



July 16, 2020

Michele Gagnon
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Schooner Head Housing Project
Subdivision Application #PUD-2020-02

Dear Michele:

Please find enclosed the revised submittal package for review of the Schooner Head Housing Project by The Jackson Laboratory (JAX). We respectfully request that you review the enclosed application and that it be considered for Completeness Review at the Planning Board's meeting on August 5th, 2020.

Due to the Covid-19 restrictions, we are submitting this application electronically as well as by hard copy. A check in the amount of \$1,141 in payment for the Site Plan Review fee (revision) for large commercial development has been provided under separate cover.

As we have discussed, the proposed Project is a multi-family residential development. Because of two standards in the ordinance related to affordability that are counter to JAX's purpose and ability to invest in workforce housing, the Project is being resubmitted now as a PUD-O Project. The overall parcel size is 36.915 acres. Under the PUD-O standards, JAX can and intends to develop 80 units at the site, the first phase being permitted now will construct 44 units in one three-story and four two-story buildings. The future phase, while being planned, is not being submitted for review at this time.

The purpose of the Project is to provide much needed workforce housing for The Jackson Laboratory (JAX). Like other employers, demand for housing in Bar Harbor is making it more difficult for JAX to attract and retain the skilled employees that are essential to their operations. They have considered a housing development in their master planning processes over the years, and conditions in the housing market and their own operations have made the time right to move forward.

The site concept includes peripheral parking spaces, minimizing roadways. Access to housing units will be via sidewalks providing significant communal green space. There is existing Town water supply on Schooner Head Road, to which the Project will connect. There is no sewer at the site; the closest sewer is on Route 3. The Project will be served by a private septic system, a single system that will serve the entire development. Stormwater treatment in accordance with DEP Rules Chapter 500 for the roofs and roadways will be provided.

We believe the data contained in this application provides all the information necessary for the Planning Board to find that the proposed Project meets the criteria for approval under the Town of Bar Harbor's Land Use Ordinance. The proposed Project meets the General Review Standards, with reference to the section numbers of the Ordinance, for site plan approval as follows.

125-67 A. PERMITTED USES

The proposed Project qualifies as a Multifamily II Project as it provides residential occupancy for buildings that will house five or more families. Multifamily II is an allowable use in the Village Residential zone but requires the Project to be reviewed under the PUD standards. Because the area is not served by the Town



sewer system, the project is designed and will be evaluated under the PUD-O standards in the Town Ordinance, §125-69.M.

125-67 B. LOT STANDARDS

The proposed Project meets all lot standards for the Village Residential zone, including the required lot setbacks. The applicable setbacks are 20' on the front and 10' on the side and rear. The setbacks for the other JAX properties are shown for reference on Figure 9-1 in Exhibit 9, as well as on Figure 9-3.

As a PUD-O Project, there are additional standards that must be met. Exhibit 9 includes the PUD Site Plan (Figure 9-4) that illustrates the site elements that factor into meeting the PUD standards. These are summarized below:

- The overall Project parcel is 36.915 acres (1,604,717.4 sq. ft.).
- There are 6.32 acres of steep slopes and wetlands, a total of 17.1%, which is less than the maximum standard of 50%.
- The calculated base unit density, at 20,000 sq. ft./family, yields a maximum of 80 units; this Project will develop 44 units, significantly fewer than allowable by the ordinance.
- The requisite open space set aside (40%) is 14.8 acres; no more than 75% (11.1 acres) of the designated open area can be non-buildable areas such as steep slopes or wetlands. The 14.8-acre area proposed for designation as open space is illustrated on the PUD Site Plan (Figure 9-4). As shown, 5.5 acres of that designated open space area is steep slopes and wetlands, a total of 36%.

Island Housing Demand

The purpose of this Project is to provide housing specifically for JAX employees because the tight housing market in Bar Harbor makes it difficult for JAX to attract and retain qualified employees. Over the past decade or so, JAX has implemented support systems, such as workforce buses, carpool programs, and remote working assignments to help employees for whom housing costs on the island are too burdensome or simply out of reach. JAX's efforts have helped but the problem persists and has worsened over the last few years.

In fact, JAX is not the only employer for whom worker attraction and retention are difficult. According to the Island Housing Trust 2018 report, more than half the people who work on MDI live off-island due to housing costs that make worker attraction and retention difficult. Specifically, 54% of MDI workers commute onto the Island for work, and 78% of employer survey respondents agreed that finding affordable housing is a major challenge for their employees, while 60% agreed that the lack of affordable housing options negatively impacts their business. Further, housing affordability is a challenge for residents and workers.

These facts are widely recognized among community leaders, and in 2019 the Town of Bar Harbor developed a Housing Strategy document to help guide them through tackling this housing crisis. Strategy 5 (Encourage LMI housing through zoning) and Strategy 7 (Create partnerships with large employers) are both relevant to this Project.

The Schooner Head Housing Project represents a significant commitment by JAX to the people who earn their living in Bar Harbor, and an unprecedented contribution to workforce housing on MDI. Their priority is, of course, to their own employees, but they recognize that any substantial contribution to workforce housing availability benefits all workers by relieving some of the pressure on general housing demand.



The development as proposed complies with all applicable ordinance standards. As presented, the Project proposes a private septic system to serve the development. This is being designed in accordance with the State Subsurface Disposal Rules. The full design and HHE-200 form will be provided for review prior to the final application deadline.

125-67 C. HEIGHT

The proposed buildings have gable roofs and the heights are indicated on the building elevations in Exhibit 20. The two-story buildings are 25'-11", and the three-story is 37'-4½". A table in Exhibit 20 calculates the gable heights above the mean original grade. The three-story building, the tallest, has a height of 40' above mean original grade, meeting the 40' maximum height standard.

125-67 D. PARKING REQUIREMENTS

The Project includes a 68-space parking lot, providing over 1.5 spaces per dwelling unit. This exceeds the applicable standard requiring one space per dwelling unit.

125-67 E. PARKING AREAS AND DRIVEWAYS

The parking spaces are all 90-degree, and measure 18.5' long by 9' wide, with an aisle width of 25', as required by the ordinance. Sidewalks, which are 5' wide, are provided to and around the parking lot. Two entrances to the parking lot from Schooner Head Road are provided. They have a slope of 1.5% (less than maximum of 15%) and they are 18' in width, meeting the 18' minimum standard for two-way drives serving more than 8 dwelling units (that are less than 500' long).

125-67 F. LOADING REQUIREMENTS

No loading area is required for a residential development and none is provided.

125-67 G. STREETS, SIDEWALKS, AND ACCESS

No new streets are proposed as part of the Project. There are no sidewalks in this section of Schooner Head Road, so no sidewalks or walkways are proposed outside of the parcel.

125-67 H. BUFFERING AND SCREENING

Construction and grading of the stormwater filters along the lower edge of the parking lot will require clearing close to the property line. The existing vegetation in the ROW will provide significant buffering of the parking lot from Schooner Head Road. As shown on the Landscape Plan (Figure 11-1), evergreens will be planted in the area between the filters and the property line to supplement the existing vegetation as needed. The design goal will be to have the site look as natural as possible while buffering the view of parking lot from the roadway.

A buffer will also be planted along the northerly property line to shield view of the development from the adjacent property.

The dumpster enclosures will provide screening for the dumpsters.

125-67 I. WATER SUPPLY

The proposed Project will connect to the Town's water supply.



125-67 J. MUNICIPAL WATER SUPPLY

The Project water demand is typical for residential uses and the existing supply system is adequate to serve the Project.

