

Weinstein
Lovell &
Ordway, P.A.

November 17, 2020

Mr. Bob Hamblen, Planner
City of Saco
300 Main Street
Saco, ME 04072

Subject: Proposed Site Development
Saco Harborside at Factory Island East, Saco, Maine
Submission for Major Site Plan and Subdivision Review/Approval
Applicant: Saco Island Ventures, LLC

Dear Mr. Hamblen:

On behalf of Saco Island Ventures, LLC, I am making this submission for a Major Site Plan and Subdivision Review/Approval for the proposed residential development at "Saco Harborside" at Factory Island East.

The 5.55-acre property is identified on Tax Map 037/Lot 006. This firm has been retained and authorized by the Applicant to submit this application. In these efforts the development team has been supported by Stephen Bushey of Gorrill Palmer, civil engineers.

The applicant is proposing improvements to the site that includes the construction of 24 townhouse style duplex units (12 buildings in total). The proposed site improvements include a new access drive off Main Street opposite the existing driveway into the Run of the Mill site at 100 Main Street. The project traffic consultant will prepare a Traffic Movement Permit Application with the MaineDOT that may consider the signalization of this intersection. The site improvements will include traditional water, sewer, drainage, and underground utilities for power and communications.

Saco Island Ventures, LLC purchased the property at foreclosure auction in August of 2019, as evidenced by the deed enclosed herewith.

The development site was previously considered for a larger scale 30-unit residential development during the 2006-2007-time period and various City and State approvals were granted at that time. Those permits ultimately lapsed due to inactivity on the development proposal, thus new permits are now being pursued.

The applicant will deliver a check to the Planning Department for Major Site Plan and Site Location of Development Permit Review Application Fee made payable to the City of Saco. We fully expect that more robust submission materials will be supplied to the City as the review

process evolves, however we are hopeful that this preliminary submission allows an initial review by City staff and the Planning Board.

PROJECT

The subject property is located within the B-4 Planned Development District. The proposed project will be located on a 5.55-acre lot 1. Within the B-4 District the following dimensional requirements apply per Table 412-1 of the zoning code:

Requirement	Measurement
Minimum Lot Area (sewered)	*
Minimum Lot Area (per dwelling unit)	*
Minimum New Residential Acreage (per dwelling unit in subdivisions)	*
Minimum Street Frontage	*
Minimum Depth of Front Yard	*
Maximum Front Setback	N/A *
Minimum Width of side Yard and Rear Yard	*
Maximum Lot Coverage	*
Maximum Height	*
Minimum Setback from Normal High-Water Mark of Freshwater Bodies, Spring High Tide Level of Tidal Waters, and Upland Edge of Wetlands	25 feet

- To be determined as part of subdivision and site plan review procedures.

The lot does not contain frontage on Main Street; however, the Applicant does have an easement from Central Maine Power to cross their property from Main Street into the Site. The easement is included within the deed attached hereto as Attachment B.

According to the City's Zoning Code, the following uses are allowed within the B-4 Zone:

- **Permitted Uses in B-4 District Include:** Planned Developments pursuant to the procedures and standards contained in §230-706; any use permitted in the Resource Protection District and Marinas among others. Code Section 230-706 A (2) states as follows regarding uses within Planned Developments:

"During the course of review, the Planning Board may allow those uses which are consistent with the City's Comprehensive Plan and with the intent of this chapter, including a mix of residential, office, retail, recreational, and light industrial uses. The following shall serve as guidance to the developer and the Planning Board in determining the appropriate uses:

- (a) *Multifamily dwellings.*

¹ As indicated on the Boundary Survey. Ownership may extend to the thread of the river, thus the actual ownership is larger.

- (b) Professional offices.*
- (c) Business offices and services.*
- (d) Eating places, eating-and-drinking places.*
- (e) Personal services.*
- (f) Pedestrian-oriented retail businesses.*
- (g) Financial institutions.*
- (h) Research and development facilities.*
- (i) Light manufacturing and light assembly uses which do not create heavy truck traffic or large volumes of truck traffic and which are not offensive due to noise, vibration, smoke, dust, odors, heat or glare.*
- (j) Hotels and motels.*
- (k) Marinas and similar waterfront uses.*
- (l) Accessory recreational uses.”*

The proposed uses will include multifamily dwellings and will therefore be in conformance to the permitted uses for the Zoning District. Based on our review of the Space and Bulk Regulations, we believe the proposed project will meet the zoning requirements.

EXISTING CONDITIONS

The site has a long history of activity going back to at least the early 1800's to the best of our understanding. Although it has laid in a relative state of non-use over more recent years, historic evidence shows that the site was highly industrialized over various periods of the past two centuries.

The site's current conditions consist of mostly overgrown grounds that have infilled with invasive vegetation, that covers various remnants of an industrial use past. The site is characterized by basically two topographic levels. The lower level, closest to the waterfront, includes a decayed wood and granite block revetment structure, extending over 1,000 LF along the south shore of the island. Much of this revetment borders the Federal Channel within the river. Within the lower level, some of the ground lies with the mapped floodplain limits. Recent geotechnical investigations uncovered various remnants of past land use including significant wood cribworks and manmade land at depths of 1' to 7', indicative of the site's past waterfront activity and possible vessel berthing. Within the lower level there is a significant concrete pad area underlying much of the site and remnant above grade concrete walls, related to past structures. The site's higher plateau rises nearly 20' to 30' higher as the site trends northerly overlooking the water. The higher ground is

characterized by several large mounds of placed fill material, the background and purpose of which is unknown. Based on photographic evidence much of this fill was likely placed over the past 20 years.

Dow & Coulombe Inc. surveyors, have completed topographic and boundary line data collection. A copy of the most recent survey plan accompanies this submission. The site's topography ranges from an elevation of approximately 5.0' (NAD88) to as high as 50.0'. Further north, the island rises to elevation 60.0' or higher across the CMP substation site. The property ownership is identified on the Survey Plan and as well as on the Deed recorded in the York County Registry of Deeds Book 18023 page 284, a copy of which is contained in this submission.

The Site's geotechnical conditions include a description of filled land over much of the property, shallow ledge in the upper regions of the site and deeper ledge underlying layers of old fill, glacial till and marine clays within the lower areas of the site. Initial foundation design conditions are currently believed to require pile supported structures over much if not all of the proposed structures.

The applicant has also retained Summit Geoengineering Services to conduct a Phase 1 Environmental Site Assessment (ESA). The assessment has revealed evidence of recognized environmental conditions in connection with the property. This includes coal ash and limited petroleum contamination. The MaineDEP issued a No Action Assurance letter to the previous landowner and the current applicant/owner will be seeking to transfer this coverage under the State's VRAP program. Ultimately, the Phase 1 recommendations are as follows:

- Ensure that the conditions of the MaineDEP VRAP No Action Assurance Letter have been met and the applicant shall submit documentation to the MaineDEP to obtain a certificate of completion for the site.
- In the course of Site Work activities, if unknown soil contamination is encountered, MaineDEP shall be notified and a satisfactory course of action shall be taken to remediate the soil to the satisfaction of the MaineDEP.
- The MaineDEP VRAP should be notified that the ownership of the Site has changed since the prior application by J & B Partners.
- Remove and properly dispose of all solid waste and refuse present at the vagrant tent sites on the subject property.

BUILDINGS AND ACCESS

The conceptual development plan includes the placement of twelve buildings as outlined previously. Initial elevations and floor plans of the units will be provided upon completion. The applicant will accept as a condition of approval the need to revisit these buildings with at least

Planning Staff if not the Planning Board, prior to the submission of building permit applications. The footprints for each duplex building is anticipated to be 3,704 s.f. and the height of the buildings is anticipated to be under 35 feet.

The site's access will be from a new driveway positioned to align with the existing signaled intersection opposite the Mill entrance at 100 Main Street. The traffic signals have been in place for a number of years; however, they have not been fully activated due to insufficient traffic volumes from the side approaches. The proposed driveway will consist of separate lanes (possibly left-thru and a right turn lanes configuration) and a single wide entry lane into the site. The traffic design is expected to consider pedestrian facilities also, including pedestrian crossing signals and related measures for cross walks and sidewalk connectivity. The development will include a robust sidewalk and pedestrian connection layout. The applicant is committed to working with the City on their efforts for a riverwalk or related recreational opportunities on the east side of the island. The onsite drives will remain privately owned and maintained.

UTILITIES

The site is undeveloped and utility connections will need to be constructed. There are existing sanitary sewer and water mains within Main Street and the west side of the site. The applicant will coordinate with both Maine Water Company and the City of Saco Water Resources Recovery Department regarding their ability to service the development with both water and sewer. Based on the site's topographic conditions, the applicant believes that an onsite wastewater pump station will be required to collect and discharge wastewater from the development to the municipal system on the street. There is an existing Force Main sewer line extending from an existing municipal pump station on the west side of the island and the applicant expects to tie into that line with similar pressure sewer infrastructure from the development site. The applicant also expects that a primary service water main (8" or greater size) will be extended into the site off which services to the buildings for fire supply and domestic water service will be provided. One or more fire hydrants are also expected to be installed on the property, in accordance with the Saco Fire Department requirements. Sprinkler systems will be installed if required by code. The exact location of hydrants remains to be determined with the Fire Department.

Overhead power and telephone facilities exist on the island. The applicant plans to coordinate service availability with the power and communications providers. The applicant contemplates that all power and communications services will be underground and will be extended from the overhead facilities along Main Street.

TRAFFIC

The Applicant plans to engage a traffic consultant to perform a traffic analysis for the project. It is unlikely that the project will require an updated Traffic Movement Permit (TMP) from the MaineDOT. The development site was previously part of an approved TMP in 2007 (REG.01-00090-A-N), that included the development of 30 residential townhouses and a 69-slip marina.

SOLID WASTE

The specifics for solid waste collection and removal have yet to be determined, however it is contemplated that there may be one or more waste collection areas, that will be enclosed with appropriate screening and landscaping. The applicant will coordinate removal by a contracted waste services vendor. A standard detail for an exterior waste enclosure will be contained in the plan set. These will include a metal framing with solid wood paneling style to provide both aesthetic form and solid, durable construction.

SNOW REMOVAL

Snow will be stockpiled onsite in areas around the perimeter of the pavement and/or removed from the site. Snow removal will likely be required given the site's limited space and availability to stockpile snow. Dumping of snow into the river is prohibited.

LIGHTING

A full lighting plan for the site is currently under development. The Applicant anticipates there will be some lighting along the main access drive. There will also be building mounted light fixtures providing safety and security lighting coverage. Based on the building locations and site conditions, the Applicant foresees little to no lighting spillover to adjacent properties.

FIRE PROTECTION

The proposed site will contain access routes that allow for the vehicular movements of emergency vehicles including fire trucks and ambulances. If required by applicable code, each of the proposed buildings will contain a full fire suppression/sprinkler system. Multiple fire hydrants will be provided within the development, with exact location to be finalized through coordination with the fire department.

EROSION AND SEDIMENT CONTROL

The natural gradation of the site slopes towards the Saco River. Sediment barriers will be placed on the perimeter of the site throughout the course of construction. A temporary stabilized stone construction entrance will be used to minimize tracking of mud onto the site's paved surfaces and nearby Main street. Guidelines set forth in the Maine Erosion and Sediment Control BMPs must be followed. The site improvements will include soils stabilization throughout during and following construction.

LANDSCAPING/STORMWATER MANAGEMENT

A full landscaping plan is currently under development. The site is expected to include a robust landscape treatment around the proposed structures. The applicant remains committed to working with City officials and the Saco River Corridor Commission to arrive at a site improvement program that meets several key objectives. Namely, this includes site surface stabilization to remedy erosion issues, landscaping in the form of significant vegetation restoration to enhance the grounds, improve aesthetics and transform this historically industrial waterfront, to a more visually enhanced appearance. We believe these actions will only serve to improve the overall impact of the property on the river's water quality and experience to river users.

The site is currently characterized by significant invasive vegetation including alder, black locust trees, birch and various other species. Given the historical industrial use nature of the site, there is no apparent landscape design to the site, but only what has naturally occurred over more recent years. The design objective will be to remove much if not all, of the invasive species within the site and to replace with substantial new native species.

Further to the landscape design will be the interchange of landscaping with stormwater management measures. The site is directly tributary to tidal water, thus the requirement for stormwater management flood control is not necessary, and the applicant will be requesting a waiver for any flooding control measures, as might be required under the MaineDEP Chapter 500 Stormwater Management regulations or local City of Saco regulations. The site development may require compliance with the MaineDEP Chapter 500 Water quality treatment General Standards and local City and Saco River Corridor Commission requirements. A more complete stormwater management analysis and report shall be provided to supplement this submission.

PERMITS

The development will require the following permits:

- Local Site Plan, Subdivision plan & Shoreland Permit from the Planning Board
- Delegated Review under the State Site Location of Development Act
- MaineDEP Natural Resources Protection Act (NRPA) Individual Permit
- US Army Corps of Engineers Section 10 and Section 404 Water Quality certification
- Saco River Corridor Commission Approval
- Local Building Permits

PLANS

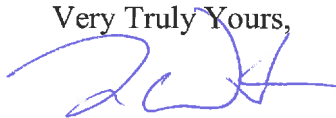
The following plans accompany this submission:

- Conceptual site plan
- Topographic and Boundary Survey by Dow & Coulombe

CLOSURE

We have included a PDF of all the application materials as well as three (3) full size copies and three (3) 11x17 size copies of the plan set. We look forward to your review as well as City Staff. Please advise if additional copies of these materials are required.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'P. Weinstein', with a stylized flourish at the end.

Paul D. Weinstein, Esq.
Attorney for Applicant

Cc: Saco Island Ventures, LLC
Stephen Bushey



Subdivision Review Application
Planning & Development Department
Planning Board

Application # _____

Street Address of Proposed Project: Main Street Tax Map & Lot: 037 - 006

York County Registry of Deeds Book & Page Number: 18023 / 284 Zoning District: B-4

Applicant: Saco Island Ventures, LLC

Applicant's Address: 8 Doaks Lane, Marblehead, MA 01945

Applicant's Email & Phone #: tedmoore@gloverproperty.com; 781-631-4133 x 102

Architect/Engineer's Name: Gorrill Palmer c/o Stephen Bushey

Architect/Engineer's Email & Phone #: sbushey@gorrillpalmer.com; 207-772-2515 x 286

Architect/Engineer's Address: 707 Sable Oaks Drive, Suite 30, South Portland, ME 04106

Property Owner: Saco Island Ventures, LLC

Property Owner's Email & Phone #: tedmoore@gloverproperty.com; 781-631-4133 x 102


Property Owner's Address: 8 Doaks Lane, Marblehead, MA 01945

Area of Parcel: 5.55 Acres Proposed Developed Area: _____ Proposed Height: 35

Description of Proposal: Development and construction of 24 townhouse style duplex

condominium units (12 buildings in total)

Signature & Application Requirements: Applications are due at least three weeks in advance of Planning Board meetings, but the Department encourages applicants to plan for five weeks before a Planning Board meeting. Staff will schedule your application for a Planning Board meeting once all reviews are complete and comments have been sufficiently addressed.


Signature of Owner/Applicant

11/12/20
Date

Map-Lot	Grantee	Co-Grantee	Mailing	City	State	Zip
37005001000	CENTRAL ME POWER CO	C/O AVANGRID MANAGEMENT COMPANY	LOCAL TAXES 5TH FLOOR	PORTLAND	ME	4101
37001000000	THE ROTM LOFTS LLC		2 MAIN ST	TOPSHAM	ME	4086
37006000000	J&B PARTNERS LLC		110 MAIN ST STE 1214	SACO	ME	4072
37005001000	CENTRAL ME POWER CO	C/O AVANGRID MANAGEMENT COMPANY	LOCAL TAXES 5TH FLOOR	PORTLAND	ME	4101
31174000000	HOME RENTALS ME LLC		41 RIVER RIDGE DR	DAYTON	ME	4005
31183000000	CENTRAL ME POWER CO	C/O AVANGRID MANAGEMENT COMPANY	LOCAL TAXES 5TH FLOOR	PORTLAND	ME	4101
31175001000	ULTIMATE VALUE PROPERTIES LLC		PO BOX 636	WEST KENNEBUNK	ME	4094
31197000000	PELLETIER JOSHUA B	PELLETIER ALISON O	26 FRONT ST APT 1	SACO	ME	4072
37005000000	BROOKFIELD WHITE PINE HYDRO LLC		BROOKFIELD RENEWABLE 200 DONALD LYNCH BLVD #300	MARLBOROUGH	MA	1752
31199000000	PELLETIER JOSHUA B	PELLETIER ALISON P	26 FRONT ST APT 1	SACO	ME	4072
37005000000	BROOKFIELD WHITE PINE HYDRO LLC		200 DONALD LYNCH BLVD SUITE 300	MARLBOROUGH	MA	1752
31198000000	MCGRATH SR JEFFREY J		2 WHARF ST	SACO	ME	4072
37005000000	BROOKFIELD WHITE PINE HYDRO LLC		BROOKFIELD RENEWABLE 200 DONALD LYNCH BLVD #300	MARLBOROUGH	MA	1752
37005000000	BROOKFIELD WHITE PINE HYDRO LLC		200 DONALD LYNCH BLVD SUITE 300	MARLBOROUGH	MA	1752
31195000000	BOSTON & MAINE RAILROAD	C/O GUILFORD TRANSP. INDUSTRIES	IRON HORSE PK	NORTH BILLERICA	MA	1862
31181000000	CITY OF SACO		300 MAIN ST	SACO	ME	4072
37005000000	CENTRAL ME POWER CO	C/O AVANGRID MANAGEMENT COMPANY	LOCAL TAXES 5TH FLOOR	PORTLAND	ME	4101
31176000000	CITY OF SACO		300 MAIN ST	SACO	ME	4072
31145000000	CENTRAL ME POWER CO	C/O AVANGRID MANAGEMENT COMPANY	LOCAL TAXES 5TH FLOOR	PORTLAND	ME	4101
31184000000	BROOKFIELD WHITE PINE HYDRO LLC		BROOKFIELD RENEWABLE 200 DONALD LYNCH BLVD	MARLBOROUGH	MA	1752
31196000000	PELLETIER GEORGE E SR	PELLETIER PATRICIA A	PO BOX 672	SACO	ME	4072
31182000000	MACKENZIE WILLIAM P	MACKENZIE JANICE R	P O BOX 74	BAR MILLS	ME	4004
37001001000	SAVAGE ROBIN		110 MAIN ST UNIT #331	SACO	ME	4072
37001001000	RENNER CYNTHIA S		110 MAIN ST UNIT #308	SACO	ME	4072
37001001000	QUINLAN ADAM THOMAS		PO BOX 676	KENNEBUNKPORT	ME	4046
37001001000	CAMPBELL MAURICE D	CAMPBELL CLAUDETTE A	760 CLARKS WOODS RD	LYMAN	ME	4002
37001003000	BAXTER & CUTTS LLC		22 MONUMENT SQ #602	PORTLAND	ME	4101
37001001000	BETTERS DIANE		52 WESTMORE AVE	BIDDEFORD	ME	04005-2117
37001001000	MALENFANT CALEB		110 MAIN ST	SACO	ME	4072
37001001000	MICHEL JILL	HELLSTRAND KARL	64 WEST ST	CROMWELL	CT	6416
37001001000	QUARTUCCIO SCOTT L		309 DUBLIN SQ	PURCELLVILLE	VA	20132
37001001000	REASER RICHARD C		110 MAIN ST	SACO	ME	4072
37001001000	HACK J TILTON JR		2415 CEDAR ST	BERKELEY	CA	94708-1822
37001001000	SUSMAN DAVID E		110 MAIN ST UNIT #124	SACO	ME	4072
37001001000	CASARIN JOSEPH J		110 MAIN ST UNIT #322	SACO	ME	4072
37001001000	LEEAPHON TOM	LEEAPHON ETSUKO	8 DEAN WAY	CAPE ELIZABETH	ME	4107
37001001000	WATSON LYNN I		110 MAIN ST UNIT #104	SACO	ME	4072
37001001000	CAMPBELL RUTH E		110 MAIN ST APT 127	SACO	ME	4072
37001001000	MILLER RUTH S		110 MAIN ST UNIT 305	SACO	ME	4072
37001001000	HARTMAN HUGH A JR		110 MAIN ST UNIT334	SACO	ME	4072
37001001000	LANDRUM CHARLES R	ALISA BEAROV	630 SHIRLEY AVE	NORFOLK	VA	23517
37001001000	TILLEY JUDY		1663 NOTRE DAME	BONNE TERRE	MO	63628
37001001000	NADEAU STEVE	NADEAU BETH	21 ZEPHYR RD	RAYMOND	ME	4071
37001001000	LEONE, JOYCE M POLAKOFF		1535 LEISURE DR F5	BRADENTON	FL	34207
37001001000	TATE DAVID F	TATE LAUREN E	10 RYEFIELD DR	SCARBOROUGH	ME	4074
37001001000	ZHOU LIN	BOTTALICO MAURO	18 PARK STREET #405	SACO	ME	4072

37001001000	FRAZIER ROBERT L	FRAZIER CHERYL L	1765 MAIN ST	STRATFORD	CT	6615
37001001000	PRICE MAURA		110 MAIN ST UNIT 128	SACO	ME	4072
37001001000	BRYANT-GAFFNEY PRISCILLA	GAFFNEY JAMES N	110 MAIN ST UNIT 306	SACO	ME	4072
37001001000	BEDARD DEREK		PO BOX 366	ELIOT	ME	03903-0366
37001001000	CONDO MAIN		110 MAIN ST	SACO	ME	4072
37001001000	KIRBY ROBERT C		PO BOX 1003	SACO	ME	04072-1003
37001001000	SANTOSUOSSO, JOSEPH A.		14 WELLS RD	LINCOLN	MA	1773
37001001000	ROBINSON ANDREW I		110 MAIN ST #320	SACO	ME	4072
37001001000	RINGSTAD JOHN G		1779 WOODSTOCK RD	WOODSTOCK	MD	21163
37001001000	MAYO COLLEEN K		537 RIVER RD	STANDISH	ME	4084
37001001000	NASH CLINTON	NASH LISA	110 MAIN ST	SACO	ME	4072
37001001000	TAHMOOSH LAUREL B TRUSTEE	LAUREL TAHMOOSH 2014 REVOCABLE TRUST	50 NYE ST	SACO	ME	4072
37001001000	ATWOOD PAMELA A		110 MAIN ST #108	SACO	ME	4072
37001001000	TILTON SUMNER B TRUSTEE	KARL KENYON F FAMILY TRUST	370 MAIN ST 12TH FLOOR	WORCESTER	MA	1608
37001001000	DIRIGO GLOBAL HOLDINGS LLC		6 E CHESTNUT ST STE 206	AUGUSTA	ME	4330
37001002000	CITY OF SACO		300 MAIN ST	SACO	ME	4072
37001001000	AMN PROPERTIES LLC		58 LISBON RD	SABATTUS	ME	4280
37001001000	ST PETER KAITLIN		110 MAIN ST	SACO	ME	4072
37001001000	BOUCHARD JASON M		110 MAIN ST UNIT 404	SACO	ME	4072
37001001000	HORTON DONALD L	HORTON KATHRYN A	110 MAIN ST APT 139	SACO	ME	4072
37001001000	DYER WILLIAM	DYER LINDA	39 CORDIS ST	WAKEFIELD	MA	1880
37001001000	NAVARRO DIANNE F		110 MAIN ST	SACO	ME	4072
37001001000	CHIANESE TAMMY		110 MAIN ST #125	SACO	ME	4072
37001001000	MUIR MELISSA H	MUIR JR JAMES D	124 KENDALL PARKWAY	BOERNE	TX	78015
37001001000	TATE KRISTEN S	GLUECKERT SAMUEL R	PO BOX 7031	OCEAN PARK	ME	4063
37001001000	KNOWLTON PHILIP		110 MAIN ST #126	SACO	ME	4072
37001001000	GORDON CHRISTIAN J	REED DONNA L	493 SOUTH ST	BIDDEFORD	ME	04005-9393
37001001000	BAILEY-WORTH GUNNAR E		110 MAIN ST	SACO	ME	4072
37001001000	SNOW DONNA E		148 SIMPSON RD	SACO	ME	4072
37001001000	LANDRUM CHARLES R	ALISA BEAROV	630 SHIRLEY AVE	NORFOLK	VA	23517
37001001000	CAMPBELL MAURICE D	CAMPBELL CLAUDETTE A	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000	GIAROLO JOHN B		2 PAVIA AVE	OLD ORCHARD BEACH	ME	4064
37001001000	CAMPBELL MAURICE D	CAMPBELL CLAUDETTE	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000	MARTIN J MICHAEL		110 MAIN ST UNIT #318	SACO	ME	4072
37001001000	MORRIS ANNE M		110 MAIN ST UNIT #114	SACO	ME	4072
37001001000	DACONG ANGELES		110 MAIN ST UNIT #120	SACO	ME	4072
37001001000	WITKOWSKI ROBERT T		216 SPRING ST	PORTLAND	ME	4102
37001001000	BIXBY PETER	CARAPETAN FRANCELLE	110 MAIN ST #332	SACO	ME	4072
37001001000	MCWATTERS KEVIN	MCWATTERS KAREN	110 MAIN ST 106	SACO	ME	4072
37001001000	CAMPBELL MAURICE D	CAMPBELL CLAUDETTE A	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000	MARRA GEORGE A	MARRA LINDA F	29 MYRICKS ST	LAKEVILLE	MA	2347
37001001000	110 MAIN STREET HOLDINGS LLC		24 NORTH AVE	SACO	ME	4072
37001001000	BEDARD DEREK G		PO BOX 366	ELIOT	ME	03903-0366
37001001000	CRIMMIN BRANDON	KELLY MEGAN	110 MAIN ST UNIT 117	SACO	ME	4072
37001001000	MORNEAU KATHERINE JR TR	MAROWITZ FRANK P TR	21 PENNY LN	MANCHESTER	NH	3104
37001001000	FOLEY KELLY P	FOLEY ROBERT J	110 MAIN ST # 123	SACO	ME	4072
37001001000	ARCHAMBAULT CARRIER DANETTE J		110 MAIN ST UNIT #315	SACO	ME	4072
37001001000	JONES BRENT	GAULIN-JONES BARBARA	1925 ORCHARDVIEW AVE	ORLEANS	ON	K4A-3H1
37001000001	91 CORPORATION MAIN		8 DOAKS LANE	MARBLEHEAD	MA	1945
37001001000	HEADACHE INC		760 CLARKS WOOD RD	LYMAN	ME	4002

37001001000 SHELTON HILDA		110 MAIN ST UNIT 109	SACO	ME	4072
37001001000 CAMPBELL MAURICE D	CAMPBELL CLAUDETTE A	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000 WOODHOUSE PATRICIA S	WOODHOUSE DAVID K	3 AUSTRIAN WAY	FALMOUTH	ME	4105
37001001000 STULTZ BRANDON L	STULTZ HEATHER L	23 TROLLEY FARM WAY	FALMOUTH	ME	4105
37001001000 DALTON BRUCE		367 ROLAND DAY RD	CORNISH	ME	4020
37001001000 ROSE CASSAUNDRA A	ROSE THATCHER	110 MAIN ST UNIT 304	SACO	ME	4072
37001001000 DONALDSON JUDITH M		351 POOL ST	BIDDEFORD	ME	4005
37001001000 WHITE VINCENT F	WHITE MARGARET A	110 MAIN ST UNIT #112	SACO	ME	4072
37001001000 SHANTAM ANURAG		110 MAIN ST UNIT #316	SACO	ME	4072
37001001000 CAMPBELL MAURICE D	CAMPBELL CLAUDETTE A	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000 NOBLE BARRY C	NOBLE CAROL A	110 MAIN ST #129	SACO	ME	4072
37001001000 WITTIG JEFFREY M	WITTIG ELAINE M VALLIERE	110 MAIN ST #307	SACO	ME	4072
37001001000 MASON GARY A		72 SHAFTER AVE	ALBERTSON	NY	11507
37001001000 LOPES LARRY J		110 MAIN ST UNIT 336	SACO	ME	4072
37001001000 LANTAGNE DAVID		110 MAIN ST UNIT #135	SACO	ME	4072
37008001000 SACO MILL NO 4 LLC	C/O ENCHANCED CAPITAL HTC FUND I, LLC	3 PENSTOCK WAY	NEW MARKET	NH	3857
37001001000 CAMPBELL CLAUDETTE A	CAMPBELL MAURICE D	760 CLARKS WOODS RD	LYMAN	ME	4002
37001001000 GAGNON KENNETH T	GAGNON DEBORAH J	110 MAIN ST UNIT#319	SACO	ME	4072
37001001000 EHRING GUY K		P O BOX 21743	FORT LAUDERDALE	FL	33335
37001001000 LANDRUM CHARLES R	LANDRUM-BEAROV ALISA	630 SHIRLEY AVE	NORFOLK	VA	23517
37001001000 JOHNSTON DALE	HILT ROSE C	10 STONE ST	SACO	ME	4072
37001001000 VAN DE GRAFF COLLEEN		110 MAIN ST UNIT 121	SACO	ME	4072

FORECLOSURE DEED UNDER POWER OF SALE

Joan M. Kurker, an individual having a mailing address of 2500 Mystic Valley Parkway, Unit 902, Medford, County of Middlesex, and Commonwealth of Massachusetts, holder of a mortgage from J&B Partners, LLC dated November 16, 2017 to Joan M. Kurker and recorded in the York County Registry of Deeds on November 17, 2017 at Book 17606, Page 936, by the power conferred by such mortgage and every other power, for Eleven Thousand AND 00/100 (\$11,000.00) DOLLARS paid, grants to Saco Island Ventures, LLC, of 8 Doaks Lane, Marblehead, MA 01945, the premises and all personal property conveyed by said mortgage.

