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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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

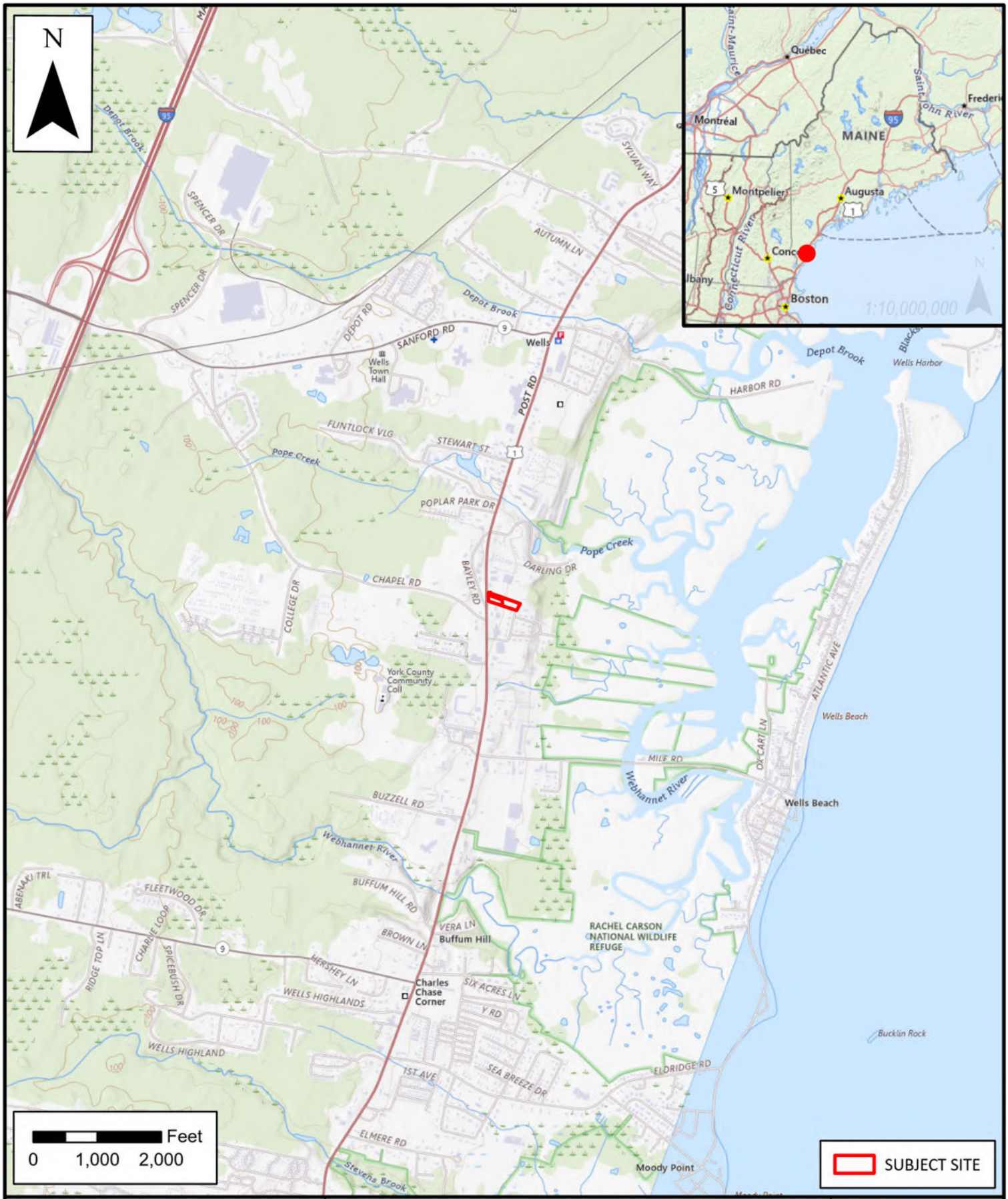
10/2/25

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

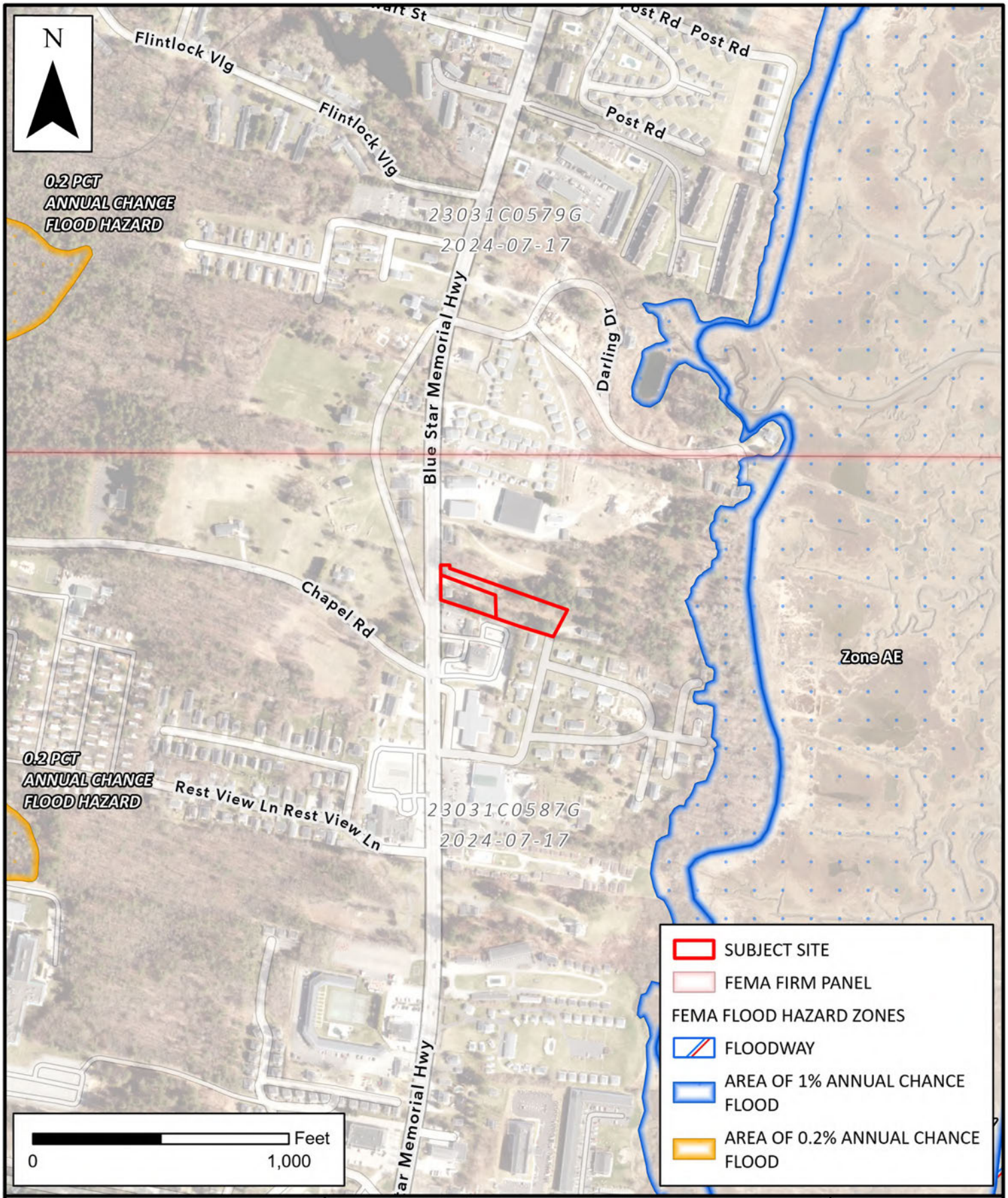
LOCATION MAP

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.

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:

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.

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

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

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.

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.