125-67 K. GROUNDWATER

There will be no groundwater use and no impact to the quality of groundwater in the vicinity of the proposed Project. The septic system is being designed in accordance with all State requirements, as described in other sections. As an engineered system, required if it receives more than 2,000 gpd flow, groundwater test wells will be installed so the system will be monitored for impacts.

125-67 L. STORMWATER MANAGEMENT

Stormwater management for the proposed Project has been incorporated into the design and will be reviewed by the DEP for compliance with the state standards in Chapter 500 and the Maine Stormwater Best Management Practices (BMPs). A copy of the stormwater report detailing the analysis of the proposed management system can be provided under separate cover if requested.

The Project will utilize underdrained soil filters and roof runoff filters, both standard DEP BMPs. Erosion and sedimentation will be adequately controlled.

125-67 M. MUNICIPAL SEWER FACILITIES

The proposed Project will not be connected to the Town's sewer system.

125-67 N. SEWAGE DISPOSAL

The flows from the Project will be typical for a residential development. A septic system for the development is proposed on the site. The sewer flow is calculated at 7,920 gallons per day. The system is being designed in accordance with all applicable rules and will be reviewed and approved by the State of Maine Department of Health and Human Services as required by law.

125-67 O. SOILS

The proposed Project will not impact any area where the soil is rated severe or very severe by the County Soil Survey of the USDA Soil Conservation Service. A soil survey map is provided in Exhibit 10.

125-67 P. LANDSCAPING

The Landscaping plan, Figure 11-1, illustrates the site landscaping.

125-67 Q. EROSION

Adequate erosion and sedimentation control will be provided. The measures to be utilized are discussed in Exhibit 17.

125-67 R. FLOOD PERMIT

The proposed Project is not in the flood zone, and no flood permitting is required.



125-67 S. AIR QUALITY

The proposed Project will not impact air quality, and no permit is required. There will be no significant emissions of dust, smoke, ash, odors, gases, chemicals, or other particulate matter from the proposed Project.

125-67 T. REFUSE DISPOSAL

The development will provide two enclosures for trash and recyclables disposal.

125-67 U. DANGEROUS OR HAZARDOUS MATERIALS AND WASTES

The proposed Project will not generate any hazardous waste.

125-67 V. VIBRATION

The proposed Project will not generate excessive vibration.

125-67 W. WILDLIFE HABITAT

At the Town Planner's request, we asked for Inland Fish & Wildlife staff to review the JAX properties again as it had been several years since their last file review. The correspondence is included in Exhibit 9; they have no records of species of concern on the Project site or JAX properties in general. Their review mentions bats, vernal pools and stream habitats.

A vernal pool survey is being undertaken for this entire parcel this season. No vernal pools were identified in the area of the proposed project. There is some wetland area that will be impacted and a permit for this Work will be required from DEP and ACOE; application is being made.

125-67 X. AESTHETIC AREAS AND PHYSICAL AND VISUAL ACCESS

No aesthetic, cultural, or natural areas will be affected by the proposed Project. There will not be any change to physical or visual access to shorelines.

125-67 Y. HEAT

The proposed Project will not generate excessive heat.

125-67 Z. LIGHT AND GLARE

The proposed Project will not create excessive light or glare. New wall mounted fixtures, streetlights and bollard lights on the walkways will be installed as shown on the Lighting Plan. These fixtures are full cut-off. The manufacturers' cut sheets for the proposed fixtures are included in Exhibit 21.

125-67 AA. NOISE

The proposed Project will not generate excessive noise.

125-67 BB. SIGNS AND ADVERTISING

No new signs will be installed as part of the proposed Project.



125-67 CC. OUTDOOR STORAGE AND DISPLAYS

No outdoor storage or displays are part of the proposed Project.

125-67 DD. UTILITIES

Utilities will be installed on the site to supply the new buildings and site appurtenances. Utilities are shown on the Site Plan Detail (Figure 9-3) included in Exhibit 9.

125-67 EE. FIRE PROTECTION

The site will be served by Bar Harbor's public water supply system. New hydrants will be installed in conjunction with the waterline upgrade in Schooner Head Road. Access into the site is designed to meet the requirements for the fire department.

125-67 FF. COMPREHENSIVE PLAN

A memo from the Bar Harbor Planning Department stating that the proposed Project is in conformance with the Town's Land Use ordinances will be provided by staff.

125-67 GG. FINANCIAL AND TECHNICAL CAPACITY

Documentation has been provided to demonstrate that the Project team has the Financial Capacity to complete, operate, and maintain the proposed Project. Information verifying this capacity is included in Exhibit 24.

125-67 HH. FARMLAND

There is no registered farmland property within 150 feet of the proposed Project.

125-67 II. OTHER MUNICIPAL SERVICES

The proposed Project will not have a negative impact on Bar Harbor municipal services. This is discussed further in Exhibit 6.

125-67 JJ. VIOLATIONS

The Applicant is not in violation of the Bar Harbor Land Use Ordinance nor is it in arrears in payment of any local taxes or assessments. Further information is included in Exhibit 2.

125-67 KK. LEGAL DOCUMENTS

The Lab holds deeds to the property upon which the proposed Project is to be constructed. A discussion of this is included in Exhibit 3. The area designated as common Open Space on the site will have use and development restrictions placed on it, which will be provided to the Town for review. As allowed by the agreement with Friends of Acadia, the trail will be relocated. This does not require a reissue of the existing easement deed. No other easements or real estate is needed for the proposed Project.

125-67 LL. HISTORIC AND ARCHAEOLOGICAL RESOURCES

The proposed Project sites have not been identified by the Maine Historic Preservation Commission or the Bar Harbor Comprehensive Plan as containing historic or archaeological resources. Correspondence confirming there are no relevant resources anywhere on the Lab's property has been obtained in the past and still applies to this Project. At the request of the Bar Harbor Planning department, an updated review



was requested, has been received. The correspondence is included in Exhibit 9. The only issue raised by the MHPC is the Acadia trail, which is being coordinated by JAX directly. No further action is needed with MHPC.

125-67 MM. UTILIZATION OF THE SITE

The proposed Project does not impact environmentally sensitive areas. There is a small wetland that will be impacted, and this will be permitted before the Project construction begins.

125-67 NN. NATURAL FEATURES

At the Town Planner's request, we asked for Maine Natural Areas Program staff to review the JAX properties again as it had been several years since their last file review. The correspondence is included in Exhibit 9. They have no records of species of concern on the Project site, though they raised the possibility of the presence of Pitch Pine Woodland, a rare natural community type in Maine. There is such habitat at the southeasterly edge of the main JAX campus. The consultant conducting the vernal pool survey will confirm whether there are Pitch Pines on the project site, though none have been identified there to date.

WAIVER AND MODIFICATION OF STANDARDS REQUESTS

The following checklist documents some of the waivers we are requesting based on the Planning Department's assessment of the Project. We are requesting several additional waivers while not requesting some indicated on the checklist. For clarity, the table below documents all the waiver requests.

Checklist Item Number	Reason for Waiver/Standard Modification Request
4. Legal Documents	B-E. No other legal documents are required for the proposed Project.
5. Permits	C. No other permits are required.
7.1 Design Approval by State & Local Agencies	A-B, D-E. No design approval is necessary from these agencies.