IN WITNESS WHEREOF, Joan M. Kurker has caused this instrument to be executed this 6th day of August, 2019.

Joan M. Kurker

By: Joan M. Kurker

Joan M. Kurker

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

8/6/, 2019

Then personally appeared the above-named Joan M. Kurker, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Robert W. Maietta
Notary Public



Maine R.E. Transfer Tax Paid

2p → 51099 Law 93 Middle → 280 03801

EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon, situated on Factory Island in Saco, York County, Maine, and more particularly bounded and described as follows, and more particularly depicted on the plan entitled PARTIAL ALTA/ACSM LAND TITLE SURVEY, sheet S2, dated January 25, 2007, revised August 20, 2007, prepared by Oak Engineers (the "ALTA East Plan"):

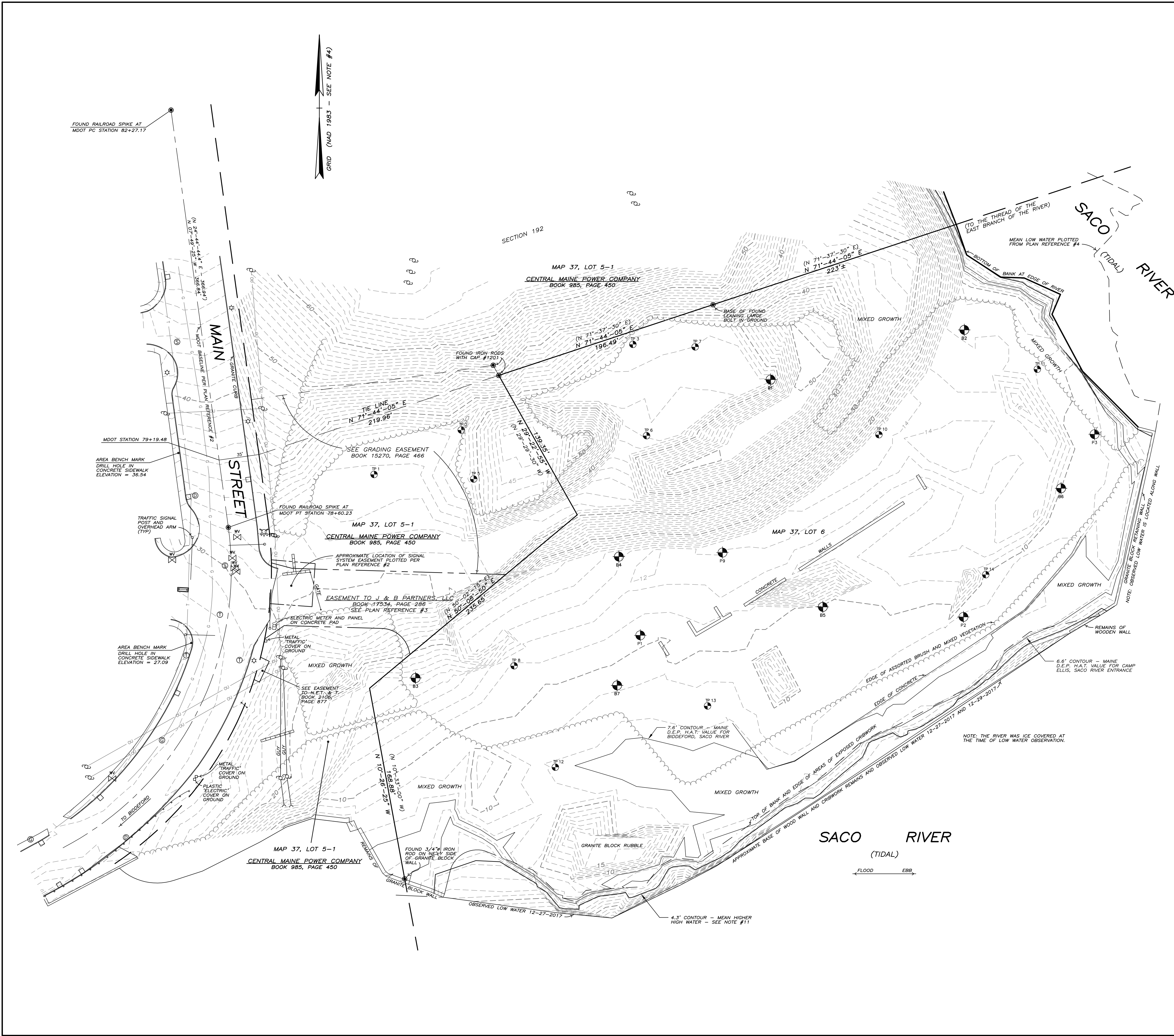
Beginning at an iron rod that is located on the northeasterly side of the granite seawall along the easterly side of the west branch of the Saco River at the southerly corner of land now or formerly of Central Maine Power;

Thence North $10^{\circ} 33' 00''$ West a distance of 168.88' to a point;
Thence North $50^{\circ} 02' 15''$ East a distance of 235.65' to a point near an iron rod;
Thence North $29^{\circ} 29' 30''$ West a distance of 139.35' to an iron rod with cap #1201;
Thence North $71^{\circ} 37' 30''$ East a distance of 196.49' to the base of a bent iron bolt;
Thence continuing N $71^{\circ} 37' 30''$ East to the thread of the east branch of the Saco River;
Thence southerly along the thread of the east branch of the Saco River;
Thence westerly by the thread of the west branch of the Saco River to a point located S $10^{\circ} 33' 00''$ East of the point of beginning;
Thence N $10^{\circ} 33' 00''$ West to the point of beginning.

Containing approximately 5.84 acres of land to the bank of the Saco River.

Together with a non-exclusive easement over that portion of land now of Central Maine Power Company more particularly bounded and described as the "Proposed Easement, Central Maine Power Co. to Island Associates" on the plan entitled PLAN SHOWING PROPOSED LEASES AND EASEMENT ON FACTORY ISLAND, SACO, MAINE, recorded in the York County Registry of Deeds in Plan Book 194, Page 2, and as set forth in Instrument of Conveyance and Release Agreement made by and among Central Maine Power Company and Island Associates, et al. effective August 7, 1986 and recorded in said registry in Book 5481, Page 15.

For source of title, reference is made to a quit claim deed from Saco Island East, LLC to J&B Partners, LLC dated August 8, 2017, and recorded in said registry in Book 17534, Page 286.



LEGEND :

- SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
- CATCH BASIN
- ⊗ DRAIN MANHOLE
- ⊗ HYDRANT
- ⊗ WATER VALVE
- ⊗ SEWER MANHOLE
- ⊗ TELEPHONE MANHOLE
- ⊗ GAS VALVE
- ⊗ LIGHT POST
- ⊗ UTILITY POLE
- ⊗ TEST PIT
- ⊗ BORING
- ⊗ PROBE
- ⊗ DIAMETER
- N/F NOW OR FORMERLY
- W — WATER MAIN
- S — SANITARY SEWER MAIN
- SD — STORM DRAIN
- OU — OVERHEAD UTILITY LINES
- G — GAS LINE
- 40 — CONTOUR LINE

LOCUS DEED REFERENCE :

SACO ISLAND EAST, LLC
TO
J & B PARTNERS, LLC
AUGUST 8, 2017 BOOK 17534, PAGE 286

PLAN REFERENCES :

- "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR G.A.R. PROPERTIES, INC.", DATED MARCH 20, 1985, AS REVISED NOVEMBER 7, 1985, BY DOW & COULOMBE, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 144, PAGE 2.
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 8, SACO, YORK COUNTY, STATE PROJECT NO. 002958.00", DATED JANUARY, 1987, D.O.T. FILE 16-304, SHEETS 1 AND 2 OF 2 SHEETS, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 161, PAGES 29 AND 30.
- "PLAN SHOWING PROPOSED LEASES & EASEMENT ON FACTORY ISLAND, SACO, MAINE", DATED MAY 2, 1988, BY DOW & COULOMBE, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 2.
- "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR SACO ISLAND EAST, LLC, MAIN STREET, SACO, YORK COUNTY, MAINE", DATED NOVEMBER 15, 2007, BY OAK ENGINEERS.
- "SACO RIVER, BIDDEFORD AND SACO, MAINE CONDITION SURVEY", ISSUE DATE DECEMBER 22, 2016, BY THE U.S. ARMY CORPS OF ENGINEERS, DRAWING CODE SAC-2782, SHEET ID G-001.

NOTES :

- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS, CHAPTER 90, ADOPTED APRIL, 2001. EXCEPTIONS: A PROPOSED LEGAL DESCRIPTION WAS NOT PREPARED. A SURVEYOR'S REPORT WAS NOT PREPARED.
- AREA EQUALS 5.55± ACRES TO THE 4.3' CONTOUR.
- INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
- BEARINGS AND COORDINATES ARE CALCULATED BY HOLDING PUBLISHED COORDINATE VALUES FOR MAINE DEPARTMENT OF TRANSPORTATION CONTROL POINTS 2958-11 AND 54-RR-12, AND REFER TO THE MAINE COORDINATE GRID SYSTEM, WEST ZONE NAD83 (1986).
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED ON A CLOSED LEVEL LOOP RUN FROM CONTROL POINT 2958-11.
- THE BOUNDARY SURVEY IS BASED ON THE LOCUS DEED REFERENCE, AND THE DEEDS AND PLANS REFERENCED HEREON. THE SURVEYOR WAS NOT PROVIDED WITH A CURRENT COMMITMENT OF TITLE.
- THE LINE OF MAIN STREET IS PER PLAN REFERENCE #2. REFERENCE IS MADE TO THE NOTICE OF LAYOUT AND TAKING RECORDED IN BOOK 4381, PAGE 188, AND SUPPLEMENTAL NOTICES OF LAYOUT AND TAKING RECORDED IN BOOK 4412, PAGE 134, AND BOOK 4662, PAGE 282.
- THE UNDERGROUND GAS LINE WAS PLOTTED FROM EVIDENCE OF RECENT EXCAVATION WITHIN MAIN STREET.
- THE UNDERGROUND TELEPHONE LINE WAS PLOTTED FROM OLD PAINT MARKS BY OTHERS FOUND ON THE GROUND.
- THE UNDERGROUND UTILITIES PLOTTED DO NOT REPRESENT A COMPLETE INVENTORY OF UNDERGROUND UTILITIES LOCATED WITHIN MAIN STREET. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE AGREED SCOPE OF SERVICES WITH THE CLIENT.
- THE VALUE FOR MEAN HIGHER-HIGH WATER (MHHW) WAS CALCULATED FROM THE CORRECTION VALUE OF 5.37 FEET FROM NAVD88 TO MEAN LOWER-LOW WATER (MLLW) STATED IN NOTE #3 ON PLAN REFERENCE #5 ESTABLISHED IN THE VICINITY OF NOAA STATION 8418606 (CAMP ELLIS), AND ELEVATIONS PUBLISHED FOR STATION 8418606 AVAILABLE ON THE NOAA WEBSITE.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR

J & B PARTNERS, LLC

(MAILING ADDRESS : 110 MAIN STREET, SUITE 1214, SACO, ME 04072)

PARCEL LOCATED AT SACO ISLAND EAST

SACO MAINE

Dow & Coulombe, Inc.

Land Surveyors & Land Planners Since 1864

13 Park Street, Saco, Maine 04072
Telephone: (207)284-4521 • Fax: (207)284-4522
info@dowcoulombe.com • www.dowcoulombe.com

celebrating 150 years

Date: DECEMBER 12, 2017

H. Scale: Drawn by: 1" = 40' MJC

Chk'd by: Appv'd by: PDD MJC

SHEET C-1.2

ZONE-1
Dwg#2018\SAULNIER1r2



ARCHITECT GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA	
APPLICANT	
PROJECT NAME SACO HARBORSIDE Saco, Maine	
ILLUSTRATIVE SITE PLAN PROGRESS PRINT	DATE: 9/29/20 SCALE: 1"=30'-0"
A1	



ILLUSTRATIVE SITE PLAN
PROGRESS PRINT

DATE: 9/29/20
SCALE: 1"=30'-0"

PROJECT NAME
SACO HARBORSIDE
Saco, Maine

APPLICANT

ARCHITECT
GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA

A1

February 3, 2021

**Mr. Bob Hamblen,
City Planner
300 Main Street
City of Saco, Maine 04072**

**Subject: Saco Harborside
24 Unit Townhouse development
Factory Island East
Letter of Response #1 – Additional application materials**

Dear Bob:

Gorrill Palmer has received your email from January 29, 2021 that outlines various Site Plan Submission requirements that are considered incomplete and require additional supporting evidence. We have reviewed the list and Section 230-1104 of the code and we offer the following supporting information where you have identified incomplete status on your checklist.

Site plan review Submission requirements

Section 230-1104

(c) [6] Location and width of all building setbacks required by the Zoning Ordinance

Evidence: As identified on your checklist the PB shall determine the setbacks. We have provided a minimum setback of 100' from the shorefront and 10 feet from the property lines.

(c) [7] The location and delineation of site elements....

Evidence: The applicant is proposing that the Townhouses will have individual tote containers for solid waste and recycling. The developer will contract with a waste hauler for the weekly removal of waste and recycling. The totes will be stored in each Townhouse garage space and they will be rolled to the driveway edge on the days of pickup. There will be no solid waste enclosure.

All parking is provided for either in the driveways or garages. Each Townhouse includes a 2-car garage, and the driveways are expected to hold at least one additional car for tenants or guests. The design does not include any on street parking on the private drive.



(c) [9] The location and delineation of natural resource areas, historic features, and archaeological features of the site.....

Evidence: The accompanying replies from the various resource agencies are provided for review including Maine IF&W, Maine Natural Areas program and Maine Historic Preservation office. See the Agency replies in Attachment A.

A (3) – Copies of existing and proposed easements, covenants, or deed restrictions

Evidence: Attached is the easement agreement with Central Maine Power that runs with the land to allow access to the property. The owner is currently reviewing the need for future easements and restrictions including any cross-access agreements, drainage, and utilities. The applicant would consider, as a condition of approval, completing these pieces prior to the issuance of a building permit. If the development is to become a condominium, the condo documents will be prepared during the construction and ultimately be completed upon completion of at least the first building, since the documents will rely upon the project record drawings at that time. See the CMP easement in Attachment B.

A (4) – Copies of applicable local and state approvals and permits.

Evidence: The proposed development requires local site plan approval as well as approvals related to the MEDEP Site Location of Development, which we understand the City of Saco has delegated authority to review. We have completed the Municipal Review Form in Attachment C for the City to supply to the MEDEP securing this delegated authorization to review the development. Building permits will also be required at some point in the future. The applicant is not seeking any authorization under the Natural Resources Protection Act or USACOE for shorefront activity currently although they reserve the right to pursue these permits at some point in the future. A local site plan application for shorefront work will also be filed at that time. The applicant does require a Saco River Corridor Commission authorization and they intend to pursue that permit later this year, thus they would consider, as a condition of approval, submission of a SRCC approval as a condition tied to the issuance of a building permit.

A (12) – A waste disposal plan

Evidence: The 24 townhouses will handle solid waste and recycling by simply collecting in totes that can be picked up by a contracted waste hauler on a weekly basis. A contract has not yet been signed with a local waste hauler; however, it is anticipated that a local hauler such as Trioano Waste Services, who service the applicant's development on the west side of the island currently.

A (13) – A medium intensity soils maps of the site.

Evidence: The accompanying boring and test pit logs as provided by Summit Geoengineering are provided to satisfy this submission requirements, in lieu of the



medium intensity soil survey. There will be no onsite subsurface wastewater disposal systems on the site, therefore the need for medium or even high intensity soils mapping is less applicable in our opinion. See the soils information in Attachment D.

A. (15) – An Estimate of the amount and type of traffic generated daily and at peak hours.

Evidence: Using the 10th Edition of the ITE Trip Generation Manual for Land Use Code 230 for 24 Townhouse Units the following daily and a.m. and p.m. peak hour trip generation values are estimated:

Weekday Trips: 176 (88 in, 88 out)
AM Peak Hour: 11 (3 in, 8 out)
PM Peak Hour: 13 (8 in, 5 out)

Based on these calculations we find that the proposed development will generate less than 400 vehicle trips per day, thus remaining below the threshold for a traffic impact analysis.

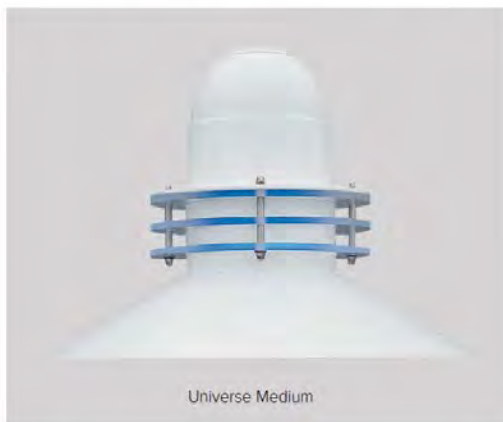
A (16) Hydrogeologic Assessment

Evidence: We are requesting a waiver of the need to provide a hydrogeologic assessment since the project will be served by public water and sewer and the development area will be positioned within areas where the groundwater is expected to be greater than 48” below grade,

A. (18) Lighting plan.

Evidence: Swaney Lighting of Scarborough, Maine has prepared the site lighting plan contained in Attachment E. The plan includes the use of the AAL Universe (UCM2) fixture on a 14 ft mounting height. The UCM2 is similar in style to other fixtures used around parking areas on Factory island.

UNIVERSE®





A (19) Archaeological or Historical Sites

Evidence: See the accompanying response letter from the Maine Historic Preservation Office contained in Attachment A.

Subdivision Plan Review Submission Requirements

In accordance with the City's Article 5 Preliminary Plan of the Subdivision Regulations we offer the following information in support of satisfying the application submission requirements:

5.2.1 Location Plan – See the accompanying figures contained in Attachment A to this letter.

5.2.2 Preliminary Plan – A preliminary recording Plat is currently being completed and will be forwarded to you under separate cover.

5.2.2 (8) – the applicant will have installed various reference stakes in the field within the next two weeks to adequately identify the proposed private drive alignment and approximate building corners of at least 25% of the proposed units.

5.2.2 (9) - The applicant will coordinate the unit numbering with the E-911 Addressing officer. We will alert the Planning Department once a unit numbering scheme has been established.

5.2.2 (15)– *Street plans and profile.* See the accompanying plan and profile sheet for the private drive.

5.2.2 (16) – *Location of improvements* – The applicant is proposing no Solid waste enclosure area but will require tenants to retain waste and recycling totes in their garages. These will be serviced by a private waste hauler on a weekly basis.

5.2.2 (18) See the accompanying response letters from various agencies, contained in Attachment A.

5.2.2 (19) See accompanying response letter from the MHPO. We note that their sign off was associated with the previously proposed “Waters” development. We don’t believe the current proposal merits revisiting the MHPO for any further signoff.

5.2.3 Accompanying Statements and Data

(2) At this time there are no new easements covenants or deed restrictions contemplated for the property. If in the future they are required, the applicant is amenable to a condition of approval that requires submission of the encumbrance language to the City Planning office for review prior to any enactment or recording of documents.



(3) see the accompanying Determination letter from the Maine Water Company contained in Attachment A.

(5) See the accompanying boring and test pit logs from Summit Geoengineering.

(6) See trip generation above indicating that the proposed 24 Unit Townhouse project will generate less than 200 daily Vehicle trips, thus a traffic impact analysis is not required.

(8) In accordance with Sec 230-1602.D of the code, the applicant is seeking to pay the Recreational and Open space impact fees which are calculated as follows:

- Recreational Impact fee = \$469.00 x 3 bedrooms x 24 units = \$33,768.00
 - Open Space Impact Fee = \$195.00 x 3-bedroom x 24 units = \$14,040.00
- Total = \$47,808.00

(10) *Proof of Financial and Technical Capacity* - the accompanying statement contained in Attachment F provides evidence of the applicant's financial status. The applicant fully expects to use a combination of self-financing and lending resources for the financing of the development activity. The applicant has successfully completed 31 residential apartment units in Building 91 on the west side of the island and they are also completing an additional 12 units in building 2. Outside of the State of Maine the applicant has ownership affiliation with Glover Property Management Inc. of Marblehead MA. Additional information on Glover can be found at <https://www.gloverproperty.com/>. We believe this information should provide satisfactory evidence of the applicant's financial and technical capacity to complete the project.

(13 & 14) The following impervious areas are provided.



4,202 SF IMPERVIOUS FOOTPRINT EACH DUPLEX
x 12 = 50,424 SF TOTAL BUILDING / STRUCTURE IMPERVIOUS (19.4% OF SITE)
+33,100 SF IMPERVIOUS PAVEMENT (ACCESS DR / DRIVEWAY / SIDEWALK)
83,524 SF TOTAL IMPERVIOUS / 259,318 SF TOTAL SITE AREA = 32.2 % OF SITE

SITE / LOT AREA = 259,318 SF (5.95 ACRES)

In addition to this information, we offer the accompanying building elevations and materials for staff and Board consideration.



We look forward to your review of the accompanying materials and trust you will find them sufficient to consider the application satisfactory to allow the Planning Board to find the application is complete and suitable to consider an approval, with conditions as suggested in this letter or otherwise developed by the Planning Department and Board. We look forward to an appearance before the planning board as the earliest availability. As you are aware it is critical that this development proposal be found sufficiently complete within the existing zoning standards so that it will not require transitioning to the proposed zoning that is expected to be enacted in April.

Sincerely,

Gorrill-Palmer Consulting Engineers

Stephen Bushey, PE
Senior Project Manager
sbushey@gorrillpalmer.com

C: via email
Ted Moore Saco Island Ventures
Bernie Saulnier
Paul Weinstein
Tony Sasso

Attachments:

- A. Agency response letters
- B. CMP Easement
- C. Municipal Review Form
- D. Geotechnical Information
- E. Site Lighting Information
- F. Financial Evidence – Personal Account statement

ATTACHMENT A

AGENCY LETTERS



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

June 1, 2018

Tim Forrester
Atlantic Environmental, LLC
135 River Road
Woolwich, ME 04579

RE: Information Request - Factory Island, Saco

Dear Tim:

Per your request received May 9, 2018, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Factory Island Project* in Saco.

Our Department has not mapped any Essential Habitats or inland fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats

Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat.

While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. We recommend that you contact the U.S. Fish and Wildlife Service--Maine Fish and Wildlife Complex (Wende Mahaney, 207-902-1569) for further guidance, as the northern long-eared bat is also listed as a Threatened Species under the Federal Endangered Species Act. Otherwise, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools

At this time, MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for

Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, our Department will need to review and verify any vernal pool data prior to final determination of significance.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, the Maine Department of Marine Resources, and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in blue ink, appearing to read 'John Perry', with a stylized flourish at the end.