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

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

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.

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]

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

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

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

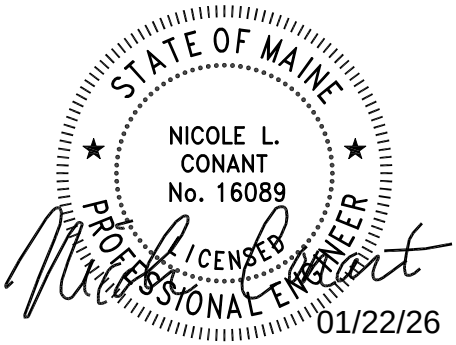
To: Robert McSorley, P.E., Sebago Technics

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

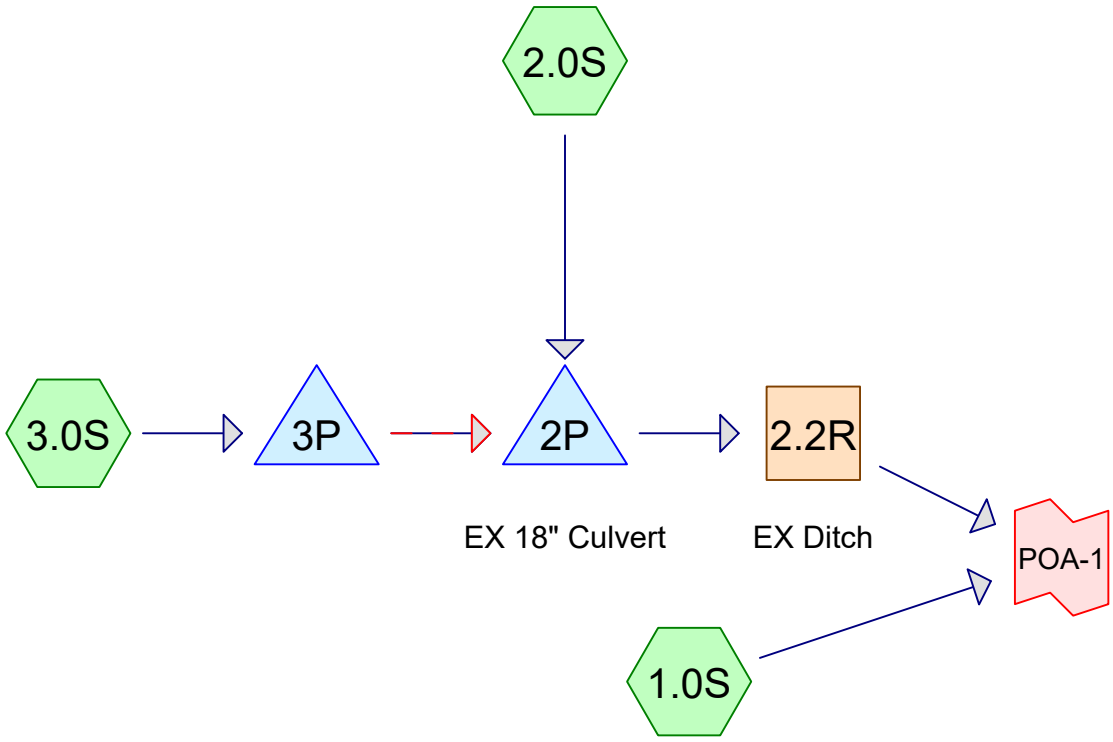
hmax = 1.25 ft h/2= 0.62 ft

$$A = \frac{Q}{C\sqrt{(2gh)}}$$ 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