Checklist Item Number	Reason for Waiver/Standard Modification Request
9. Site Plan	I-K. This applies to lotted subdivisions and does not apply to these applicants. There are no subdivisions within 200'. Q. No new signs are proposed for this Project. S. There are no stone walls, graveyards or fences in the vicinity of the Project. X. No portion of the Project is below the Normal High-Water Line. Y. The Project is outside the 100-year flood zone. Z. No portion of the Project is subject to routine flooding or standing water. DD. There are no existing/proposed ROWs or access to water. EE. There is no existing or proposed access to adjacent undeveloped land. JJ. No test pits are required for the proposed Project.
12. Street, Sidewalk and Access Plans	E. No new streets are proposed. H-J. No new streets are proposed. M. No street name applies.
13. E-911	No new street name is proposed.
16. Groundwater	A-B. No groundwater will be used for this Project.
19. Solid and Hazardous Waste	Solid waste is described; no special or hazardous wastes will be generated.
20. Building Plans & Elevations	D. The Project is not a restaurant; no seating capacity plan is required.
22. Signs	No signs are proposed for the Project.
24. Technical & Financial Capacity	C. Resumes of key design/construction individuals can be provided upon request. D. Descriptions of similar projects by the same developer can be provided upon request.
25. Business Operations	A-C. This is a residential development.
26. Mining	A-F. No mining is proposed at the site.



We believe this application provides all the information necessary for Completeness Review. Please let us know if you have any questions or require any additional information.

Thank you for your assistance with this Project.

Sincerely,
WOODARD & CURRAN, INC.

A blue ink handwritten signature, appearing to be "Sarah Nicholson", written over a faint circular stamp.

Sarah Nicholson, P.E.
Project Manager

SSN/jeh

Enclosures

cc: Kelly Doran, The Jackson Laboratory
John Fitzpatrick, The Jackson Laboratory



**SITE PLAN
REVIEW
APPLICATION
(PUD-2020-2)**

**Schooner Head
Housing Project**

One Merchants Plaza
Suite 501
Bangor, ME 04401
800-426-4262

woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

0232695.00
**The Jackson
Laboratory**
Bar Harbor, ME

July 16, 2020

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EXHIBIT 1
125-66.A SITE PLAN APPLICATION

Exhibit 1 contains the completed Checklist and Subdivision Application on the forms provided by the Planning Department. There is no registered farmland within 150 feet of the proposed Project site.

The Schooner Head Housing Project is a multi-family residential subdivision to be located in the Village Residential zone that will provide residential occupancy for five or more families. It meets the standard as a Multifamily II Project; therefore, it will be reviewed under the PUD-O standards. There is no sewer collection system on Schooner Head Road. The relevant application form is the Subdivision Application, attached. The cover letter explains how the Project meets all the applicable standards and describes the waiver requests.

The Project is proposed to be built on a lot owned by The Jackson Laboratory (JAX) on the east side of Schooner Head Road, directly across from JAX's parking Lot G. The parcel upon which the property will be developed comprises two lots, one JAX has owned for years that is currently undeveloped, and a second lot JAX acquired in 2011 that was a residence. The original house was razed around 2016.

This Project is proposed to be built in phases, but only the first phase is being permitted now. Where it seems relevant, information about the planned full build-out is provided for context.

Access to the site by the Bar Harbor Code Enforcement Officer is allowed by the Certification paragraph of the Site Plan Application Form.



**BAR HARBOR PLANNING BOARD
APPLICATION FOR SUBDIVISION**

(as described by Article VI of the Bar Harbor Land Use Ordinance)

APPLICATION # PUD-2020-02 DATE July 16, 2020

FEE \$ 1,141 MAP 253 LOT 011, 010 USE Residential

SUBDIVISION SKETCH PLAN

APPLICANT :

Name The Jackson Laboratory c/o John Fitzpatrick

Address 600 Main Street
Bar Harbor, Maine 04609

Telephone 207-288-6138

Email John.Fitzpatrick@jax.org

OWNER :

Name The Jackson Laboratory c/o John Fitzpatrick

Address 600 Main Street
Bar Harbor, Maine 04609

Telephone 207-288-6138

Email John.Fitzpatrick@jax.org

PROJECT REPRESENTATIVES:

Name Woodard & Curran - Sarah Nicholson

Address 1 Merchants Plaza, Suite 501
Bangor, Maine 04401

Telephone 207-632-5039

Email snicholson@woodardcurran.com



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITEPLAN

(as described by Article V of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary) :

The proposed Project is a multi-family residential subdivision. The first phase will construct 44 units in one three-story and four two-story buildings. The Project will include peripheral parking areas, internal walkways, communal green space, and private site utilities (water, sewer, stormwater collection and wastewater treatment). The Project will utilize town water; wastewater will be provided by a private septic system on site.

CERTIFICATION:

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. **Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance.** Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

Digitally signed by John Fitzpatrick
DN: cn=John Fitzpatrick, o=The Jackson Laboratory, ou=Facilities
Services, email=john.fitzpatrick@jax.org, c=US
Date: 2020.07.14 14:35:38 -0400'

July 14, 2020

Applicant

Date

Same

Owner

Date

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W) PRE APP APP PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
<p>Project Description: 44-unit residential subdivision in one 3-story building and four 2-story buildings on Schooner Head Road.</p> <p style="text-align: right;">Zone: Village Res Map/Lot: 253-011 and 253-010 Lot Size: 37± acres Permitted Use in Zone: MF II Date/Time Pre-App: June 9, 2020 @ 12:30 PM Department Official: MG</p>					
<p>1. SITE PLAN APPLICATION 125-66 a</p>					
A	Checklist	39	E		
B	Property Owner's Name/Address	39	E		
C	Applicant's Name/Address	39	E		
D	Project Representatives Name/Address	39	E		
E	Abutters Name & Address within 300 ft. of Property Lines	40	E		
F	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	40	W	No Farmland in BH	
G	Description of Proposed Use	40	E		
H	Written Authorization for Town Official Access	40	E		
I	Explain how project meets standards	40	E		<p>For completeness review explain how project meets the applicable standards: §126-67 General Standards - A. permitted use; B. lot standards; C. height; D. parking requirements; E. parking areas and driveways; G. streets, sidewalks, access; H. buffering and screening; J. municipal water supply; L. SW, ; N. sewage disposal; O. soils; P landscaping; O. erosion; T. refuse disposal; W. wildlife habitat; X. aesthetic areas; Z. light; BB. signs; DD. utilities; EE. fire protection; FF. comp plan; GG. financial capacity; II. Other municipal services; JJ. violations; LL. Historic; MM. utilization of site; NN. Natural features.</p>

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC	Page #	Exhibit Waiver (W) <small>PRE APP App PB</small>	Comments	Applicant to describe reasons why waiver should be granted §125-63
				\$126-69 Special Standards - M. PUD-O, N. Subdivision and R. Affordable housing

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	40	E		\$475
B	Evidence of Ordinance & Reg. Compliance	40	E		Provided by CEO

3. TITLE and INTEREST 125-66 C

A/B	Current Deed OR Purchase and Sale Agreement	40	E		Deed
C	Easements, Deed Restriction, R.O.W's, etc.	40	W		None

4. LEGAL DOCUMENTS 125-66 D

A	Proposed Easements, Covenants, Agreements, etc.	40	E		Re. affordable units
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W		
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W		
D	For condominiums proposed declaration, By Laws, etc.	40.1	W		
E	Site Restoration Guarantee (if required)	40.1	W		

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC	Page #	Exhibit Waiver (W) PRE APP PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
I All other utilities (such as gas, electricity, and cable)	41	E		