John Perry
Environmental Review Coordinator



135 River Road • Woolwich, ME 04579
tim@atlanticenviromaine.com • 207-837-2199
www.atlanticenviromaine.com



May 5, 2018

Mr. Kirk Mohney
Maine Historic Preservation Commission
State House Station 65
Augusta, Maine 04333-0065

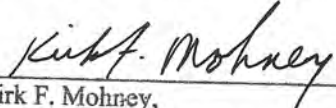
RE: Maine Department of Environmental Protection (DEP), Natural Resources Protection Act (NRPA)
Application for the construction of two marinas, reconstruction and repair of a revetment structure,
and associated shoreside structures on behalf of J & B Partners, LLC located at 110 Main Street, Saco,
Maine (Tax Map 37, Lot 6).

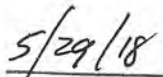
Dear Mr. Mohney,

J & B Partners (Applicant) are intending to apply for a NRPA permit requesting approval to construct two marinas, replace an existing timber revetment structure with a sheet pile retaining wall, repair an existing granite block retaining wall, and construct shoreside structures associated with a proposed mixed-use development. The project is located at 110 Main Street in Saco, Maine. Please find a copy of a Location Map and Photographs for your review.

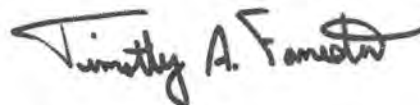
If you have any questions or concerns with this project, please feel free to contact me directly at (207) 837 - 2199 or by e-mail at tim@atlanticenviromaine.com. Thank you in advance for your timely comments.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.


Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission


Date

Sincerely,
Atlantic Environmental LLC.



Tim Forrester, Owner

Cc: Jennifer Pictou, Aroostook Band of Micmacs
Donald Soctomah, Passamaquoddy Tribe of Indians, PPR
Susan Young, Houlton Band of Maliseet Indians
Chris Sockalexis, Penobscot Nation
Donald Soctomah, Passamaquoddy Tribe of Indians, IPR

Environmental Consultants • Wetland Scientists • Specializing in Federal, State, and Local Permitting • Expert Witness



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Fish and Wildlife Service Complex
Ecological Services
Maine Field Office
306 Hatchery Road
East Orland, Maine 04431
207/469-7300 Fax: 207/902-1588



May 11, 2018

Timothy A. Forrester, Owner
Atlantic Environmental
135 River Road
Woolwich, Maine 04579

Re: Species List Request/Review: Request for Endangered Species Review
Job Location/Number(s): Factory Island, Saco

Dear Mr. Forrester:

We have received your requests for information regarding the occurrence of federally listed threatened and endangered species within the vicinity of the above referenced project/property. **In an effort to streamline project reviews in a time of increasing workloads, we are directing all species list requests to our Web site:** <http://www.fws.gov/mainefieldoffice/Project%20reviews.html>. Please click or copy and paste this link into your browser and follow the instructions at **Species Lists and Project Reviews**. Step-by-step instructions are provided. For communication tower projects follow the self-certification procedure by clicking the link on the Intro page. Using this Web-based process will allow you to print an **Official species list response** from the Maine Field Office. Once you have received your official species list response *please send your entire package to the Federal Agency you are working with, (e.g. Veterans Affairs, USDA or NRCS,).* If you have questions, or you are not working with a Federal Agency, then by all means feel free to send us the entire review package with your request for a Federal section 7 review.

As a reminder, Section 9 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) prohibits unauthorized taking* of listed species and applies to both Federal and non-federal activities. Additionally, endangered and threatened species and their habitats are protected by Section 7(a)(2) of the ESA, which requires Federal agencies, in consultation with the U.S. Fish and Wildlife Service (Service), to ensure that any action it authorizes, funds, or carries out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. An assessment of the potential direct, indirect, and cumulative effects is required for all Federal actions that may affect listed species. For projects not authorized, funded, or carried out by a Federal agency, consultation with the Service pursuant to Section 7(a)(2) of the ESA is not required. However, no person is authorized to “take”* any listed species without appropriate authorization from the Service. Therefore, we provide technical assistance to individuals and agencies to assist with project planning to avoid the potential for “take,” or when appropriate, to provide assistance with their application for an incidental take permit pursuant to Section 10(a)(1)(B) of the ESA.

Project construction or implementation should not commence until all requirements of the ESA have been fulfilled. If you have any questions or require further assistance regarding our Web-based **Species List and Project Reviews** process, please contact Shay White at: Shay_White@fws.gov or by telephone at 207/902-1568. If you have questions about Canada lynx, please contact Mark McCollough at: Mark_McCollough@fws.gov or by telephone at 207/902-1570. For questions about Atlantic salmon, please contact Wende Mahaney at: Wende_Mahaney@fws.gov or by telephone at 207/902-1569.

Please note that our office moved from the Orono location in June of 2016 to East Orland and Laury Zicari is no longer an employee of the US Fish and Wildlife Service, as she retired in December of 2015. Please see above address for all future communications.

Thank you.

Anna Harris, Project Leader
Maine Field Office
Maine Fish & Wildlife Service Complex

*Under the Act and regulations, it is illegal for any person subject to the jurisdiction of the United States to *take* (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species. It is also illegal to possess, sell, deliver, carry, transport, or ship any such wildlife that has been taken illegally. "Harm" includes any act which actually kills or injures fish or wildlife, and case law has clarified that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.



PAUL R. LePAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

WALTER E. WHITCOMB
COMMISSIONER

May 18, 2018

Timothy Forrester
Atlantic Environmental
135 River Road
Woolwich, ME 04579

Via email: tim@atlanticenvironmental.com

Re: Rare and exemplary botanical features in proximity to: Factory Island Development, Saco, Maine

Dear Mr. Forrester:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received May 15, 2018 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Saco, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

A handwritten signature in cursive script, appearing to read "Krist Puryear".

Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: Factory Island Development, Saco, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Atlantic White Cedar						
	SC	S2	G4	1996-06-13	3	Forested wetland
Beach Plum						
	E	S1	G4	1932-09	12	Rocky coastal (non-forested, upland)
	E	S1	G4	1933-06-21	9	Rocky coastal (non-forested, upland)
	E	S1	G4	2006-07-17	3	Rocky coastal (non-forested, upland)
Beach wormwood						
	SC	S1S2	G5T5	2011-10-28	6	<null>
Brackish Tidal Marsh						
	<null>	S3	GNR	2009-07-29	1	Tidal wetland (non-forested, wetland)
Butterfly Weed						
	PE	SX	G5	1986	1	Dry barrens (partly forested, upland)
Button Sedge						
	SC	S2	G5	1880-09-06	2	<null>
	SC	S2	G5	2006-07-12	5	<null>
	SC	S2	G5	2000-08-15	3	<null>
Clothed Sedge						
	E	S1	G5	2006-06-07	7	Dry barrens (partly forested, upland)
	E	S1	G5	2006-06-16	8	Dry barrens (partly forested, upland)
Coastal Dune-marsh Ecosystem						
	<null>	S3	GNR	2009	1	Tidal wetland (non-forested, wetland), Rocky coastal (non-forested, upland)
Creeping Spike-moss						

Rare and Exemplary Botanical Features within 4 miles of Project: Factory Island Development, Saco, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	E	S2	G5	1920-07-30	6	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	E	S2	G5	1989-08-14	2	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Dwarf Glasswort						
	SC	S1	G5	1981-09-16	2	Tidal wetland (non-forested, wetland)
Estuary Bur-marigold						
	SC	S3	G4	2009-07-30	35	Tidal wetland (non-forested, wetland)
Freshwater Tidal Marsh						
	<null>	S2	G4?	2009-07-30	1	Tidal wetland (non-forested, wetland)
Hollow Joe-pye Weed						
	SC	S2	G5?	1989-08-14	2	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5?	2013-09-01	23	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5?	1994-06-06	6	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5?	1989-08-21	1	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5?	1989-08-22	3	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Horned Pondweed						
	SC	S2	G5	1907-08-18	10	Tidal wetland (non-forested, wetland)
	SC	S2	G5	2000-08-28	15	Tidal wetland (non-forested, wetland)
	SC	S2	G5	2007-07-05	19	Tidal wetland (non-forested, wetland)
Lilaeopsis						
	SC	S2	G5	2007-07-05	11	Tidal wetland (non-forested, wetland)

Rare and Exemplary Botanical Features within 4 miles of Project: Factory Island Development, Saco, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	SC	S2	G5	2007-08-14	12	Tidal wetland (non-forested, wetland)
	SC	S2	G5	2012-10-21	10	Tidal wetland (non-forested, wetland)
Long's Bulrush						
	T	S2	G2G3	2011-08-12	10	Open wetland, not coastal nor rivershore (non-forested, wetland)
Long-spined Sandbur						
	PE	SH	G5	1984	1	Rocky coastal (non-forested, upland)
Mudwort						
	SC	S3	G4G5	2009-07-30	35	Tidal wetland (non-forested, wetland)
Pale Green Orchis						
	SC	S2	G4?T4Q	2008-06-27	52	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
	SC	S2	G4?T4Q	2008-06-27	53	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Parker's Pipewort						
	SC	S3	G3	2012-10-21	33	Tidal wetland (non-forested, wetland)
Pendulous Bulrush						
	SC	S2	G5	2008-06-28	8	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Pitch Pine Bog						
	<null>	S2	G3G5	1996-06-13	4	Forested wetland,Coastal non-tidal wetland (non-forested, wetland)
Pitch Pine Dune Woodland						
	<null>	S1	G2	2014-05-08	8	Dry barrens (partly forested, upland)
Pocket Swamp						
	<null>	S2	G5	2014-05-08	4	Forested wetland,Hardwood to mixed forest (forest, upland)
	<null>	S2	G5	2004	18	Forested wetland,Hardwood to mixed forest (forest, upland)

Rare and Exemplary Botanical Features within 4 miles of Project: Factory Island Development, Saco, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Pygmyweed						
	SC	S2S3	G5	2009-07-29	25	Open water (non-forested, wetland)
	SC	S2S3	G5	2007-07-05	28	Open water (non-forested, wetland)
Raised Level Bog Ecosystem						
	<null>	S4	GNR	2006-07-12	3	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Red Maple Swamp						
	<null>	S5	G3G5	2007-06-05	17	Forested wetland
Salt-hay Saltmarsh						
	<null>	S3	G5	2009	27	Tidal wetland (non-forested, wetland)
	<null>	S3	G5	2010-10-14	12	Tidal wetland (non-forested, wetland)
Saltmarsh False-foxglove						
	SC	S3	G5	1982	12	Tidal wetland (non-forested, wetland)
	SC	S3	G5	1982	9	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2006-07-17	18	Tidal wetland (non-forested, wetland)
Sassafras						
	SC	S2	G5	2006-07-17	16	Hardwood to mixed forest (forest, upland),Old field/roadside (non-forested, wetland or upland)
Schreber's Wood-aster						
	PE	SX	G4	1894-09	1	Rocky coastal (non-forested, upland)
Slender Blue Flag						
	T	S2	G4G5	1879-08	4	Tidal wetland (non-forested, wetland)
	T	S2	G4G5	1995-07-18	18	Tidal wetland (non-forested, wetland)
Small Reed Grass						

Rare and Exemplary Botanical Features within 4 miles of Project: Factory Island Development, Saco, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	SC	S3	G5	2000-08-15	12	Old field/roadside (non-forested, wetland or upland)
	SC	S3	G5	2006-08-08	14	Old field/roadside (non-forested, wetland or upland)
Smooth Winterberry Holly						
	SC	S3	G5	2012-10	44	Forested wetland
	SC	S3	G5	1979	13	Forested wetland
	SC	S3	G5	2009-07-05	39	Forested wetland
	SC	S3	G5	2004	36	Forested wetland
	SC	S3	G5	2011-10-28	30	Forested wetland
Southern Slender Ladies'-tresses						
	PE	SH	G5T4T5	1918-08-27	1	Dry barrens (partly forested, upland)
Spongy-leaved Arrowhead						
	SC	S3	G5T4	2012-10-21	42	Tidal wetland (non-forested, wetland)
Stiff Arrowhead						
	SC	S2	G5	2006-06-16	15	Tidal wetland (non-forested, wetland)
Sweet Pepper-bush						
	SC	S2	G5	1917-09	9	Hardwood to mixed forest (forest, upland),Forested wetland
Tidal Marsh Estuary Ecosystem						
	<null>	S3	GNR	2010-10-14	4	Tidal wetland (non-forested, wetland)
Water Pimpernel						
	SC	S3	G5T5	2012-10-21	26	Tidal wetland (non-forested, wetland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>

ATTACHMENT B

CMP EASEMENT

FORECLOSURE DEED UNDER POWER OF SALE

Joan M. Kurker, an individual having a mailing address of 2500 Mystic Valley Parkway, Unit 902, Medford, County of Middlesex, and Commonwealth of Massachusetts, holder of a mortgage from J&B Partners, LLC dated November 16, 2017 to Joan M. Kurker and recorded in the York County Registry of Deeds on November 17, 2017 at Book 17606, Page 936, by the power conferred by such mortgage and every other power, for Eleven Thousand AND 00/100 (\$11,000.00) DOLLARS paid, grants to Saco Island Ventures, LLC, of 8 Doaks Lane, Marblehead, MA 01945, the premises and all personal property conveyed by said mortgage.

IN WITNESS WHEREOF, Joan M. Kurker has caused this instrument to be executed this 6th day of August, 2019.

Joan M. Kurker

By: Joan M. Kurker

Joan M. Kurker

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

8/6/, 2019

Then personally appeared the above-named Joan M. Kurker, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Robert W. Maietta
Notary Public



Maine R.E. Transfer Tax Paid

2p → 51099 Law 93 Middle x 2019 03801

EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon, situated on Factory Island in Saco, York County, Maine, and more particularly bounded and described as follows, and more particularly depicted on the plan entitled PARTIAL ALTA/ACSM LAND TITLE SURVEY, sheet S2, dated January 25, 2007, revised August 20, 2007, prepared by Oak Engineers (the "ALTA East Plan"):

Beginning at an iron rod that is located on the northeasterly side of the granite seawall along the easterly side of the west branch of the Saco River at the southerly corner of land now or formerly of Central Maine Power;

Thence North $10^{\circ} 33' 00''$ West a distance of 168.88' to a point;
Thence North $50^{\circ} 02' 15''$ East a distance of 235.65' to a point near an iron rod;
Thence North $29^{\circ} 29' 30''$ West a distance of 139.35' to an iron rod with cap #1201;
Thence North $71^{\circ} 37' 30''$ East a distance of 196.49' to the base of a bent iron bolt;
Thence continuing N $71^{\circ} 37' 30''$ East to the thread of the east branch of the Saco River;
Thence southerly along the thread of the east branch of the Saco River;
Thence westerly by the thread of the west branch of the Saco River to a point located S $10^{\circ} 33' 00''$ East of the point of beginning;
Thence N $10^{\circ} 33' 00''$ West to the point of beginning.

Containing approximately 5.84 acres of land to the bank of the Saco River.

Together with a non-exclusive easement over that portion of land now of Central Maine Power Company more particularly bounded and described as the "Proposed Easement, Central Maine Power Co. to Island Associates" on the plan entitled PLAN SHOWING PROPOSED LEASES AND EASEMENT ON FACTORY ISLAND, SACO, MAINE, recorded in the York County Registry of Deeds in Plan Book 194, Page 2, and as set forth in Instrument of Conveyance and Release Agreement made by and among Central Maine Power Company and Island Associates, et al. effective August 7, 1986 and recorded in said registry in Book 5481, Page 15.

For source of title, reference is made to a quit claim deed from Saco Island East, LLC to J&B Partners, LLC dated August 8, 2017, and recorded in said registry in Book 17534, Page 286.

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS

That **SACO ISLAND EAST, LLC**, a limited liability company formed under the laws of the State of Maine with a mailing address of 2 Main Street, Topsham, ME 04086 ("Grantor"), for consideration paid, grants to **J & B PARTNERS, LLC**, a limited liability company formed under the laws of the State of Maine with a mailing address of 24 North Ave, Saco ME 04072, with Quitclaim Covenant, all of Grantor's interest in the property located at 110 Main Street, the City of Saco, County of York, State of Maine, and buildings and improvements thereon, as more particularly described as follows:

A certain lot or parcel of land together with the buildings and improvements thereon, situated on Factory Island in Saco, York County, Maine, and more particularly bounded and described as follows, and more particularly depicted on the plan entitled PARTIAL ALTA/ACSM LAND TITLE SURVEY, sheet S2, dated January 25, 2007, revised August 20, 2007, prepared by Oak Engineers (the "ALTA East Plan"):

Beginning at an iron rod that is located on the northeasterly side of the granite seawall along the easterly side of the west branch of the Saco River at the southerly corner of land now or formerly of Central Maine Power;

Thence N 10°33'00" W a distance of 168.88' to a point;

Thence N 50°02'15" E a distance of 235.65' to a point near an iron rod;

Thence N 29°29'30" W a distance of 139.35' to an iron rod with cap #1201;

Thence N 71°37'30" E a distance of 196.49' to the base of a bent iron bolt;

Thence continuing N 71°37'30" E to the thread of the east branch of the Saco River;

Thence southerly along the thread of the east branch of the Saco River to the intersection with the thread of the west branch of the Saco River;

Thence westerly by the thread of the West Branch of the Saco River to a point located S 10°33'00" E of the point of the beginning.

Thence N 10°33'00" W to the point of beginning.

Containing approximately 5.84 acres of land to the bank of the Saco River.

Together with a Non-exclusive easement over that portion of land now of Central Maine Power Company more particularly bounded and depicted as the "Proposed Easement, Central Maine Power Co. to Island Associates" on the plan entitled PLAN SHOWING PROPOSED LEASES AND EASEMENT ON FACTORY ISLAND, SACO, MAINE, recorded in the York County Registry of Deeds in Plan Book 194, Page 2, and as set forth in Instrument of Conveyance and Release Agreement made by and among Central Maine Power Company and Island Associates, et al. effective August 7, 1986 and recorded in the said Registry of Deeds in Book 5481, Page 15.

Maine R.E. Transfer Tax Paid

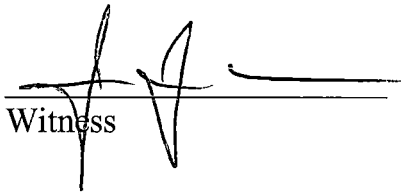
David Ordway PO Box 1179 Saco ME 04072

← 2p

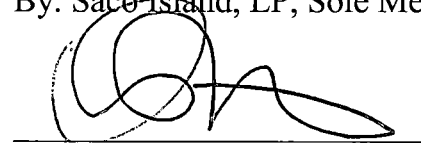
Meaning and intending to convey the same premises described in the Quitclaim Deed from Cutts Island Group, dated October 1, 2007, and recorded in York Registry of Deed in Book 15270, Page 401.

The above-described premises are also conveyed together with and subject to the grading easement given by Central Maine Power Company to Saco Island East, LLC, dated October 1, 2007, recorded in said Registry of Deeds in Book 15270, Page 466.

Witness my hand and seal this 8th day of August, 2017


Witness

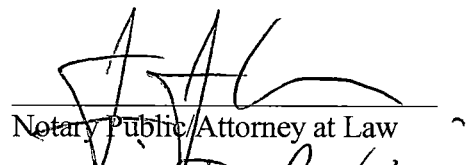
SACO ISLAND EAST, LLC
By: ~~Saco Island~~, LP, Sole Member


By: Kevin J. Mattson
Manager of SI Development, LLC
General Partner of Saco Island, LP

STATE OF MAINE
YORK, ss.

August 8, 2017

Then personally appeared before me the above-named Kevin J. Mattson, Manager of SI Development, LLC, General Partner of Saco Island, LP, sole Member of Saco Island East, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.


Notary Public/Attorney at Law
David J. Perkins

ATTACHMENT C

MUNICIPAL REVIEW FORM

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Land and Water Quality
State House Station 17
Augusta, Maine 04333
Tel: (207) 287-2111

FOR DEP USE

#L-_____
Date Received _____

**NOTIFICATION OF APPLICATION ACCEPTANCE
MUNICIPAL REVIEW OF DEVELOPMENT**
(38 M.R.S.A. Section 489-A)

This form is to be used by a registered municipality to notify the Department upon the acceptance of an application for review pursuant to 38 M.R.S.A. Section 489-A. This form must be received by the Department within 14 days of acceptance of an application. The municipality must also submit one copy of the project application and one copy of the record of review and action.

If the application which is the subject of this notice should subsequently be amended during the review process, this form should also be used to submit notice to the Department of the amendment.

Municipality: Saco

Contact Person Bob Hamblen - City Planner

Address and Phone: 300 Main Street; Saco, ME 04072; 207.282.3487

Project Applicant: Saco Island Ventures LLC - Attn: Ted Moore

Address and Phone: 8 Doaks Lane Marblehead MA - 01945; 617-901-8311

Title of Project: Saco Harborside at Factory Island East

Is there a pre-existing DEP # for this project Yes IF yes, what is it? L-23633-87-B-N

Date Accepted as Complete By Municipality: _____

I. Type of Project for which permit is sought: (Check one)

X Subdivisions as described in Section 482, subsection 5 of more than 20 acres but less than 100 acres.

_____ Authority to enforce the Performance Standards for Quarries, 38 M.R.S.A. §490-DD.

_____ Authority to enforce the Performance Standards for Excavations for Borrow, Clay, Topsoil or Silt,
38

M.R.S.A.. §490-J.

_____ A project generating 100 to 200 passenger car equivalents at peak hour.

- II Description of Project (Include number of units or lots, parcel size, footprint, etc.)
Proposed mixed use site development at Main Street in Saco, ME. The 5.95+ acre property is identified on Tax Map 037/Lot 006 and 0.80 acre; Tax Map 037/Lot 5-1 (leased by CMP) with a total acreage of 6.75 acres.
- 12 duplex townhouse structures containing a total of 24 three-bedroom units, private access drive, utilities and drainage infrastructure.

III. Submit as attachments to this form:

- A. One copy of complete application filed with municipality (include site plans);
- B. Identification of any outside review agents or consultant who will be performing reviews of any aspect of the application;
- C. One copy of the legal notices served by the municipality.

NOTE: APPLICANT IS ADVISED TO REVIEW THE NATURAL RESOURCES PROTECTION ACT 38 M.R.S.A. SECTIONS 480-A THROUGH 480-U (N.R.P.A.) TO ENSURE CONSISTENCY WITH THAT LAW. THE MUNICIPALITY'S DELEGATED REVIEW AUTHORITY PURSUANT TO 38 M.R.S.A. SECTION 489-A DOES NOT EXTEND TO THE N.R.P.A. IF AN N.R.P.A. PERMIT IS NECESSARY IT MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

Town or City of: _____ DATE: _____

By: _____

Print Name: _____

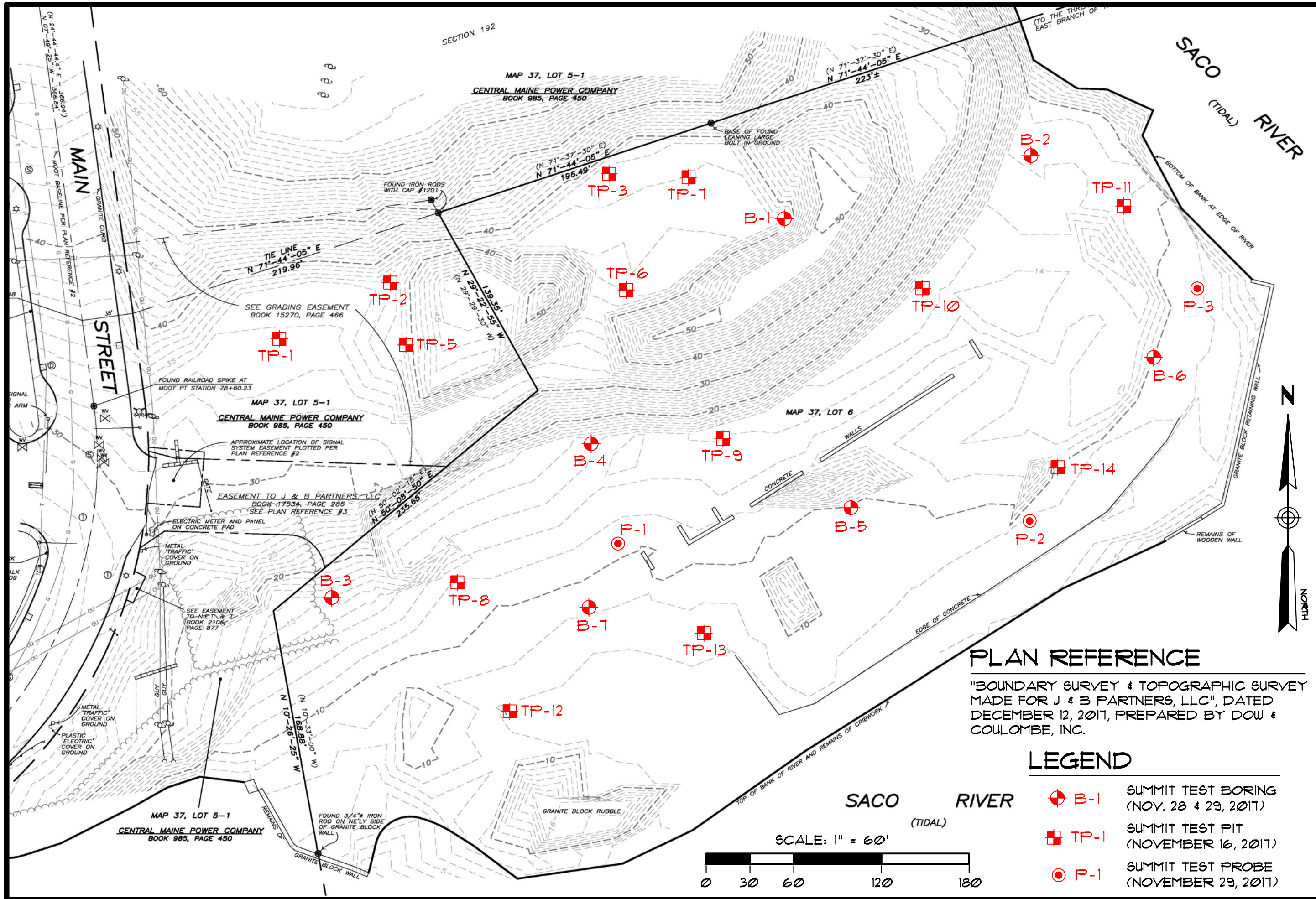
and Title: _____

ATTACHMENT D

GEOTECHNICAL INFORMATION

ATTACHMENT J

GEOTECHNICAL EXPLORATION MAP AND BORING LOGS



PLAN REFERENCE

"BOUNDARY SURVEY & TOPOGRAPHIC SURVEY
MADE FOR J & B PARTNERS, LLC", DATED
DECEMBER 12, 2017, PREPARED BY DOW &
COULOMBE, INC.

