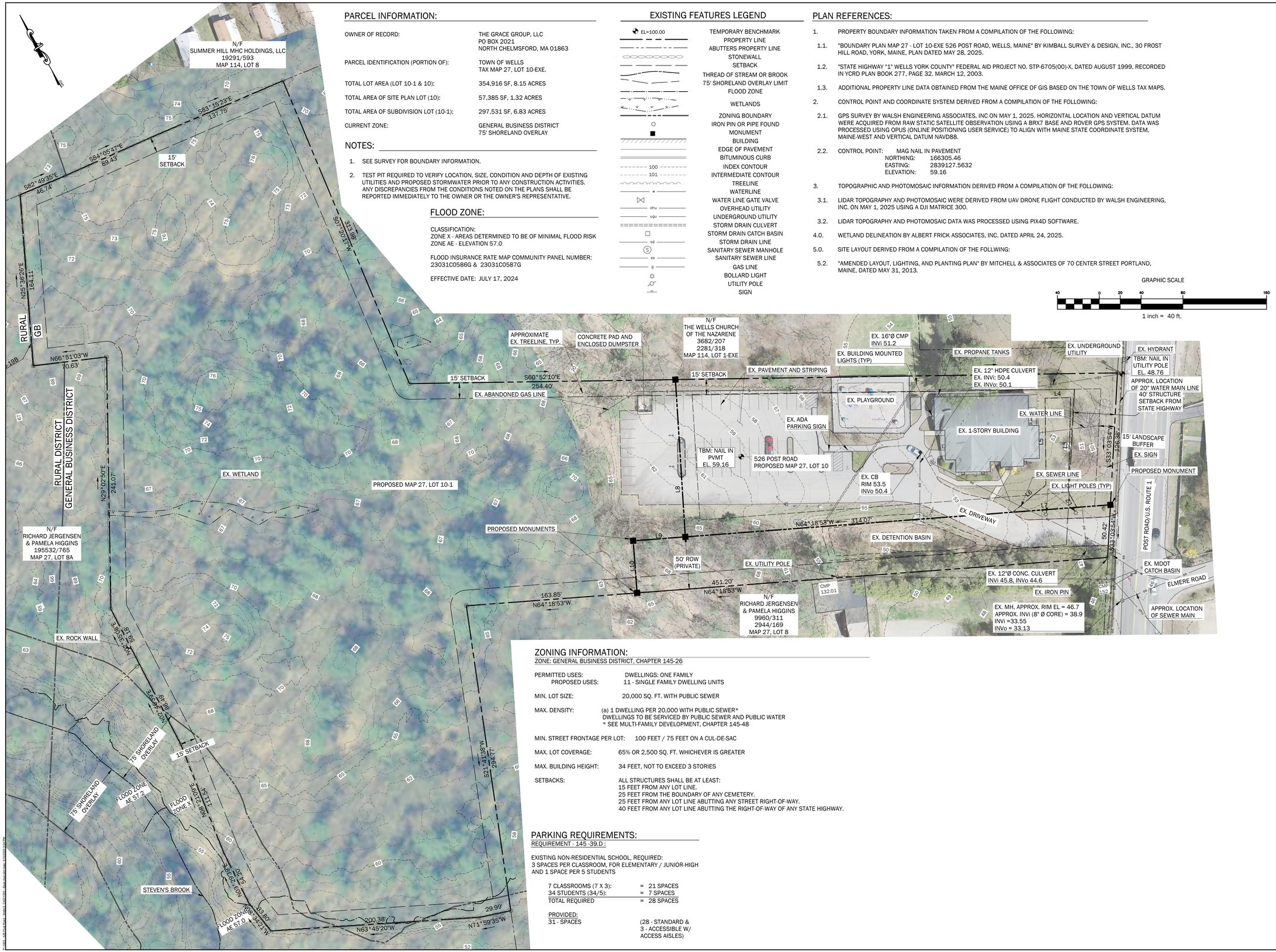
DATE:
FEBRUARY 16, 2026

PROJECT NO.
2627

SCALE:
1" = 50'

CAD FILE:
2627.dwg

SHEET
1 OF 1



PARCEL INFORMATION:

OWNER OF RECORD:	THE GRACE GROUP, LLC PO BOX 2021 NORTH CHELMSFORD, MA 01863
PARCEL IDENTIFICATION (PORTION OF):	TOWN OF WELLS TAX MAP 27, LOT 10-EXE.
TOTAL LOT AREA (LOT 10-1 & 10):	354,916 SF, 8.15 ACRES
TOTAL AREA OF SITE PLAN LOT (10):	57,385 SF, 1.32 ACRES
TOTAL AREA OF SUBDIVISION LOT (10-1):	297,531 SF, 6.83 ACRES
CURRENT ZONE:	GENERAL BUSINESS DISTRICT 75' SHORELAND OVERLAY

NOTES:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

FLOOD ZONE:

CLASSIFICATION:
ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

EXISTING FEATURES LEGEND

EL=100.00	TEMPORARY BENCHMARK
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	STONEWALL
	SETBACK
	THREAD OF STREAM OR BROOK
	75' SHORELAND OVERLAY LIMIT
	FLOOD ZONE
	WETLANDS
	ZONING BOUNDARY
	IRON PIN OR PIPE FOUND
	MONUMENT
	BUILDING
	EDGE OF PAVEMENT
	BITUMINOUS CURB
100	INDEX CONTOUR
101	INTERMEDIATE CONTOUR
	TREELINE
w	WATERLINE
	WATER LINE GATE VALVE
ohu	OVERHEAD UTILITY
ugu	UNDERGROUND UTILITY
	STORM DRAIN CULVERT
sd	STORM DRAIN CATCH BASIN
	STORM DRAIN LINE
ss	SANITARY SEWER MANHOLE
g	SANITARY SEWER LINE
	GAS LINE
	BOLLARD LIGHT
	UTILITY POLE
	SIGN

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:

1.1. "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.

1.2. "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32. MARCH 12, 2003.

1.3. ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.

2. CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:

2.1. GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.

2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16

3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:

3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.

3.2. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.

4.0. WETLAND DELINEATION BY ALBERT FRICK ASSOCIATES, INC. DATED APRIL 24, 2025.

5.0. SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLWING:

5.2. "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATED MAY 31, 2013.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

PERMITTED USES:	DWELLINGS: ONE FAMILY
PROPOSED USES:	11 - SINGLE FAMILY DWELLING UNITS
MIN. LOT SIZE:	20,000 SQ. FT. WITH PUBLIC SEWER
MAX. DENSITY:	(a) 1 DWELLING PER 20,000 WITH PUBLIC SEWER* DWELLINGS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER * SEE MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48
MIN. STREET FRONTAGE PER LOT:	100 FEET / 75 FEET ON A CUL-DE-SAC
MAX. LOT COVERAGE:	65% OR 2,500 SQ. FT. WHICHEVER IS GREATER
MAX. BUILDING HEIGHT:	34 FEET, NOT TO EXCEED 3 STORIES
SETBACKS:	ALL STRUCTURES SHALL BE AT LEAST: 15 FEET FROM ANY LOT LINE. 25 FEET FROM THE BOUNDARY OF ANY CEMETERY. 25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY. 40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PARKING REQUIREMENTS:

REQUIREMENT - 145 -39.D :

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH AND 1 SPACE PER 5 STUDENTS

7 CLASSROOMS (7 X 3):	=	21 SPACES
34 STUDENTS (34/5):	=	7 SPACES
TOTAL REQUIRED	=	28 SPACES

PROVIDED:
31 - SPACES (28 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

PRELIMINARY - NOT FOR CONSTRUCTION

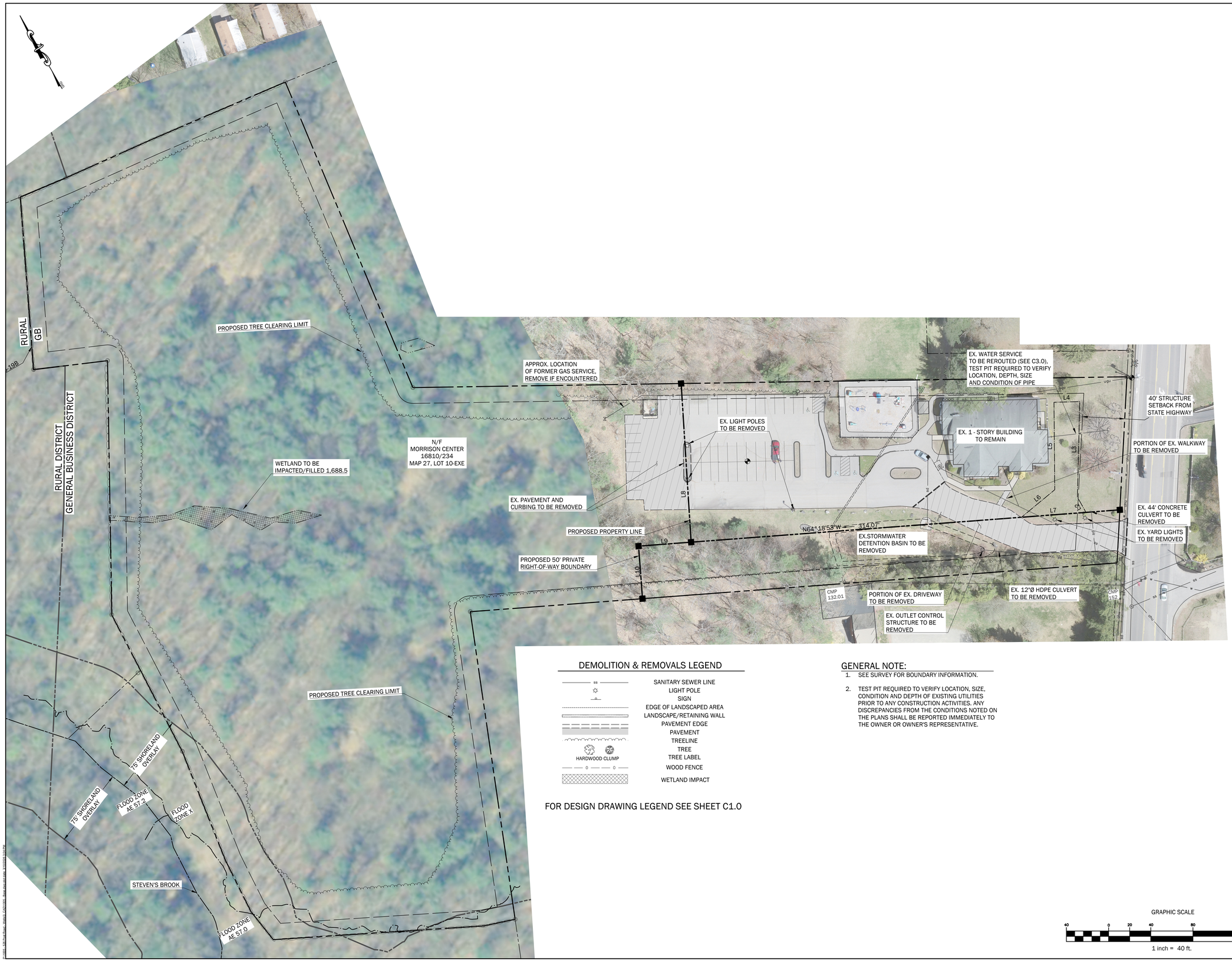
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.:
C1.0

P:\1005_Old Post Road - Wells\3_CAD\1005_base.dwg,dd=dd, 3/10/2026 3:04 PM



DEMOLITION & REMOVALS LEGEND

- SANITARY SEWER LINE
- LIGHT POLE
- SIGN
- EDGE OF LANDSCAPED AREA
- LANDSCAPE/RETAINING WALL
- PAVEMENT EDGE
- PAVEMENT
- TREELINE
- TREE
- HARDWOOD CLUMP
- TREE LABEL
- WOOD FENCE
- WETLAND IMPACT

FOR DESIGN DRAWING LEGEND SEE SHEET C1.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

PREPARED FOR:
THE GRACE GROUP, LLC
526 POST ROAD
WELLS, ME 04090
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

Sheet Title:
SITE PREPARATION PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.:
C1.1

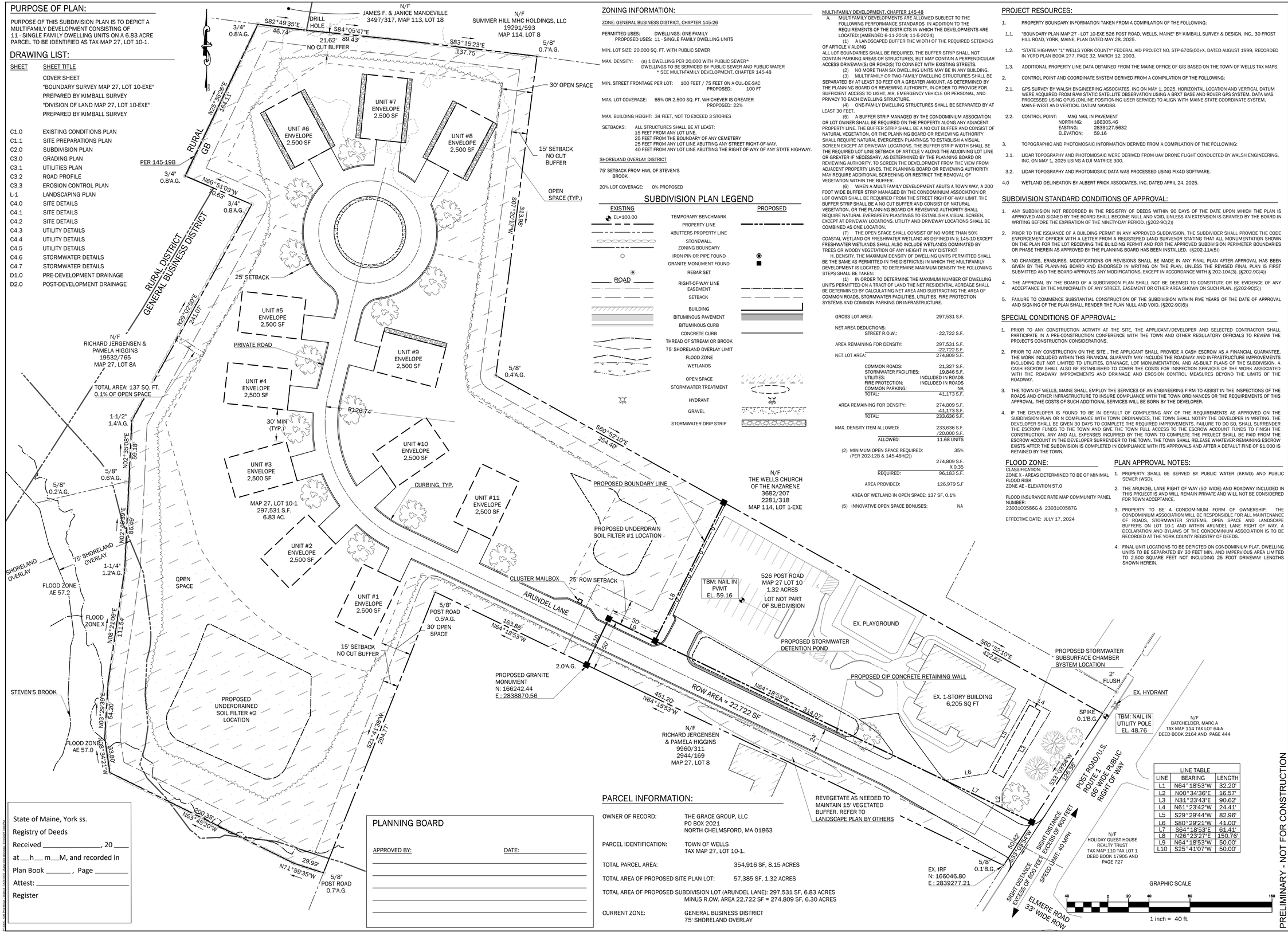
P:\1005 - Cliff Point Road, Wells\5 - CAD\1005 - Base.dwg modified by - 3/10/2026 3:04 PM

PURPOSE OF PLAN:

PURPOSE OF THIS SUBDIVISION PLAN IS TO DEPICT A MULTIFAMILY DEVELOPMENT CONSISTING OF 11 - SINGLE FAMILY DWELLING UNITS ON A 6.83 ACRE PARCEL TO BE IDENTIFIED AS TAX MAP 27, LOT 10-1.

DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	"BOUNDARY SURVEY MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
	"DIVISION OF LAND MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATIONS PLAN
C2.0	SUBDIVISION PLAN
C3.0	GRADING PLAN
C3.1	UTILITIES PLAN
C3.2	ROAD PROFILE
C3.3	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
C4.6	STORMWATER DETAILS
C4.7	STORMWATER DETAILS
D1.0	PRE-DEVELOPMENT DRAINAGE
D2.0	POST-DEVELOPMENT DRAINAGE



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

PERMITTED USES: DWELLINGS: ONE FAMILY
PROPOSED USES: 11 - SINGLE FAMILY DWELLING UNITS

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MAX. DENSITY: (a) 1 DWELLING PER 20,000 WITH PUBLIC SEWER*
DWELLINGS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER
* SEE MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC
PROPOSED: 100 FT

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER
PROPOSED: 22%

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

SHORELAND OVERLAY DISTRICT

75' SETBACK FROM HWL OF STEVEN'S BROOK

20% LOT COVERAGE: 0% PROPOSED

SUBDIVISION PLAN LEGEND

EXISTING		PROPOSED
EL=100.00	TEMPORARY BENCHMARK	
	PROPERTY LINE	
	ABUTTERS PROPERTY LINE	
	STONEWALL	
	ZONING BOUNDARY	
	IRON PIN OR PIPE FOUND	
	GRANITE MONUMENT FOUND	
	REBAR SET	
ROAD	RIGHT-OF-WAY LINE	
	EASEMENT	
	SETBACK	
	BUILDING	
	BITUMINOUS PAVEMENT	
	BITUMINOUS CURB	
	CONCRETE CURB	
	THREAD OF STREAM OR BROOK	
	75' SHORELAND OVERLAY LIMIT	
	FLOOD ZONE	
	WETLANDS	
	OPEN SPACE	
	STORMWATER TREATMENT	
	HYDRANT	
	GRAVEL	
	STORMWATER DRIP STRIP	

MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48

A. MULTIFAMILY DEVELOPMENTS ARE ALLOWED SUBJECT TO THE FOLLOWING PERFORMANCE STANDARDS IN ADDITION TO THE REQUIREMENTS OF THE DISTRICTS IN WHICH THE DEVELOPMENTS ARE LOCATED: [AMENDED 6-11-2019; 11-5-2024]

(1) A LANDSCAPED BUFFER THE WIDTH OF THE REQUIRED SETBACKS OF ARTICLE V ALONG
ALL LOT BOUNDARIES SHALL BE REQUIRED. THE BUFFER STRIP SHALL NOT CONTAIN PARKING AREAS OR STRUCTURES, BUT MAY CONTAIN A PERPENDICULAR ACCESS DRIVEWAY(S) OR ROAD(S) TO CONNECT WITH EXISTING STREETS.

(2) NO MORE THAN SIX DWELLING UNITS MAY BE IN ANY BUILDING.

(3) MULTIFAMILY OR TWO-FAMILY DWELLING STRUCTURES SHALL BE SEPARATED BY AT LEAST 30 FEET OR A GREATER AMOUNT, AS DETERMINED BY THE PLANNING BOARD OR REVIEWING AUTHORITY, IN ORDER TO PROVIDE FOR SUFFICIENT ACCESS TO LIGHT, AIR, EMERGENCY VEHICLE OR PERSONAL, AND PRIVACY TO EACH DWELLING STRUCTURE.

(4) ONE-FAMILY DWELLING STRUCTURES SHALL BE SEPARATED BY AT LEAST 30 FEET.

(5) A BUFFER STRIP MANAGED BY THE CONDOMINIUM ASSOCIATION OR LOT OWNER SHALL BE REQUIRED ON THE PROPERTY ALONG ANY ADJACENT PROPERTY LINE. THE BUFFER STRIP SHALL BE A NO CUT BUFFER AND CONSIST OF NATURAL VEGETATION, OR THE PLANNING BOARD OR REVIEWING AUTHORITY SHALL REQUIRE NATURAL EVERGREEN PLANTINGS TO ESTABLISH A VISUAL SCREEN EXCEPT AT DRIVEWAY LOCATIONS. THE BUFFER STRIP WIDTH SHALL BE THE REQUIRED LOT LINE SETBACK OF ARTICLE V ALONG THE ADJOINING LOT LINE OR GREATER IF NECESSARY, AS DETERMINED BY THE PLANNING BOARD OR REVIEWING AUTHORITY, TO SCREEN THE DEVELOPMENT FROM THE VIEW FROM ADJACENT PROPERTY LINES. THE PLANNING BOARD OR REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL SCREENING OR RESTRICT THE REMOVAL OF VEGETATION WITHIN THE BUFFER.

(6) WHEN A MULTIFAMILY DEVELOPMENT ABUTS A TOWN WAY, A 200 FOOT WIDE BUFFER STRIP MANAGED BY THE CONDOMINIUM ASSOCIATION OR LOT OWNER SHALL BE REQUIRED FROM THE STREET RIGHT-OF-WAY LIMIT. THE BUFFER STRIP SHALL BE A NO CUT BUFFER AND CONSIST OF NATURAL VEGETATION, OR THE PLANNING BOARD OR REVIEWING AUTHORITY SHALL REQUIRE NATURAL EVERGREEN PLANTINGS TO ESTABLISH A VISUAL SCREEN, EXCEPT AT DRIVEWAY LOCATIONS. UTILITY AND DRIVEWAY LOCATIONS SHALL BE COMBINED AS ONE LOCATION.

(7) THE OPEN SPACE SHALL CONSIST OF NO MORE THAN 50% COASTAL WETLAND OR FRESHWATER WETLAND AS DEFINED IN § 145-10 EXCEPT FRESHWATER WETLANDS SHALL ALSO INCLUDE WETLANDS DOMINATED BY TREES OR WOODY VEGETATION OF ANY HEIGHT IN ANY DISTRICT

H. DENSITY. THE MAXIMUM DENSITY OF DWELLING UNITS PERMITTED SHALL BE THE SAME AS PERMITTED IN THE DISTRICT(S) IN WHICH THE MULTIFAMILY DEVELOPMENT IS LOCATED. TO DETERMINE MAXIMUM DENSITY THE FOLLOWING STEPS SHALL BE TAKEN:

(1) IN ORDER TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON A TRACT OF LAND THE NET RESIDENTIAL ACREAGE SHALL BE DETERMINED BY CALCULATING NET AREA AND SUBTRACTING THE AREA OF COMMON ROADS, STORMWATER FACILITIES, UTILITIES, FIRE PROTECTION SYSTEMS AND COMMON PARKING OR INFRASTRUCTURE.

GROSS LOT AREA:		297,531 S.F.
NET AREA DEDUCTIONS:		
STREET R.O.W.:		- 22,722 S.F.
AREA REMAINING FOR DENSITY:		297,531 S.F.
		-22,722 S.F.
NET LOT AREA:		274,809 S.F.
COMMON ROADS:	21,327 S.F.	
STORMWATER FACILITIES:	19,846 S.F.	
UTILITIES:	INCLUDED IN ROADS	
FIRE PROTECTION:	INCLUDED IN ROADS	
COMMON PARKING:	NA	
TOTAL:	41,173 S.F.	
AREA REMAINING FOR DENSITY:		274,809 S.F.
		-41,173 S.F.
TOTAL:		233,636 S.F.
MAX. DENSITY ITEM ALLOWED:		233,636 S.F.
		/20,000 S.F.
ALLOWED:		11.68 UNITS
(2) MINIMUM OPEN SPACE REQUIRED: (PER 202-12B & 145-48H(2))		35%
		274,809 S.F.
		x 0.35
REQUIRED:		96,183 S.F.
AREA PROVIDED:		126,979 S.F
AREA OF WETLAND IN OPEN SPACE: 137 SF, 0.1%		
(5) INNOVATIVE OPEN SPACE BONUSES:		NA

PROJECT RESOURCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:

1.1. "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.

1.2. "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32. MARCH 12, 2003.

1.3. ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.

2. CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:

2.1. GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.

2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16

3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:

3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.

3.2. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.

4.0 WETLAND DELINEATION BY ALBERT FRICK ASSOCIATES, INC. DATED APRIL 24, 2025.

SUBDIVISION STANDARD CONDITIONS OF APPROVAL:

1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD. (§202-9C(2))

2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED. (§202-11A(5))

3. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE PLANNING BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS, EXCEPT IN ACCORDANCE WITH § 202-10A(3). (§202-9C(4))

4. THE APPROVAL BY THE BOARD OF A SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT OR OTHER AREA SHOWN ON SUCH PLAN. (§202-9C(5))

5. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID. (§202-9C(6))

SPECIAL CONDITIONS OF APPROVAL:

1. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE, THE APPLICANT/DEVELOPER AND SELECTED CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN AND OTHER REGULATORY OFFICIALS TO REVIEW THE PROJECT'S CONSTRUCTION CONSIDERATIONS.

2. PRIOR TO ANY CONSTRUCTION ON THE SITE , THE APPLICANT SHALL PROVIDE A CASH ESCROW AS A FINANCIAL GUARANTEE. THE WORK INCLUDED WITHIN THIS FINANCIAL GUARANTY MAY INCLUDE THE ROADWAY AND INFRASTRUCTURE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITIES, DRAINAGE, LOT MONUMENTATION, AND AS-BUILT PLANS OF THE SUBDIVISION. A CASH ESCROW SHALL ALSO BE ESTABLISHED TO COVER THE COSTS FOR INSPECTION SERVICES OF THE WORK ASSOCIATED WITH THE ROADWAY IMPROVEMENTS AND DRAINAGE AND EROSION CONTROL MEASURES BEYOND THE LIMITS OF THE ROADWAY.

3. THE TOWN OF WELLS, MAINE SHALL EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTIONS OF THE ROADS AND OTHER INFRASTRUCTURE TO INSURE COMPLIANCE WITH THE TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL. THE COSTS OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.

4. IF THE DEVELOPER IS FOUND TO BE IN DEFAULT OF COMPLETING ANY OF THE REQUIREMENTS AS APPROVED ON THE SUBDIVISION PLAN OR N COMPLIANCE WITH TOWN ORDINANCES, THE TOWN SHALL NOTIFY THE DEVELOPER IN WRITING. THE DEVELOPER SHALL BE GIVEN 30 DAYS TO COMPLETE THE REQUIRED IMPROVEMENTS. FAILURE TO DO SO, SHALL SURRENDER THE ESCROW FUNDS TO THE TOWN AND GIVE THE TOWN FULL ACCESS TO THE ESCROW ACCOUNT FUNDS TO FINISH THE CONSTRUCTION. ANY AND ALL EXPENSES INCURRED BY THE TOWN TO COMPLETE THE PROJECT SHALL BE PAID FROM THE ESCROW ACCOUNT IN THE DEVELOPER SURRENDER TO THE TOWN. THE TOWN SHALL RELEASE WHATEVER REMAINING ESCROW EXISTS AFTER THE SUBDIVISION IS COMPLETED IN COMPLIANCE WITH ITS APPROVALS AND AFTER A DEFAULT FINE OF $1,000 IS RETAINED BY THE TOWN.

FLOOD ZONE:

CLASSIFICATION:
ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK.
ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

PLAN APPROVAL NOTES:

1. PROPERTY SHALL BE SERVED BY PUBLIC WATER (KKWD) AND PUBLIC SEWER (WSD).
2. THE ARUNDEL LANE RIGHT OF WAY (50' WIDE) AND ROADWAY INCLUDED IN THIS PROJECT IS AND WILL REMAIN PRIVATE AND WILL NOT BE CONSIDERED FOR TOWN ACCEPTANCE.
3. PROPERTY TO BE A CONDOMINIUM FORM OF OWNERSHIP. THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF ROADS, STORMWATER SYSTEMS, OPEN SPACE AND LANDSCAPE BUFFERS ON LOT 10-1 AND WITHIN ARUNDEL LANE RIGHT OF WAY. A DECLARATION AND BYLAWS OF THE CONDOMINIUM ASSOCIATION IS TO BE RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
4. FINAL UNIT LOCATIONS TO BE DEPICTED ON CONDOMINIUM PLAT. DWELLING UNITS TO BE SEPARATED BY 30 FEET MIN. AND IMPERVIOUS AREA LIMITED TO 2,500 SQUARE FEET NOT INCLUDING 25 FOOT DRIVEWAY LENGTHS SHOWN HEREIN.

PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION: TOWN OF WELLS
TAX MAP 27, LOT 10-1.

TOTAL PARCEL AREA: 354,916 SF, 8.15 ACRES

TOTAL AREA OF PROPOSED SITE PLAN LOT: 57,385 SF, 1.32 ACRES

TOTAL AREA OF PROPOSED SUBDIVISION LOT (ARUNDEL LANE): 297,531 SF, 6.83 ACRES
MINUS R.OW. AREA 22,722 SF = 274,809 SF, 6.30 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
75' SHORELAND OVERLAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°18'53"W	32.20'
L2	N00°34'36"E	16.57'
L3	N31°23'43"E	90.62'
L4	N61°23'42"W	24.41'
L5	S29°29'44"W	82.96'
L6	S80°29'21"W	41.00'
L7	S64°18'53"E	61.41'
L8	N26°23'27"E	150.76'
L9	N64°18'53"W	50.00'
L10	S25°41'07"W	50.00'

GRAPHIC SCALE
40 0 20 40 80 160
1 inch = 40 ft.