7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H

A	Central Water Supply (DHHS)	W	
B	Individual Wells (DHHS)	W	
C	Central Subsurface Sewage Disposal (DHHS)	E	
D	Waste Water Discharge (DEP)	W	
E	Approval by DOT	W	

MAPS & PLANS 125-66 J. (2)

8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)

Magnetic North		E	
Plan Preparation Date		E	
Graphic Scale		E	
Owner & Applicant Name/Address		E	
Designer, Surveyor, Engineer		E	
Name of each Municipality in which the development is located		E	
Tax Map & Lot Number(s) and Land Use District		E	

9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
	Magnetic North	41	E			
	Plan Preparation Date	41	E			
	Graphic Scale	41	E			
	Owner & Applicant Name/Address	41	E			
	Designer, Surveyor, Engineer	41	E			
	Name of each Municipality in which the development is located	41	E			
A	Abutting Property owners with Book/Page References	41	E			
B	Tax Map & Lot Number(s)	41	E			
C	Land Use District(s)	41	E			
D	Lot Line Dimensions (metes & bounds)	41	E			
E	Lot Size in Square Feet	41	E			
F	Locations of Lot Monumentations	41	E			
G	Total Proposed Development Acreage	41	E			
H	Remaining Undeveloped Land Retained	42	E		None proposed	
I	Lot Numbers	42	W			
J	Lots Developed/Sold within Past 5 Years	42	W			
K	Subdivisions within 200 ft. With Owners Names	42	E			
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	E			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

		Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
					PRE APP	APP		
M	Items within 200 feet of the subject property:	42	E			Aerial		
	Buildings & Structures	42	E					
	Streets (W/names)	42	E					
	Sidewalks	42	E					
	Easements	42	E					
	Driveways, Entrances, Exits	42	E					
N	Location of Existing & Proposed Buildings/Structures On Site	42	E					
O	Distance between Proposed Buildings/Structures On Site	42	E					
P	Utilities Locations - Existing/Proposed	42	E					
Q	Sign Locations - Existing/Proposed	42	E					
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E					
S	Stone Walls, Graveyards, and Fences	43	W					
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	E					
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	E					
V	Historic & Archaeological Site Locations	43	E					
W	Wetlands & Waterbody Locations within 250' (regardless of size)	43	E					
X	Shoreline	43	W					
Y	100 Year Flood Elevation	43	E					

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	E			
AA	Lot Lines and Water bodies Setbacks	43	E			
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	E			
CC	Fire/Emergency Equipment Site Access	43	E			
DD	Easements/Access to Water Bodies Existing/Proposed	43	W			
EE	Access Locations to Adjacent Undeveloped Land	43	W			
FF	Recreation/Open Space Land Existing/Proposed	43	W			
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	E		Dumpster location/screening	
HH	Lot Coverage Calculations - Existing/Proposed	43	E			
II	Parking Locations with Dimension, Angles, Radii, etc.	44	E			
JJ	Soil Test Pit Location	44	E			
10. MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)						
		42	E		W/geo tech investigation	
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)						
A	Botanical & Common Names	42	E			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX						Applicant to describe reasons why waiver should be granted §125-63	
Applicant Name: JAX							
Applicant Rep/Consultant: S. Nicholson, WC							
B	Plant Locations & Size	Page #	42	Exhibit Waiver (W) PRE APP	PB		
C	Installation Schedule	42		E			
D	Maintenance Plan	42		E			
E	Vegetation Clearing Limits	42		E			
F	Tree (8+'' d.b.h.) Locations	43		W			

12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44)

Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals

A	Drainage Scheme at all Intersections Existing/Proposed	Page #	44	Exhibit Waiver (W) PRE APP	PB		
B	Intersections of Proposed Streets with Existing Streets	44		E			
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44		E			
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44		E			
E	Horizontal & Vertical Curve Data	44		W			
F	Intersections - Turning Radii	44		E			
G	Centerline Grade	44		E			
H	Bearing, Distance, Tangent, Radii for All Street Lines	44		W			
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44		W			
J	Design Details for Street Improvements	44		W			
K	Travel Direction	44		E			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
	PRE APP		APP	PB		
L	Crosswalk Locations	44	E			
M	Street Names	44	W			
N	Subdivision Name	44	E			
13. E-911 125-66 K						
A	Street Name Certification by Addressing Office	45	W			
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)						
A	Town's Aerial Photograph	45	E			
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	E			
	Existing Improvements within 200'	45	E			
	Existing Vegetation within 200'	45	E			
	Other Physical and Natural Features within 200'	45	E			
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M						
A	HHE 200 Forms	46	E			
16. GROUNDWATER - to be extracted 125-66 N						
A	Use Assessment - Daily, Monthly, & Annual Rate	46	W			Public water
B	Hydrogeological Impact Study I	46	W			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
D Seating Capacity - Restaurants only			PRE APP	PB		
		47	W			
21. LIGHTING PLAN 125-66 S						
A	Exterior Lighting Details Existing & Proposed	47	E			
B	Types of Fixture with Manufacturer' Specifications Sheets	48	E			
C	Radius of Intensity of Illumination	48	E			
22. SIGNS 125-66 T						
A	Design Details Existing & Proposed	48	E		If proposed	
23. TRAFFIC IMPACT 125-66 U						
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	E			
B	Engineering Impact Analysis	48	W			
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V						
A	Cost Estimate	48	E			
B	Financing Arrangements	48	E			
C	Curriculum Vita of Each Professional Assoc With Project	48	W			
D	Descriptions of Similar Project by Developer	48	W			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-02 Owner: JAX Applicant Name: JAX Applicant Rep/Consultant: S. Nicholson, WC		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
25. BUSINESS OPERATIONS 125-66 W			PRE APP	APP PB		
A	Operating Statement & Mitigation Plan	48	W			
B	Employment & Operation Hours Projections	48	W			
C	Operator Information (if not owner)	49	W			
26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	49	W			
B	Extraction Plan	49	W			
C	Restoration Plan	49	W			
D	Performance Guarantee for Restoration Plan	49	W			
E	Washing Operation Plans	49	W			
F	Evidence of Insurance	49	W			

Notes:

EXHIBIT 2

125-66.B FEES AND COMPLIANCE WITH PREVIOUSLY APPROVED PLANS

The administrative and public notice fees, totaling \$1,141, are provided in conjunction with the submission of this Subdivision Application. The estimated construction cost for the proposed Project is \$8,500,000.

The Jackson Laboratory complies with all Land Use ordinances and regulations of the Town of Bar Harbor. Evidence of this will be provided by the CEO.

EXHIBIT 3
125-66.C TITLE AND INTEREST

The Jackson Laboratory is located on several parcels of land in the Town of Bar Harbor. The Site Plan included in Exhibit 9 illustrates the lot and parcel boundaries in the vicinity of the proposed Project.

The Jackson Laboratory owns the property where the Project will be developed, and will develop, own, and manage the buildings.