LEGEND

- B-1 SUMMIT TEST BORING
(NOV. 28 & 29, 2017)
- TP-1 SUMMIT TEST PIT
(NOVEMBER 16, 2017)
- P-1 SUMMIT TEST PROBE
(NOVEMBER 29, 2017)

PROJECT: PROPOSED SITE DEVELOPMENT SACO ISLAND EAST - MAIN STREET - SACO, MAINE		CLIENT: BD SHERIDAN LLC	
TITLE: EXPLORATION LOCATION PLAN		SCALE: 1" = 60'	DRAIN BY: KRF
DATE: DEC. 14, 2017		APPR BY: WMP	
173 PLEASANT STREET ROCKLAND, ME 04841 Tel: (207) 318-1161		 GEOENGINEERING SERVICES	
145 LEBON ST. - SUITE 101 LEWISTON, ME 04240 Tel: (207) 516-3313		PROJ.#: 17104	
FIGURE: 1			

EXPLORATION COVER SHEET

The exploration logs are prepared by the geotechnical engineer from both field and laboratory data. Soil descriptions are based upon the Unified Soil Classification System (USCS) per ASTM D2487 and/or ASTM D2488 as applicable. Supplemental descriptive terms for estimated particle percentage, color, density, moisture condition, and bedrock may also be included to further describe conditions.

Drilling and Sampling Symbols:

SS = Split Spoon Sample	Hyd = Hydraulic Advancement of Drilling Rods
UT = Thin Wall Shelby Tube	Push = Direct Push of Drilling Rods
SSA = Solid Stem Auger	WOH = Weight of Hammer
HSA = Hollow Stem Auger	WOR = Weight of Rod
RW = Rotary Wash	PI = Plasticity Index
SV = Shear Vane	LL = Liquid Limit
PP = Pocket Penetrometer	W = Natural Water Content
RC = Rock Core Sample	USCS = Unified Soil Classification System
FV = Field Vane Shear Test	Su = Undrained Shear Strength
PS = Concrete Punch Sample	Su(r) = Remolded Shear Strength

Water Level Measurements:



Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In pervious soils, the indicated elevations are considered reliable groundwater levels. In impervious soils, the accurate determination of groundwater elevations may not be possible, even after several days of observations. Groundwater monitoring wells may be required to record accurate depths and fluctuation.


Gradation Description and Terminology:


Boulders:	Over 12 inches	Trace:	Less than 5%
Cobbles:	12 inches to 3 inches	Little:	5% to 15%
Gravel:	3 inches to No.4 sieve	Some:	15% to 30%
Sand:	No.4 to No. 200 sieve	Silty, Sandy, etc.:	Greater than 30%
Silt:	No. 200 sieve to 0.005 mm		
Clay:	less than 0.005 mm		

Density of Granular Soils and Consistency of Cohesive Soils:


CONSISTENCY OF COHESIVE SOILS		DENSITY OF GRANULAR SOILS	
SPT N-value blows/ft	Consistency	SPT N-value blows/ft	Relative Density
0 to 2	Very Soft	0 to 4	Very Loose
2 to 4	Soft	5 to 10	Loose
5 to 8	Firm	11 to 30	Compact
9 to 15	Stiff	31 to 50	Dense
16 to 30	Very Stiff	>50	Very Dense
>30	Hard		

					SOIL BORING LOG				Boring #: B-1		
Drilling Co: Summit Geoengineering Services, Inc.					Project: Proposed Development				Project #: 17104		
Driller: Craig Coolidge, P.E.					Location: Main Street (Saco Island)				Sheet: 1 of 1		
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.					City, State: Saco, Maine				Chkd by:		
Boring Elevation: 43.0 ft. +/-					Reference: Dow and Coulombe, Inc. plan dated December 12, 2017						
Date started: 11/29/2017					Date Completed: 11/29/2017						
DRILLING METHOD		SAMPLER			ESTIMATED GROUND WATER DEPTH						
Vehicle: Tracked		Length: 24" SS			Date	Depth	Elevation	Reference			
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID			11/29/2017	-		None encountered			
Method: 2.25" HSA		Hammer: 140 lb									
Hammer Style: Auto		Method: ASTM D1586									
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data		Geological Stratum	
1	S-1	24/8	0 to 2	3	43'	Dark brown Sandy SILT, brick fragments, little Gravel and Cobble pieces, trace Organics (rootlets, branches), humid, dense, ML				FILL (BLASTED ROCK)	
				11							
				27							
2				16							
	S-2	24/3	2 to 4	30/6"		Cobble pieces, rock fragments					
3											
						Cobbles/debris encountered during augering					
4											
5											
	S-3	24/0	5 to 7	2		No recovery, stopped sampling due to tilted spoon, likely kicked off by Cobble					
6				4/2"							
7						Unable to sample, auger advancing through Boulders and Cobbles, very dense drilling					
8											
9											
10											
11											
12					31.0'	Auger penetrated through rock fill at 12'					
13										GLACIAL TILL	
14											
15											
	S-4	24/22	15 to 17	4		Olive brown fine to medium SAND, little to some Gravel and Silt, trace Clay in upper 8", moderately mottled, occasional Cobble pieces, humid, dense, SM					
16				23							
				20							
17				19	26.0'	End of Boring at 17.0 feet, no refusal					
18											
19											
20											
21											
22											
Granular Soils		Cohesive Soils		% Composition		NOTES:				Soil Moisture Condition	
Blows/ft. Density		Blows/ft. Consistency		ASTM D2487		PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength				Dry: S = 0%	
0-4	V. Loose	<2	V. soft			Bedrock Joints				Humid: S = 1 to 25%	
5-10	Loose	2-4	Soft	< 5% Trace		Shallow = 0 to 35 degrees				Damp: S = 26 to 50%	
11-30	Compact	5-8	Firm	5-15% Little		Dipping = 35 to 55 degrees				Moist: S = 51 to 75%	
31-50	Dense	9-15	Stiff	15-30% Some		Steep = 55 to 90 degrees				Wet: S = 76 to 99%	
>50	V. Dense	16-30	V. Stiff	> 30% With		Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches				Saturated: S = 100%	
		>30	Hard			Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200					


					SOIL BORING LOG				Boring #: B-3		
Drilling Co: Summit Geoengineering Services, Inc.					Project: Proposed Development				Project #: 17104		
Driller: Craig Coolidge, P.E.					Location: Main Street (Saco Island)				Sheet: 1 of 2		
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.					City, State: Saco, Maine				Chkd by:		
Boring Elevation: 15.8 ft. +/-											
Reference: Dow and Coulombe, Inc. plan dated December 12, 2017											
Date started: 11/28/2017					Date Completed: 11/28/2017						
DRILLING METHOD		SAMPLER			ESTIMATED GROUND WATER DEPTH						
Vehicle:	Tracked	Length:	24" SS		Date	Depth	Elevation	Reference			
Model:	AMS Power Probe	Diameter:	2"OD/1.5"ID		11/28/2017	14.3 ft.	1.5 ft. +/-	30' of Augers in hole (10:00 AM)			
Method:	2.25" HSA	Hammer:	140 lb		11/28/2017	7.4 ft.	8.4 ft. +/-	Augers pulled (10:30 AM)			
Hammer Style:	Auto	Method:	ASTM D1586								
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data		Geological Stratum	
1	S-1	24/8	0 to 2	5	8.8'	Light brown fine Gravelly SAND, little Silt, occasional Asphalt pieces, Brick fragments in spoon tip (halted spoon advance), humid, compact, SP-SM			FILL		
				8							
				11							
2				3/0"							
3					5.3'	Dense drilling from 2' to 3' depth, brick fragments and Gravel/Cobble pieces in spoils					
4											
5											
6	S-2	24/20	5 to 7	4		Dark gray to black SILT, little Clay and Sand, frequent Coal and Brick pieces, occasional Wood (lumber) and black Ash, compact, humid, ML					
				7							
7				6	-4.2'			PP = 1,000 psf to 3,000 psf			
8	S-3	24/8	7 to 9	4		Olive gray Silty CLAY, moist, trace intermixed Sand and Gravel, Coal in bottom 4", firm to stiff, humid, CL					
				5							
9				4							
				3							
10					-5.2'			PP = 5,000 psf to 6,000 psf			
11	S-4	24/24	10 to 12	WH		Black-stained SILT, little Sand, trace Clay and Gravel					
				1							
12				WH		Olive gray SILT, little Clay and Sand, moist to wet, very soft, ML					
				1							
13	S-5	24/24	12 to 14	3	-4.2'	Similar to above, Silty CLAY, some fine to medium Sand, stiff, wet, slightly mottled, CL		PP = 8,000 psf to >9,000 psf	GLACIAL MARINE		
				5							
14				7							
				7							
15											
16	S-6	24/20	15 to 17	4	-4.2'	Olive gray Clayey SAND, little to some Silt, heavily mottled, wet, loose, SC		PP = 4,500 psf to 7,000 psf			
				5							
				4							
17				6							
	S-7	24/20	17 to 19	4		Similar to above, trace to little Gravel, occasional Sand seam					
18				4	-5.2'			PP = 2,000 psf to 3,000 psf			
				5							
19				7							
20											
21	S-8	24/16	20 to 22	WH	-5.2'	Olive brown Silty fine to medium SAND, very loose, wet, heavily mottled, SM		PP = 2,500 psf to 3,500 psf			
				1							
				2		Olive brown Silty CLAY, heavily mottled, firm, CL					
				3							
22											
Granular Soils		Cohesive Soils		% Composition	NOTES:					Soil Moisture Condition	
Blows/ft.	Density	Blows/ft.	Consistency	ASTM D2487	PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test Bedrock Joints Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200					Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%	
0-4	V. Loose	<2	V. soft								
5-10	Loose	2-4	Soft	< 5% Trace							
11-30	Compact	5-8	Firm	5-15% Little							
31-50	Dense	9-15	Stiff	15-30% Some							
>50	V. Dense	16-30	V. Stiff	> 30% With							
		>30	Hard								


						SOIL BORING LOG		Boring #: B-3	
Project: Proposed Development						Project #:		17104	
Location: Main Street (Saco Island)						Sheet:		2 of 2	
City, State: Saco, Maine						Chkd by:			
Drilling Co: Summit Geoengineering Services, Inc.						Boring Elevation: 15.8 ft. +/-			
Driller: Craig Coolidge, P.E.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017			
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.						Date started: 11/28/2017 Date Completed: 11/28/2017			
DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH					
Vehicle: Tracked		Length: 24" SS		Date	Depth	Elevation	Reference		
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID		11/28/2017	14.3 ft.	1.5 ft. +/-	30' of Augers in hole (10:00 AM)		
Method: 2.25" HSA		Hammer: 140 lb		11/28/2017	7.4 ft.	8.4 ft. +/-	Augers pulled (10:30 AM)		
Hammer Style: Auto		Method: ASTM D1586							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum
23						Olive brown fine to medium SAND, trace Silt, wet, compact, SP			GLACIAL MARINE
24									
25									
26	S-9	24/6	25 to 27	5	-12.2'				
27				7		Gray Gravelly SILT, little Sand, trace Clay, wet, compact, ML			GLACIAL TILL
28				8					
29				10					
30									
31						Augered to 30' depth, unable to sample due to running sands			
32									
33									
34									
35						End of Boring at 32.3 feet, Auger Refusal			PROBABLE BEDROCK
36									
37									
38									
39									
40									
41									
42									
43									
44									


Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES: PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Soil Moisture Condition Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft			
5-10	Loose	2-4	Soft	< 5% Trace		
11-30	Compact	5-8	Firm	5-15% Little		
31-50	Dense	9-15	Stiff	15-30% Some		
>50	V. Dense	16-30	V. Stiff	> 30% With		
		>30	Hard			


					SOIL BORING LOG			Boring #: B-4	
Drilling Co: Summit Geoengineering Services, Inc.					Boring Elevation: 13.2 ft. +/-			Project #: 17104	
Driller: Craig Coolidge, P.E.					Reference: Dow and Coulombe, Inc. plan dated December 12, 2017			Sheet: 1 of 1	
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.					Date started: 11/29/2017 Date Completed: 11/29/2017			Chkd by:	
DRILLING METHOD		SAMPLER			ESTIMATED GROUND WATER DEPTH				
Vehicle: Tracked		Length: 24" SS			Date	Depth	Elevation	Reference	
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID			11/29/2017	-		None encountered	
Method: 2.25" HSA		Hammer: 140 lb							
Hammer Style: Auto		Method: ASTM D1586							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum
1	S-1	24/16	0 to 2	1	8.2'	Black Sandy SILT, frequent Coal and Organics (wood, leaf matter), trace Gravel, humid, loose, ML		PP = 3,500 psf to 7,500 psf	FILL
				4					
				4					
				5					
				3					
2	S-2	24/20	2 to 4	3		Olive brown Clayey SILT, little Sand, trace Gravel, heavily mottled, humid, stiff, ML			
				3					
				6					
				7					
3						Olive brown Silty SAND, little to some Gravel, trace Clay, Cobble pieces in spoon tip, moderately mottled, compact, humid, SM			GLACIAL TILL
				8					
				11					
				13					
				29					
4	S-4	24/8	7 to 9	23		Same as above, rock fragments in spoon tip, dense			
				27					
				26					
				28					
5						Very dense drilling below 8.5 feet. Offset hole and re-augered to depth, very dense below 8'			
6	S-5	24/2	10 to 12	30/3"	2.2'	Rock fragments, little Silt and Sand			
7						End of Boring at 11.0 feet, Spoon and Auger Refusal			PROBABLE BEDROCK
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									


Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES: PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test <u>Bedrock Joints</u> Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Soil Moisture Condition Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	< 5% Trace		
5-10	Loose	2-4	Soft			
11-30	Compact	5-8	Firm			
31-50	Dense	9-15	Stiff			
>50	V. Dense	16-30	V. Stiff			
		>30	Hard	> 30% With		


					SOIL BORING LOG			Boring #: B-5		
Project: Proposed Development					Project #: 17104			Sheet: 1 of 1		
Location: Main Street (Saco Island)					City, State: Saco, Maine			Chkd by:		
Drilling Co: Summit Geoengineering Services, Inc.					Boring Elevation: 10.0 ft. +/-					
Driller: Craig Coolidge, P.E.					Reference: Dow and Coulombe, Inc. plan dated December 12, 2017					
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.					Date started: 11/28/2017 Date Completed: 11/28/2017					
DRILLING METHOD		SAMPLER			ESTIMATED GROUND WATER DEPTH					
Vehicle: Tracked	Length: 24" SS	Date		Depth	Elevation	Reference				
Model: AMS Power Probe	Diameter: 2"OD/1.5"ID	11/28/2017		10.0 ft.	0.0 ft. +/-	Observed on soil samples				
Method: 2.25" HSA	Hammer: 140 lb									
Hammer Style: Auto	Method: ASTM D1586									
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum	
1						4" Concrete			CONCRETE	
2	S-1	24/16	1 to 3	11	7.0'	Black Silty SAND, little Gravel, trace Clay, frequent Coal, trace Brick, humid, compact, SM		PP = 3,000 psf to 6,000 psf		
3				4						
	S-2	24/12	3 to 5	10		Grayish brown reworked Silty CLAY, moderately mottled, trace to little Sand, humid, CL				
4				10						
				8						
5				10	0.0'	Similar to above, no Gravel, slightly mottled		PP = 1,500 psf to 2,000 psf		
6	S-3	24/18	5 to 7	3						
				4						
				6						
7				6		Brick fragments in bottom 6" of spoon				
	S-4	24/22	7 to 9	4		Reddish brown Silty CLAY, little to some Sand, wood (lumber) pieces in spoon tip, moist to wet, CL				
8				3						
				4	-2.0'			Groundwater	TIMBER CRIBBING	
9				3						
10										
	S-5	24/6	10 to 12	WH		Wood (lumber) pieces, intermixed Silt and Sand, wet				
11				2						
				2						
12				3						
	S-6	24/20	12 to 14	6	-3.0'	Olive gray Silty CLAY, wet, stiff		PP = 5,000 psf	GLACIAL MARINE	
13				9						
				9		Olive gray Silty SAND, wet, slightly mottled, compact, SM				
14				12						
15										
	S-7	24/18	15 to 17	7		Similar to above, not mottled				
16				11	-5.5'	Gray Silty SAND, little Gravel, trace to little Clay, wet, dense, SM		PP = 5,000 psf to 5,500 psf	GLACIAL TILL	
				28						
17				22						
	S-8	24/16	17 to 19	14		Same as above				
18				20						
				14						
19				12						
20					-11.7'					
21	S-9	24/14	20 to 22	13		Similar to above, increasing Gravel content				
				17						
				14						
22				50/2"		End of Boring at 21.7 feet, Spoon Refusal			PROBABLE BEDROCK	
Granular Soils		Cohesive Soils		% Composition		NOTES: PP = Pocket Penetrometer, MC = Moisture Content				Soil Moisture Condition
Blows/ft. Density		Blows/ft. Consistency		ASTM D2487		LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test				Dry: S = 0%
0-4 V. Loose		<2 V. soft		< 5% Trace		Bedrock Joints Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength				Humid: S = 1 to 25%
5-10 Loose		2-4 Soft		5-15% Little		Shallow = 0 to 35 degrees				Damp: S = 26 to 50%
11-30 Compact		5-8 Firm		15-30% Some		Dipping = 35 to 55 degrees				Moist: S = 51 to 75%
31-50 Dense		9-15 Stiff		> 30% With		Steep = 55 to 90 degrees				Wet: S = 76 to 99%
>50 V. Dense		16-30 V. Stiff				Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches				Saturated: S = 100%
		>30 Hard				Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200				


						SOIL BORING LOG		Boring #: B-6	
Project: Proposed Development						Project #:		17104	
Location: Main Street (Saco Island)						Sheet:		1 of 1	
City, State: Saco, Maine						Chkd by:			
Drilling Co: Summit Geoengineering Services, Inc.						Boring Elevation: 10.0 ft. +/-			
Driller: Craig Coolidge, P.E.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017			
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.						Date started: 11/28/2017 Date Completed: 11/28/2017			
DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH					
Vehicle: Tracked		Length: 24" SS		Date	Depth	Elevation	Reference		
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID		11/28/2017	9.5 ft.	0.5 ft. +/-	Observed on soil samples and augers		
Method: 2.25" HSA		Hammer: 140 lb							
Hammer Style: Auto		Method: ASTM D1586							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum
						4" Concrete			CONCRETE
1	S-1	24/20	1 to 3	9	8.5'	3" Black ASH			
2				4		Olive brown Silty CLAY, little Sand and Gravel, moderately mottled and blocky, frequent rootlets, loose, humid, CL		PP = 6,000 psf to 8,500 psf	FILL
3				5					
4	S-2	24/20	3 to 5	6		Similar to above, heavily mottled, little intermixed Sand, trace wood pieces		PP = 4,500 psf to 6,000 psf	
5				8					
6				12					
7	S-3	24/16	5 to 7	5		Similar to above, increasing Gravel, no wood pieces			
8				4					
9				5					
10	S-4	24/18	7 to 9	4		Olive brown Silty CLAY, moderately mottled, slightly blocky, humid, stiff, CL		PP = 1,000 psf to 2,500 psf	
11				5					
12				5					
13				5	0.5'				
14	S-5	24/10	10 to 12	1		Olive gray Silty CLAY, wet, moderately mottled, moist to wet, soft, CL		Groundwater PP = 2,500 psf	GLACIAL MARINE
15				2					
16				3					
17	S-6	24/12	12 to 14	1		Similar to above, firm, wood (natural) at 13.8' depth			
18				3					
19				3	-3.5'	Reddish brown Silty SAND, loose, wet			
20				1					
21					-5.0'				
22	S-7	24/8	15 to 17	11		Brown to gray Sandy GRAVEL, rock fragments in spoon tip, wet, compact to dense, GP			GLACIAL TILL
				50/5"	-5.9'				
23						End of Boring at 15.9 feet, Spoon Refusal			POSSIBLE BOULDER OR BEDROCK
24									
25									
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						SOIL BORING LOG		Boring #: B-7	
Project: Proposed Development						Project #:		17104	
Location: Main Street (Saco Island)						Sheet:		1 of 2	
City, State: Saco, Maine						Chkd by:			
Drilling Co: Summit Geoengineering Services, Inc.						Boring Elevation: 9.2 ft. +/-			
Driller: Craig Coolidge, P.E.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017			
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.						Date started: 11/28/2017 Date Completed: 11/28/2017			
DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH					
Vehicle: Tracked		Length: 24" SS		Date	Depth	Elevation	Reference		
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID		11/28/2017	7.4 ft.	1.8 ft. +/-	Measured with 5' Auger in hole (1:00 PM)		
Method: 2.25" HSA		Hammer: 140 lb							
Hammer Style: Auto		Method: ASTM D1586							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum
1	S-1	24/12	0 to 2	5		Gray to brown medium SAND, mottled, trace to little Silt, moist, compact, SP-SM			
				10					
				11	7.7'				
2				9	7.2'	Black Silty SAND, trace Clay and Gravel, occasional Coal			
	S-2	24/14	2 to 4	6		Reddish brown to black Silty SAND, frequent Coal, trace Clay and Gravel, humid, loose to compact, trace Brick fragments, SM			
3				6					
				5					
4				4					
5									
	S-3	24/8	5 to 7	4	3.7'	Wood (lumber) pieces, wet, intermixed Clay and Silt			
6				WH					
				6					
7				12		Did not sample at 7' due to presence of wood		▽ Groundwater	TIMBER CRIBBING
					1.2'				
8									
9									
10									
	S-4	24/24	10 to 12	9		Gray Clayey SILT, some fine Sand, stiff, damp, ML		PP = 2,000 psf to 4,500 psf	
11				6					
				5					
12				6					
	S-5	24/22	12 to 14	4		Similar to above, little to some Clay, trace Organics (natural wood pieces), stiff, wet		PP = 1,500 psf	
13				7					
				6	-4.3'				
14				6		increasing Sand content in bottom 6", heavily mottled			
15									
	S-6	24/20	15 to 17	WH		Gray medium SAND, little Silt, loose, wet, SP-SM			
16				2					
				6					
17				8					
18									
19									
20									
	S-7	24/6	20 to 22	4	-11.3'	Same as above			
21				12		Cobble fragments and Gravel (angular), little intermixed Sand, wet, dense, GP			
				19					
22				25					
Granular Soils		Cohesive Soils		% Composition		NOTES:		Soil Moisture Condition	
Blows/ft.	Density	Blows/ft.	Consistency	ASTM D2487		PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test Bedrock Joints Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200		Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%	
0-4	V. Loose	<2	V. soft						
5-10	Loose	2-4	Soft	< 5% Trace					
11-30	Compact	5-8	Firm	5-15% Little					
31-50	Dense	9-15	Stiff	15-30% Some					
>50	V. Dense	16-30	V. Stiff	> 30% With					
		>30	Hard						



					SOIL BORING LOG			Boring #: B-7			
					Project: Proposed Development Location: Main Street (Saco Island) City, State: Saco, Maine			Project #: 17104 Sheet: 2 of 2 Chkd by:			
Drilling Co: Summit Geoengineering Services, Inc.					Boring Elevation: 9.2 ft. +/-						
Driller: Craig Coolidge, P.E.					Reference: Dow and Coulombe, Inc. plan dated December 12, 2017						
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.					Date started: 11/28/2017 Date Completed: 11/28/2017						
DRILLING METHOD		SAMPLER			ESTIMATED GROUND WATER DEPTH						
Vehicle: Tracked		Length: 24" SS			Date	Depth	Elevation	Reference			
Model: AMS Power Probe		Diameter: 2"OD/1.5"ID			11/28/2017	7.4 ft.	1.8 ft. +/-	Measured with 5' Auger in hole (1:00 PM)			
Method: 2.25" HSA		Hammer: 140 lb									
Hammer Style: Auto		Method: ASTM D1586									
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum		
23						Gray to brown medium to coarse SAND, trace Silt, wet, compact, SP					
24											
25											
26	S-8	24/20	25 to 27	7							
27				10							
28				8							
29				-							
30											
31											
32											
33						same as above, trace to little Silt, trace fine Gravel, rock fragments in spoon tip					
34											
35											
36	S-9	24/14	30 to 32	9							
37				12							
38				15							
39				10							
40											
41											
42											
43						End of Boring at 34.4 feet, Auger Refusal			PROBABLE BEDROCK		
44											
45											
46											
47											
48											
49											
50											
51											
52											
Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES: PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test <u>Bedrock Joints</u> Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200				Soil Moisture Condition Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%		
Blows/ft.	Density	Blows/ft.	Consistency								
0-4	V. Loose	<2	V. soft	< 5% Trace							
5-10	Loose	2-4	Soft								
11-30	Compact	5-8	Firm								
31-50	Dense	9-15	Stiff								
>50	V. Dense	16-30	V. Stiff	> 30% With							
		>30	Hard								


						SOIL PROBE LOG		Boring #: P-1		
						Project: Proposed Development		Project #: 17104		
Location: Main Street (Saco Island)						Sheet: 1 of 1		Chkd by:		
City, State: Saco, Maine						Boring Elevation: 10.5 ft. +/-				
Drilling Co: Summit Geoengineering Services, Inc.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017				
Driller: Craig Coolidge, P.E.						Date started: 11/29/2017 Date Completed: 11/29/2017				
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.										
DRILLING METHOD			SAMPLER			ESTIMATED GROUND WATER DEPTH				
Vehicle: Tracked			Length:			Date	Depth	Elevation	Reference	
Model: AMS Power Probe			Diameter:			11/29/2017	-			
Method: Speartip			Hammer:							
Hammer Style: Auto			Method:							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum	
1				PROBE		Speartip Probe			GLACIAL MARINE	
2										
3										
4										
5										
6										
7										
8										
19					-10.5'					
20										
21										
22									GLACIAL TILL	
23										
24										
25										
26										
27										
28										
29										
30										
31										
32					-21.6'					
						End of Probe at 32.1 feet, Probable Bedrock			PROBABLE BEDROCK	
Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES: PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test <u>Bedrock Joints</u> Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200				Soil Moisture Condition	
Blows/ft.	Density	Blows/ft.	Consistency						Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%	
0-4	V. Loose	<2	V. soft	< 5% Trace						
5-10	Loose	2-4	Soft	5-15% Little						
11-30	Compact	5-8	Firm	15-30% Some						
31-50	Dense	9-15	Stiff	> 30% With						
>50	V. Dense	16-30	V. Stiff							
		>30	Hard							