State of Maine, York ss.
Registry of Deeds
Received _____, 20 ____
at __h__ m__M, and recorded in
Plan Book _____, Page _____
Attest: _____
Register

PLANNING BOARD

APPROVED BY: _____ DATE: _____

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WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

528 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

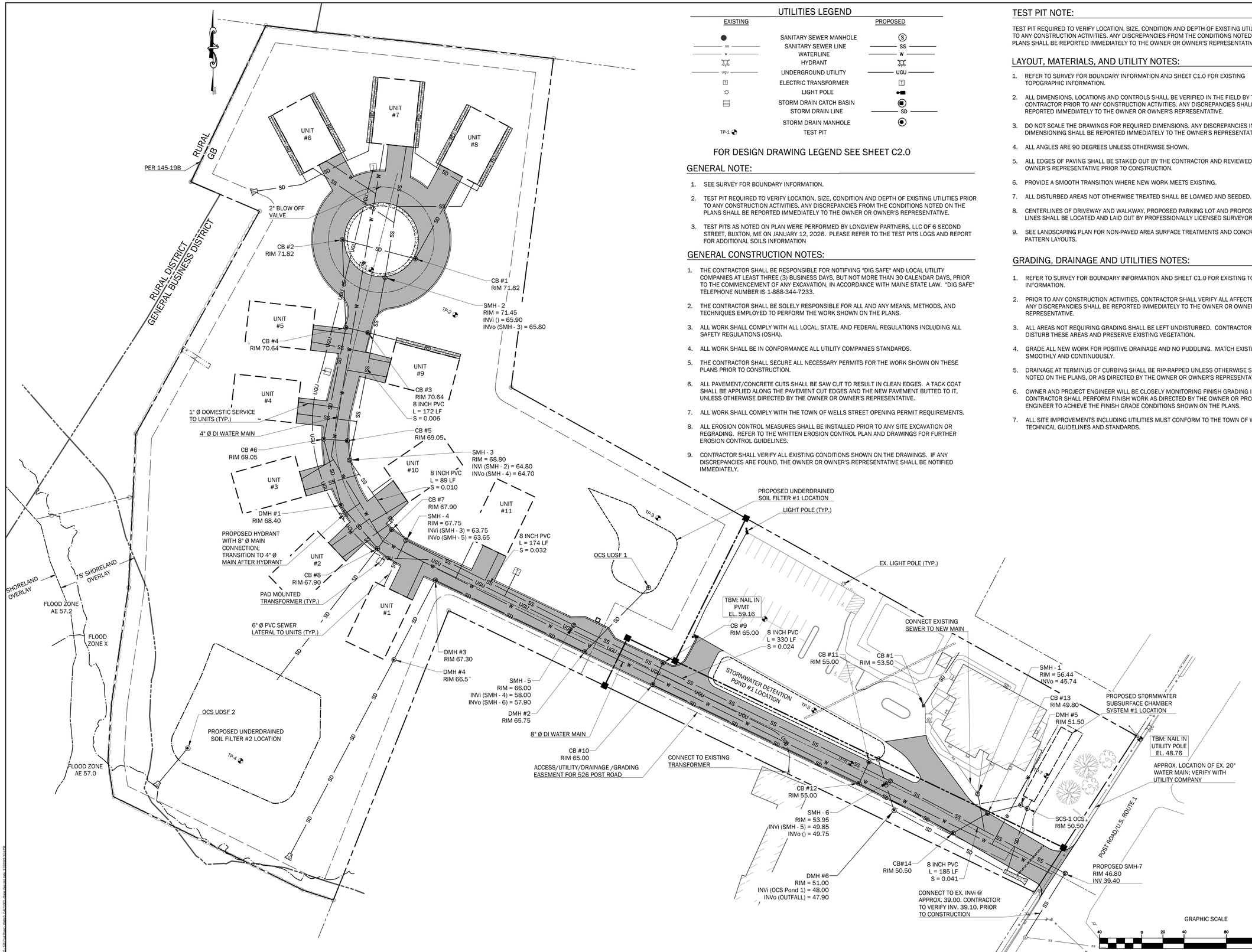
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

Sheet Title:
SUBDIVISION PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.:
C2.0

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UTILITIES LEGEND

EXISTING		PROPOSED
●	SANITARY SEWER MANHOLE	Ⓢ
ss	SANITARY SEWER LINE	SS
w	WATERLINE	W
	HYDRANT	
ugu	UNDERGROUND UTILITY	UGU
T	ELECTRIC TRANSFORMER	T
	LIGHT POLE	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN LINE	SD
	STORM DRAIN MANHOLE	
TP-1	TEST PIT	

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. TEST PITS AS NOTED ON PLAN WERE PERFORMED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, ME ON JANUARY 12, 2026. PLEASE REFER TO THE TEST PITS LOGS AND REPORT FOR ADDITIONAL SOILS INFORMATION

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE TOWN OF WELLS STREET OPENING PERMIT REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

TEST PIT NOTE:

TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
5. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
8. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOT AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
9. SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

GRADING, DRAINAGE AND UTILITIES NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
5. DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
6. OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
7. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WELL'S TECHNICAL GUIDELINES AND STANDARDS.

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STATE OF ME
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
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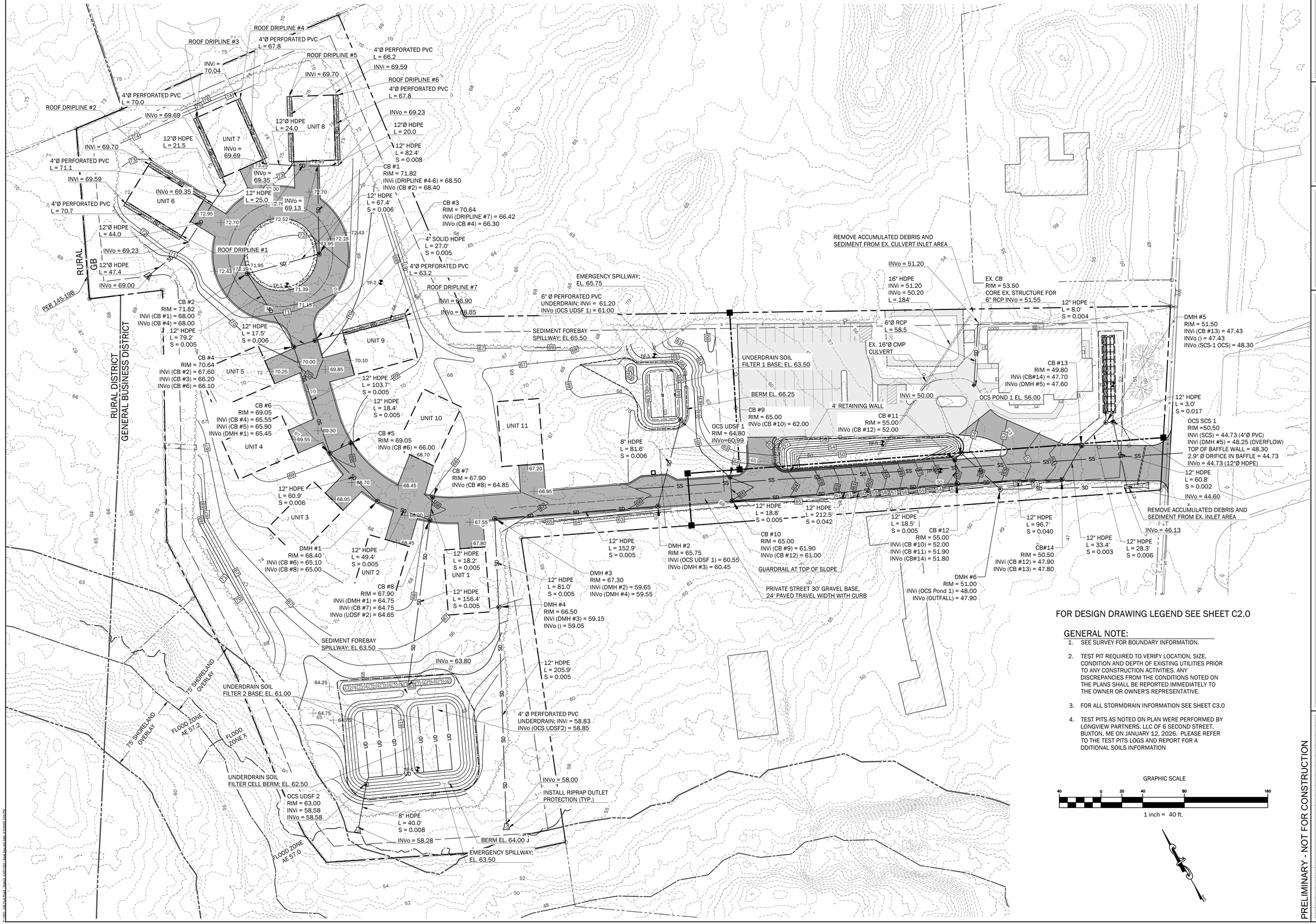
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UTILITY PLAN

Job No.:	1005
Date:	01/22/2026
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Sheet No.: C3.0

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FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. FOR ALL STORMDRAIN INFORMATION SEE SHEET C3.0
4. TEST PITS AS NOTED ON PLAN WERE PERFORMED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, ME ON JANUARY 12, 2026. PLEASE REFER TO THE TEST PITS LOGS AND REPORT FOR A DDITIONAL SOILS INFORMATION

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

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01/22/2026

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3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

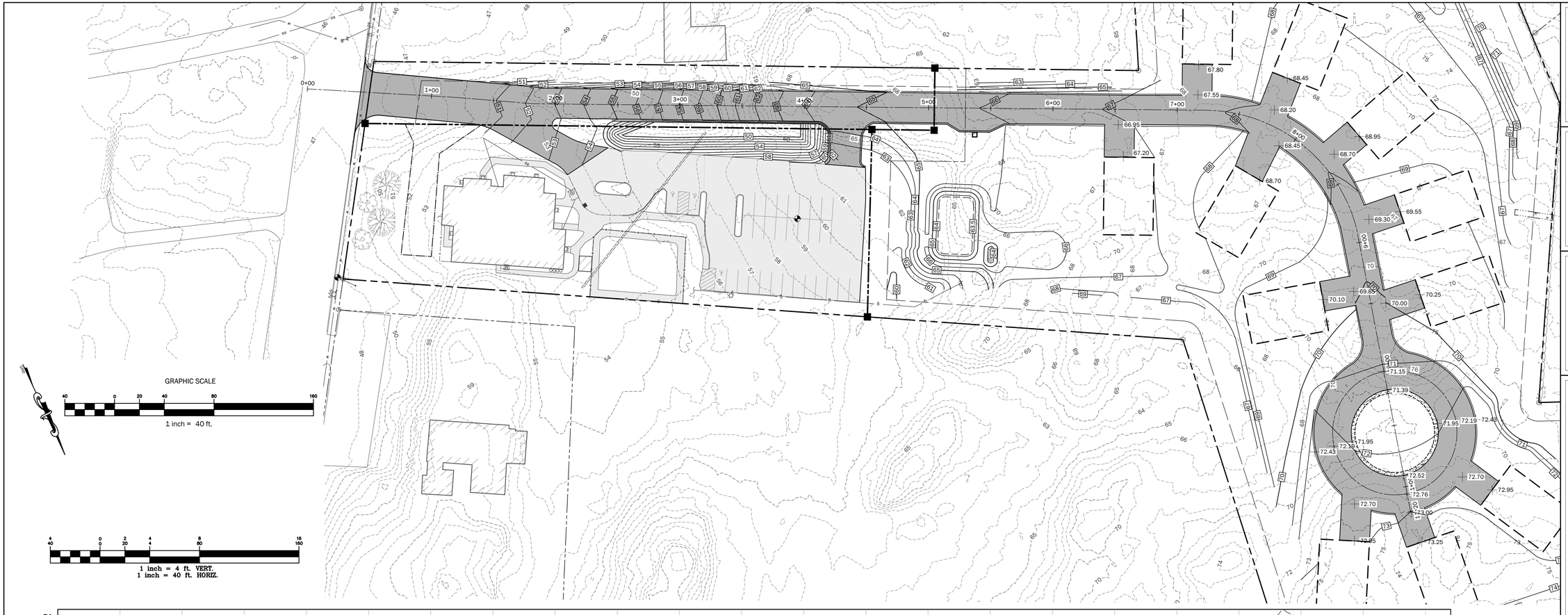
Sheet Title:
GRADING PLAN

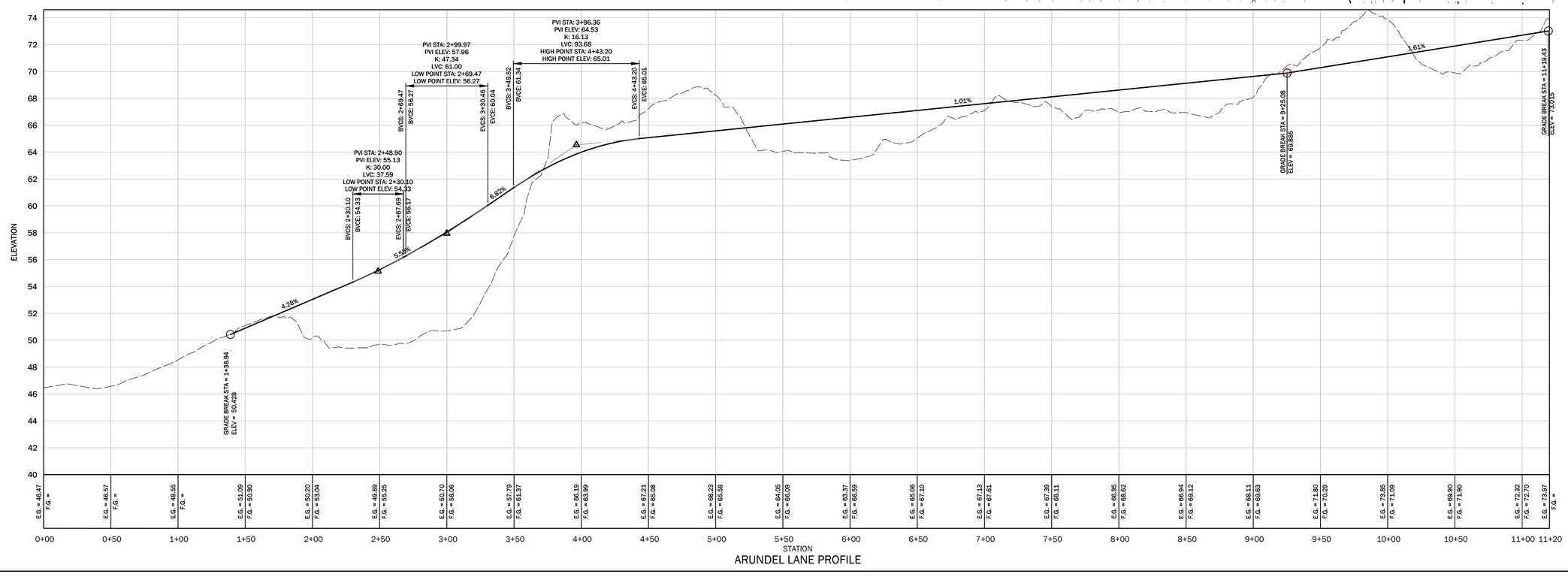
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01/22/2026

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2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
ROAD PROFILE

Job No.:	1005
Date:	01/22/2026
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Checked:	WRW/LLT

Sheet No.:
C3.2

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GENERAL NOTE:

SEE SHEET C1.1 FOR:
PARCEL INFORMATION, ZONING INFORMATION, PARKING REQUIREMENTS, PROJECT RESOURCES AND FLOOD ZONE CLASSIFICATION

SEE SHEET C2.2 FOR: DESIGN PLAN LEGEND

EROSION CONTROL LEGEND

- SF — SILT FENCE OR EROSION CONTROL BERM, CONTRACTOR'S OPTION
- EROSION CONTROL BLANKET
- CATCH BASIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

RURAL GB

RURAL DISTRICT
GENERAL BUSINESS DISTRICT

145-19B

TBM: NAIL IN PVMT
EL. 59.16

SILT FENCE

EROSION CONTROL BLANKET
ON SLOPES STEEPER THAN 3:1, TYP.

STABILIZED
CONSTRUCTION ENTRANCE

SILT FENCE, TYP.