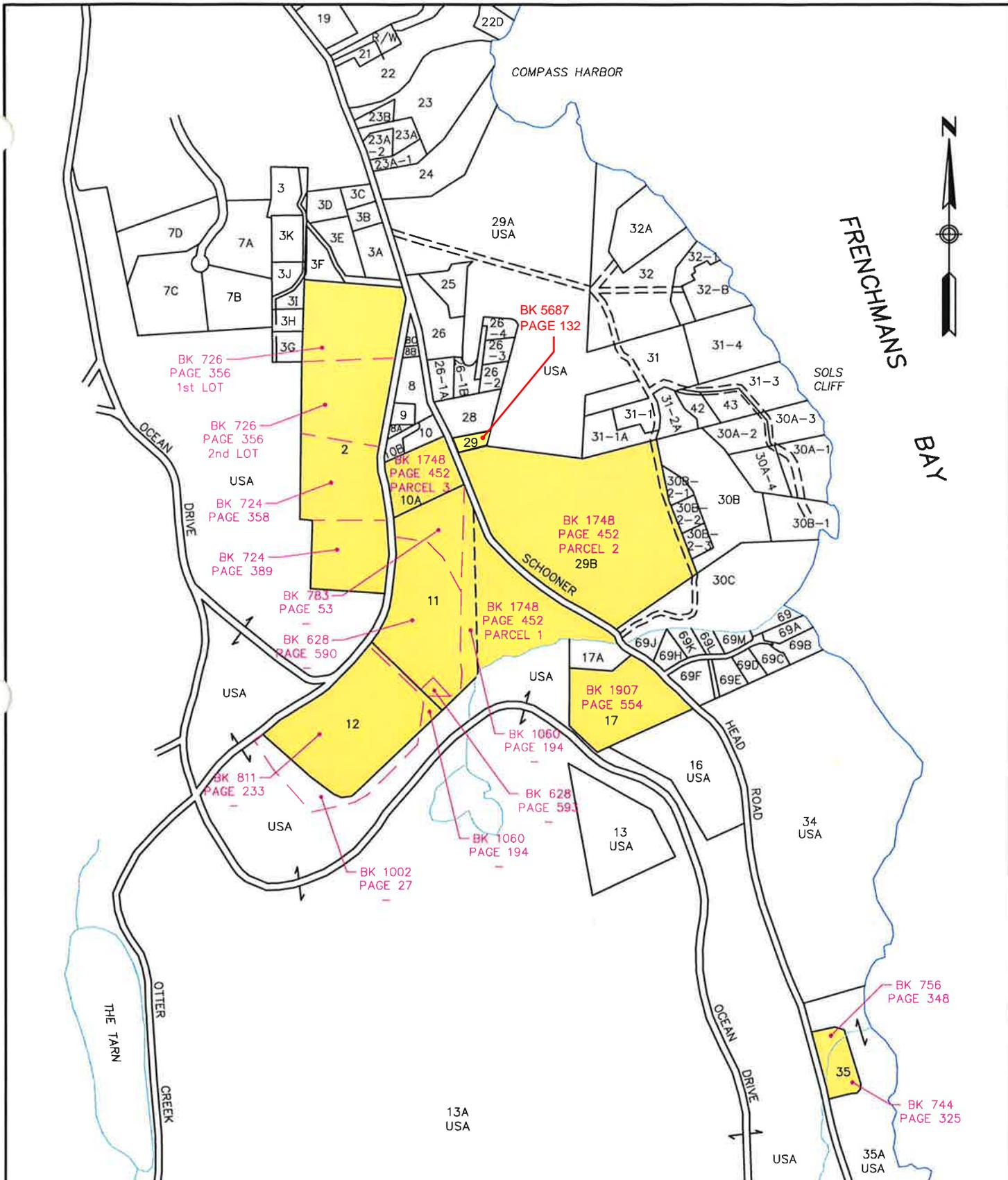
Corresponding deeds documenting The Jackson Laboratory's title to their campus parcels are on file with the Town; copies will be made available upon request. Attached are the deeds to the two lots that will be developed by this Project. These lots are 253-010 and 253-011.

There are several existing easements and rights-of-way on the property.

Pedestrian Trail: This is an easement granted to the Friends of Acadia for a pedestrian trail that crosses the property. This was granted in July 2007 (Bk 4860, Pg 206); the deed is attached. This trail crosses through the proposed Project and will need to be relocated, which right is fully granted to JAX in the easement. JAX will be working with FOA to coordinate this work.

Utility Easements: There is a utility easement along the southerly property boundary not impacted by the proposed Project, and evidence of a power line (but no easement) across the Project site. There are no longer any fixtures (poles, wires, etc.) within the Project site. No changes are required.

There are two rights-of-way on the property, one a 20' wide private way that crosses the property from Schooner Head Road to the northeast corner of the property, and a second that runs along the easterly boundary. Both predate JAX acquisition of the property and neither of these are within the Project area. No changes are required to these for the proposed Project.



LEGEND:

- BK PAGE - - - - - DEED BOUNDARIES AND REFERENCES
- # - - - - - BAR HARBOR TAX MAP BOUNDARIES AND LOT NUMBERS

SOURCE:
 "TAX MAP OF TOWN OF BAR HARBOR, MAINE"
 SHEET 15A, UPDATED APRIL 1, 2001

 <p>WOODARD & CURRAN Engineering · Science · Operations BANGOR, MAINE 2023-504-2233</p>	DEED REFERENCE PLAN		THE JACKSON LABORATORY BAR HARBOR, MAINE	JOB NO: 203019.08 DATE: APRIL 2003 SCALE: 1"=1000'±
	DESIGNED BY: WHC CHECKED BY: SSN DRAWN BY: NTD FILE: 20301908-flg_2-1	Rev 3/2020 FIG. 2-1		

QUITCLAIM DEED

THIS DEED, made this 9 day of MARCH 1989, between the UNITED STATES OF AMERICA, Washington, D.C. 20240, acting by and through Gerald L. Kirwan, Chief, Land Resources Division, Mid-Atlantic Region, National Park Service, Department of the Interior, hereinafter referred to as the Grantor, and THE JACKSON LABORATORY, a corporation organized and existing under the laws of the State of Maine, having its principal place of business at Bar Harbor, Maine 04609, hereinafter referred to as the Grantee.

WITNESSETH:

WHEREAS, the Grantor is now the owner, in fee simple, of a certain property identified as Tract 114-11, Acadia National Park, containing 53.63 acres, more or less, situated and being in the Town of Bar Harbor, County of Hancock, State of Maine; and

WHEREAS, the Grantee is the fee simple owner of certain property situated and being in the Town of Bar Harbor, County of Hancock, State of Maine, identified as Tracts 114-12 and 114-13, Acadia National Park, containing a total of 16.15 acres, more or less; and

WHEREAS, Public Law 99-420, hereinafter referred to as the Act, authorizes the Secretary of the Interior, hereinafter referred to as the Secretary, to acquire lands and interest therein within and adjacent to the boundaries of Acadia National Park by exchange; and

WHEREAS, the Secretary in exercising his authority under the Act may accept title to non-Federal property located within and adjacent to the boundary of Acadia National Park and may in exchange therefore convey to the Grantors of such property any Federally owned property under his jurisdiction which lies outside said boundary;

WHEREAS, the Secretary has determined that for the preservation of the natural and scenic conditions of Acadia National Park, it is in the public interest to acquire from the within named Grantee a Conservation Easement in, upon, over, and across certain real property identified as Tract 114-13, Acadia National Park, and containing 5.22 acres, more or less, and a fee simple title to Tract 114-12, Acadia National Park, and containing 10.93 acres, more or less;

NOW THEREFORE, in consideration of the conveyance to the Grantor of a Conservation Easement in, upon, over, and across Tract 114-13 and fee simple title to Tract 114-12 by a deed to be recorded at the same time as this deed, the receipt of which is hereby acknowledged, the Grantor does hereby, release, and forever quitclaim unto the Grantee, their heirs, successors and assigns, all of the Grantor's right, title and interest in and to the following described property:

ACADIA NATIONAL PARK
TRACT 114-11

All that certain tract or parcel of land lying and being situated in the Town of Bar Harbor, Hancock County as shown on a plat entitled "plan showing property for Jackson Laboratory at Bar Harbor, Maine" dated May 1988 by Edward B. Jackson, Maine RLS #1091 and recorded in the Hancock County Registry of Deeds File 22, Number 114 and being more particularly described as follows:

PARCEL #1:

Beginning at a point located at the intersection of the centerline of Bear Brook with the westerly side of said Schooner Head Road; thence following the centerline of said Bear Brook in a generally westerly direction 1,150 feet, more or less, to a stone bound in the line of lands now or formerly of The Jackson Laboratory; thence, along the line of the lands of said Laboratory, North 18° 22' 49" East, 573.87 feet to an iron pipe; thence, continuing along said line, North 18° 22' 49" East, 655.0 feet to the westerly right-of-way line of Schooner Head Road; thence Southeasterly, along said right-of-way line, 1,470 feet, more or less, to the point of beginning.