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)

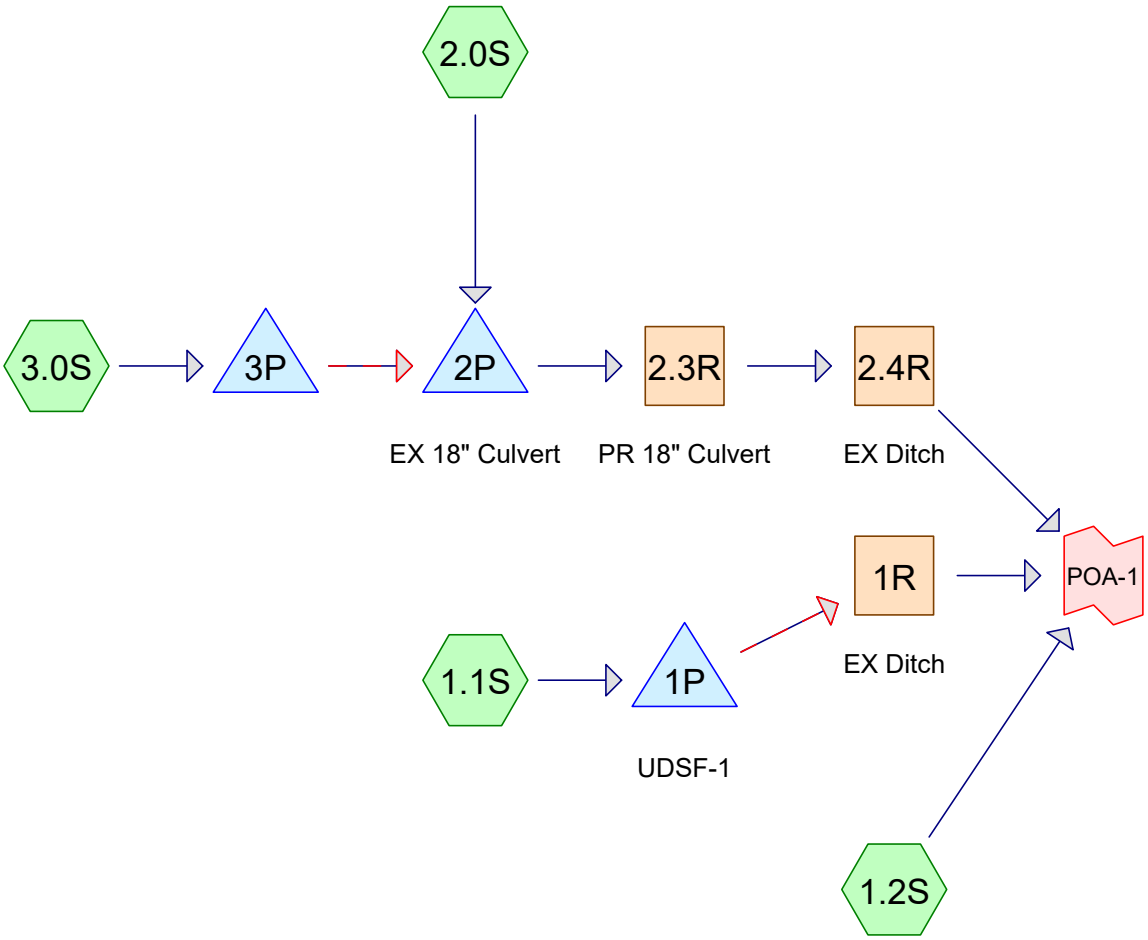
Summary for Link POA-1:

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

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'