						SOIL PROBE LOG		Boring #: P-2		
						Project: Proposed Development Location: Main Street (Saco Island) City, State: Saco, Maine		Project #: 17104 Sheet: 1 of 1 Chkd by:		
Drilling Co: Summit Geoengineering Services, Inc.						Boring Elevation: 9.0 ft. +/-				
Driller: Craig Coolidge, P.E.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017				
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.						Date started: 11/29/2017 Date Completed: 11/29/2017				
DRILLING METHOD			SAMPLER			ESTIMATED GROUND WATER DEPTH				
Vehicle: Tracked			Length:			Date	Depth	Elevation	Reference	
Model: AMS Power Probe			Diameter:			11/29/2017	-			
Method: Speartip			Hammer:							
Hammer Style: Auto			Method:							
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum	
1				PROBE		4" Concrete			CONCRETE	
2						Speartip Probe			GLACIAL MARINE	
3										
4										
5										
6										
7										
8										
20									GLACIAL TILL	
21					-12.0'					
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33					-24.1'					
End of Probe at 33.1 feet, Probable Bedrock									PROBABLE BEDROCK	
Granular Soils		Cohesive Soils		% Composition		NOTES: PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test <u>Bedrock Joints</u> Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200			Soil Moisture Condition	
Blows/ft.	Density	Blows/ft.	Consistency	ASTM D2487					Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%	
0-4	V. Loose	<2	V. soft	< 5% Trace						
5-10	Loose	2-4	Soft	5-15% Little						
11-30	Compact	5-8	Firm	15-30% Some						
31-50	Dense	9-15	Stiff	> 30% With						
>50	V. Dense	16-30	V. Stiff							
		>30	Hard							


						SOIL PROBE LOG		Boring #: P-3	
						Project: Proposed Development		Project #: 17104	
Location: Main Street (Saco Island)						Sheet: 1 of 1		Chkd by:	
City, State: Saco, Maine						Boring Elevation: 9.2 ft. +/-			
Drilling Co: Summit Geoengineering Services, Inc.						Reference: Dow and Coulombe, Inc. plan dated December 12, 2017			
Driller: Craig Coolidge, P.E.						Date started: 11/29/2017 Date Completed: 11/29/2017			
Summit Staff: Mat Hardison, E.I., Brett Deyling, P.E.									
DRILLING METHOD			SAMPLER			ESTIMATED GROUND WATER DEPTH			
Vehicle: Tracked			Length:			Date	Depth	Elevation	Reference
Model: AMS Power Probe			Diameter:			11/29/2017	-		
Method: Speartip			Hammer:						
Hammer Style: Auto			Method:						
Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	blows/6"	Elev. (ft.)	SAMPLE DESCRIPTION		Geological/ Test Data	Geological Stratum
1				PROBE		Speartip Probe			GLACIAL MARINE
2									
3									
4									
5									
6									
7									
8									GLACIAL MARINE
15									
16									
17									
18									
19									
20									
21									GLACIAL TILL
22									
23									
24									
25									
26									
27									
28						End of Probe at 25.7 feet, Probable Bedrock			PROBABLE BEDROCK

Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	< 5% Trace 5-15% Little 15-30% Some > 30% With	PP = Pocket Penetrometer, MC = Moisture Content LL = Liquid Limit, PI = Plastic Index, FV = Field Vane Test <u>Bedrock Joints</u> Su = Undrained Shear Strength, Su(r) = Remolded Shear Strength Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
5-10	Loose	2-4	Soft			
11-30	Compact	5-8	Firm			
31-50	Dense	9-15	Stiff			
>50	V. Dense	16-30	V. Stiff			
		>30	Hard			

		TEST PIT LOG		Test Pit # TP-1
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104 Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 33.8 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth (ft)	DESCRIPTION			
	ENGINEERING	GEOLOGIC/GENERAL		
	2" Leaf Matter, heavy rootlets, brown Silt, dry	TOPSOIL		
1	Gray-brown fine to medium SAND, some Silt and Gravel, Blasted bedrock fragments intermixed, humid, trace brick, SM	2" FILL		
2				
3	----- Transitions to Blasted Bedrock Fragments with little intermixed gray-brown Sand and Silt, trace brick pieces, humid	2.5'		
4		Hard Digging		
5		Blasted Bedrock Fragment Diameter = 4" to 2.5'		
6				
7				
8		Very Hard Digging		
9	End of Test Pit at 8.7', no refusal	8.7'		
10				
11				
12				
13				
14				
15				
16				
17				

		TEST PIT LOG		Test Pit # TP-2
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104
				Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 36.0 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth (ft)	DESCRIPTION			
	ENGINEERING		GEOLOGIC/GENERAL	
	4" Topsoil, Brown Sandy SILT, loose, rootlets		TOPSOIL	
1	Blasted Bedrock Fragments, intermixed gray-brown Sand, Silt, and Gravel, trace Brick, humid Same as above		4"	
2			FILL	
3			Hard Digging	
4			Blasted Bedrock Diameter up to 22"	
5				
6				
7				
8				
9	End of Test Pit at 8.0', no refusal		8.0'	
10				
11				
12				
13				
14				
15				
16				
17				

		TEST PIT LOG		Test Pit # TP-3
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104 Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 37.8 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth	DESCRIPTION			
(ft)	ENGINEERING	GEOLOGIC/GENERAL		
	4" Topsoil, Brown Sandy SILT, loose, rootlets	TOPSOIL		
1	Blasted Bedrock Fragments, intermixed gray-brown Sand, Silt, and Gravel, humid	4"		
2		FILL		
3		Glass bottle, brick pieces, minor trash intermixed		
4				
5	Olive gray Clayey SILT, slightly blocky and mottled, little Sand, humid, ML	4.0'		
6		GLACIAL MARINE		
7		Pocket Penetrometer = 5,000 psf to >9,000 psf		
8	Light brown Gravelly fine to coarse SAND, little to some Silt, occasional cobbles, slightly mottled, SM	7.0'		
9		GLACIAL TILL		
10		Medium Dense Digging		
11				
12	End of Test Pit at 11.2', Refusal on Probable Bedrock	PROBABLE BEDROCK		
13				
14				
15				
16				
17				

		TEST PIT LOG		Test Pit # TP-5
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104 Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 39.0 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth	DESCRIPTION			
(ft)	ENGINEERING	GEOLOGIC/GENERAL		
	4" to 6" Topsoil, Brown Sandy SILT, loose, rootlets	TOPSOIL		
1	Brown fine Gravelly medium to coarse SAND, trace Silt, loose, humid, occasional Cobble and Brick	4" to 6"		
2		Easy Digging		
3		FILL		
4				
5	Dark gray Sandy SILT, little black Ash, Brick pieces, Blasted Bedrock Fragments, dense	4.2' Hard Digging		
6	Transitions to Blasted Bedrock Fragments with little intermixed gray-brown Sand and Silt, humid	6.0'		
7				
8				
9	End of Test Pit at 8.2', no refusal			
10				
11				
12				
13				
14				
15				
16				
17				



TEST PIT LOG

Test Pit # **TP-6**

Project: Proposed Development
Main Street (Saco Island)
Saco, Maine

Project #: 17104

Groundwater:
None Encountered

Contractor: Emery Brothers

Ground Surface Elevation: 36.0 ft. +/-

Equipment: Deere 135D Tracked Excavator

Reference: Dow and Coulombe, Inc. plan dated 12/12/2017

Summit Staff: M. Hardison, E.I.

Date: 11/16/2017

Weather: 40° Overcast

Depth
(ft)

DESCRIPTION

ENGINEERING

GEOLOGIC/GENERAL

1

8" to 11" Topsoil, Brown Sandy SILT, loose, rootlets

2

Blasted Bedrock Fragments, intermixed gray-brown
Sand, Silt, and Gravel, trace Brick, humid

3

8" to 11"

Hard Digging

4

Same as above

Blasted Bedrock Diameter up to 36"

5

6

7

8

End of Test Pit at 8.0', no refusal

8.0'

9

10

11

12

13


14


15

16

17



		TEST PIT LOG		Test Pit # TP-7
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104
				Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 37.0 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth	DESCRIPTION			
(ft)	ENGINEERING		GEOLOGIC/GENERAL	
	6" to 8" Topsoil, Brown Sandy SILT, loose, rootlets		TOPSOIL	
1	Blasted Bedrock Fragments, intermixed gray-brown Sand, Silt, and Gravel, trace Brick, humid		6" to 8"	
2			FILL	
3			Hard Digging	
4			Blasted Bedrock Diameter up to 42"	
5			Same as above	
6			Abandoned iron pipe at 6'	
7			Brick pieces at 7.5'	
8				
9	End of Test Pit at 8.0', no refusal		8.5'	
10				
11				
12				
13				
14				
15				
16				
17				

		TEST PIT LOG		Test Pit # TP-8
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104
				Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 11.0 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth	DESCRIPTION			
(ft)	ENGINEERING	GEOLOGIC/GENERAL		
	6" to 7" Leaf Matter, little rootlets and Silt	TOPSOIL		
1	Dark gray-blue Clayey SILT, little fine Gravel, occasional Ash and Brick pieces, humid, ML	Pocket Penetrometer = 7,000 psf		
2		FILL		
3				
4		Trace glass pieces and ceramic intermixed		
5	Similar to above, increase in Gravel content, Cobbles, humid			
6				
7		10" Diameter WOOD (tree trunk) at 7'		
8	Dark gray Silty CLAY, slightly mottled, moderately blocky, damp, trace Sand, CL	7.0' GLACIAL MARINE Pocket Penetrometer = 5,500 psf to 6,500 psf		
9				
10				
11	same as above			
12	End of Test Pit at 11.0', no refusal	11.0'		
13				
14				
15				
16				
17				



TEST PIT LOG

Test Pit # **TP-9**

Project: Proposed Development
Main Street (Saco Island)
Saco, Maine

Project #: 17104

Groundwater:
None Encountered

Contractor: Emery Brothers

Ground Surface Elevation: 13.0 ft. +/-


Equipment: Deere 135D Tracked Excavator


Reference: Dow and Coulombe, Inc. plan dated 12/12/2017

Summit Staff: M. Hardison, E.I.

Date: 11/16/2017

Weather: 40° Overcast

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	9" to 10" Topsoil, Black SILT, heavy rootlets, ML	TOPSOIL
2	Orange-brown SAND, little to some Silt, intermixed (whole) bricks and Blasted Bedrock Fragments, humid, SM	FILL
3	Same as above, black staining	
4	Blue-gray Clayey SILT, heavily blocky and mottled, little Sand and Brick pieces, trace black Ash, ML	
5		4' Pocket Penetrometer = 3,000 psf
6		12" Diameter WOOD (tree trunk) at 6.5'
7	Gray Clayey SILT, humid to moist, trace Sand, ML	GLACIAL MARINE
8		
9		
10		
11	End of Test Pit at 9' to 10', Refusal on Probable Bedrock, bedrock sloping downwards in a southwestern direction	9' to 10' PROBABLE BEDROCK
12		
13		
14		
15		
16		
17		

		TEST PIT LOG		Test Pit # TP-10
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104
				Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 14.8 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth	DESCRIPTION			
(ft)	ENGINEERING	GEOLOGIC/GENERAL		
	8" Topsoil, Brown Sandy SILT, loose, rootlets	TOPSOIL		
1	Dark brown to black Gravelly SAND, little to some Silt, humid	8"		
2		FILL		
3		Trace Rootlets, Bricks, Trash		
4				
5	Olive Clayey SILT, slightly blocky and mottled, stiff, trace Sand, humid, ML	4.0'		
6		GLACIAL MARINE		
7	Light brown Gravelly medium to coarse SAND, little Silt, occasional Cobbles, SP-SM	Pocket Penetrometer = 7,000 psf		
8				
9		6.0'		
		GLACIAL TILL		
10	End of Test Pit at 9.0', Refusal on Probable Bedrock	9.0'		
11		PROBABLE BEDROCK		
12				
13				
14				
15				
16				
17				



TEST PIT LOG

Test Pit # **TP-11**

Project: Proposed Development
Main Street (Saco Island)
Saco, Maine

Project #: 17104

Groundwater:
9.0' depth (10:30AM)

Contractor: Emery Brothers

Ground Surface Elevation: 11 ft. +/-


Equipment: Deere 135D Tracked Excavator

Reference: Dow and Coulombe, Inc. plan dated 12/12/2017

Summit Staff: M. Hardison, E.I.

Date: 11/16/2017

Weather: 40° Overcast

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Dark brown Sandy SILT, humid, rootlets	TOPSOIL Top of Slab @ 9" Depth
	6" Concrete Slab (Unreinforced)	6" CONCRETE SLAB CAST ON BRICK
2	Below Slab/Brick: Brown fine Gravelly SAND, little Silt and black Ash, frequent bricks and brick pieces, humid	FILL
3		
4		
5	Olive gray Silty CLAY, moderately mottled, slightly blocky, trace Sand, humid, CL	
6		GLACIAL MARINE
7		
8	Similar to above, slightly mottled	
9		
10	Gray Silty CLAY, wet, very soft, trace Sand, CL	9.0' Pocket Penetrometer < 500 psf
11		
12	End of Test Pit at 11.2', no refusal	11.2'
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-12**

Project: Proposed Development
Main Street (Saco Island)
Saco, Maine

Project #: 17104

Groundwater:
4.0' depth (8:30AM)

Contractor: Emery Brothers

Ground Surface Elevation: 7.9 ft. +/-


Equipment: Deere 135D Tracked Excavator


Reference: Dow and Coulombe, Inc. plan dated 12/12/2017


Summit Staff: M. Hardison, E.I.

Date: 11/16/2017

Weather: 40° Overcast

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	4" Leaf Matter, heavy rootlets, brown Silt, dry	TOPSOIL
1	Olive gray to black SILT, little Sand, intermixed Brick and Black ASH	4" FILL 6" x 6" Timber buried at 2' depth
2	Similar to above, increasing Black ASH content	
3		
4		
5		Heavy water inflow at 4', bubbling up from below (possible voids below)
6		
7	Buried Wood (tree trunks) with dark brown Silt and Sand, Brick (whole) and brick pieces, occasional Cobbles, little Gravel, wet	Buried tree trunks up to 15" in diameter
8		
9		
10	End of Test Pit at 9.0', no refusal	9.0'
11		
12		
13		
14		
15		
16		
17		

		TEST PIT LOG		Test Pit # TP-13
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104 Groundwater: 3.5' depth (9:00AM)
Contractor: Emery Brothers		Ground Surface Elevation: 8.5 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth (ft)	DESCRIPTION			
	ENGINEERING		GEOLOGIC/GENERAL	
1	Dark brown Sandy SILT, humid, rootlets		TOPSOIL	
			Top of Slab @ 20" Depth	
2	4" Concrete Slab (Unreinforced)		4" CONCRETE SLAB	
3	Below Slab: Brown fine to coarse SAND, little Silt and brick pieces, humid		FILL	
4	Same as above, trace black Ash, little Gravel		Heavy water inflow at 3.5' depth	
5	Blasted Bedrock Fragments mixed with Brick (whole) and brick pieces, wet		3.5'	
6			Blasted Bedrock Diameter up to 36"	
7				
8	Same as above, trace Silt and Clay			
9	End of Test Pit at 8.0', Refusal on Possible Bedrock or Large Boulder		8.0' BEDROCK OR BOULDER	
10				
11				
12				
13				
14				
15				
16				
17				

		TEST PIT LOG		Test Pit # TP-14
		Project: Proposed Development Main Street (Saco Island) Saco, Maine		Project #: 17104 Groundwater: None Encountered
Contractor: Emery Brothers		Ground Surface Elevation: 10 ft. +/-		
Equipment: Deere 135D Tracked Excavator		Reference: Dow and Coulombe, Inc. plan dated 12/12/2017		
Summit Staff: M. Hardison, E.I.		Date: 11/16/2017	Weather: 40° Overcast	
Depth (ft)	DESCRIPTION			
	ENGINEERING		GEOLOGIC/GENERAL	
1	Dark brown Sandy SILT, humid, rootlets		TOPSOIL	
			Top of Slab @ 18" Depth	
2	4.5" Concrete Slab (Unreinforced)		4.5" CONCRETE SLAB	
	Below Slab: Orange-Brown fine to coarse SAND, little		FILL	
3	Silt and Clay, increasing Silt with depth, little Ash, humid		Thin Black ASH layer, mild petroleum odor	
	End of Test Pit at 3.0', Refusal on Possible Boulder		3.0' PROBABLE BOULDER	
4				
5				
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17				

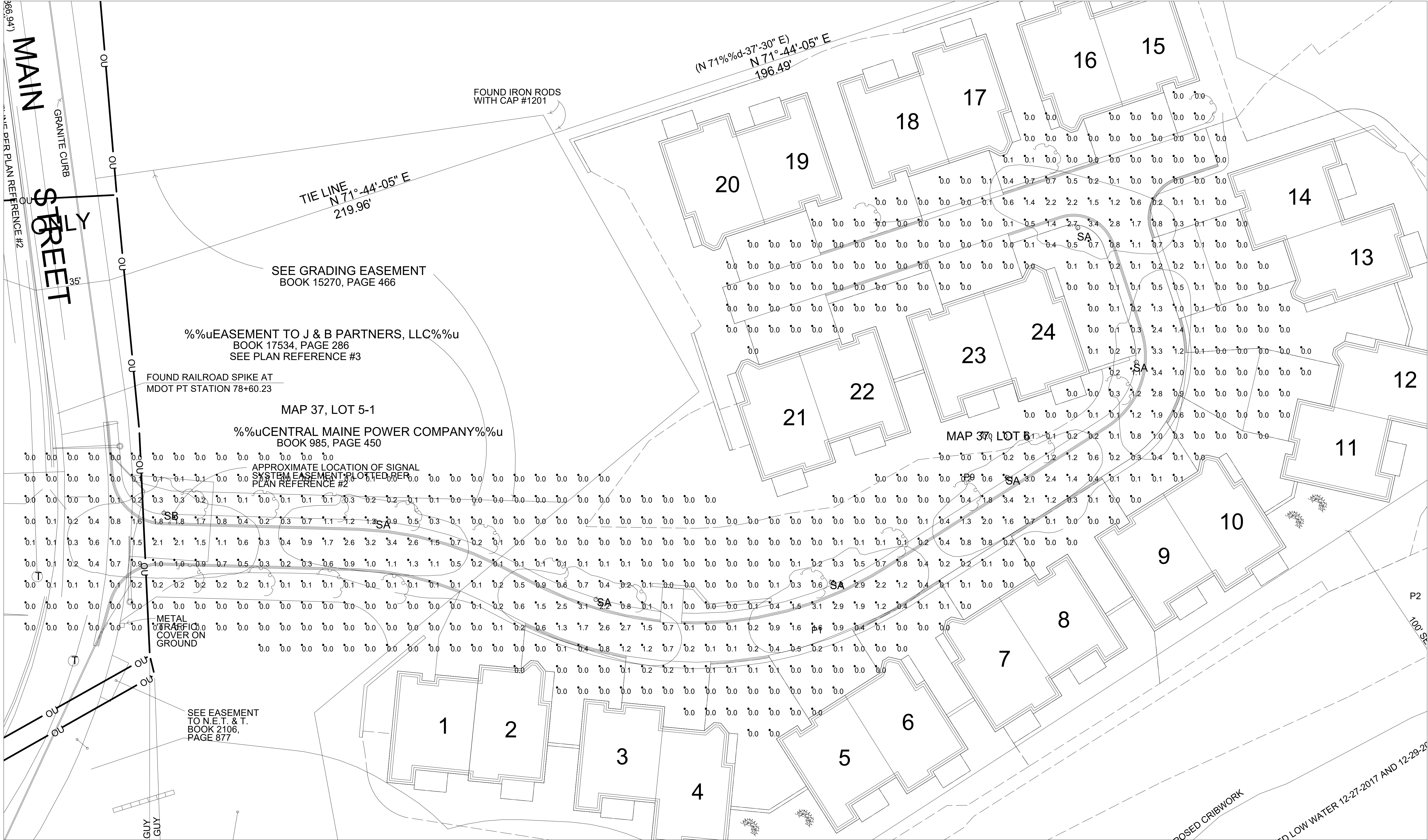
ATTACHMENT E

SITE LIGHTING PACKAGE

Luminaire Schedule (note fixture catalogue numbers are not complete)					
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description
SA	6	3788	0.900	31.52	UCM2-ANG-36L-260-3K7-2
SB	1	3709	0.900	32.37	UCM2-ANG-36L-260-3K7-3

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.31	3.4	0.0	N.A.	N.A.

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
 - 2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
 - 3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
 - 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
 - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
 - 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



TOWNHOUSES AT FACTORY ISLAND EAST
SACO, ME
SITE LIGHTING LAYOUT

GENERATED FOR:
CORRILL PALMER

SCALE: NOT TO SCALE

DATE: 2/2/2021
Page 1 of 1

SWANEY LIGHTING ASSOCIATES, INC.

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. INFORMATION CONCERNING THE OPERATION OF UNITS INDICATED. THIS DRAWING IS TO BE CONFIDENTIAL. THIS DRAWING IS TO BE USED FOR NO PURPOSE OTHER THAN AS DETAILED AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SWANEY LIGHTING ASSOCIATES. NOTICE: THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF LIGHTING FIXTURES. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO VERIFY THAT THE PERFORMANCE SHOWN IN THIS FILE IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. IT'S USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

DATE: 2/2/2021
Page 1 of 1

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

SITE: LTG 2-2-21.AGI

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits



3000K and warmer CCTs only

See Certification Specifications

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

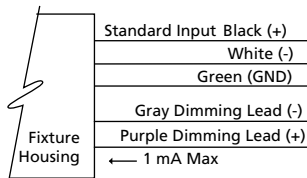
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control

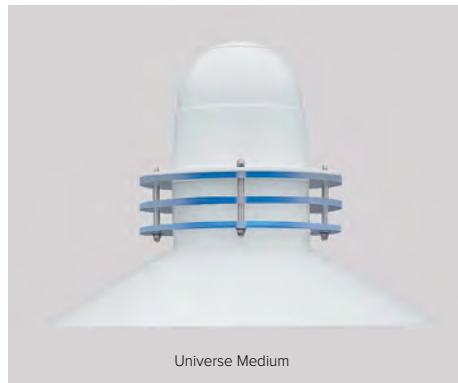


- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.