PARCEL #1 contains 12.11 acres, more or less.

PARCEL #2:

Beginning at an iron pin at the intersection of the easterly sideline of Schooner Head Road with the southerly line of the lands now or formerly of Kathryn S. Mittelberger; thence, along the line of the lands of said Mittelberger, North 85° 42' 18"

East, 250.0 feet to a corner common to the lands now or formerly of said Mittelberger and the lands now or formerly of The United States of America; thence, along a new line through the lands of the United States of America, South 57° 50' 14" East, 720.90 feet to an iron pin said iron pin being a corner common to the lands now or formerly of C. H. Coster Gerard and the lands of the United States of America; thence, leaving the lands of said Gerard, North 85° 42' 33" East, 585.00 feet to a point; thence, leaving the lands of said Gerard along a line common to the lands now or formerly of Grant R. and Barbara K. Lee and the lands of the United States of America, the following two (2) courses and distances, South 04° 30' 00" West, 480.00 feet, and South 02° 30' 00" East, 572.00 feet to an iron pin; thence, leaving the line of the lands of said Lee along the line of the lands now or formerly of James Confalone South 65° 30' 00" West, 785.00 feet to an iron pin on the easterly right-of-way line of Schooner Head Road; thence, northwesterly and northerly along said right-of-way line 1,880 feet, more or less, to the point of beginning.

PARCEL #2 contains 36.49 acres, more or less.

PARCEL #3:

Beginning at a point on the westerly right-of-way line of Schooner Head Road, said point being a re-bar located 400 feet, more or less, northerly of the line of the lands of the Jackson Laboratory; thence, southerly, along the westerly right-of-way of said Schooner Head Road 400 feet, more or less, to a point; thence, leaving the said right-of-way line along the line of the lands of said Laboratory, South 79° 40' 10" West, 596.67 feet to the easterly side line of Otter Creek Road (State Route #3); thence, leaving the lands of said Laboratory along the easterly side line of said Otter Creek Road 450.0 feet to an iron pipe; thence, leaving the easterly side line of said Otter Creek Road, North 83° 45' 43" East, 467.71 feet to the point of beginning.

PARCEL #3 contains 5.03 acres, more or less.

Containing a total for all three parcels of 53.63 acres, more or less.

Parcels 1, 2, and 3 being and intending to be portions of the Acadia National Park tracts known as: Tract 11-131, acquired by deed to the United States from George B. Dorr, recorded in the Hancock County Registry of Deeds on January 3, 1942 in Book 681 at Page 474; Tract 11-125, acquired by the United States from the Wild Gardens of Acadia, and George B. Dorr, by deed dated May 9, 1925 and recorded in said Registry in Book 595 at Page 283; Tract 11-126 acquired by the United States from John D. Rockefeller, Jr., by deed dated February 15, 1939, and recorded in said

Registry in Book 669, Page 293; and all of Tract 11-129, acquired by the United States from the Hancock County Trustees of Public Reservations, by a deed dated August 10, 1931 and recorded in said Registry in Book 653, at Page 349.

THE GRANTOR, also hereby releases any and all rights, privileges, easements, covenants and restrictions that it might have with respect to the herein conveyed premises as appurtenant to other lands now owned by the herein Grantor except as reserved below.

TO HAVE AND TO HOLD the said premises together with all and singular the rights and privileges thereto belonging unto the said Grantee forever.

SUBJECT to rights outstanding in third parties for existing easements for public roads and highways, public utilities, railroads and pipelines.

The Grantor reserves for itself and its assigns the right to repair, install, maintain and replace the existing electric and telephone lines on the property hereby conveyed.

By acceptance of this deed the Grantee agrees not to construct any improvements or structures within One Hundred Fifty (150.00) feet of Bear Brook. This provision is for the benefit of the Grantor's adjacent lands and may be enforced by the Grantor and its assigns.

IN WITNESS WHEREOF, the Grantor, the United States of America, acting by and through Gerald L. Kirwan, Chief, Land Resources Division, Mid-Atlantic Region, National Park Service, has hereunto set its hand and seal the day and year first above written.

WITNESS:

Eugene Rexford

Gerald L. Kirwan

Gerald L. Kirwan
Chief, Land Resources Division
Mid-Atlantic Region
National Park Service



COMMONWEALTH OF PENNSYLVANIA)
) ss.
CITY OF PHILADELPHIA)

I hereby certify that on this 9th day of March, 1989, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Gerald L. Kirwan, to me known and by me duly sworn, who did depose and say that he is the Chief, Land Resources Division, Mid-Atlantic Region of the National Park Service, Department of the Interior of the United States of America, acting on behalf of the United States of America, in the foregoing instrument; that he knows the seal of the National Park Service of the Department of the Interior of the United States of America, and that the seal affixed to said instrument is the official seal of the National Park Service and was affixed thereto by his order; and he acknowledge the said instrument to be the act and deed of the United States of America for the purpose therein expressed.

Charles E. Shinn
Notary Public
CHARLES E. SHINN
Notary Public, Phila., Pa. Co.
My Commission Expires Sept. 16, 1991



My commission expires: _____

This deed was prepared by the Land Resources Division, Mid-Atlantic Region, National Park Service, 143 South Third Street, Philadelphia, Pennsylvania 19106.

HANCOCK, SS. REC'D MAY 1 1989 AT 1 12 P M

QUITCLAIM DEED WITH COVENANT

We, **DIANA MITTELBERGER**, of 5920 French Creek Road, Shingle Springs, El Dorado County, California 95682 (mailing address: P.O. Box 908, Shingle Springs, CA 95682), and **JAMES A. MITTELBERGER** of 6155 Girvin Drive, Oakland, Alameda County, California 94611, for consideration paid, **GRANT to THE JACKSON LABORATORY**, a Maine corporation, with an address of 600 Main Street, Bar Harbor, Hancock County, Maine 04609, with **QUITCLAIM COVENANT**, certain real estate situated in Bar Harbor, Hancock County, Maine and more specifically described in EXHIBIT A attached hereto.

IN WITNESS WHEREOF Diana Mittelberger has caused this deed to be executed by James W.J. Collier, her Agent pursuant to a Power of Attorney dated September 6, 2011 to be recorded herewith at the Hancock County, Maine Registry of Deeds, this 27th day of September, 2011.

MAINE REAL ESTATE
TRANSFER TAX PAID

HANCOCK COUNTY

Diana Mittelberger
Diana Mittelberger

By: James W.J. Collier
James W.J. Collier, Her Agent

September 27, 2011

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Then the above named James W.J. Collier who signed the foregoing instrument as the agent of the above named Diana Mittelberger, personally appeared and acknowledged the same to be his free act and deed.