‡

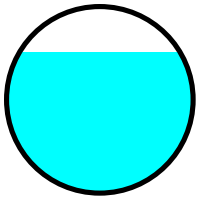
Summary for Reach 2.3R: PR 18" Culvert

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

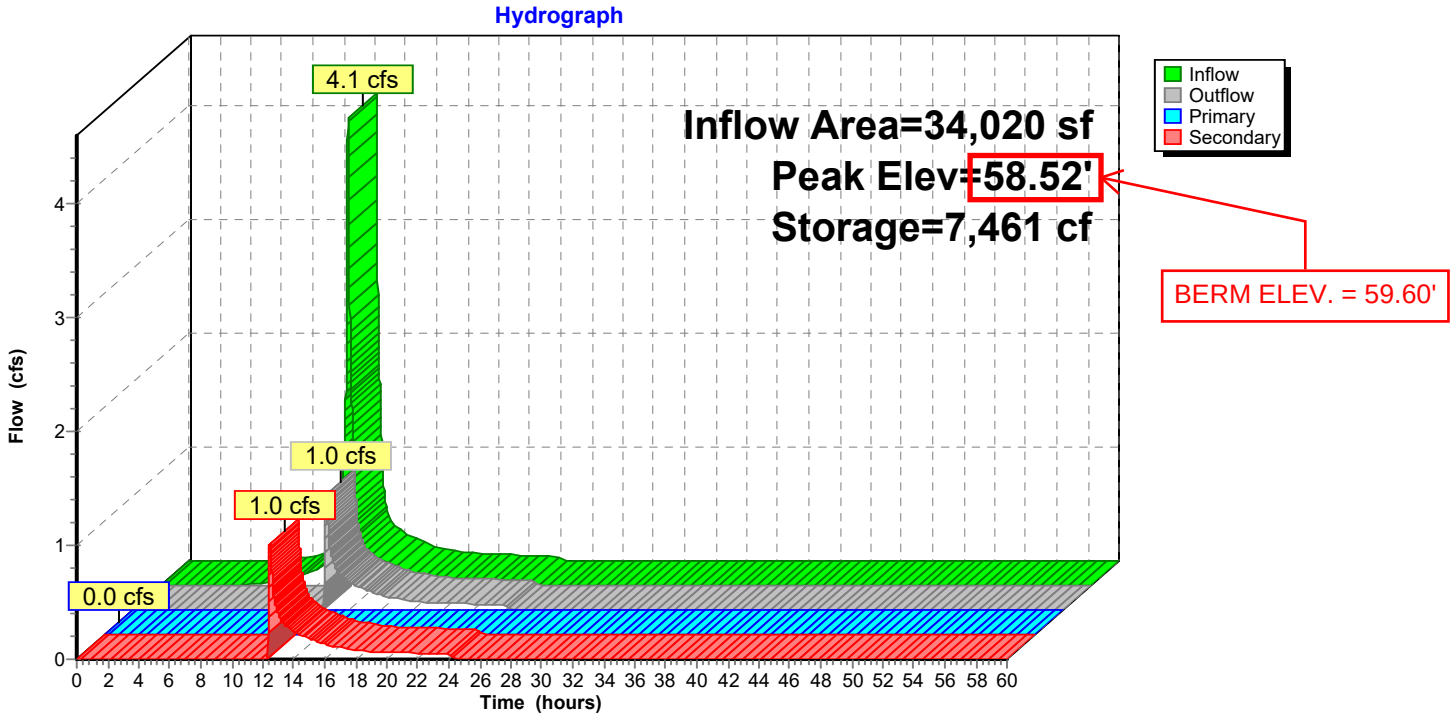
Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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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