75' SHORELAND OVERLAY

75' SHORELAND OVERLAY

EROSION CONTROL
MAT AT SPILLWAY,
TYP. 3 PLACES

SILT FENCE OR EROSION
CONTROL BERM,
CONTRACTOR'S OPTION, TYP.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.
4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).
5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.
6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO OWNER FOR LOCATION OF MATERIAL STOCKPILE.
7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS NEEDED AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

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LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
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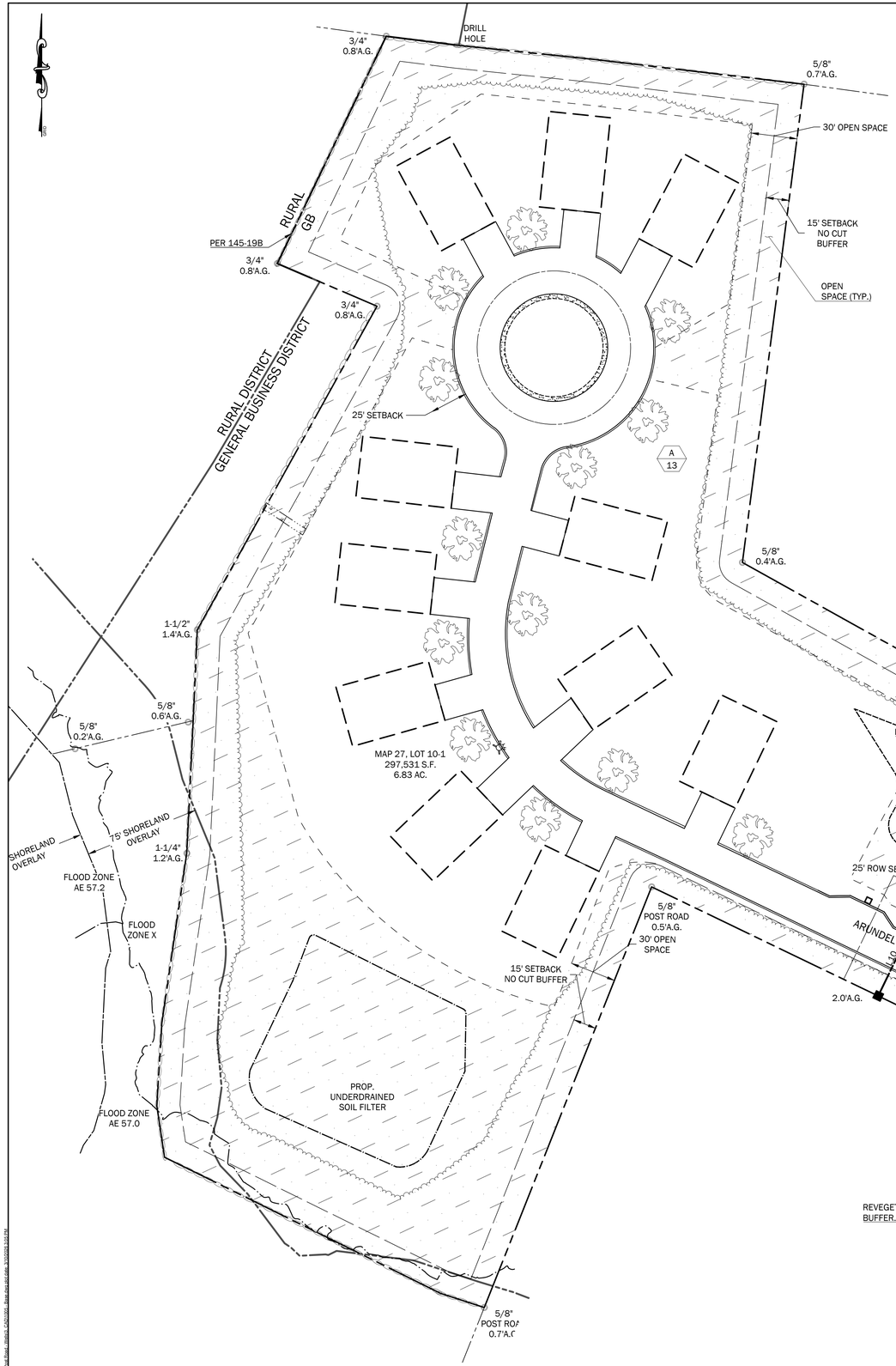
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Sheet Title:
EROSION CONTROL PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.:
C3.3

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PLANT LIST

A / 12 — PLANT KEY / QUANTITY

PLANT I.D.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	15	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2 - 2.5' CAL	

VEGETATION

EXISTING		PROPOSED
	BUSH/SHRUB	
	TREELINE	
	TREE	

LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
8. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
9. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDED A TURF CUT EDGE.
10. ALL STREET TREES SHALL BEGIN BRANCHING AT 6' HEIGHT MIN.
11. ALL PLANT MATERIAL OR REPRESENTATIVE MATERIALS SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
12. CONTRACTOR SHALL LOAM ALL DISTURBED AREAS CALLED OUT AS LAWN WITH A 6 INCH MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647. TOPSOIL SHALL BE OBTAINED FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, EARTH CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF 3/4 INCH. TOPSOIL SHALL BE FREE OF ALL PRIMARY NOXIOUS WEEDS. TOPSOIL SHALL HAVE A pH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. DO NOT DELIVER OR USE WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
    a. SAND: 40-60 PERCENT.
    b. SILT: 30-40 PERCENT.
    c. CLAY: 5-20 PERCENT.
13. SEED MIXTURE FOR LAWN AREAS SHALL BE "YARDSCAPING / BAYSCAPING MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOTHRUP OF FALMOUTH, MAINE. SEEDING RATE TO BE AS RECOMMENDED BY THE DISTRIBUTOR, BUT NOT LESS THAN 1 LBS. PER 300 S.F.
14. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
16. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR OR APPROVED EQUIVALENT ON ALL TREES AT THE TIME OF INSTALLATION AND THEY SHALL REMAIN UNTIL THE AREA IS HIT WITH FREEZING TEMPERATURES.

GRAPHIC SCALE
40 0 20 40 80 160
1 inch = 40 ft.

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STATE OF ME
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

Sheet Title:
LANDSCAPING PLAN

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: L-1

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INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPS MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO:
LIMIT DISTURBANCE AND, HENCE, EROSION
1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPS SHALL BE INTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
   B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS/1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
   C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
6. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEPT AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPS G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
   A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
   B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
   F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEPT AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
   B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ON OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

   NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING

   INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER FOR THE PURPOSE OF PRE-TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

   NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL. BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

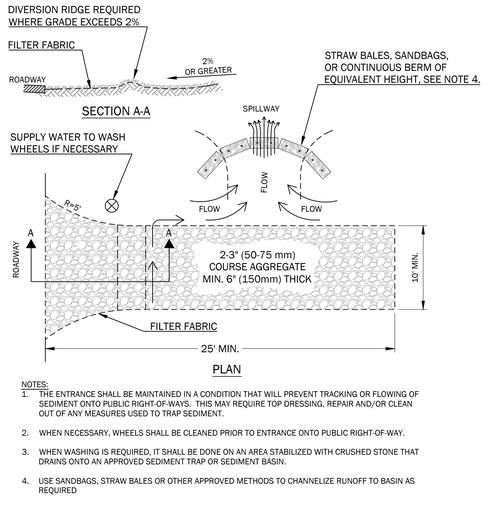
   NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

   NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

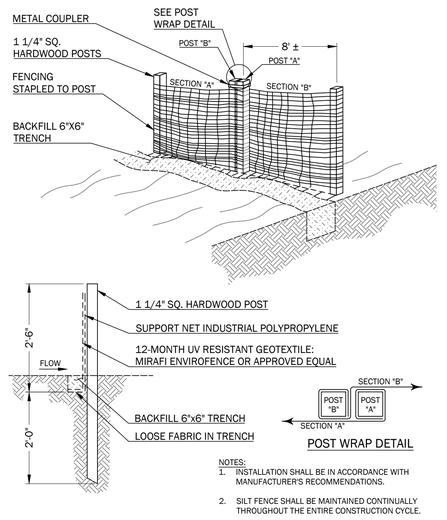
5. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 EROSION AND SEDIMENTATION CONTROL NOTES
NOT TO SCALE



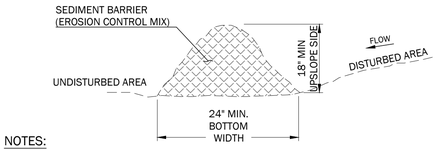
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



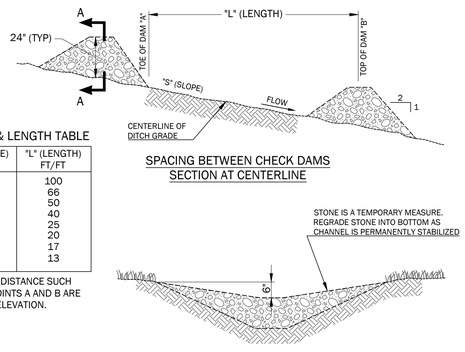
NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

3 PREFABRICATED SILT FENCE
NOT TO SCALE



NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
   A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
   B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
   D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
   E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
   F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
   - AT TOE OF THE SLOPE.
   - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
   - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

4 EROSION CONTROL SEDIMENT BARRIER DETAIL
NOT TO SCALE



SLOPE & LENGTH TABLE

"S" (SLOPE) FT/FT	"L" (LENGTH) FT/FT
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION.

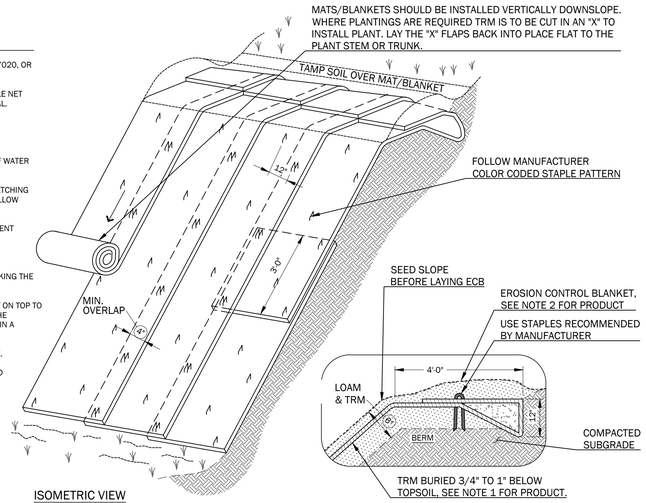
SPACING BETWEEN CHECK DAMS
SECTION AT CENTERLINE

SECTION A-A

NOTES:
1. STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIPRAP DITCHES. USE IN UNLINED DITCHES DURING CONSTRUCTION.
2. CHECK DAMS ARE NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING. SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
3. STONE: 2"-3" CRUSHED STONE (MDOT 703.31)
4. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT

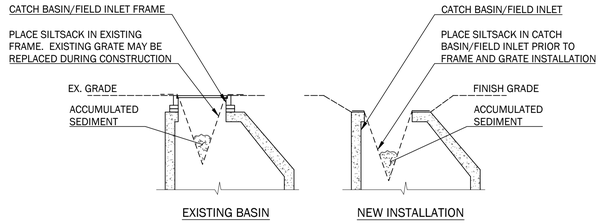
INSTALLATION INSTRUCTIONS:

1. TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
2. EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. FOR TRM INSTALLATION ONLY:
   - 3.1. APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
   - 3.2. OVER TOP THE 4" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
4. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
5. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
6. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
7. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
8. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
9. OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
10. USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE, PER MANUFACTURER'S RECOMMENDATIONS.
11. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
12. STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
13. WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 3/4" TO 1" OF LOAM, THEN SEED AND COVER WITH ECB.



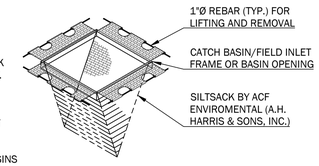
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS

NOT TO SCALE



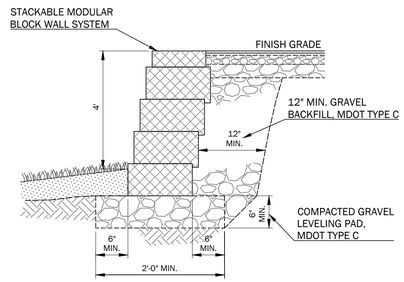
NOTES:

1. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. EMPTY AND REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
4. SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS DURING CONSTRUCTION WHILE GROUND IS NOT PERMANENTLY STABILIZED.



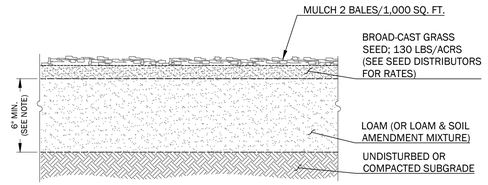
2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS

NOT TO SCALE



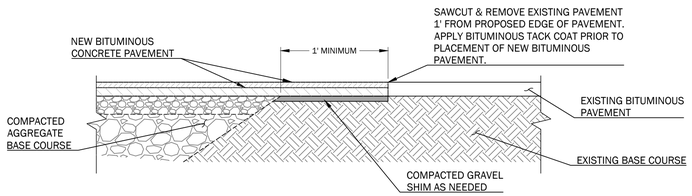
3 RETAINING WALL SECTION

NOT TO SCALE



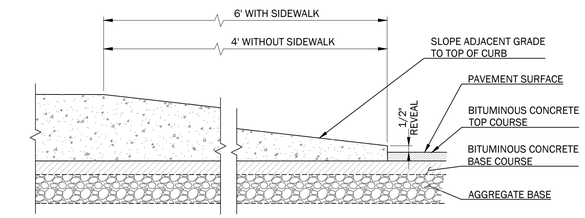
4 LOAM AND SEED DETAIL

NOT TO SCALE



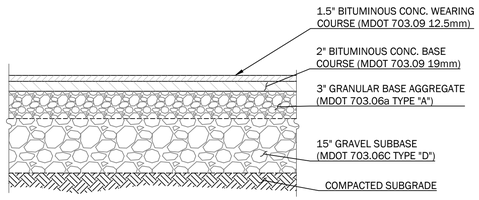
5 PAVEMENT SAW CUT DETAIL

NOT TO SCALE



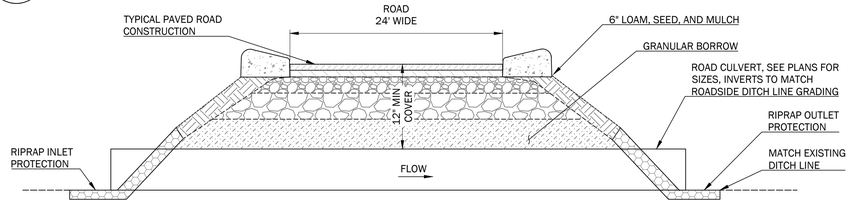
8 CURB TIPDOWN & TERMINAL END DETAIL SLIPFORM OR BITUMINOUS CONCRETE

NOT TO SCALE



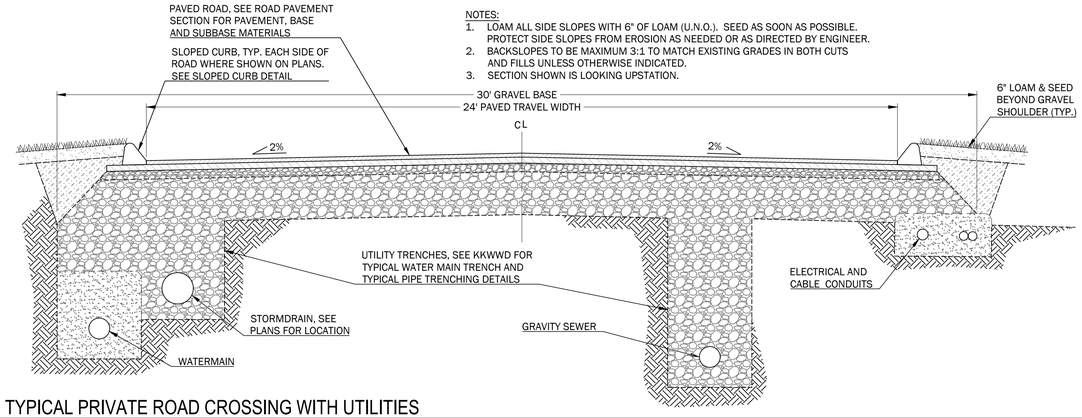
6 ROAD PAVEMENT SECTION

NOT TO SCALE



7 TYPICAL PRIVATE ROAD CULVERT

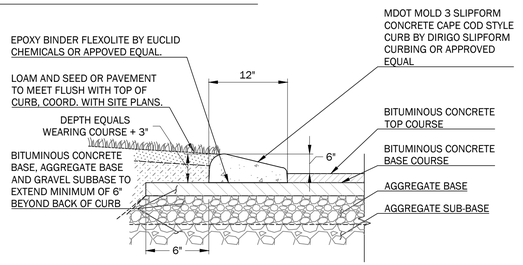
NOT TO SCALE



NOTES:
1. LOAM ALL SIDE SLOPES WITH 6" OF LOAM (U.N.O.). SEED AS SOON AS POSSIBLE. PROTECT SIDE SLOPES FROM EROSION AS NEEDED OR AS DIRECTED BY ENGINEER.
2. BACKSLOPES TO BE MAXIMUM 3:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.
3. SECTION SHOWN IS LOOKING UPSTATION.