Before me,

Deborah A. Hawks
Notary Public / ~~Attorney at Law~~

Deborah A. Hawks
Printed Name

SEAL

IN WITNESS WHEREOF James A. Mittelberger has caused this deed to be executed by James W.J. Collier, his Agent pursuant to a Power of Attorney dated September 9, 2011 to be recorded herewith at the Hancock County, Maine Registry of Deeds, this 27th day of September, 2011.

James A. Mittelberger
James A. Mittelberger

By: James W.J. Collier
James W.J. Collier, His Agent

Sept. 27, 2011

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Then the above named James W.J. Collier who signed the foregoing instrument as the agent of the above named James A. Mittelberger, personally appeared and acknowledged the same to be his free act and deed.

Before me,

Deborah A. Hawkes
Notary Public / Attorney at Law

Deborah A. Hawkes
Printed Name

SEAL

HANCOCK

EXHIBIT A

(to deed from Diana Mittelberger and James A. Mittelberger to The Jackson Laboratory)

A certain lot or parcel of land, together with any improvements thereon, situated on the easterly side of Schooner Head Road, Bar Harbor, Hancock County, Maine, bounded and described as follows in a deed from Isabelle M. Stover to Kathryn S. Mittelberger, dated July 6, 1984 and recorded July 9, 1984 in Book 1504, Page 175 of the Hancock County, Maine, Registry of Deeds.

Beginning at a point marked by an iron pipe in the northerly line of land of the United States of America, nine feet easterly from the easterly side line of said Schooner Head Road; thence north eighty five degrees thirty two minutes west, but everywhere following said northerly line of land of the United States of America, nine feet more or less to said easterly side line of Schooner Head Road; thence northerly, but everywhere following said easterly side line of Schooner Head Road one hundred feet to a point in said line which bears north eighty five degrees thirty two minutes west from and is nine feet, more or less, distant from a point marked by an iron pipe; thence south eighty five degrees thirty two minutes east nine feet, more or less, to said point marked by an iron pipe; thence continuing south eighty five degrees thirty two minutes east three hundred twenty seven and one tenth feet to a point marked by an iron pipe in the westerly line of land of the United States of America; thence south thirty four degrees thirty minutes west, but everywhere following said westerly line of land of the United States of America, one hundred fourteen feet to a point marked by an iron pipe in a corner of land of the United States of America; thence north eighty five degrees thirty two minutes west, following the northerly line of land of the United States of America, two hundred fifty four and two tenths feet to the place of beginning, containing sixty six hundreds of an acre, more or less.

Reference may be made to a Deed of Distribution from James A. Mittelberger and Diana Mittelberger, Co-Personal Representatives of the Estate of Kathryn S. Mittelberger, to the said James A. Mittelberger and Diana Mittelberger, as equal tenants-in-common, dated September 6, 2011 and to be recorded at the Hancock County, Maine, Registry of Deeds prior to this instrument.

③
#5

Ret: Nat Fenton

EASEMENT DEED FOR SCHOONER HEAD PATH

THE JACKSON LABORATORY, a non-profit corporation existing under the laws of the State of Maine, with a mailing address of 600 Main Street, Bar Harbor, Maine 04609 (hereinafter referred to as the "Owner"), in consideration of the charitable work undertaken by Friends of Acadia for the benefit of the general public and Acadia National Park, and of the covenants herein provided, hereby **GRANTS** to **FRIENDS OF ACADIA**, a non-profit conservation organization existing under the laws of the State of Maine, with a mailing address of P.O. Box 45, Bar Harbor, Maine 04609 (hereinafter referred to as the "Grantee") the **RIGHT TO ENTER** those portions of the premises of the Owner by virtue of a deed to The Jackson Laboratory from the United States of America, dated March 9, 1989 and recorded at the Hancock County Registry of Deeds in Book 1748, Page 452, (hereafter "Owner's Property") necessary or reasonably incidental for the purpose of **CONSTRUCTING AND MAINTAINING A PEDESTRIAN TRAIL** on that portion of Owner's Property designated as "Proposed Schooner Head Path" on the plot plan attached hereto as **EXHIBIT A** and made a part hereof (hereafter the "TRAIL"), and the right to permit limited public use of the TRAIL, FOR A PERIOD OF FIVE (5) YEARS from the date of this grant. The rights granted herein shall automatically renew for successive ONE (1) year periods, which shall commence automatically upon the expiration of the previous term, unless revoked in writing by a notice from OWNER recorded at the Hancock County Registry of Deeds at least sixty (60) days prior to the expiration of any then current term.

The TRAIL shall not be more than four (4) feet in width and shall lead from the land of Acadia National Park through Owner's Property to other land of Acadia National Park, all as depicted on a trail plan entitled "Schooner Head Path," attached hereto as **EXHIBIT A** and made a part hereof. The Trail shall be constructed on the existing old trail and where practicable within or as close as possible to the Town of Bar Harbor's right of way along Schooner Head Road. This grant is made exclusively to provide opportunities for daytime pedestrian outdoor recreation and education for the residents and visitors to Bar Harbor along the Schooner Head Path, all in accordance with the following provisions:

GRANTEE'S RIGHTS.

Grantee, and its authorized representatives, are hereby granted the right and permission to enter the aforesaid portion

of the Owner's Property and the TRAIL thereon, at any reasonable time and in any reasonable manner that is consistent with the purposes hereof, with due regard to the peaceful enjoyment of Owner's property, and after reasonable prior notice to the Owner, to monument, lay out, establish, maintain or (as limited below) to relocate a TRAIL, in one or more sections, the graded surface of which shall be no greater than four (4) feet in width. This includes the right and duty to make improvements to the TRAIL such as timber steps, boardwalks, railings and bridges, barriers to discourage use by mechanized or motorized vehicles, cairns, small signs, alterations necessary to prevent erosion, and to selectively cut, prune and remove trees, leaners and blowdowns to preserve safety; provided that no live standing trees greater than four (4) inches DBH may be removed without the prior written consent of the Owner. Grantee's rights and duties hereunder may not be delegated or assigned to another entity without the prior written consent of the Owner. Notwithstanding the foregoing, Grantee has no obligation to exercise those rights.

PUBLIC USE OF THE TRAIL.

Grantee has the right to permit, and the Owner agrees to refrain from taking any action to prohibit or discourage or to exact a fee for pedestrian use, cross country skiing, or other non-motorized access by the general public over the TRAIL. This grant does not permit bicycles, or other mechanized or motorized equipment or vehicles of any nature on the TRAIL without the prior written consent of the Owner, except in connection with trail work by Grantee or its authorized representatives, or in emergency circumstances. The Owner and Grantee have the right to require that public use is conducted in a manner that does not unreasonably disturb plants, wildlife, or other lawful users of the TRAIL, or the quiet use and enjoyment of adjacent neighboring land and of the remainder of the Owner's Property by the Owner and its employees, residents, invitees and guests. By acceptance of this Grant, Grantee agrees to cooperate with Owner to prevent and rectify any such inappropriate or excessive use.