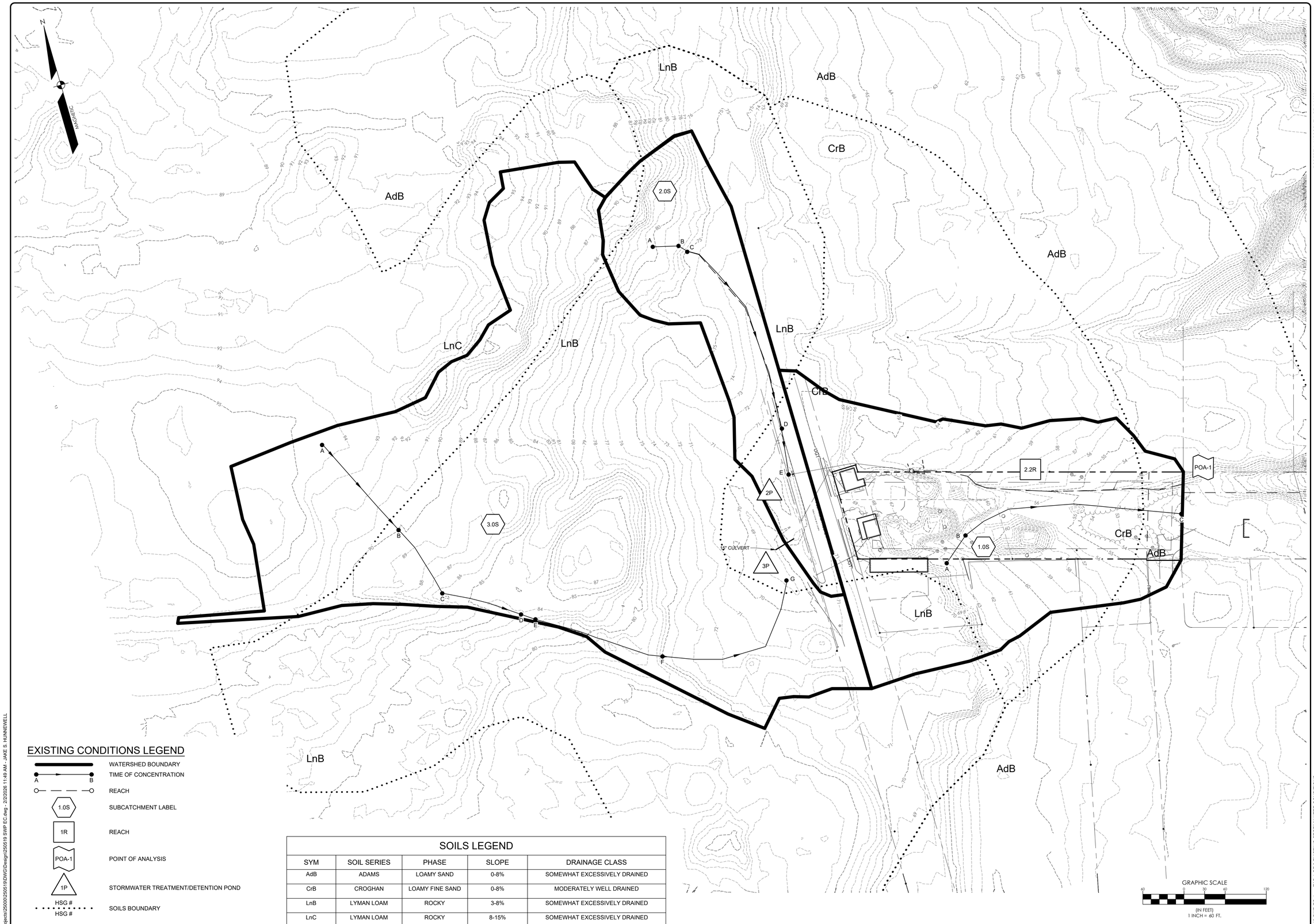
Hydric soil rating: Yes

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

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

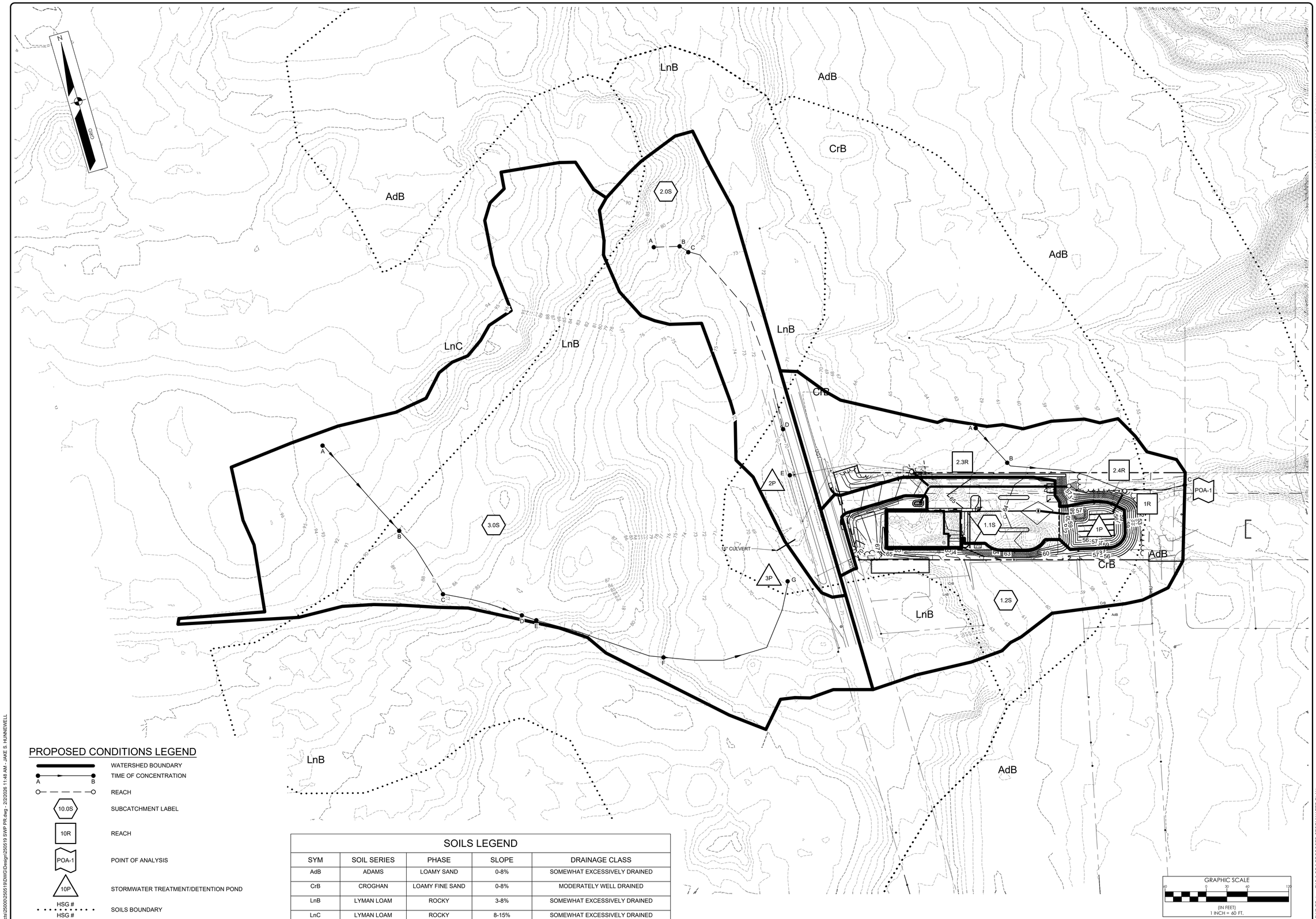
FOR:
NU REAL ESTATE ADVISORS
315 DEWPOINT LANE
JOHNS CREEK, GA 30022

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

SHEET 1 OF 2

F:\Projects\250000\250519\DWG\Design\250519 SWP EC.dwg - 2/2/2026 11:49 AM - JAKE S. HUNNEWELL

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

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')