UNIVERSE®



RELATED PRODUCTS

[UCL2](#)

[UCL2-LK](#)

[UCS](#)

[UCB](#)

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. [See Buy American Solutions.](#)

WARRANTY

- See [HLI Standard Warranty](#) for additional information

KEY DATA	
LUMEN RANGE	1,821–9,336
WATTAGE RANGE	31.52–71.6
EFFICACY RANGE (LPW)	54.5–138.5
INPUT CURRENT RANGE (mA)	260/420/615 mA
WEIGHT	18 lbs 4.1 kg to 27 lbs 12.25 kg
EPA	.53 to 1.05

ORDERING GUIDE

Example: UCM2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WIRSC-SLA2-D-UNV

CATALOG #

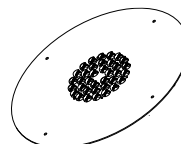
HOUSING

UCM2					
Housing	LED Quantity	Lumen output	CCT/CRI	Distribution	Finish
UCM2 Universe Medium 2.0	36L 36 LED	260 260mA, 4000 Lumens	AMB Amber-595nm Peak ¹	1 Type I	BLS Black Gloss Smooth
Optional Element		325 450mA Microcore Equivalent	3K7 3000K, 70 CRI	2 Type II	BLT Black Matte Textured
WND Universe Medium with Luminous Window		420 420mA, 6000 Lumens	4K7 4000K, 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
SR Universe Medium with Luminous Solid Rings		460 700mA Microcore Equivalent	5K7 5000K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
VSL Universe Medium with Luminous Vertical Slots		615 615mA, 9000 Lumens		5Q Type V Square	GTT Graphite Matte Textured
LUM Universe Medium with Luminous Rings				5W Type V Wide	LGS Light Grey Gloss Smooth
Optional Internal Lens					LGT Light Grey Matte Textured
BLU Blue					PSS Platinum Silver Gloss Smooth
RD Red					VGT Verde Green Matte Textured
GRN Green					WHS White Gloss Smooth
Hood Style					WHT White Matte Textured
ANG Angled Hood					Color Option
BEL Bell Hood					CC ³ Custom Color
FLR Flared Hood					
SKB Skirted Bell Hood					
STR Straight Hood					
Hood Finish					
STS Stainless Steel					
COP Copper					

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount	CL Clear Lens	HS House Side Shield ⁴	WIR wiSCAPE connectivity	UNV 120-277V
SLA2-D SLA18	DL Diffused Lens ²	SLC Solid Lens Cover	WIRSC wiSCAPE connectivity with Sensor	347 347V
SLA3 SLA20		SF Single Fuse (120, 277, 347)	SCP-8F Sensor Control to 8' Mounting Height	480 480V
SLA4 SLA20A		DF Double Fuse (208, 240, 480)	SCP-20F Sensor Control to 9' to 20' Mounting Height	
SLA7 SLA22D			PCA-C Photocontrol Adaptor Contemporary	
SLA8D SLA24			EPA-C Egress Adaptor Contemporary	
SLA9 TRA7				
SLA10 TRA8				
SLA16 TRA9				
SLA17				
Wall Mount				
WMA5 WMA17				
WMA9D WMA20				
WMA11 WMA24				
WMA12 WMA39				
WMA16				

Notes:

- Wild life friendly
- Diffused Lens is available only with T3 and T5W distribution
- Consult factory for custom color, marine and corrosive finish options
- House side Shield is available only with T1, T2, T3 and T4W distributions



DIMENSIONS

See page 6 for dimensions

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

CONTROLS

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference									
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth App Programming	Commissioning
Networked – Wireless									
WIR	WIR-RMI-IO	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway	On-site
WIRSC	WIR-RMI-IO with Motion Sensor	Yes	Yes	Yes	Yes	Yes	Yes	wiSCAPE Gateway	On-site

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
36	260	4000	None	1	4100	1	0	1	130.1	4176	1	0	1	132.5	4354	1	0	1	138.5
				2	3788	1	0	1	120.2	3859	1	0	1	122.4	4023	1	0	1	127.9
				3	3708	1	0	1	114.6	3777	1	0	1	117.7	3938	1	0	1	125.4
				4W	3749	1	0	2	119.0	3819	1	0	2	121.2	3982	1	0	2	127.1
				1-HS	2316	0	0	0	73.5	2359	0	0	0	74.9	2460	0	0	0	78.4
				2-HS	2023	0	0	1	64.2	2061	0	0	1	65.4	2149	0	0	1	68.6
				3-HS	1981	0	0	1	62.9	2018	0	0	1	64.0	2104	0	0	1	67.0
				4W-HS	2044	0	0	1	64.9	2082	0	0	1	66.1	2171	0	0	1	69.2
				5Q	3936	2	0	1	124.9	4009	2	0	1	127.2	4180	2	0	1	133.4
				5W	3822	3	0	1	121.3	3893	3	0	1	123.5	4059	3	0	1	129.6
			Clear	1-CL	3769	0	0	1	119.6	3839	0	0	1	121.8	4002	1	0	1	127.0
				2-CL	3482	1	0	1	110.5	3547	1	0	1	112.5	3698	1	0	1	117.3
				3-CL	3409	1	0	1	108.1	3472	1	0	1	110.2	3620	1	0	1	115.5
				4W-CL	3447	1	0	2	109.3	3511	1	0	2	111.4	3660	1	0	2	116.1
				1-CL-HS	2129	0	0	0	67.6	2169	0	0	0	68.8	2261	0	0	0	71.7
				2-CL-HS	1860	0	0	1	59.0	1895	0	0	1	60.1	1975	0	0	1	62.7
				3-CL-HS	1821	0	0	1	57.8	1855	0	0	1	58.9	1934	0	0	1	61.4
				4W-CL-HS	1879	0	0	1	59.6	1914	0	0	0	60.7	1996	0	0	1	63.3
				5Q-CL	3618	2	0	1	114.8	3685	2	0	1	116.9	3842	2	0	1	121.9
				5W-CL	3513	2	0	1	111.5	3579	2	0	1	113.5	3731	2	0	1	118.4
			Diffused	3-DL	2943	1	0	1	93.4	2998	1	0	1	95.1	3126	1	0	1	99.3
				5W-DL	3020	1	0	1	95.8	3076	1	0	1	97.6	3207	1	0	1	101.9

DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
36	325	450mA Microcore Equivalent	None	1	4999	1	0	1	125.0	5092	1	0	1	127.3	5309	1	0	1	132.7
				2	4619	1	0	1	115.5	4705	1	0	1	117.6	4906	1	0	1	122.6
				3	4522	1	0	2	113.0	4606	1	0	2	115.1	4802	1	0	2	120.1
				4W	4572	1	0	2	114.3	4657	1	0	2	116.4	4856	1	0	2	121.4
				1-HS	2825	0	0	0	70.6	2877	0	0	0	71.9	3000	0	0	0	75.0
				2-HS	2467	0	0	1	61.7	2513	0	0	1	62.8	2620	0	0	1	65.5
				3-HS	2416	0	0	1	60.4	2461	0	0	1	61.5	2566	0	0	1	64.1
				4W-HS	2493	0	0	1	62.3	2539	0	0	1	63.5	2647	0	0	1	66.2
				5Q	4799	2	0	1	120.0	4889	2	0	1	122.2	5097	2	0	1	127.4
				5W	4660	3	0	1	116.5	4747	3	0	1	118.7	4950	3	0	1	123.7
			Clear	1-CL	4595	1	0	1	114.9	4681	1	0	1	117.0	4881	1	0	1	122.0
				2-CL	4246	1	0	1	106.2	4325	1	0	1	108.1	4510	1	0	1	112.7
				3-CL	4156	1	0	1	103.9	4234	1	0	1	105.8	4414	1	0	1	110.4
				4W-CL	4203	1	0	2	105.1	4281	1	0	2	107.0	4464	1	0	2	111.6
				1-CL-HS	2596	0	0	0	64.9	2645	0	0	0	66.1	2757	0	0	0	68.9
				2-CL-HS	2268	0	0	1	56.7	2310	0	0	1	57.8	2409	0	0	1	60.2
				3-CL-HS	2221	0	0	1	55.5	2262	0	0	1	56.6	2358	0	0	1	59.0
				4W-CL-HS	2291	0	0	1	57.3	2334	0	0	1	58.4	2434	0	0	1	60.8
				5Q-CL	4412	2	0	1	110.3	4494	2	0	1	112.3	4685	2	0	1	117.1
				5W-CL	4284	3	0	1	107.1	4364	3	0	1	109.1	4550	3	0	1	113.7
			Diffused	3-DL	3581	1	0	1	89.5	3647	1	0	1	91.2	3803	1	0	1	95.1
				5W-DL	3691	1	0	1	92.3	3760	1	0	1	94.0	3920	2	0	1	98.0
	420	6000	None	1	6298	1	0	1	126.4	6416	1	0	1	128.8	6689	1	0	1	134.3
				2	5820	1	0	1	116.8	5928	1	0	1	119.0	6181	1	0	1	124.1
				3	5697	1	0	2	114.3	5803	1	0	2	116.5	6050	1	0	2	121.4
				4W	5760	1	0	3	115.6	5867	1	0	3	117.8	6118	1	0	3	122.8
				1-HS	3559	0	0	0	71.4	3625	0	0	0	72.8	3779	0	0	0	75.9
				2-HS	3109	0	0	1	62.4	3167	0	0	1	63.6	3302	0	0	1	66.3
				3-HS	3044	0	0	1	61.1	3100	0	0	1	62.2	3232	0	0	1	64.9
				4W-HS	3141	0	0	1	63.0	3199	0	0	1	64.2	3335	0	0	1	66.9
				5Q	6047	2	0	1	121.4	6159	2	0	1	123.6	6422	3	0	1	128.9
				5W	5872	3	0	1	117.9	5981	3	0	1	120.1	6236	3	0	1	125.2
			Clear	1-CL	5790	1	0	1	116.2	5898	1	0	1	118.4	6149	1	0	1	123.4
				2-CL	5350	1	0	1	107.4	5449	1	0	1	109.4	5681	1	0	1	114.0
				3-CL	5237	1	0	2	105.1	5334	1	0	2	107.1	5561	1	0	2	111.6
				4W-CL	5295	1	0	3	106.3	5394	1	0	3	108.3	5624	1	0	3	112.9
				1-CL-HS	3271	0	0	0	65.7	3332	0	0	0	66.9	3474	0	0	0	69.7
				2-CL-HS	2858	0	0	1	57.4	2911	0	0	1	58.4	3035	0	0	1	60.9
				3-CL-HS	2798	0	0	1	56.2	2850	0	0	1	57.2	2971	0	0	1	59.6
				4W-CL-HS	2887	0	0	1	57.9	2941	0	0	1	59.0	3066	0	0	1	61.5
				5Q-CL	5558	2	0	1	111.6	5662	2	0	1	113.6	5903	2	0	1	118.5
				5W-CL	5398	3	0	1	108.3	5498	3	0	1	110.4	5732	3	0	1	115.1
			Diffused	3-DL	4511	1	0	1	90.6	4595	1	0	1	92.3	4791	1	0	1	96.2
				5W-DL	4562	2	0	1	91.6	4647	2	0	1	93.3	4845	2	0	1	97.3

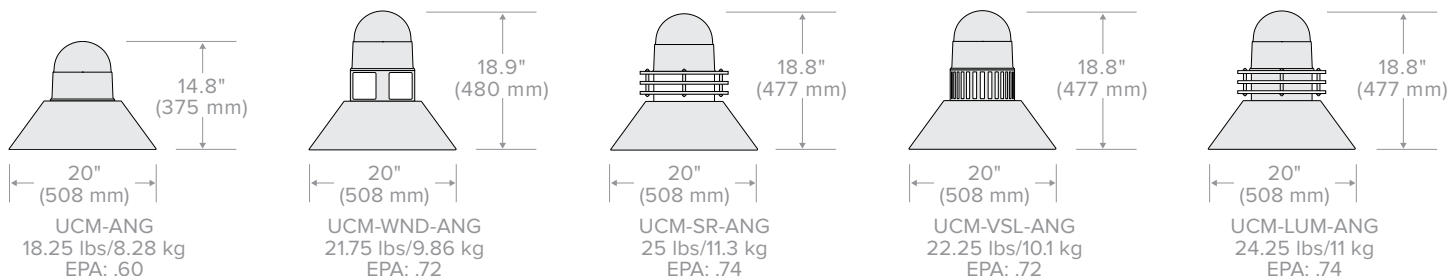
DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

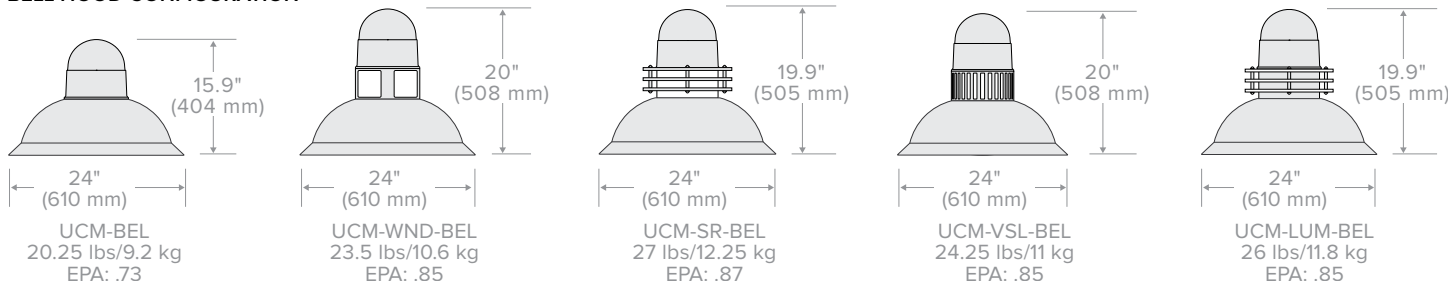
LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
36	460	700mA Microcore Equivalent	None	1	6811	1	0	1	124.1	6937	1	0	1	126.4	7233	1	0	1	131.8
				2	6293	1	0	2	114.6	6410	1	0	2	116.8	6683	1	0	2	121.7
				3	6160	1	0	2	112.2	6275	1	0	2	114.3	6542	1	0	2	119.2
				4W	6229	1	0	3	113.5	6345	1	0	3	115.6	6615	1	0	3	120.5
				1-HS	3848	0	0	0	70.1	3920	0	0	0	71.4	4087	0	0	0	74.4
				2-HS	3362	0	0	1	61.2	3424	0	0	1	62.4	3570	0	0	1	65.0
				3-HS	3291	0	0	1	59.9	3352	0	0	1	61.1	3495	0	0	1	63.7
				4W-HS	3396	0	0	1	61.9	3459	0	0	1	63.0	3607	0	0	1	65.7
				5Q	6538	3	0	1	119.1	6660	3	0	1	121.3	6944	3	0	1	126.5
				5W	6349	3	0	1	115.6	6467	3	0	1	117.8	6743	3	0	1	122.8
			Clear	1-CL	6261	1	0	1	114.0	6377	1	0	1	116.2	6649	1	0	1	121.1
				2-CL	5785	1	0	1	105.4	5892	1	0	1	107.3	6144	1	0	1	111.9
				3-CL	5662	1	0	2	103.1	5768	1	0	2	105.1	6014	1	0	2	109.5
				4W-CL	5726	1	0	3	104.3	5832	1	0	3	106.2	6081	1	0	3	110.8
				1-CL-HS	3537	0	0	0	64.4	3603	0	0	0	65.6	3757	0	0	0	68.4
				2-CL-HS	3090	0	0	1	56.3	3148	0	0	1	57.3	3282	0	0	1	59.8
				3-CL-HS	3025	0	0	1	55.1	3082	0	0	1	56.1	3213	0	0	1	58.5
				4W-CL-HS	3122	0	0	1	56.9	3180	0	0	1	57.9	3315	0	0	1	60.4
				5Q-CL	6010	2	0	1	109.5	6122	2	0	1	111.5	6383	3	0	1	116.3
				5W-CL	5836	3	0	1	106.3	5945	3	0	1	108.3	6199	3	0	1	112.9
			Diffused	3-DL	4878	1	0	1	88.9	4969	1	0	1	90.5	5181	1	0	1	94.4
				5W-DL	5028	2	0	1	91.6	5122	2	0	1	93.3	5340	2	0	1	97.3
	615	9000	None	1	8791	1	0	1	122.8	8954	1	0	1	125.1	9336	1	0	1	130.4
				2	8122	1	0	2	113.5	8274	1	0	2	115.6	8626	1	0	2	120.5
				3	7951	1	0	2	111.1	8099	1	0	2	113.1	8444	1	0	2	117.9
				4W	8040	1	0	3	112.3	8189	1	0	3	114.4	8538	1	0	3	119.3
				1-HS	4967	0	0	0	69.4	5059	0	0	0	70.7	5275	0	0	0	73.7
				2-HS	4339	0	0	1	60.6	4420	0	0	1	61.7	4608	0	0	1	64.4
				3-HS	4248	0	0	1	59.3	4327	0	0	1	60.4	4511	0	0	1	63.0
				4W-HS	4383	0	0	2	61.2	4465	0	0	2	62.4	4655	0	0	2	65.0
				5Q	8439	3	0	1	117.9	8596	3	0	1	120.1	8963	3	0	1	125.2
				5W	8195	3	0	2	114.5	8348	3	0	2	116.6	8703	3	0	2	121.6
			Clear	1-CL	8081	1	0	1	112.9	8231	1	0	1	115.0	8582	1	0	1	119.9
				2-CL	7467	1	0	2	104.3	7605	1	0	2	106.2	7930	1	0	2	110.8
				3-CL	7309	1	0	2	102.1	7445	1	0	2	104.0	7762	1	0	2	108.4
				4W-CL	7390	1	0	3	103.2	7528	1	0	3	105.2	7849	1	0	3	109.6
				1-CL-HS	4566	0	0	0	63.8	4651	0	0	0	65.0	4849	0	0	0	67.7
				2-CL-HS	3988	0	0	1	55.7	4063	0	0	1	56.7	4236	0	0	1	59.2
				3-CL-HS	3905	0	0	1	54.5	3978	0	0	1	55.6	4147	0	0	1	57.9
				4W-CL-HS	4029	0	0	2	56.3	4104	0	0	2	57.3	4279	0	0	2	59.8
				5Q-CL	7758	3	0	1	108.4	7902	3	0	1	110.4	8239	3	0	1	115.1
				5W-CL	7533	3	0	2	105.2	7674	3	0	2	107.2	8001	3	0	2	111.8
			Diffused	3-DL	6297	2	0	1	87.9	6414	2	0	2	89.6	6687	2	0	2	93.4
				5W-DL	6490	2	0	1	90.6	6611	2	0	1	92.3	6893	2	0	1	96.3

DIMENSIONS

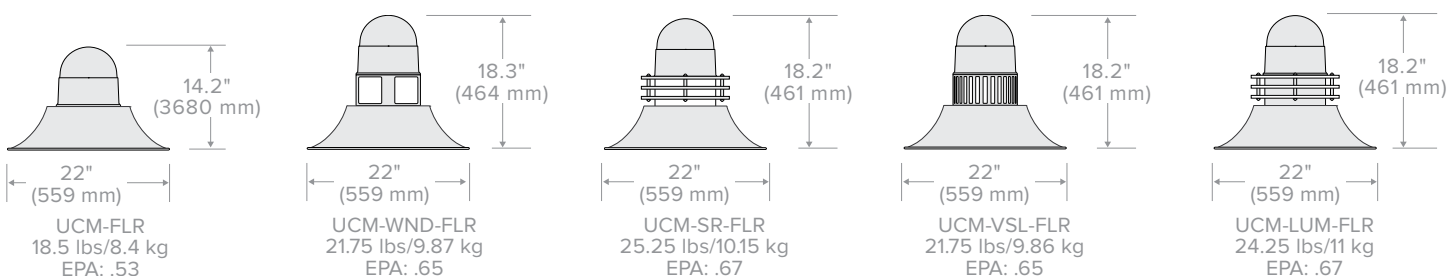
ANGLED HOOD CONFIGURATION



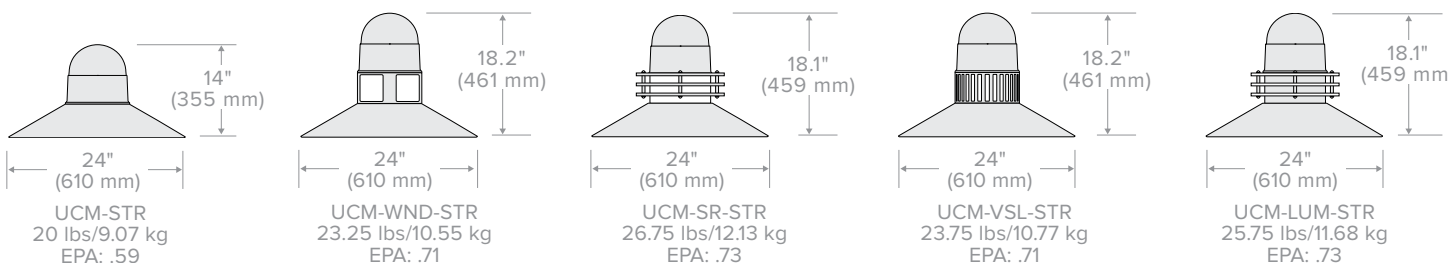
BELL HOOD CONFIGURATION



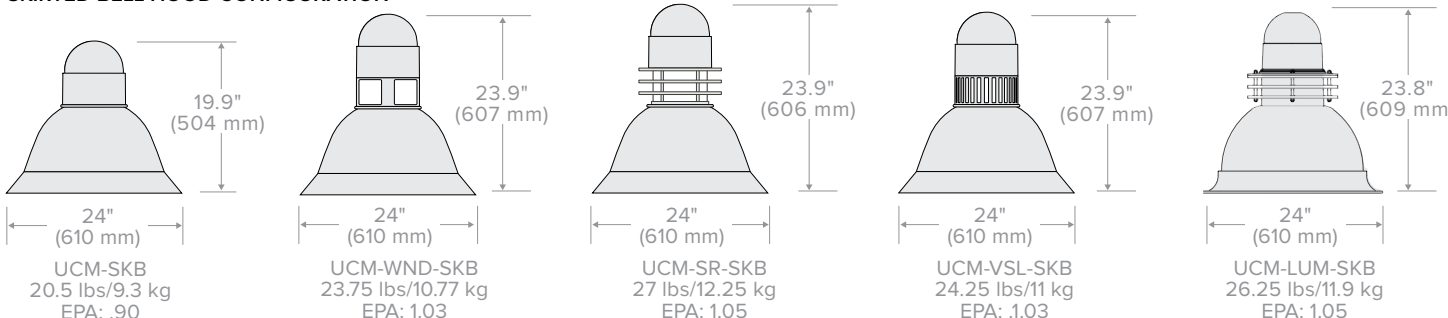
FLARE HOOD CONFIGURATION



STRAIGHT HOOD CONFIGURATION



SKIRTED BELL HOOD CONFIGURATION



PHOTOMETRY

UCM2-ANG-36L-615-4K7-1

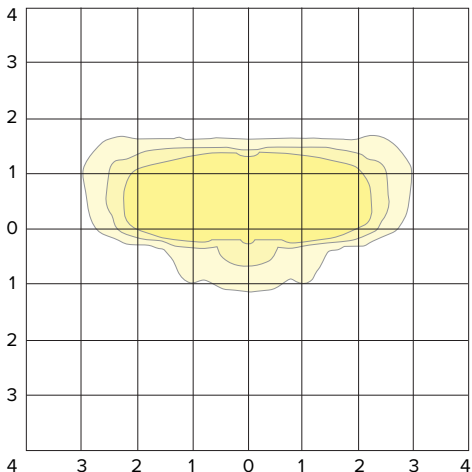
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8954
Watts	71.59
Efficacy	125.1
IES Type	I
BUG Rating	B1-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8046	90%
Downward House Side	908	10%
Downward Total	8954	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8954	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-2

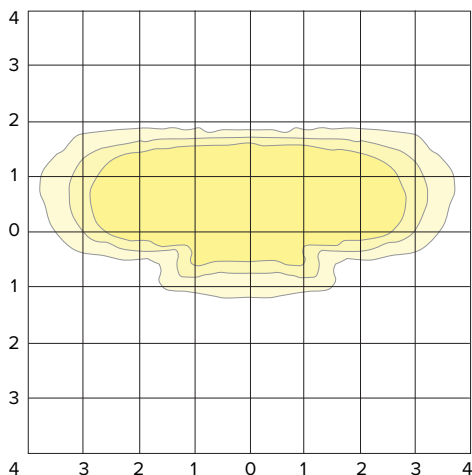
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8274
Watts	71.59
Efficacy	115.6
IES Type	II
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6942	84%
Downward House Side	1332	16%
Downward Total	8274	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8274	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-3

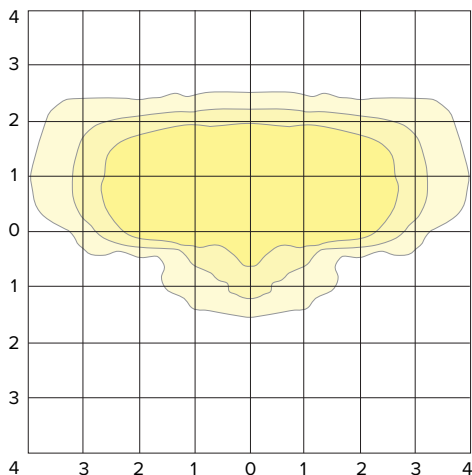
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8099
Watts	71.59
Efficacy	113.1
IES Type	III
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6800	84%
Downward House Side	1299	16%
Downward Total	8099	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8099	100%

ISOFOOT CANDLE PLOT



PHOTOMETRY

UCM2-ANG-36L-615-4K7-4W

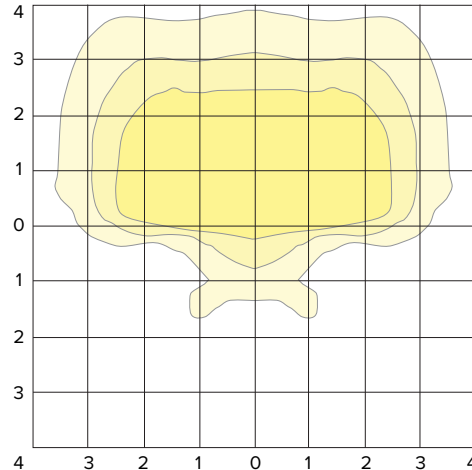
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8189
Watts	71.6
Efficacy	114.4
IES Type	IV Wide
BUG Rating	B1-U0-G3
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7339	90%
Downward House Side	850	10%
Downward Total	8189	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8189	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5Q

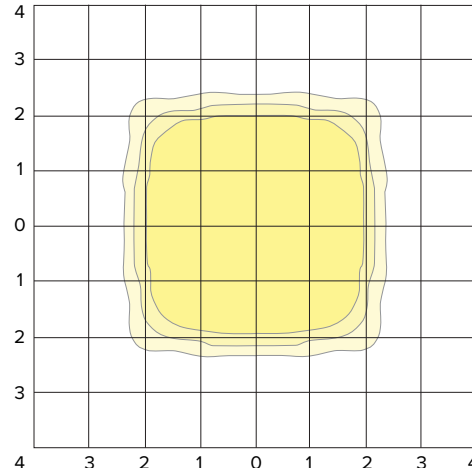
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8596
Watts	71.6
Efficacy	120.1
IES Type	VS
BUG Rating	B3-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4298	50%
Downward House Side	4298	50%
Downward Total	8596	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8596	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5W

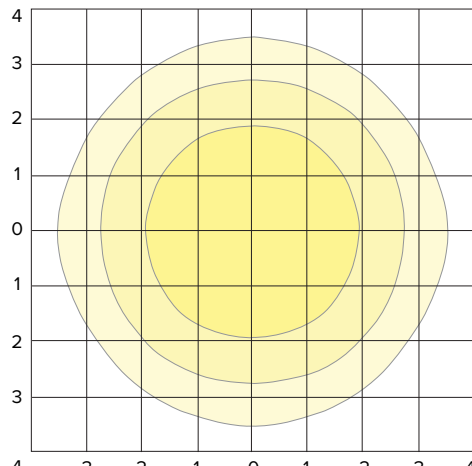
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8348
Watts	71.6
Efficacy	116.6
IES Type	VS
BUG Rating	B3-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

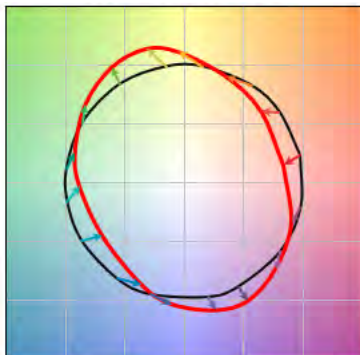
Zone	Lumens	% Luminaire
Downward Street Side	4174	50%
Downward House Side	4174	50%
Downward Total	8348	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8348	100%

ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC

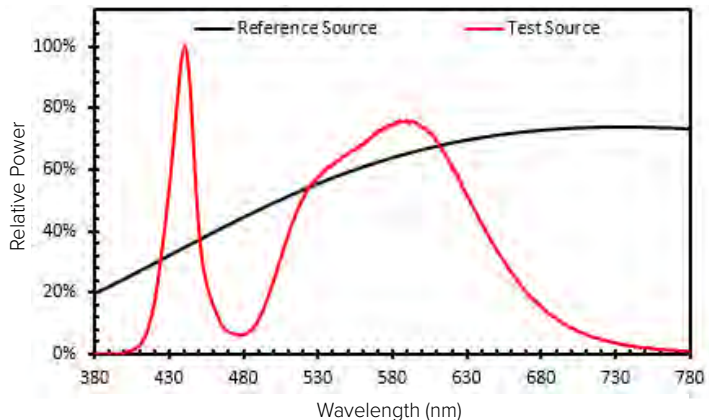


— Reference Illuminant — Test Source

TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Electrical												Dimming					
Light Engine	System Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277	347	480				Min	Max	Min	Max
36L	260 mA	31.52	120-480	50/60	0.26	0.15	0.13	0.11	0.09	0.07	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	325 mA	40			0.33	0.19	0.17	0.14	0.12	0.08							
	420 mA	49.82			0.42	0.24	0.21	0.18	0.14	0.10							
	460 mA	54.9			0.46	0.26	0.23	0.20	0.16	0.11							
	615 mA	71.6			0.60	0.34	0.30	0.26	0.21	0.15							

TM-21 LIFETIME CALCULATION - PROJECTED LUMEN MAINTENANCE (25°C / 77°F)						
HOURS	0	25,000	36,000	50,000	100,000	REPORTED L70
Projected Lumen Maintenance	100%	98.0%	96.9%	95.4%	90.5%	> 60,000

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER	
CLEAR LENS	DIFFUSED LENS
0.9192	0.7919

ADDITIONAL INFORMATION

PHOTOCELL / EGRESS ADAPTERS

- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

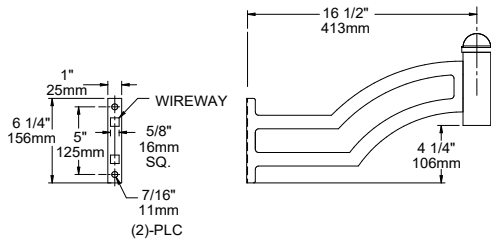
ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

SLA2-D

Wt: 6 lbs

EPA: .30

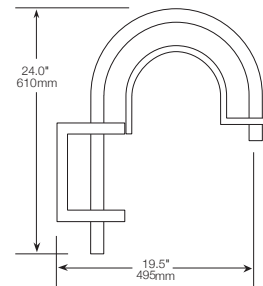


4" POLE

SLA3

WT: 8 LBS

EPA: .77

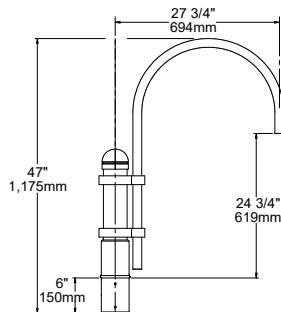


4" POLE

SLA4

WT: 14 LBS

EPA: 1.39

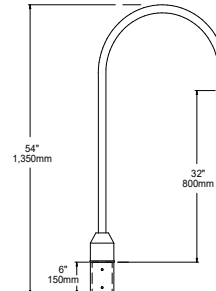


4" POLE

SLA7

WT: 9 LBS

EPA: 1.34

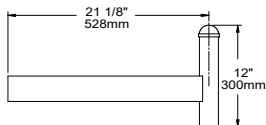


4" POLE

SLA8D

WT: 5 LBS

EPA: .40

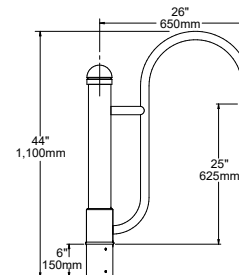


4" OR 5" POLE

SLA9

WT: 18 LBS

EPA: 1.90

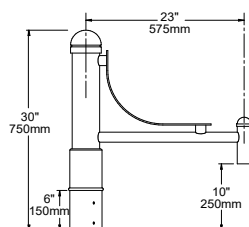


4" POLE

SLA10

WT: 9 LBS

EPA: 1.09

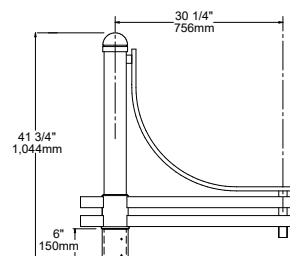


4" POLE

SLA16

WT: 18 LBS

EPA: 2.88



4" POLE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

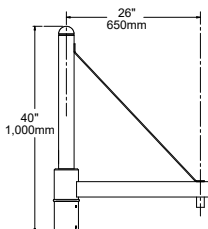
ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

SLA17

WT: 18 LBS

EPA: 1.50

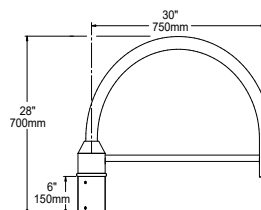


4" POLE

SLA18

WT: 12 LBS

EPA: .85

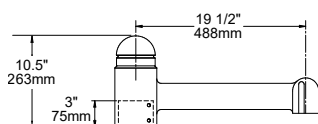


4" POLE

SLA20

WT: 10 LBS

EPA: .70

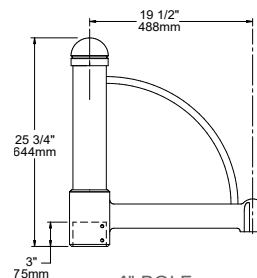


4" POLE

SLA20A

WT: 15 LBS

EPA: 1.30

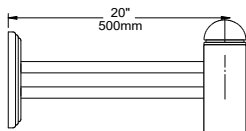


4" POLE

SLA22D

WT: 4 LBS

EPA: .44

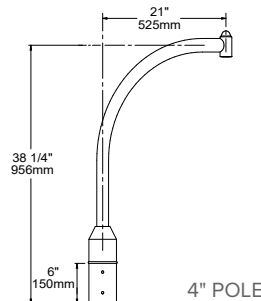


4" POLE

SLA24

WT: 9 LBS

EPA: .85

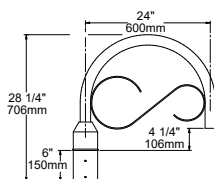


4" POLE

TRA7

WT: 12 LBS

EPA: .90

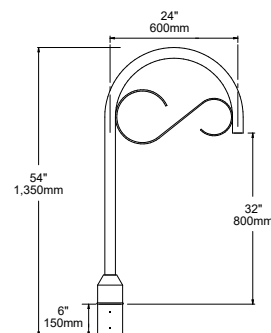


4" POLE

TRA8

WT: 13 LBS

EPA: 1.34



4" POLE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

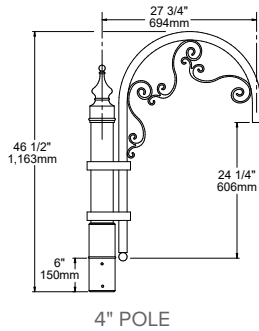
ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

TRA9

WT: 17 LBS

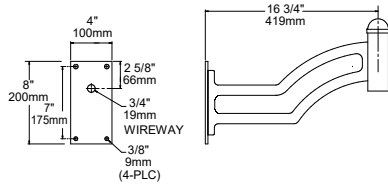
EPA: 1.90



MOUNTING WALL OPTIONS

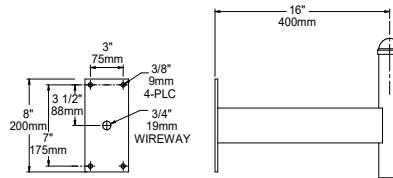
WMA5

WT: 6 LBS



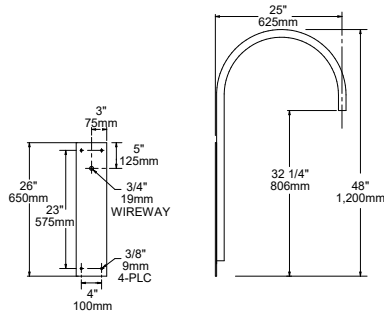
WMA9D

WT: 6 LBS



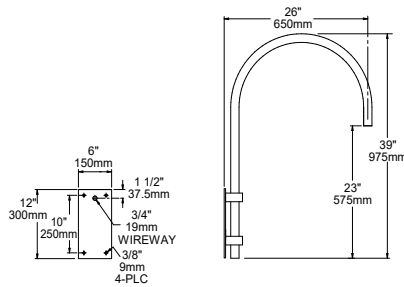
WMA11

WT: 10 LBS



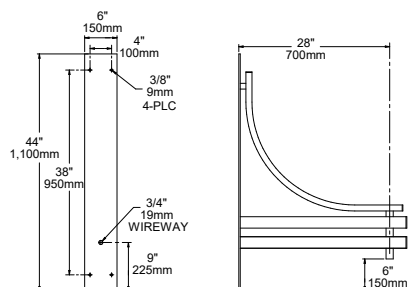
WMA12

WT: 12 LBS



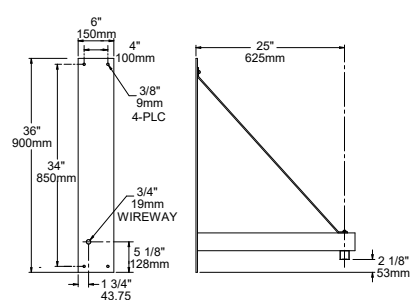
WMA16

WT: 22 LBS



WMA17

WT: 15 LBS



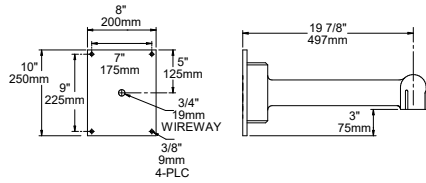
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION CONTINUED

MOUNTING WALL OPTIONS

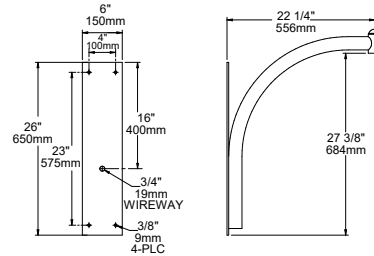
WMA20

WT: 12 LBS



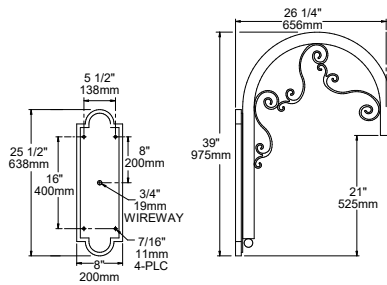
WMA24

WT: 12 LBS

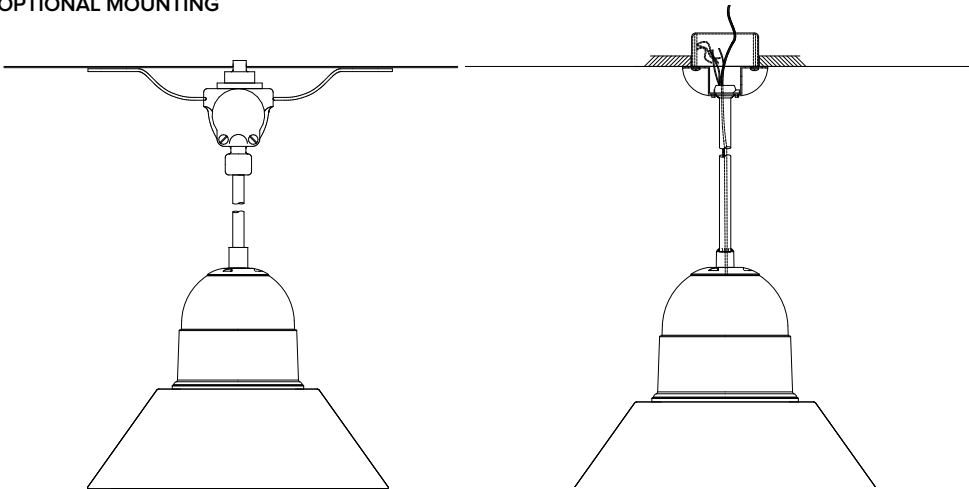


WMA39

WT: 14 LBS



OPTIONAL MOUNTING



Catcatenated Mount *

Pendant Mount *

* Contact factory for more information

ATTACHMENT F

FINANCIAL EVIDENCE



Schwab One® Account of
EDWARD TAYLOR MOORE JR

Statement Period
January 1-31, 2021

Account Value as of 01/31/2021: \$ 5,070,734.23

Change in Account Value

	This Period	Year to Date
Starting Value	\$ 5,125,224.82	\$ 5,125,224.82
Credits	268,469.34	268,469.34
Debits	(390,979.94)	(390,979.94)
Transfer of Securities (In/Out)	0.00	0.00
Income Reinvested	(22,737.38)	(22,737.38)
Change in Value of Investments	90,757.39	90,757.39
Ending Value on 01/31/2021	\$ 5,070,734.23	\$ 5,070,734.23
Accrued Income ^d	4,345.93	
Ending Value with Accrued Income ^d	\$ 5,075,080.16	\$ (54,490.59)
Total Change in Account Value	\$ (54,490.59)	(1.06)%
Total Change with Accrued Income ^d	\$ (50,144.66)	

Asset Composition

Equities	\$ 5,460,066.83	71%
Exchange Traded Funds	125,845.48	2%
Other Assets	2,063,470.27	27%
Total Assets Long	\$ 7,649,382.58	
Net Loan Balance	(2,578,648.35)	
Total Account Value	\$ 5,070,734.23	100%

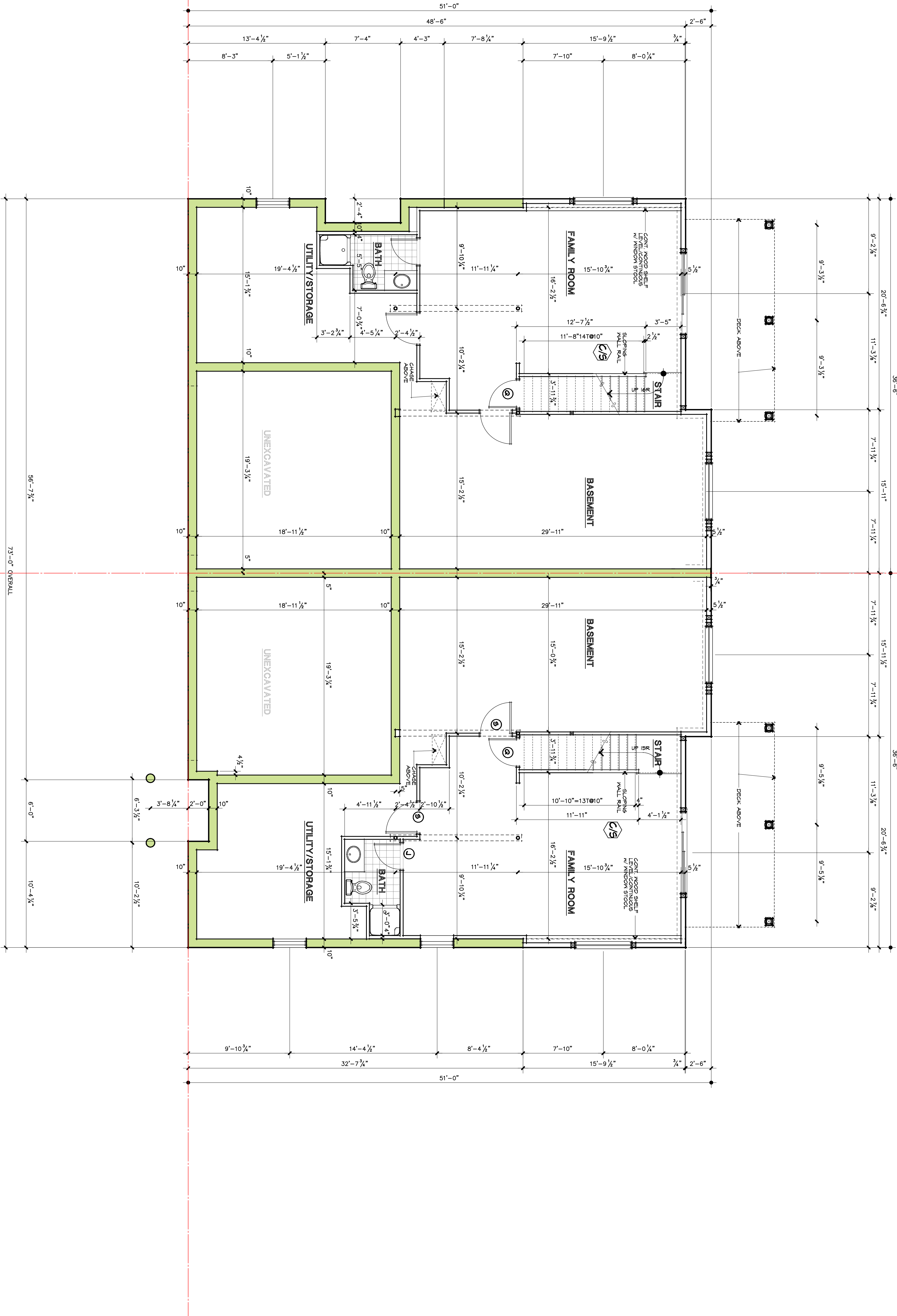
% of Account Assets
71%
2%
27%
100%



Account Value (in Thousands)



To explore the features of this statement visit [schwab.com/premiumstatement](https://www.fhlbboston.com/fhlbank-boston/rates/#/amortizing)



1 2 3 4 8 SCALE IN FEET 16

A1

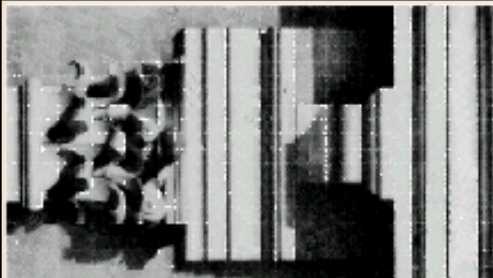
TYPICAL TOWNHOUSE
BASEMENT PLAN

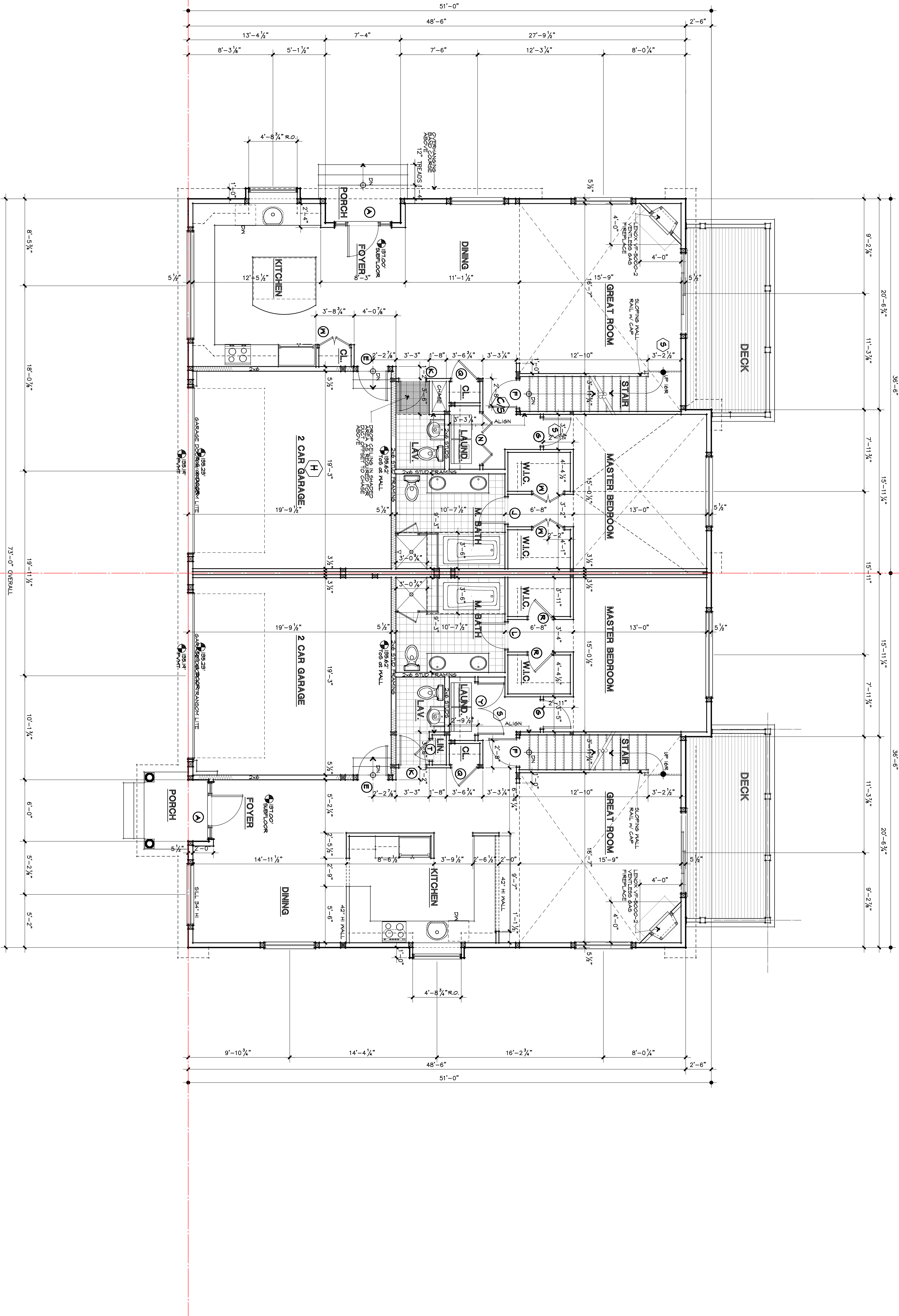
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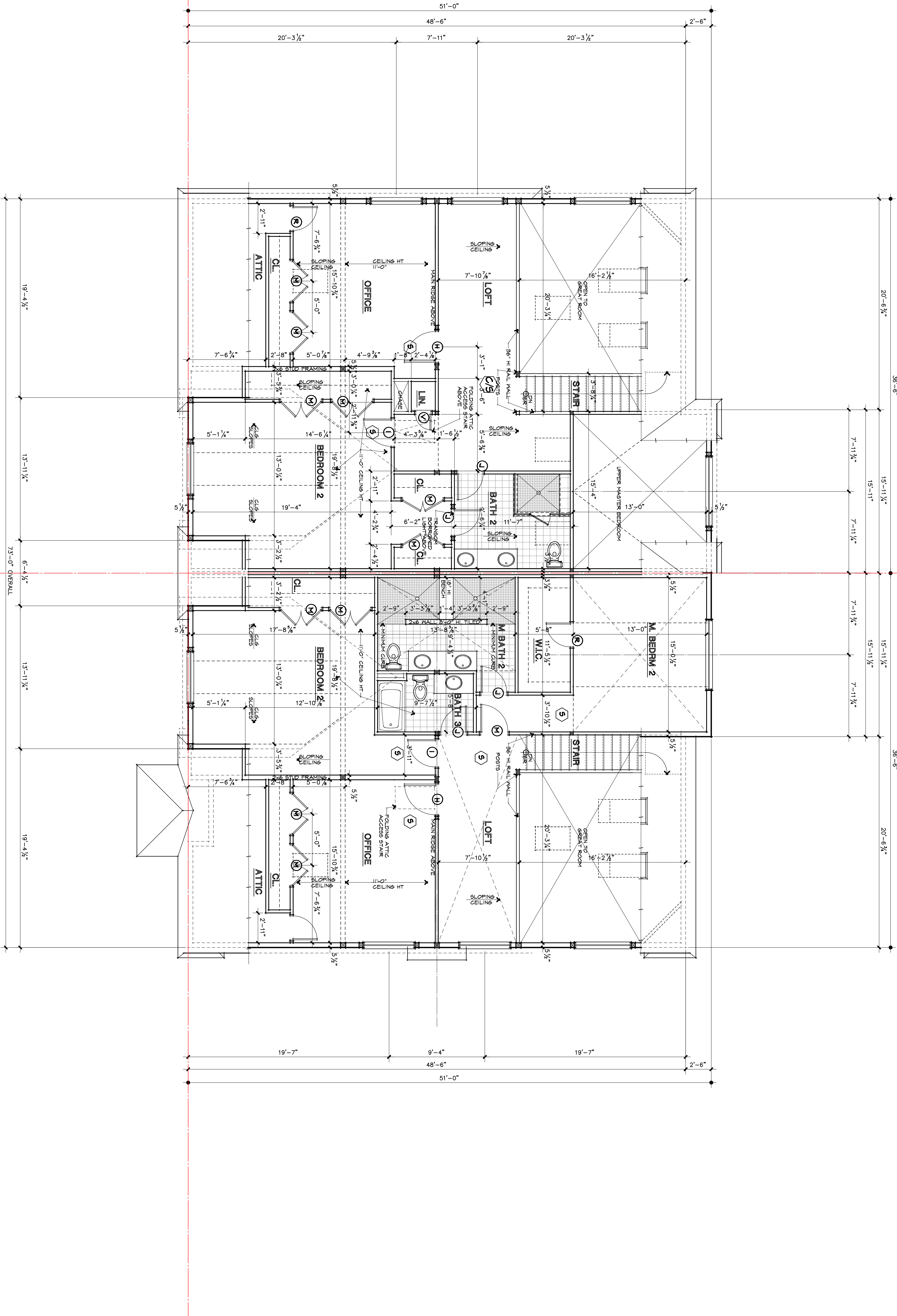
PROJECT NAME
SACO HARBORSIDE
Saco, Maine

APPLICANT
Saco Island Ventures, LLC
8 Doaks Lane
Marblehead, MA 01945

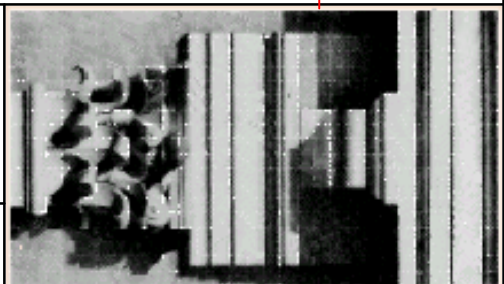
ARCHITECT
GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
REGISTERED ARCHITECT MASSACHUSETTS AND MAINE







1 2 3 4 8 SCALE IN FEET 1/4"





A5

TYPICAL TOWNHOUSE
LEFT + REAR ELEV'S

DATE: 2/03/21

SCALE: 1/4"=1'-0"