9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES

NOT TO SCALE



CONCRETE NOTES:

1. MIN. 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRADE PRODUCT. STRAND LENGTH 1 1/2", 1" TO 1 1/2 LB/CUBIC YARD.
4. SLUMP: 1" TO 1 1/2"
5. FINISH: VERTICAL AND TOP FACES: SMOOTH SLIPFORM, SLOPED FACES: BROOM
6. CONTROL JOINTS: SAWCUT 10' O.C., 3" DEEP THE DAY AFTER PLACING.
7. EXPANSION JOINTS: LOCATE AT ENDS OF CURVE RADII OR WHERE CURB MEETS RIGID STRUCTURES i.e. BUILDING FOUNDATIONS OR HYDRANTS.
8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER.

10 CAPE COD CURB DETAIL - SLIPFORM CONCRETE, MDOT MOLD 3

NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

PRELIMINARY - NOT FOR CONSTRUCTION

ARUNDEL LANE SUBDIVISION

528 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

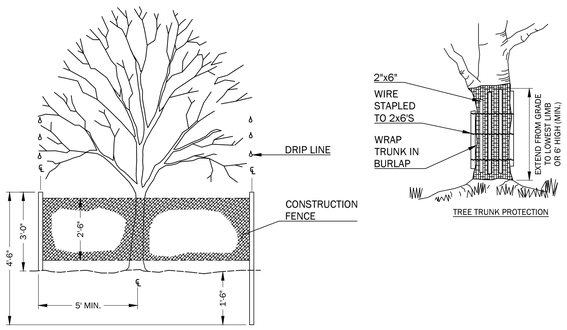
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
SITE DETAILS

Job No.:	1005
Date:	01/22/2026
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

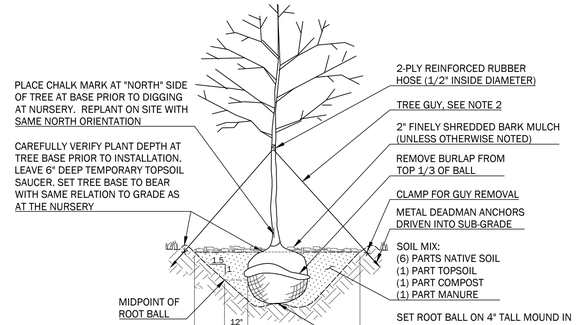
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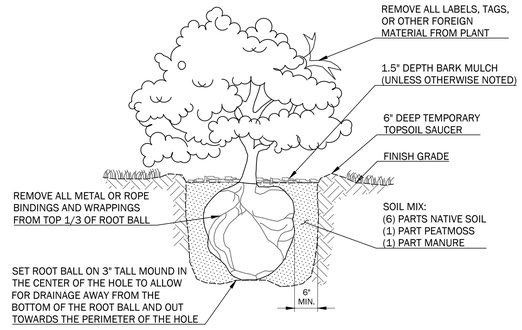
NOTE:
1. INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
2. ERECT TREE PROTECTIVE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
4. REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE

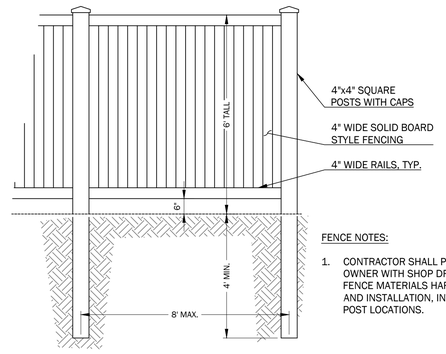


NOTES
1. PRUNE DEAD AND BROKEN BRANCHES, RETAINING NATURAL SHAPE. DO NOT CUT LEADER.
2. GUY TREES ONLY IF IN WINDY LOCATIONS, WITH #12 TWISTED ANNEALED GALVANIZED WIRE. 3 - GUYS PER TREE WITH 2" GALVANIZED TURNBUCKLES.

2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

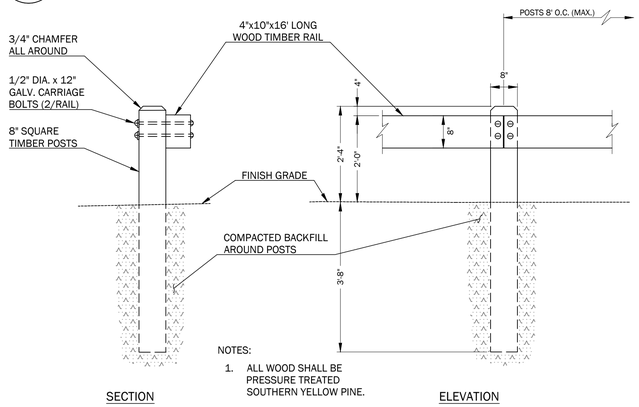


3 SHRUB PLANTING INSTALLATION DETAIL
NOT TO SCALE



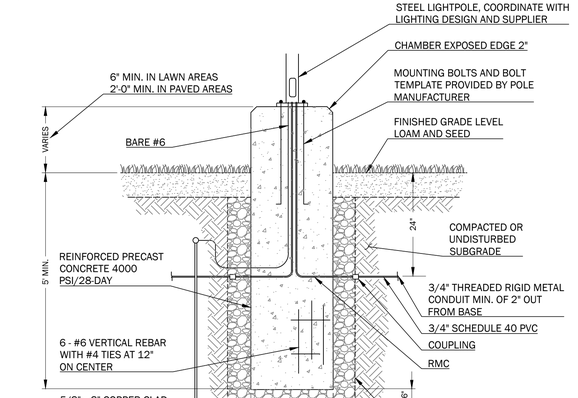
FENCE NOTES:
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS OF FENCE MATERIALS HARDWARE AND INSTALLATION, INCLUDING POST LOCATIONS.

4 STOCKADE STYLE FENCE DETAILS
NOT TO SCALE



NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

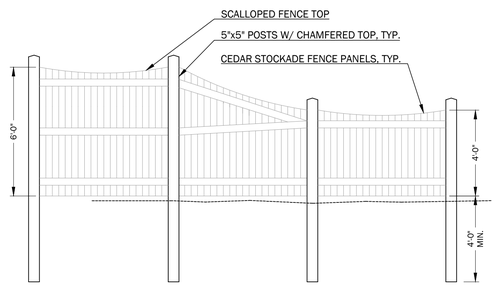
5 WOODEN TIMBER GUARDRAIL DETAILS
NOT TO SCALE



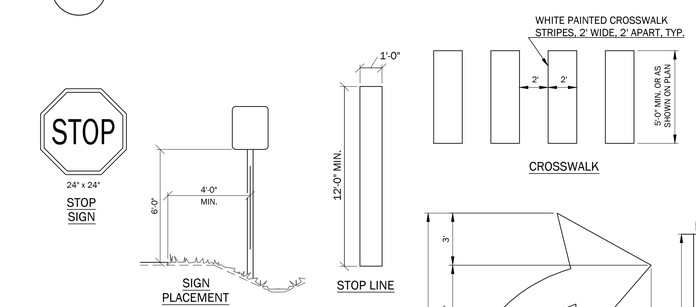
NOTES:
1. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING.
2. COORDINATE WITH ELECTRICAL SPECIFICATIONS/LIGHT BOLT PATTERN.
3. COLD-GALVANIZE ALL CUTS.
4. APPROVED PRECAST BASE MAY BE USED.

6 CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE

NOTES:
1. FENCE MATERIAL:
   PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN
   OR
   WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 lbs. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
2. ALL NAILS AND SCREWS TO BE GALVANIZED.

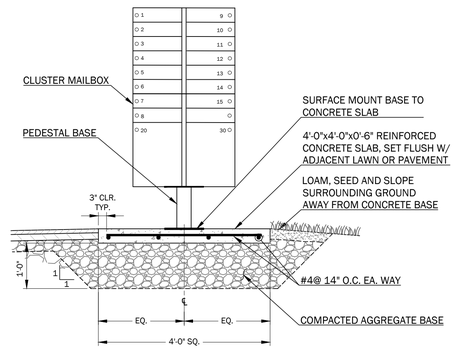


7 WOOD FENCE DETAIL
NOT TO SCALE



NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS
NOT TO SCALE



9 CLUSTER MAIL BOX INSTALLATION
NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

PRELIMINARY - NOT FOR CONSTRUCTION

ARUNDEL LANE SUBDIVISION

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

PREPARED BY:
526 POST ROAD
WELLS, ME 04090

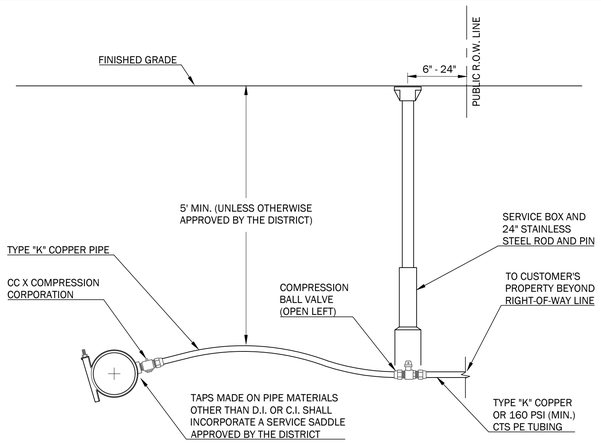
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Sheet Title:
SITE DETAILS

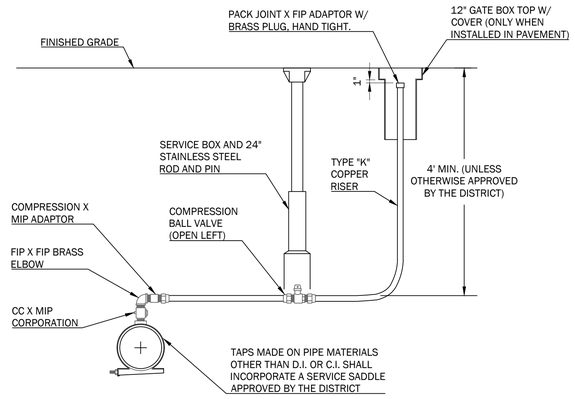
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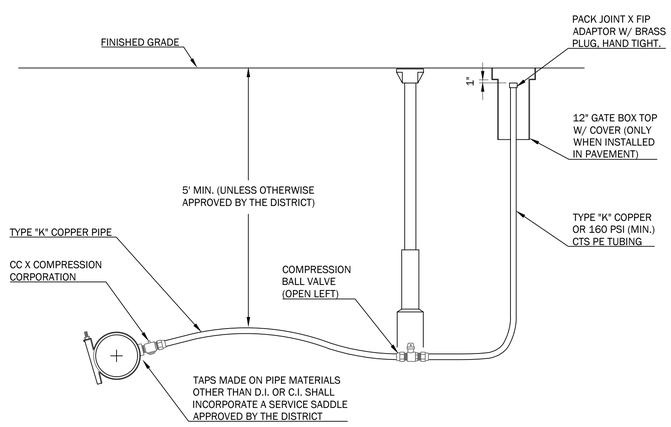
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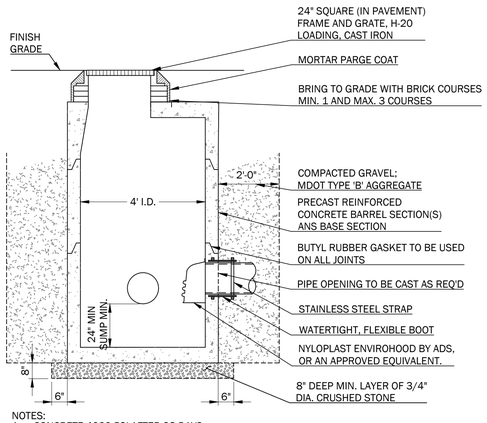
1 KKWWD 1"Ø SERVICE DETAIL
NOT TO SCALE



2 KKWWD AIR RELEASE DETAIL
NOT TO SCALE

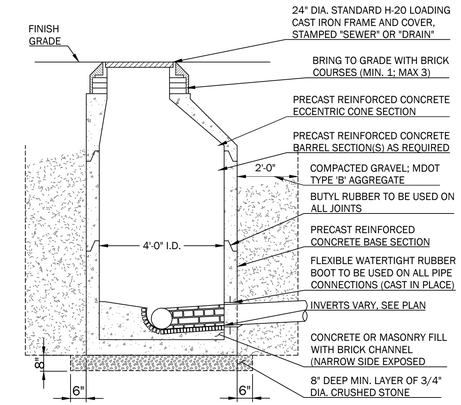


3 KKWWD BLOW-OFF DETAIL
NOT TO SCALE



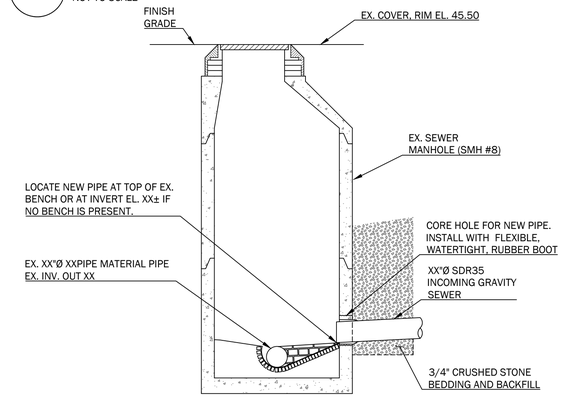
NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP - NO. 5 BARS.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
5. PROVIDE INLET PROTECTION FOR OPEN FRAME STRUCTURES DURING CONSTRUCTION, OR UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED.ALL
6. NEW CATCH BASINS SHALL BE INSTALLED WITH OUTLET HOOD ON ALL OUTLETS.