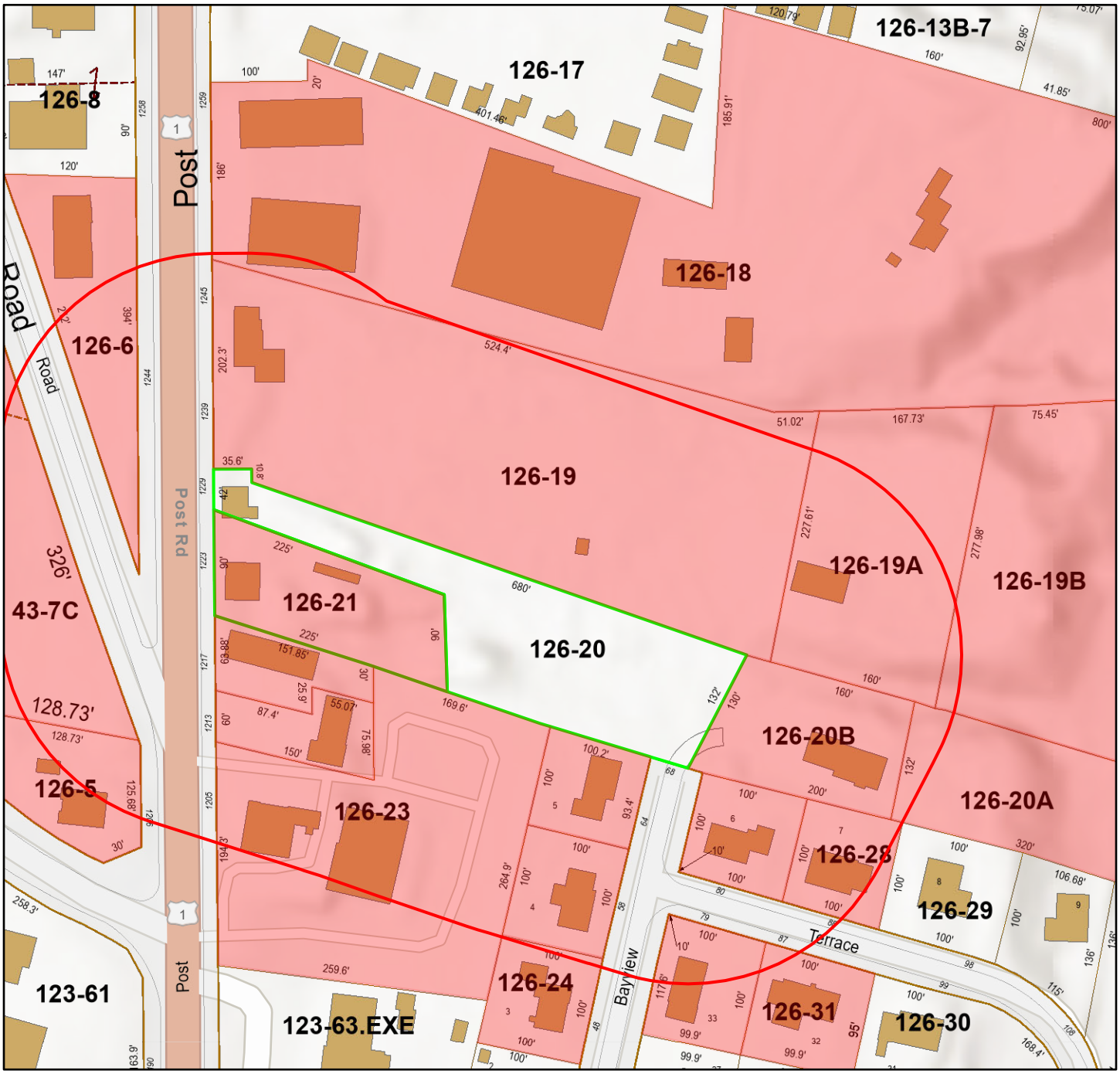
Wells, ME

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

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

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.

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.

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.

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

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

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

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.

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.

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.

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.

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

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.

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

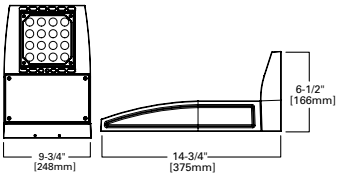
- Lumen packages range from 2,700 - 52,000 (20W - 373W)
- 14 optical distributions
- Efficacy up to 160 LPW

Connected Systems

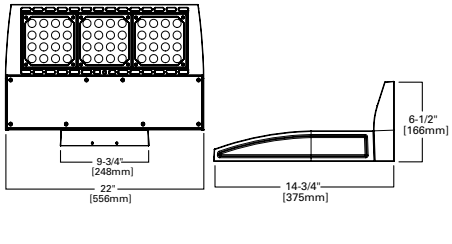
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

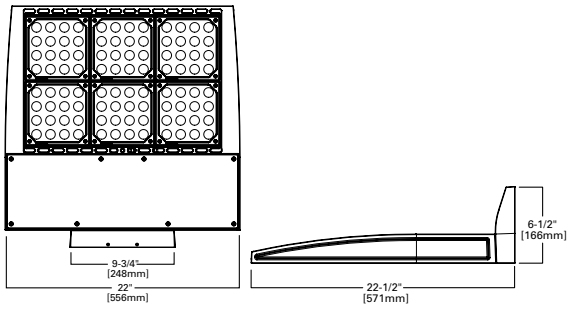
1 Square - Housing



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.

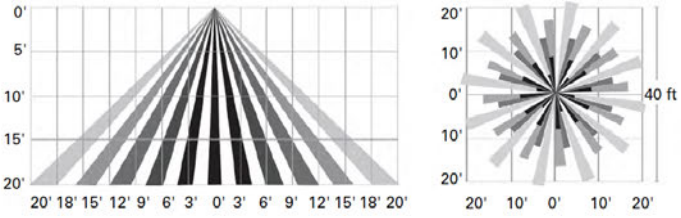
SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

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.

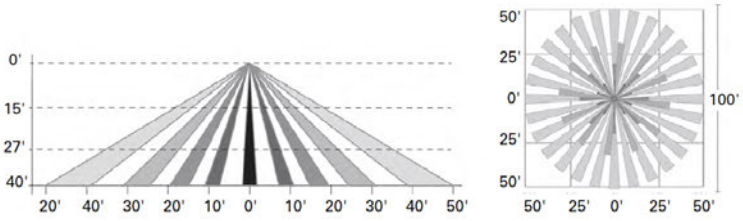
WaveLinx PRO (WPS2 and WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for 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
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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

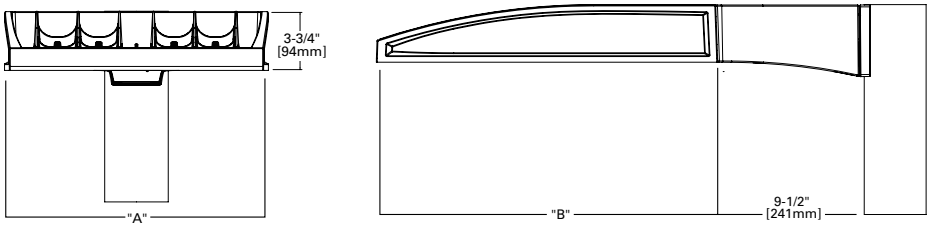
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

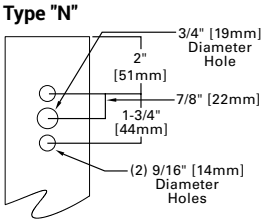
Dimensional Details

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]

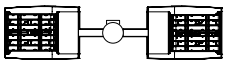
NOTES:

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.