PROJECT NAME

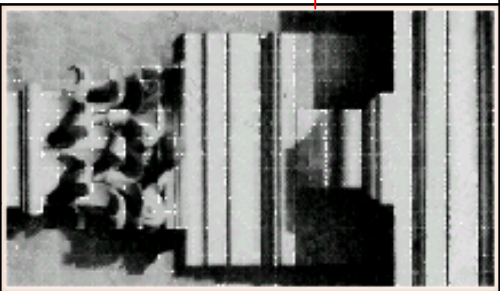
SACO HARBORSIDE
Saco, Maine

APPLICANT

Saco Island Ventures, LLC
8 Doaks Lane
Marblehead, MA 01945

ARCHITECT

GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
REGISTERED ARCHITECT MASSACHUSETTS AND MAINE





1 2 3 4 5 6 SCALE IN FEET

A6

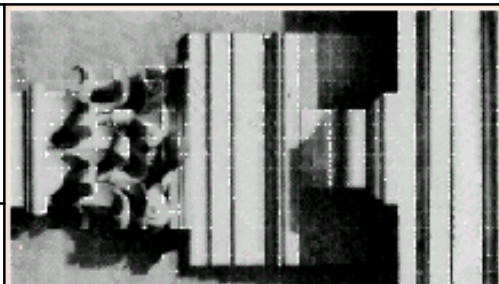
GARAGE UNDER UNITS
BASEMENT PLAN

DATE: 2/03/21
SCALE: 1/4"=1'-0"

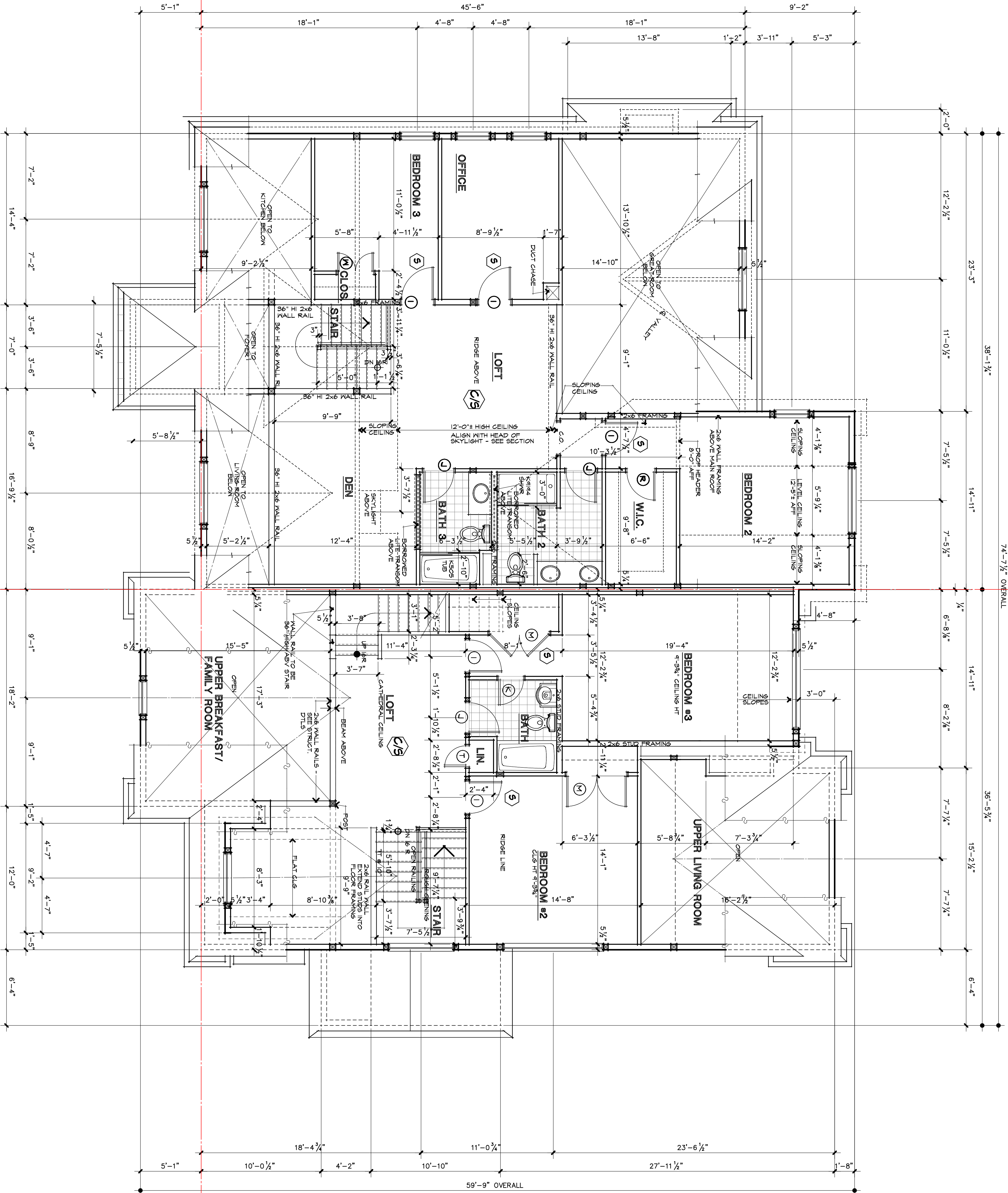
PROJECT NAME
SACO HARBORSIDE
Saco, Maine

APPLICANT
Saco Island Ventures, LLC
8 Doaks Lane
Marblehead, MA 01945

ARCHITECT
GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
REGISTERED ARCHITECT MASSACHUSETTS AND MAINE







A8

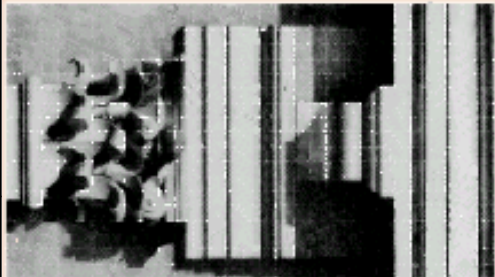
GARAGE UNDER UNITS
SECOND FLOOR PLAN

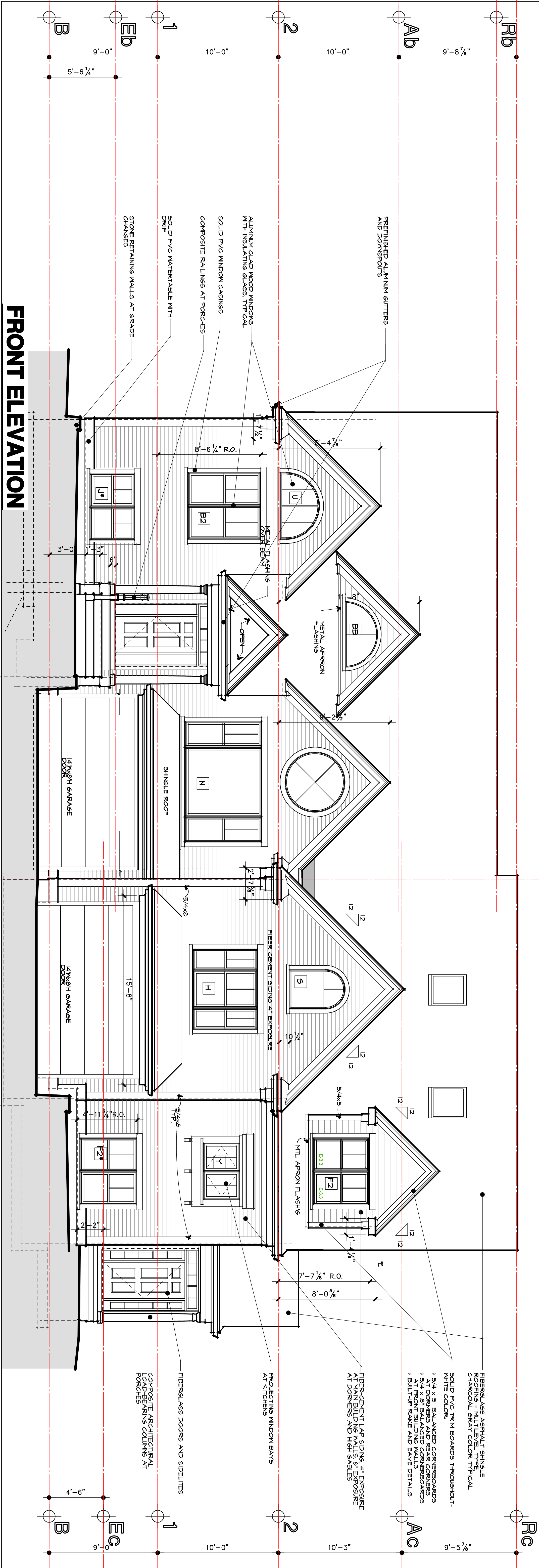
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PROJECT NAME
SACO HARBORSIDE
Saco, Maine

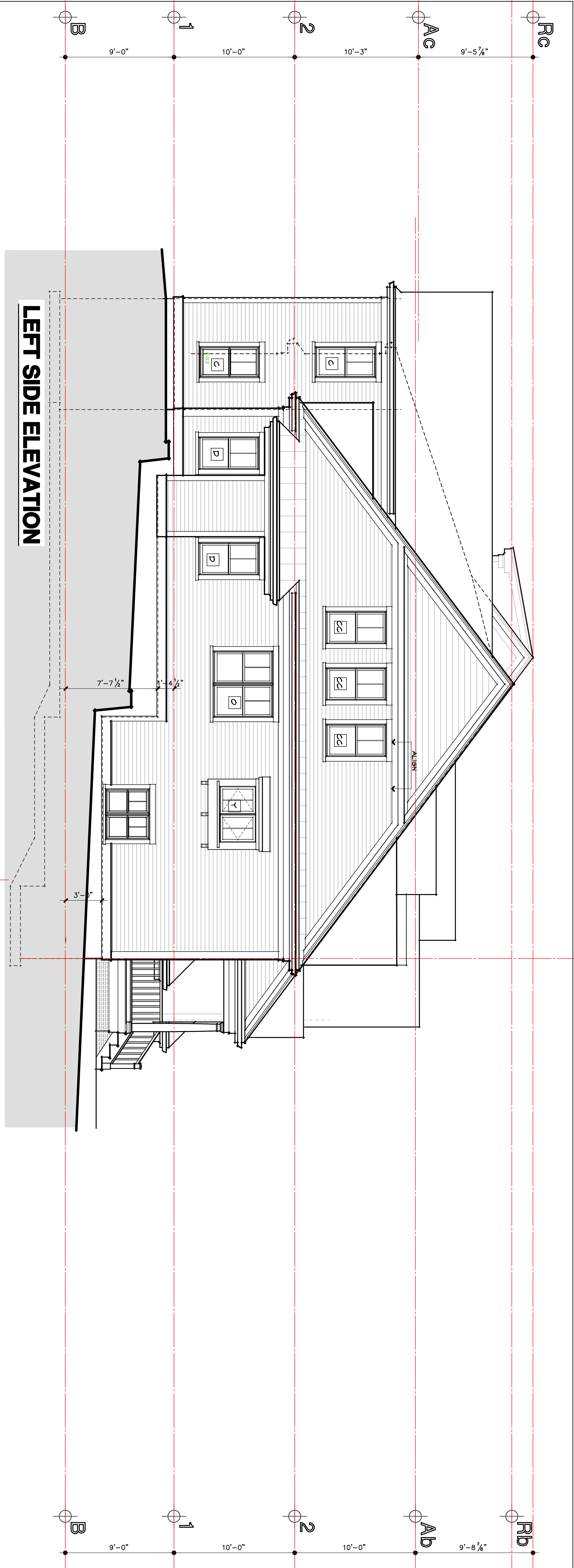
APPLICANT
Saco Island Ventures, LLC
8 Doaks Lane
Marblehead, MA 01945

ARCHITECT
GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
REGISTERED ARCHITECT MASSACHUSETTS AND MAINE





FRONT ELEVATION



LEFT SIDE ELEVATION

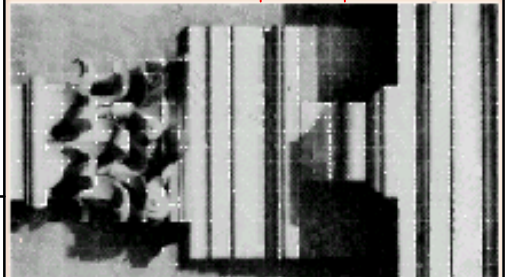
A9

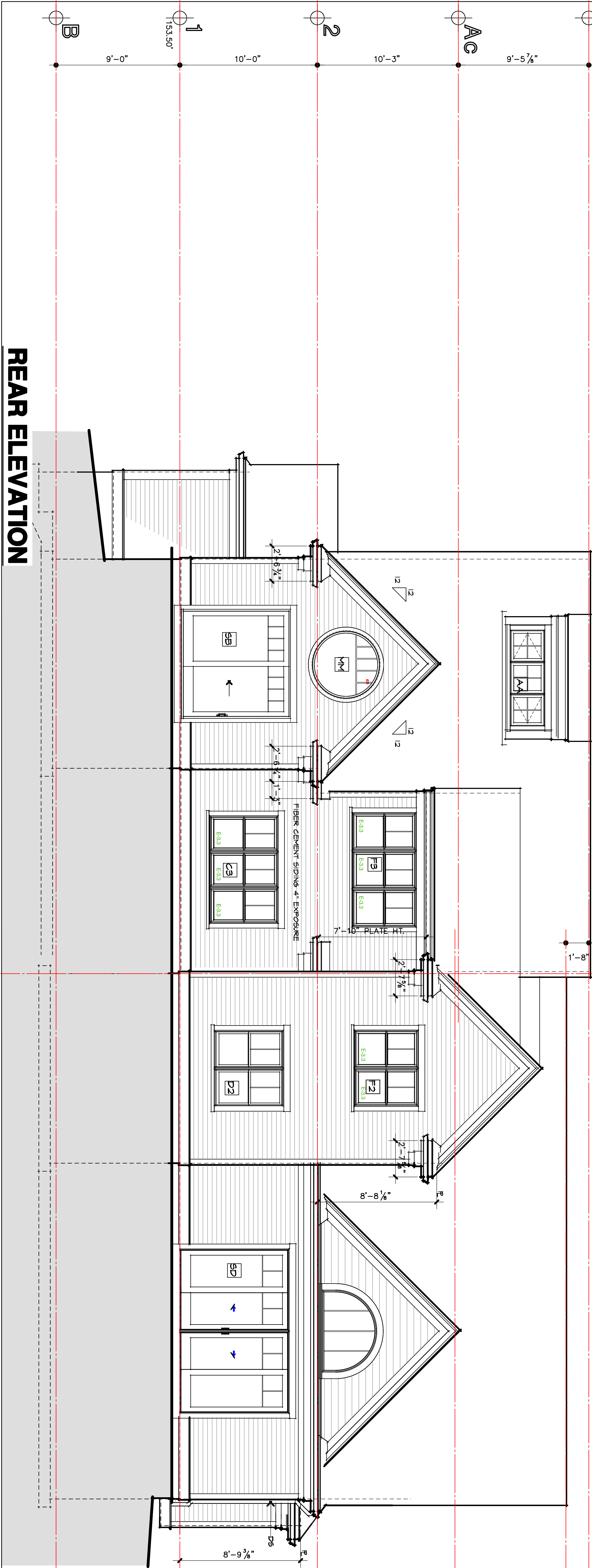
GARAGE UNDER UNITS
FRONT+LEFT ELEV'S
DATE: 2/03/21
SCALE: 1/4"=1'-0"

PROJECT NAME
SACO HARBORSIDE
Saco, Maine

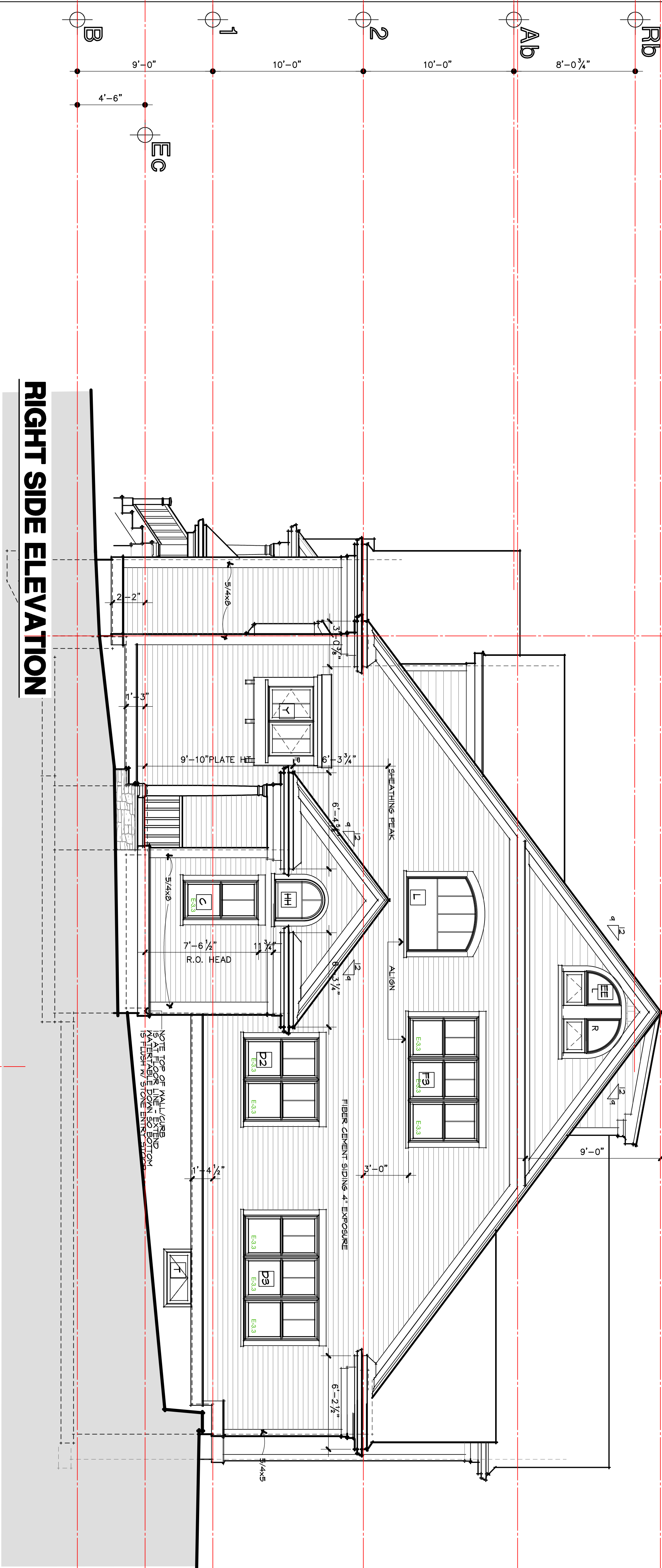
APPLICANT
Saco Island Ventures, LLC
8 Doaks Lane
Marblehead, MA 01945

ARCHITECT
GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
REGISTERED ARCHITECT MASSACHUSETTS AND MAINE



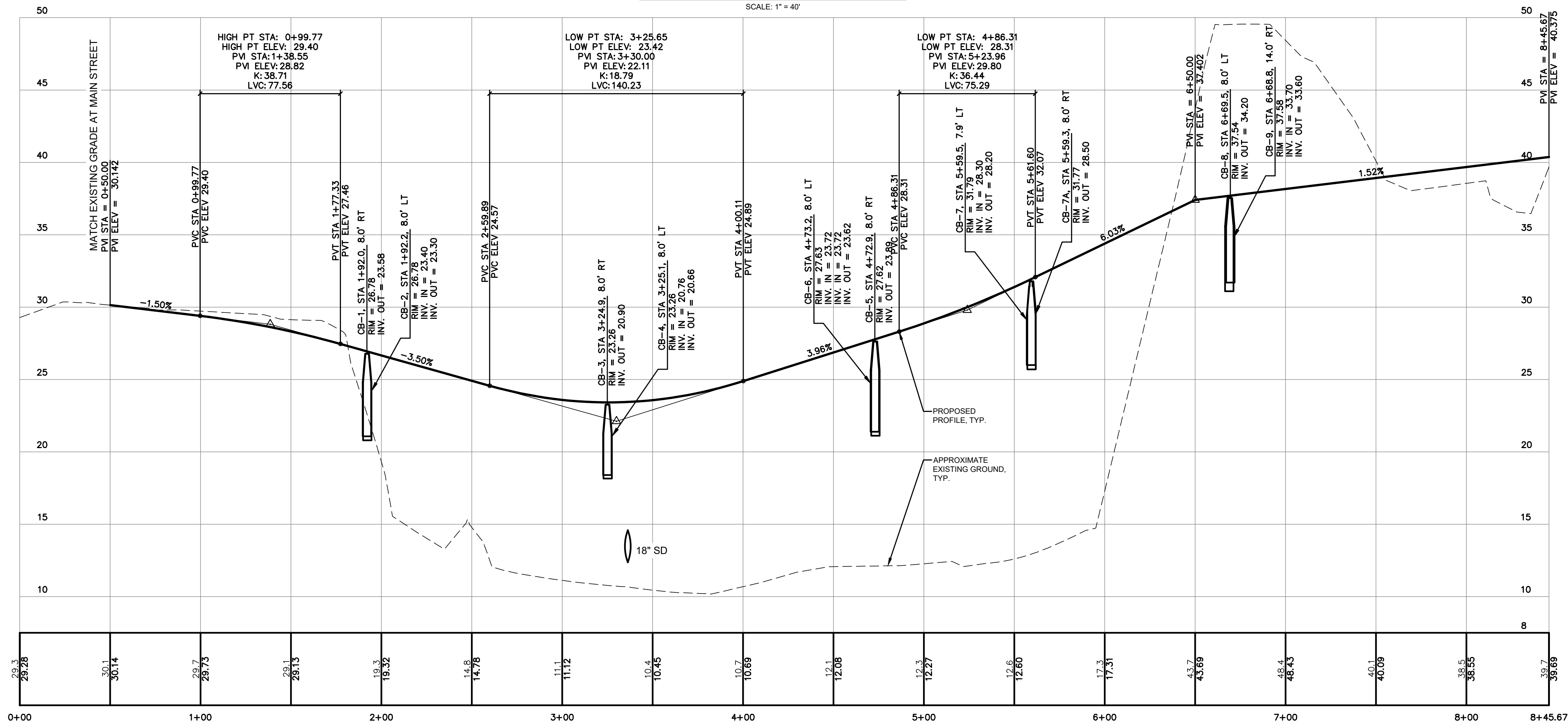
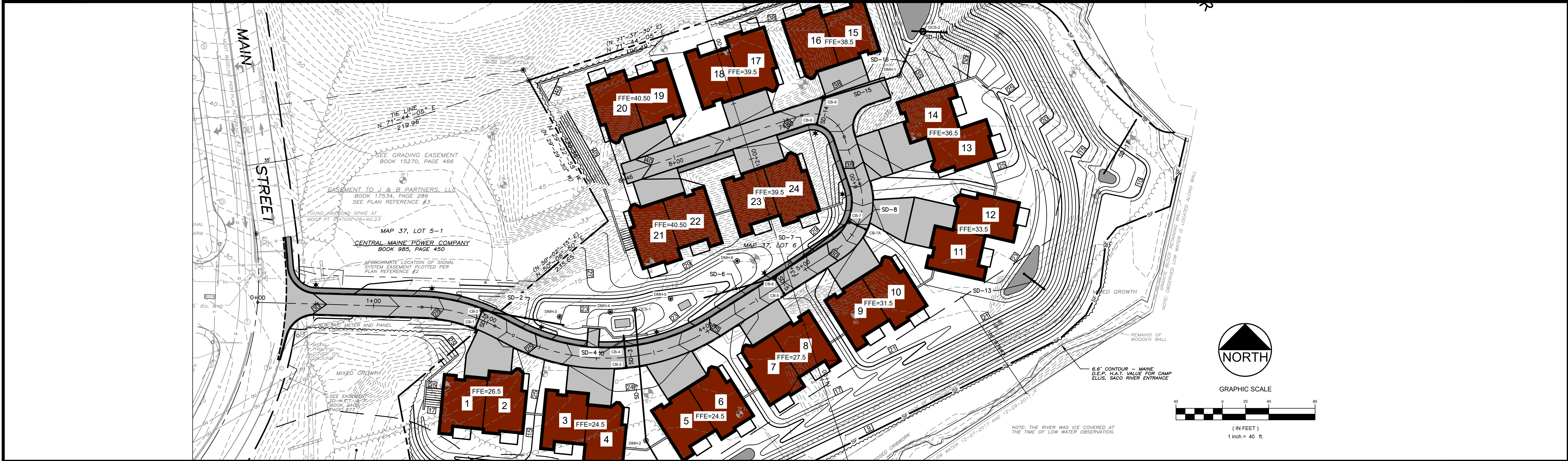


REAR ELEVATION



RIGHT SIDE ELEVATION

U:\3738.01_24 Unit Townhouse-Factory Island East- Saco, ME\Z - CAD\DWG\373801-GRADING.dwg 2/2/2021 9:50 AM



OWNER OF RECORD:
SACO ISLAND VENTURES LLC
8 DOAKS LANE
MARBLEHEAD, MA 01945
YCRD BK 18023; PG 284

NOTE: THIS PLAN SET
IS ISSUED FOR
PERMITTING PURPOSES
& SHALL NOT BE USED
FOR CONSTRUCTION.

STATE OF MAINE
STEPHEN R. BUSHEY, P.E.
LICENSED PROFESSIONAL ENGINEER
02.02.21
STEPHEN R. BUSHEY, P.E.
LIC. #7429

Rev.	Date	Revision

Rev.	Date	Revision
2	2021.02.02	REVISED PERMIT PLANS
1	2021.01.20	SUBMITTED TO CITY OF SACO FOR REVIEW

Design: KAB	Draft: CDD	Date: DEC. 2020
Checked: SRB	Scale: AS NOTED	Job No.: 3738.01
File Name: 373801-GRADING.dwg		
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207.772.2515

Drawing Name:	ACCESS DRIVE PLAN & PROFILE
Project:	24 UNIT TOWNHOUSES AT FACTORY ISLAND EAST Saco, Maine
Client:	SACO ISLAND VENTURES 8 Doaks Lane, Marblehead, Mass. 01945

Drawing No.
C-8.1