4 PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



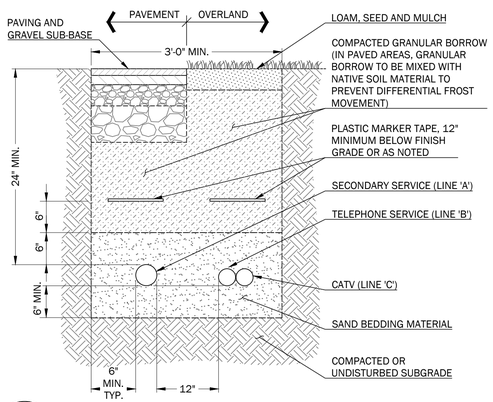
NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
6. ALL MANHOLE COVERS SHALL HAVE "SEWER" or "DRAIN" CAST INTO THE COVER AS APPLICABLE.
7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

5 TYPICAL SEWER OR DRAIN MANHOLE DETAIL
NOT TO SCALE



NOTES:
1. EXISTING GRAVITY SEWER PIPE IN POST ROAD IS DESCRIBED AS ASBESTOS CONCRETE BY THE SEWER DEPARTMENT.
2. ASBESTOS CONCRETE SEWER PIPE TO TO BE UNDISTURBED DURING PROPOSED PIPE INSTALLATION.
3. IF HANDLING OF EXISTING ASBESTOS PIPE IS REQUIRED, CONTRACTOR IS TO COMPLY WITH ALL STATE AND FEDERAL REQUIREMENTS FOR HANDLING ASBESTOS MATERIALS.
4. CONTRACTOR MAY CHOOSE TO EXCAVATE STRUCTURE AND SEPARATE EXISTING SECTIONS TO BE ABLE TO CORE HOLE FOR NEW SERVICE WITHOUT DISTURBING THE EXISTING PIPES.
5. IF MANHOLE SECTIONS ARE DISASSEMBLED, REINSTALL WITH BUTYL RUBBER GASKET ON ALL JOINTS.
6. FOR ADDITIONAL REINSTALLATION REQUIREMENTS SEE TYP. MANHOLE DETAIL.
7. SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

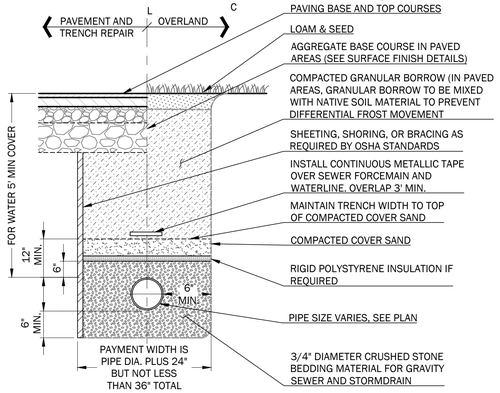
6 EXISTING SANITARY SEWER MANHOLE - REBUILT BENCH DETAIL
NOT TO SCALE



SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

7 UNDERGROUND UTILITY TRENCH SECTION
NOT TO SCALE



8 TYPICAL PIPE TRENCHING DETAIL
NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

PREPARED FOR:
THE GRACE GROUP, LLC
526 POST ROAD
WELLS, ME 04090

PREPARED BY:
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

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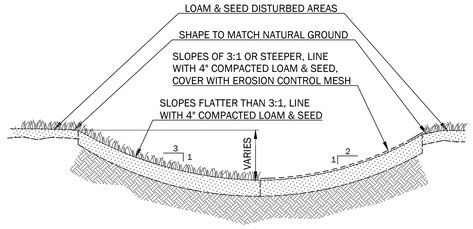
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

Sheet Title:
UTILITY DETAILS

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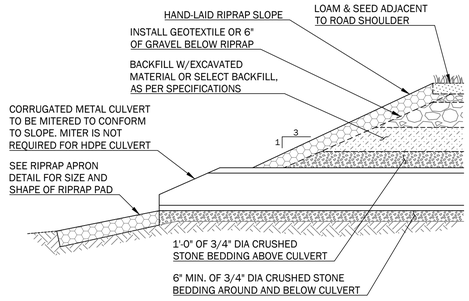
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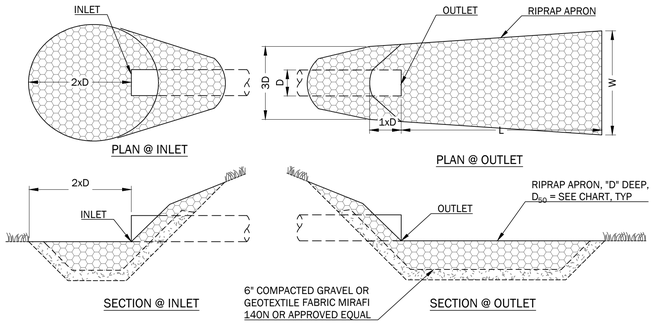
1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM

NOT TO SCALE



3 CULVERT OUTLET AND BEDDING SECTION

NOT TO SCALE



NOTES:

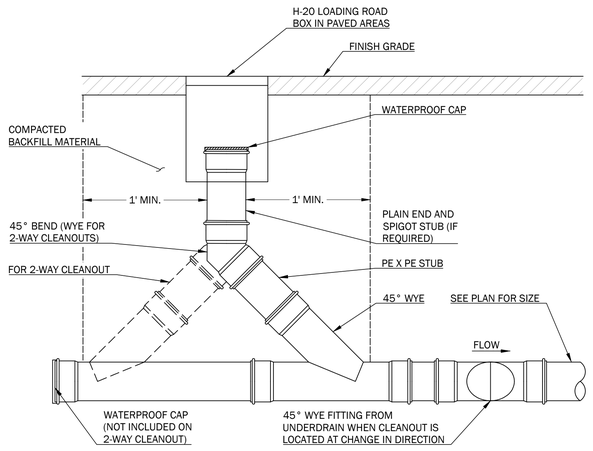
1. USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. UNDERLAY RIPRAP WITH 6" OF GRAVEL OR GEOTEXTILE
3. USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
4. RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.

RIPRAP PAD SIZE CHART			
D	L	W	D_{50}
12"	6'	4'	5"
15"	7'	5'	6"
18"	8'	6'	8"

APRON DEPTH = 2.25 x D_{50}

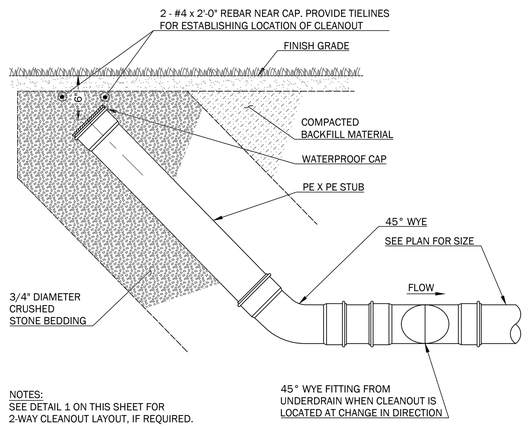
4 RIPRAP APRON SECTIONS

NOT TO SCALE



1 SEWER/STORMDRAIN CLEANOUT AT PAVEMENT DETAIL

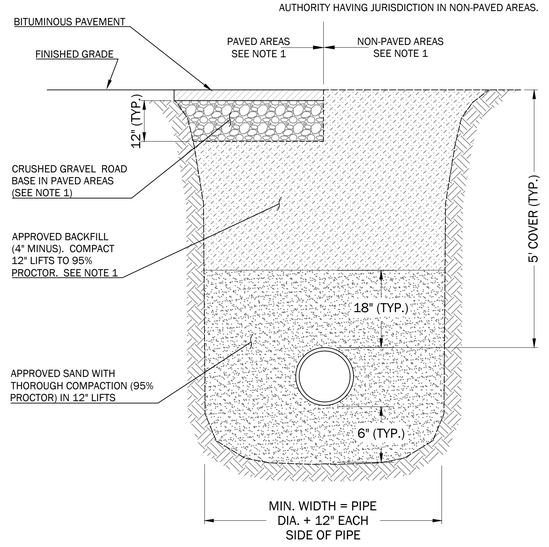
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2 SEWER/STORMDRAIN CLEANOUT AT LAWN DETAIL

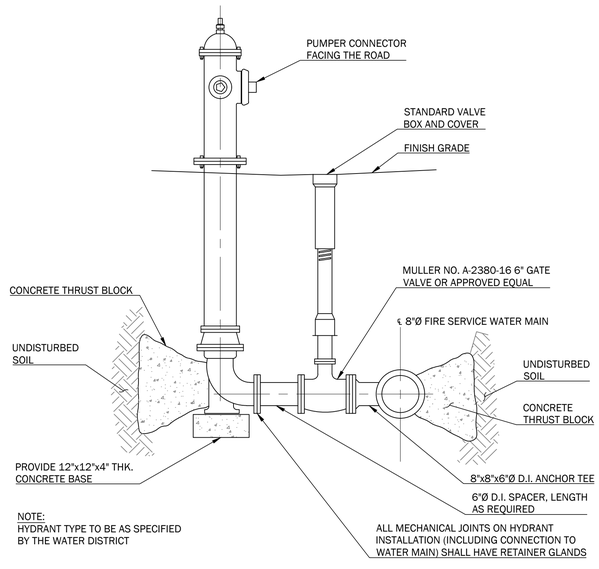
NOT TO SCALE

NOTE 1:
MATERIAL TYPE AND PLACEMENT REQUIREMENTS TO BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN PAVED AREAS. GRAVEL, LOAM AND SEED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN NON-PAVED AREAS.



3 KKWWD TYPICAL WATER MAIN TRENCH

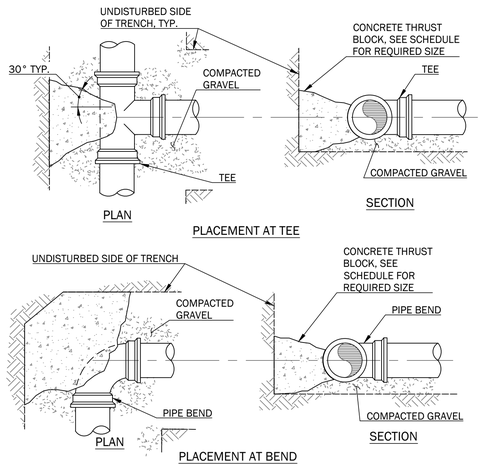
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4 HYDRANT DETAIL

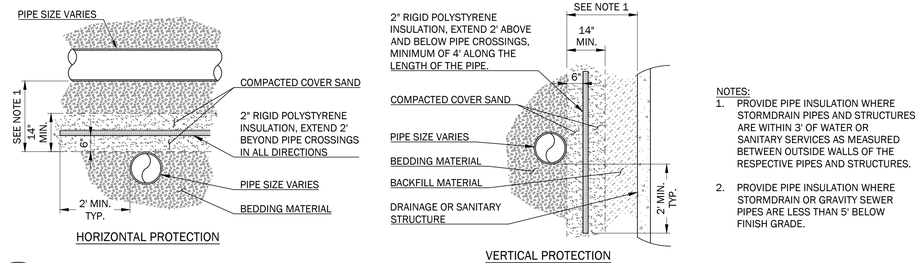
NOT TO SCALE

SIZE REQUIREMENTS FOR CONCRETE THRUST BLOCKS				
		BEARING ON UNDISTURBED SOIL (SQ. FT.)		
FITTINGS		90° BENDS	45° BENDS	TEES & PLUGS
PIPE SIZE	4"Ø	2.0	1.0	1.0
	6"Ø	3.0	2.0	2.0
	8"Ø	5.0	3.0	4.0



5 THRUST BLOCK DETAILS

NOT TO SCALE



NOTES:

1. PROVIDE PIPE INSULATION WHERE STORMDRAIN PIPES AND STRUCTURES ARE WITHIN 3' OF WATER OR SANITARY SERVICES AS MEASURED BETWEEN OUTSIDE WALLS OF THE RESPECTIVE PIPES AND STRUCTURES.
2. PROVIDE PIPE INSULATION WHERE STORMDRAIN OR GRAVITY SEWER PIPES ARE LESS THAN 5' BELOW FINISH GRADE.

5 RIGID INSULATION DETAILS

NOT TO SCALE

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01/22/2026

ARUNDEL LANE SUBDIVISION

PREPARED FOR:
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P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

528 POST ROAD
WELLS, ME 04090

Rev.	Date	Description	Drawn	Check
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2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
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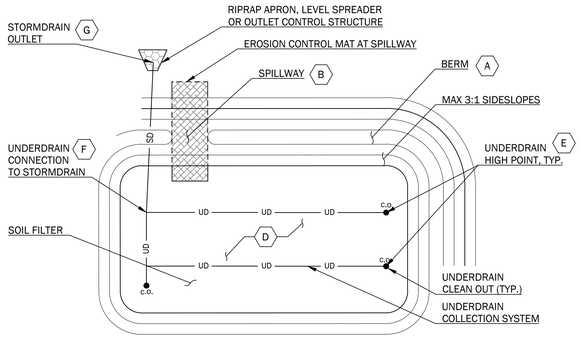
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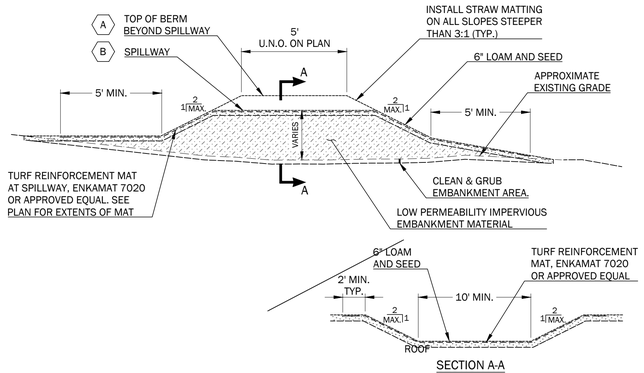
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1 GRASSED UNDERDRAIN SOIL FILTER ILLUSTRATIVE LAYOUT PLAN

NOT TO SCALE



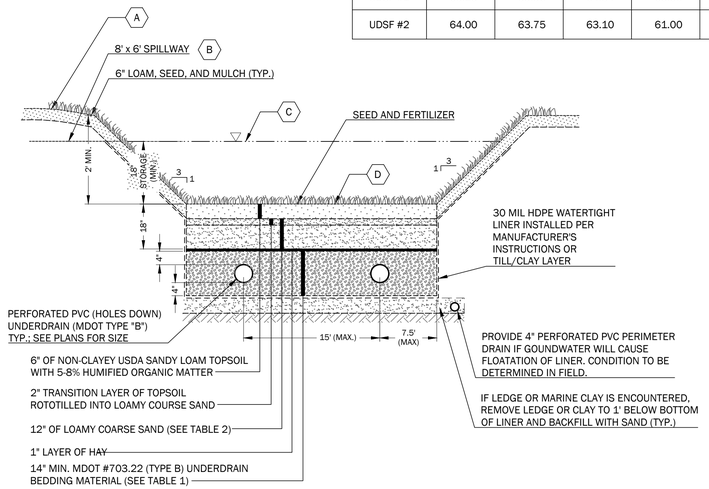
SECTION A-A

2 TYPICAL EMBANKMENT/SPILLWAY DETAIL

NOT TO SCALE

GRASSED UNDERDRAINED SOIL FILTER SCHEDULE

GRASSED UNDERDRAIN SOIL FILTER NAME	CREST ELEVATION (A)	SPILLWAY ELEVATION (B)	TOP OF WATER ELEVATION (C)	BOTTOM OF STORAGE ELEVATION (D)	UNDERDRAIN INVERT (E)	UNDERDRAIN CONNECTION INVERT (F)	STORMDRAIN OUTLET INVERT (G)	FILTER AREA (SQ. FT.) REQUIRED	FILTER AREA (SQ. FT.) PROVIDED	FILTER VOLUME (CU. FT) REQUIRED	FILTER VOLUME (CU. FT) PROVIDED	PEAK WATER ELEVATION		
												2 YEAR STORM	10 YEAR STORM	25 YEAR STORM
UDSF #1	66.25	65.50	64.84	63.50	61.20	60.99	60.58	1,216	1,250	2,026	5,562	62.95	64.12	64.84
UDSF #2	64.00	63.75	63.10	61.00	58.83	58.48	58.28	3,167	5,803	5,571	23,172	61.65	62.47	63.10