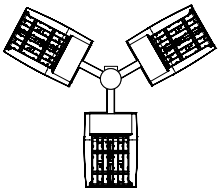
Mounting Details

Pole Configuration Options

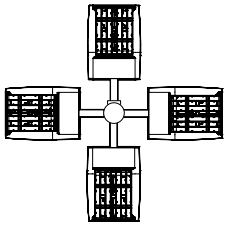
2 @ 180°



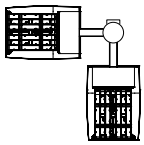
3 @ 120° (Round poles only)



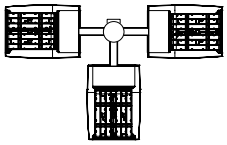
4 @ 90°



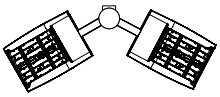
2 @ 90°



3 @ 90°

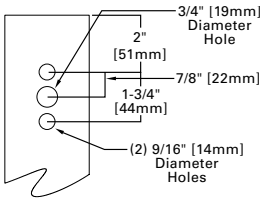


2 @ 120° (Round poles only)

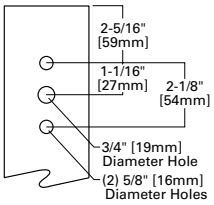


Pole Drilling Patterns

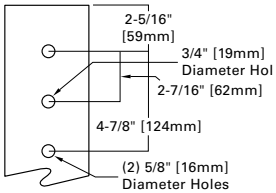
Type "N"



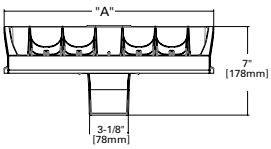
Type "R"

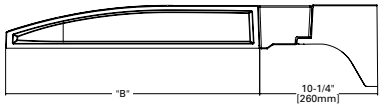


Type "M"



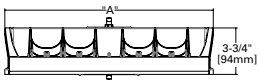
Quick Mount Universal Arm (QU)



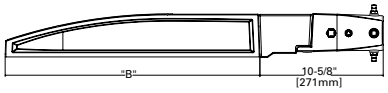


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

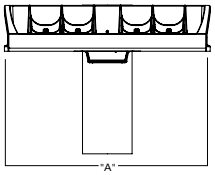
Quick Mount Mast Arm (QMA)

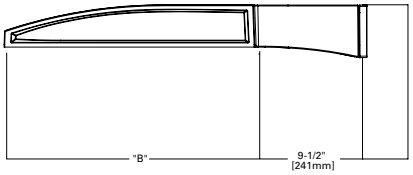


*NOTE: Fits 2-3/8" O.D. tenon



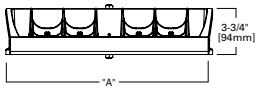
Pole Mount Arm with Quick Mount Adaptor (QM)



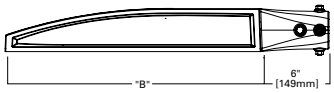


*NOTE: Use Type N drilling pattern

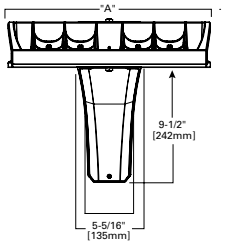
Mast Arm, Fixed (MA)

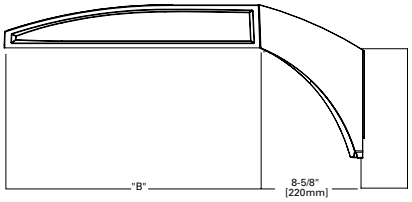


*NOTE: Fits 2-3/8" O.D. tenon



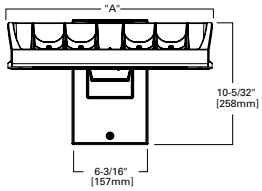
Upswept Arm (UP)

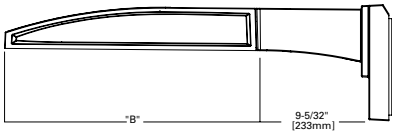




*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

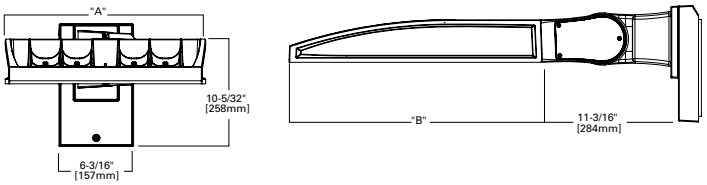
Wall Mount, Fixed (WM)