GRASSED UNDERDRAINED SOIL FILTER NOTES:

1. THE SOIL BED SHALL BE 18" IN DEPTH AND CONSIST OF THE FOLLOWING:
   - 6" OF NON-CLAYEY USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER
   - 12" OF LOAMY COARSE SAND
2. BOTTOM 2" OF SANDY LOAM TOPSOIL SHALL BE ROTOTILLED INTO TOP SURFACE OF LOAMY COARSE SAND TO CREATE TRANSITION ZONE.
3. THE SOIL BED MATERIAL SHALL BE LIGHTLY COMPACTED (90% TO 92% STANDARD PROCTOR) USING WATER. IF HEAVY COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.
4. A 1" LAYER OF HAY SHALL BE PLACED BETWEEN THE BOTTOM OF THE SOIL BED AND THE TOP OF THE UNDERDRAIN MATERIAL.
5. THE FILTER SHOULD BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
   - CREEPING RED FESCUE: 20LBS/ACRE
   - TALL FESCUE: 20LBS/ACRE
   - BIRDSFOOT TREFOIL: 8LBS/ACRE
   - TOTAL: 48LBS/ACRE
6. REFER TO GRADING PLANS FOR UNDERDRAIN LAYOUT.
7. THE MAXIMUM DISTANCE BETWEEN UNDERDRAIN PIPES SHALL BE 15 FEET.
8. GRASSED UNDERDRAINED SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED.

TABLE 1
MDOT SPECIFICATIONS FOR UNDERDRAIN TYPE B (MDOT #703.22)

SIEVE SIZE	% BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 2
MDEP LOAMY COARSE SAND GRADATION

SIEVE SIZE	% BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 CLAY SIZE	<2%

CONSTRUCTION OVERSIGHT

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION FOR ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER AS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

CONSTRUCTION INSPECTIONS: AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR:

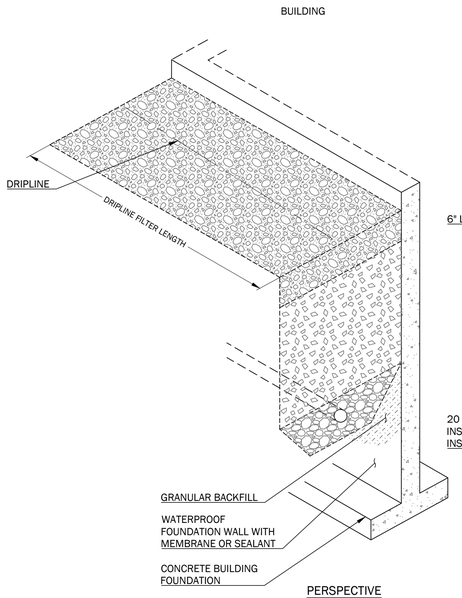
- AFTER THE THE FILTER HAS BEEN CONSTRUCTED TO SUBGRADE.
- AFTER INSTALLATION OF THE FILTER LINER.
- AFTER INSTALLATION OF THE UNDERDRAIN PIPES HAVE BEEN INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA.
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDED AND MULCHED.
- AFTER ONE YEAR TO INSPECT VEGETATION AND MAKE CORRECTIONS.
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

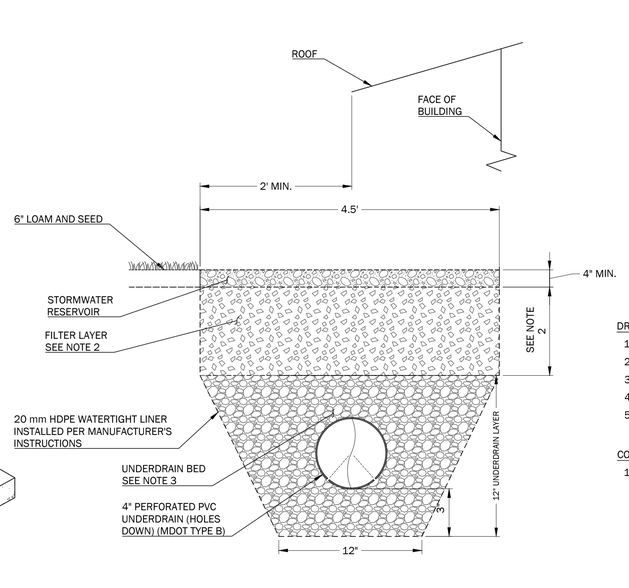
- SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES; 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

3 GRASSED UNDERDRAIN SOIL FILTER TYPICAL CROSS SECTION

NOT TO SCALE



PERSPECTIVE



SECTION

DRIPLINE FILTER NOTES:

1. DRIPLINE FILTER TO BE INSTALLED TO CAPTURE THE MAXIMUM ROOF AREA POSSIBLE.
2. 12" FILTER LAYER (SANDY SOIL WITH 4 - 7 % FINES - BACKFILL MAY BE APPROPRIATE)
3. UNDERDRAIN BED SHALL CONSIST OF GRAVEL MEETING MDOT SPEC. 703.22, TYPE C.
4. THE DRIPLINE FILTER SHALL EXTEND THE LENGTH OF THE BUILDING OR AREA OF ROOF TO BE TREATED.
5. THE DRIPLINE IS PART OF THE STORMWATER TREATMENT SYSTEM AND CAN NOT BE REMOVED OR ALTERED IN ANY WAY.

CONSTRUCTION OVERSIGHT

1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT EACH OF THE ROOF DRIP EDGE FILTER'S UNDERDRAIN CONSTRUCTION, FILTER MATERIAL PLACEMENT, AND OVERFLOW FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE FILTER.

4 TYPICAL ROOF DRIPLINE FILTER DETAILS

NOT TO SCALE

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01/22/2026

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NORTH CHELMSFORD, MASSACHUSETTS 01863

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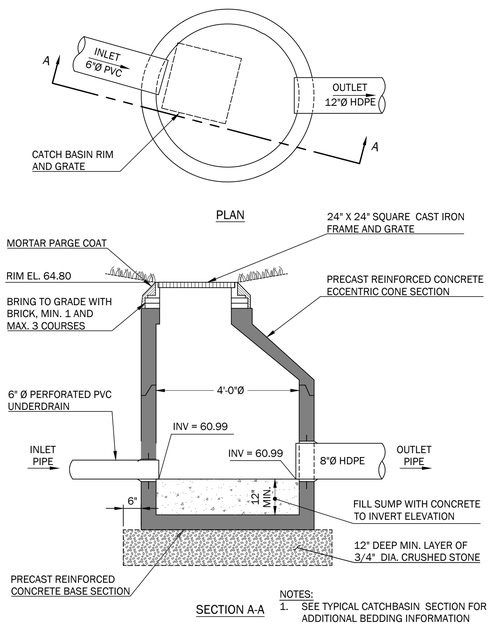
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2	2/10/2026	Town Permit Updates	MRM/ TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/ MBP	LLT

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STORMWATER DETAILS

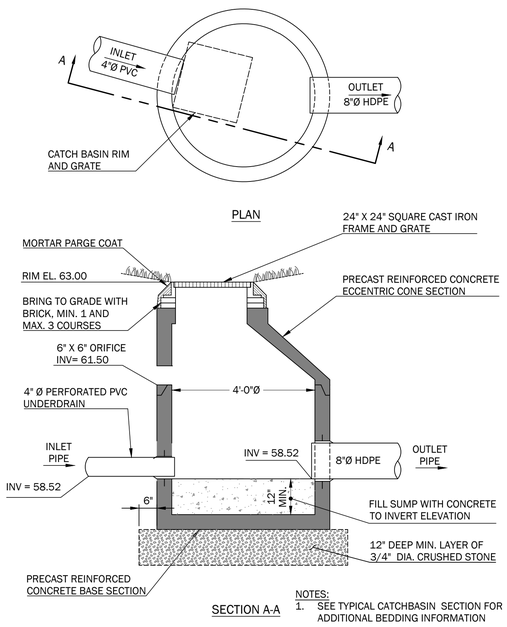
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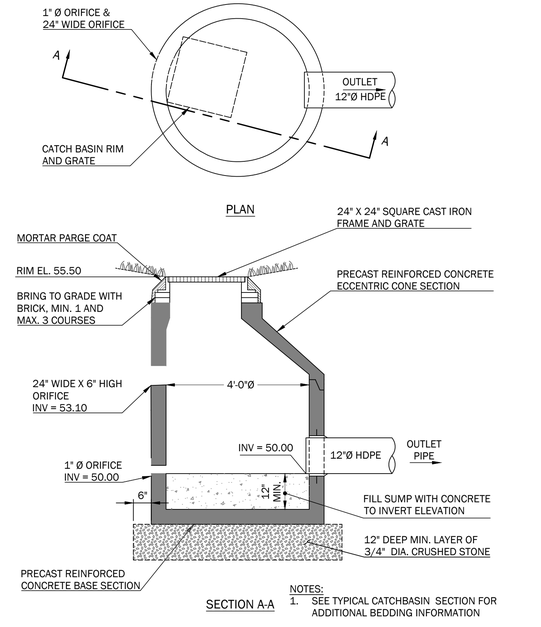
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1 OUTLET CONTROL STRUCTURE UDSF#1
NOT TO SCALE



2 OUTLET CONTROL STRUCTURE UDSF#2
NOT TO SCALE



3 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

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STATE OF MAINE
WILLIAM R.
WALSH, III
No. 8204
LICENSED
PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
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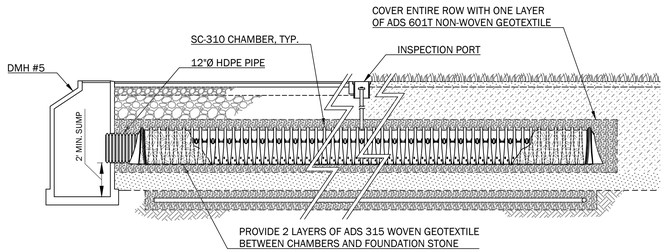
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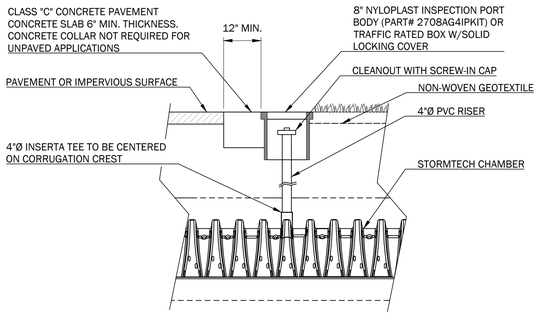
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OUTLET CONTROL STRUCTURE

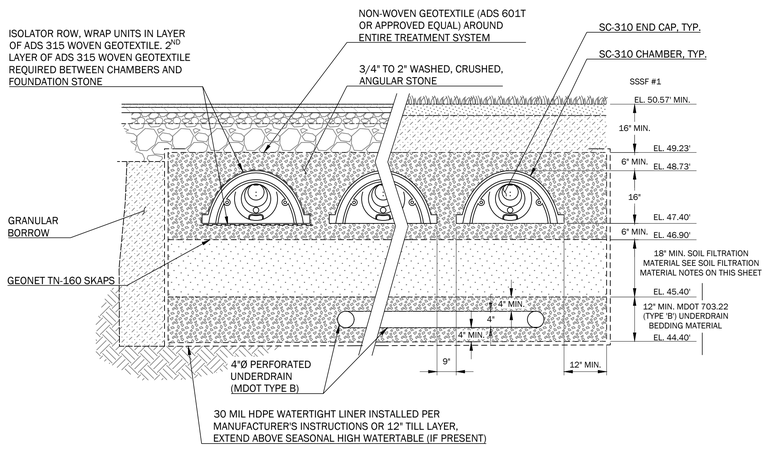




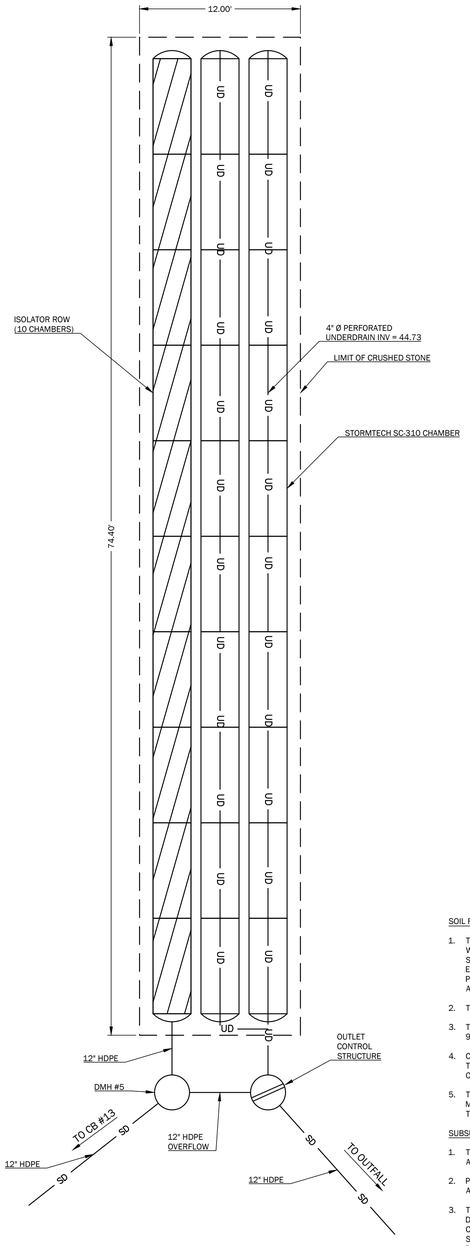
NOTES:
1. INSTALL INSPECTION PORTS AS SHOWN ON SYSTEM PLAN.
2. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.
3. A MINIMUM OF ONE INSPECTION PORT PER 500 S.F. OF CHAMBER AREA IS REQUIRED.