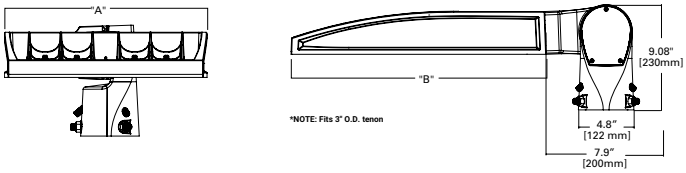


Mounting Details

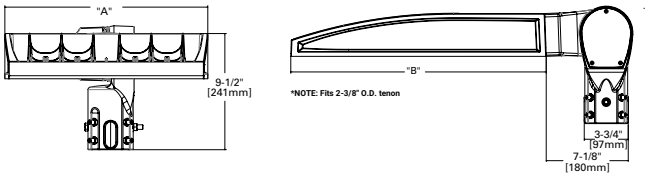
Wall Mount, Adjustable (WA)



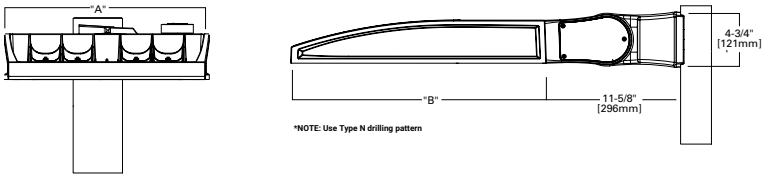
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

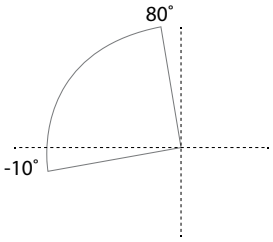


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation

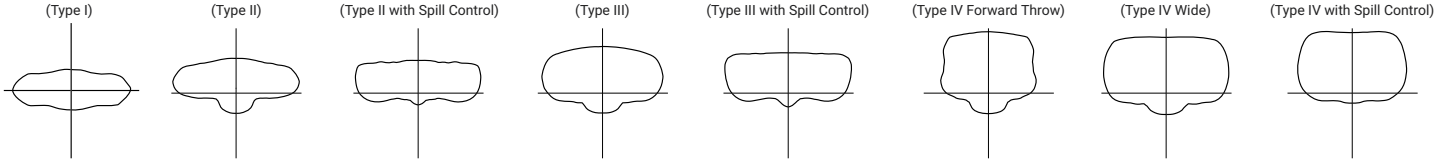


Fixture Weights and EPAs

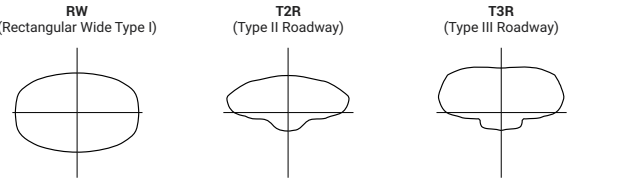
Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (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

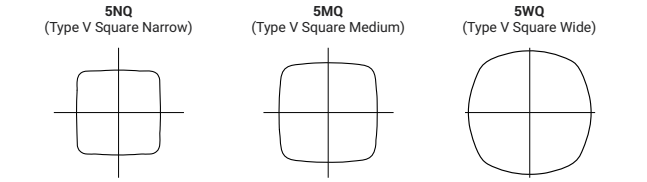
Asymmetric Area Distributions



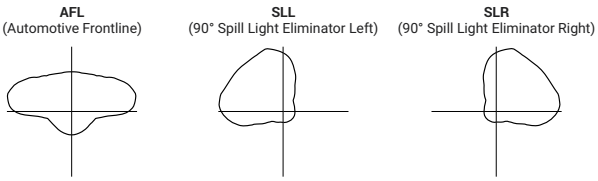
Asymmetric Roadway Distributions



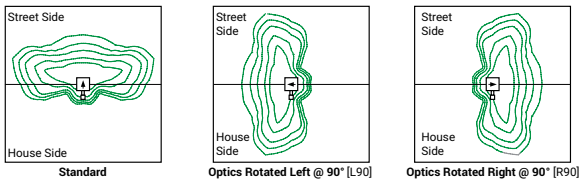
Symmetric Distributions



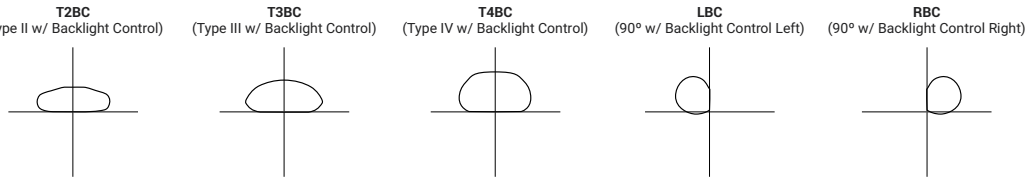
Specialized Distributions



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

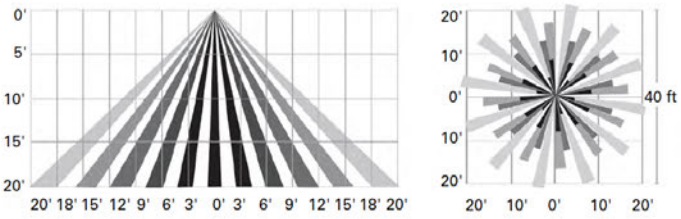
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

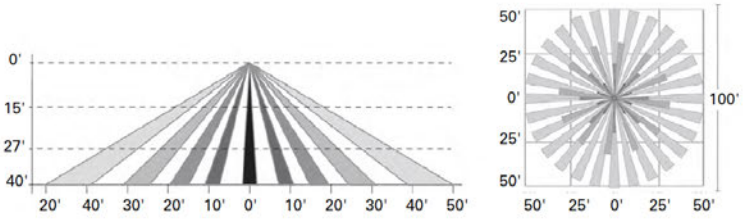
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

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

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.