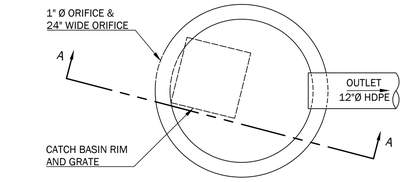
INSPECTION PORT DETAIL

SUBSURFACE SAND FILTER SCHEDULE							
SUBSURFACE SAND FILTER FILTER #	UNDERDRAIN INVERT	UNDERDRAIN OUTLET INVERT	FILTER AREA (SQ. FT.)	FILTER VOLUME (CU. FT)	PEAK WATER ELEVATION		
					2-YEAR STORM	10-YEAR STORM	25-YEAR STORM
SSSF #1	44.73	44.73	893	1,099	48.27	45.52	48.59

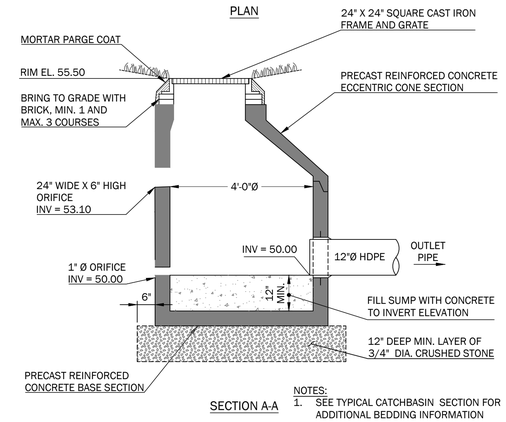


2 STORMWATER SAND FILTER TREATMENT SYSTEM SECTIONS AND DETAILS
NOT TO SCALE





PLAN



SECTION A-A

NOTES:
1. SEE TYPICAL CATCHBASIN SECTION FOR ADDITIONAL BEDDING INFORMATION

2 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

SOIL FILTRATION MATERIAL NOTES:

1. THE SOIL FILTER MATERIAL SHALL CONSIST OF MDOT SPEC. 703.01 WITH A FINES CONTENT BETWEEN 8% AND 10% (PASSING THE #200 SIEVE) AND NO ORGANICS. CLAY CONTENT IN THE SOIL SHALL NOT EXCEED 2%. THE SOIL FILTRATION MATERIAL SHALL HAVE A PERMEABILITY RATE OF 0.75 INCHES/HOUR ±15% AS CERTIFIED BY AN APPROVED LABORATORY.
2. THE SOIL FILTRATION BED SHALL BE 18 INCHES IN DEPTH.
3. THE SOIL BED MATERIAL SHALL BE COMPACTED BETWEEN 92% AND 95%.
4. CONTRACTOR SHALL MAKE PROVISIONS TO EXCLUDE RUNOFF FROM THE TREATMENT SYSTEM CONSTRUCTION UNTIL THE BASE COURSE OF PAVEMENT IS IN PLACE.
5. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

SUBSURFACE STORMWATER TREATMENT SYSTEM NOTES:

1. THE UNDERGROUND TREATMENT SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. THE UNDERGROUND STORM WATER TREATMENT SYSTEM HAS BEEN DESIGNED BASED ON THE STORMTECH CHAMBER SYSTEM. IF THE CONTRACTOR PROPOSES TO INSTALL ANOTHER UNDERGROUND SYSTEM, THE DESIGN SHALL BE ANALYZED AND APPROVED BY THE DESIGN ENGINEER.
4. 30 SC-310 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM, SSSF 1.3-1.
5. IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.

CONSTRUCTION OVERSIGHT:

INSPECTION OF THE STORMWATER TREATMENT SYSTEM SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

1. AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES.
2. AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
3. AFTER UNDERDRAIN PIPES ARE BACKFILLED.
4. AFTER THE INSTALLATION OF THE FILTER MEDIA.
5. AFTER PLACEMENT OF THE CHAMBERS, BUT BEFORE THEY ARE BACKFILLED.
6. AFTER THE CHAMBERS ARE BACKFILLED.

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WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

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SEPARATOR ROW™ SPECIFICATIONS

GENERAL

1. CULTEC'S SEPARATOR ROW IS USED AS AN INEXPENSIVE MEANS OF REMOVING TOTAL SUSPENDED SOLIDS FROM THE CHAMBER SYSTEM, AS WELL AS PROVIDING EASIER ACCESS FOR INSPECTION AND MAINTENANCE.

2. THE SEPARATOR ROW PERFORMANCE SHALL BE TESTED AND VERIFIED TO THE PROTOCOLS AND PROCEDURES AS DEFINED BY ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) CANADA TO ACHIEVE 80% TSS REMOVAL.

INSTALLATION INSTRUCTIONS

A SEPARATOR ROW IS INSTALLED ON A 1-2 INCH [25-51 mm] WASHED, CRUSHED STONE BASE. TYPICALLY, THE CULTEC CHAMBER MODEL USED FOR THE SEPARATOR ROW IS THE SAME CHAMBER USED THROUGHOUT THE ENTIRE CHAMBER BED.

STORMWATER IS DISTRIBUTED TO THE SEPARATOR ROW BY A PRIMARY FEED SYSTEM THAT DIVERTS FLOW TO THE SEPARATOR ROW AND A SECONDARY BYPASS FEED SYSTEM THAT DIVERTS THE FLOW OF CLEAN WATER TO THE OTHER PARTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE DISTRIBUTION SYSTEM MAY BE BY PIPES SET AT A LOWER ELEVATION THAT PERMIT THE FIRST FLUSH TO THE SEPARATOR ROW VERSUS OTHER PARTS OF THE UNDERGROUND STORMWATER SYSTEM. THIS INITIAL FLOW MAY BE MANAGED BY A BAFFLE OR WEIR. THE SIZING OF THE PIPE(S) THAT PROVIDE STORM WATER TO THE SEPARATOR ROW IS TO BE DETERMINED BY THE DESIGN ENGINEER AND IS BASED UPON THE REQUIREMENT TO ACCOMMODATE THE DESIGN FLOW AND SERVICE CONVENIENCE.

THE CHAMBERS UTILIZED IN THE SEPARATOR ROW ARE TO BE COMPLETELY WRAPPED WITH CULTEC NON-WOVEN GEOTEXTILE. THIS CREATES A PASS-THROUGH FILTER ARRANGEMENT TO SEPARATE TOTAL SUSPENDED SOLIDS IN THE TRANSFER OF STORM WATER TO OTHER CHAMBERS THROUGHOUT THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

ONCE WRAPPED, THE SEPARATOR ROW IS TO THEN PLACED ENTIRELY OVER 1 LAYER OF CULTEC AFAB-HPF WOVEN GEOTEXTILE. THIS CULTEC AFAB-HPF WOVEN GEOTEXTILE PROVIDES A DURABLE SURFACE WITHIN THE ROW FOR MAINTENANCE PROCEDURES AS WELL AS TO PREVENT ANY SCOURING OF THE STONE BASE DURING HIGH PRESSURE JETTING.

THE RECOMMENDED INSTALLATION OF SEPARATOR ROW CHAMBERS, IN REGARD TO STONE SEPARATION AND STONE ABOVE THE UNIT, ALONG WITH OTHER MINIMUM COVER, MATERIALS AND METHOD SPECIFICATIONS DETAILED FOR THE PROPER INSTALLATION, IS THE SAME AS CULTEC'S REQUIREMENT DETAILED IN THE COMPANY'S INSTALLATION GUIDELINES WITH THE EXCEPTION OF THE PLACEMENT OF THE REQUIRED FILTERING FABRICS. PLEASE REFER TO CULTEC'S CURRENT INSTALLATION INSTRUCTIONS FOR STORMWATER CHAMBERS AS A GUIDE.

MAINTENANCE PROCEDURES

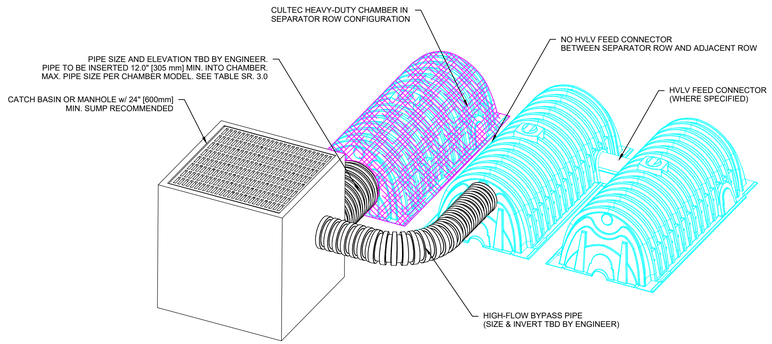
CULTEC RECOMMENDS INSPECTIONS OF THE SEPARATOR ROW TO BE PERFORMED EVERY SIX MONTHS FOR THE FIRST YEAR. THE FREQUENCY OF INSPECTION CAN THEN BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION.

WHILE CLEANING IS POSSIBLE FROM A SINGLE MANHOLE IN SHORTER LINES, A CLEAN-OUT OPTION FROM EITHER END OF A LINE IS PREFERABLE, PARTICULARLY FOR LONGER RUNS. CLEANING INVOLVES FLUSHING SEDIMENT FROM THE BASE FABRIC OF THE SEPARATOR ROW.

ACCESS WILL BE PROVIDED VIA A MANHOLE(S) LOCATED AT THE END(S) OF THE ROW FOR CLEAN OUT.

MAINTENANCE OF THE SEPARATOR ROW IS TO BE ACCOMPLISHED WITH A JETVAC PROCESS.

THE JETVAC IS TO BE SENT DOWN THE ENTIRE LENGTH OF THE SEPARATOR ROW. AS THE HIGH PRESSURE WATER NOZZLE IS RETRIEVED, THE CAPTURED SEDIMENTS ARE PUSHED BACK INTO THE MANHOLE FOR VACUUMING.

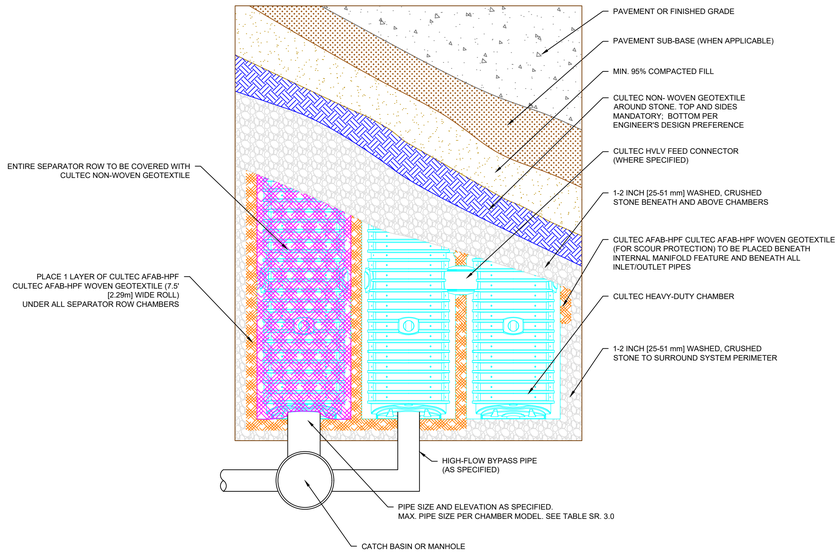


SR 2.0

TYPICAL SEPARATOR ROW CONFIGURATION INLET CONNECTION

CULTEC CHAMBER MODEL							
	DESCRIPTION	CONTACTOR 100HD	RECHARGER 150XLHD	RECHARGER 280HD	RECHARGER 300HD	RECHARGER 360HD	RECHARGER 902HD
A[1]	MIN. DEPTH OF STONE BASE	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	9" 229 mm
B	CHAMBER HEIGHT	12.5" 318 mm	18.5" 470 mm	26.5" 673 mm	30.0" 762 mm	36.0" 914 mm	48" 1219 mm
C[1]	MIN. DEPTH OF STONE REQUIRED ABOVE UNITS FOR TRAFFIC APPLICATIONS	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	12" 305 mm
D	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED TRAFFIC	8" 203 mm	8" 203 mm	8" 203 mm	10" 254 mm	10" 254 mm	12" 305 mm
E	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12' 3.65 m	12' 3.65 m	12' 3.65 m	12' 3.65 m	12' 3.65 m	8.3' 2.53 m
F	MIN. ROW SPACING	4" 102 mm	6" 152 mm	5" 127 mm	6" 152 mm	6" 152 mm	9" 229mm
G	CHAMBER WIDTH	36" 914 mm	33" 838 mm	47" 1194 mm	51" 1295 mm	60" 1525 mm	78" 1981 mm
	MAX. PIPE SIZE TO CHAMBER ENDWALL/ENDCAP (CORRUGATED HDPE)	10" 250 mm	12" 300 mm	18" 450 mm	24" 600 mm	24" 600 mm	30" 750 mm

NOTE[1]: STONE ABOVE AND BELOW UNITS MAY VARY PER SYSTEM.
SEE SYSTEM LAYOUT FOR STONE REQUIREMENTS

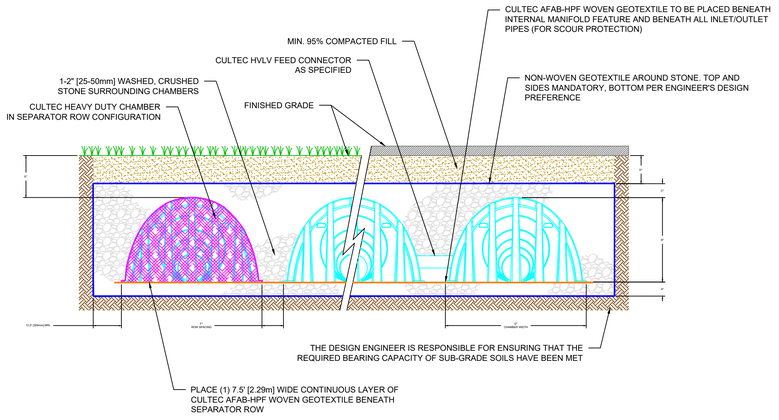


SR 1.0

GENERAL NOTES

SR 3.0

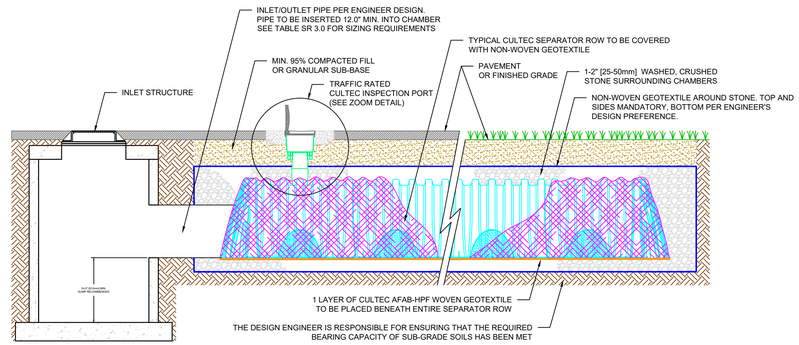
CROSS SECTION TABLE REFERENCE



* SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

SR 4.0

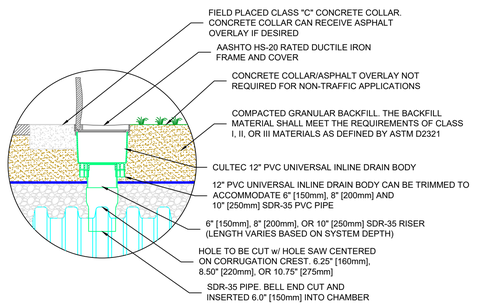
TYPICAL SEPARATOR ROW CONFIGURATION PLAN VIEW



* SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

SR 5.0

OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL



SR 6.0

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION

SR 7.0

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL

CulTec Separator Row Details Taken from Cultech website, See manufacture for additional information.

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