The Owner, its successors and assigns, have the right to use and cross (for purposes of access to Owner's Property with vehicles and with underground or above ground pipes, wires and other appurtenances necessary or incidental to the installation, replacement or repair of utility services) the TRAIL, provided that such use or crossing does not unreasonably interfere with the public uses contemplated hereunder. The Owner and Grantee may agree in writing to relocate the TRAIL, or any portion

thereof, as necessary and convenient over time to preserve public accessibility and/or contiguity of the Schooner Head Path. The Owner, upon reasonable prior notice to Grantee or in emergency circumstances, has the right to temporarily limit, restrict or prohibit public use of all or any part of the TRAIL or to designate alternative routes, to assure safety or for maintenance purposes. The Owner, in its sole discretion, may direct Grantee at any time to move the TRAIL to another location on the Owner's Property and Grantee agrees to comply with such direction.

The Owner and Grantee claim all of the rights and immunities against liability for injury to the public to the fullest extent of the law under Title 14 M.R.S.A. Section 159-A, et seq. as amended and successor provision thereof (The Maine Recreational Use Statute), and under any other applicable provision of law and equity.

IN WITNESS WHEREOF, The Jackson Laboratory has caused this instrument to be executed in its name and behalf by Richard P. Woychik, its Director, Chief Executive Officer hereunto duly authorized, as of this 10th day of July, 2007.

HANCOCK

THE JACKSON LABORATORY

BY: [Signature]
Printed Name: Richard P. Woychik
Its: Director, Chief Executive Officer
hereunto duly authorized

STATE OF MAINE
HANCOCK, ss.

July 10, 2007

Personally appeared the above-named Richard P. Woychik, Director, Chief Executive Officer of The Jackson Laboratory, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of The Jackson Laboratory

[Signature]
Notary Public
attorney at law
David Einhorn
Printed Name

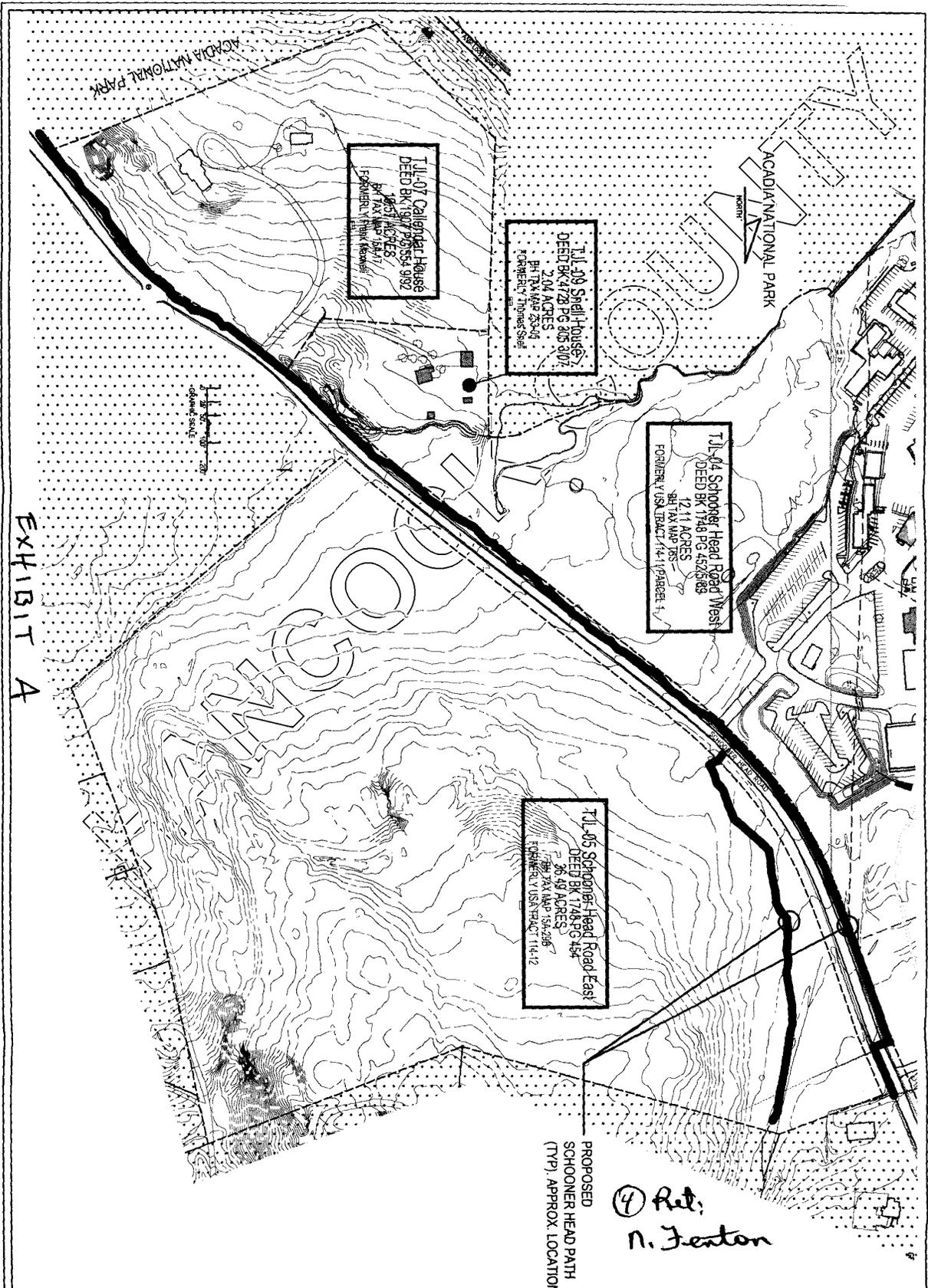


EXHIBIT A

<p>TIL PARCEL DEED BRIDGE ACRES PH 13X MAP NOTES</p>	
<p>Boundary Marker Boundary Line Old Boundary Line Building Outline Pavement / Road Easement / Other</p>	
<p>Lands Of The Jackson Laboratory © 2007 06/01/07</p>	
<p>T J L ENGINEERING</p>	
<p>THE JACKSON LABORATORY FACILITIES ENGINEERING 400 Main Street Bar Harbor, ME 04809</p>	
<p>DATE: 07/01/07 DESIGNED BY: [Blank] DRAWN BY: [Blank] EXAMINED BY: [Blank] DATE OF REV. 02/10/07 FILE: ANP0107</p>	<p>CAMPUS-SITE PROPERTY LINES ANP TRAIL ACCESS RIGHT</p> <p>ANP01</p>

EXHIBIT 4
125-66.D LEGAL DOCUMENTS

The proposed Project is being developed under Bar Harbor's PUD-O standards, 125.69M. A detailed discussion of these standards, including how they are being met by the Project and requests for modifications, is included in the cover letter to this application.

Other than use restriction language for the designated open space, there are no proposed easements, covenants, agreements, or other legal documents needed for the Project. It is also not necessary to secure deeds for roads or other dedicated properties, or to propose performance, maintenance, or restoration guarantees.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 5
125-66.E PERMITS

The Maine Department of Environmental Protection (DEP) has made the determination that the Schooner Head Housing Project constitutes “Common Scheme of Development” with The Jackson Laboratory (JAX) campus, and so JAX’s Site Location of Development Permit (SLOD) #L-015327-26 will be amended to permit this Project.

Because of timing and DEP’s workload, JAX has asked DEP to consider construction of the parking lot under the SLOD exemption that allows projects under 30,000 square feet to proceed at the permit holder’s risk without prior DEP review. DEP has agreed that this is acceptable, as documented in the attached communication. An application will be submitted to DEP for full Project review concurrently with the Planning Board review. The approved permit will be provided to the Bar Harbor Planning Office when it is received. We request that any contingency related to DEP permits placed on issuance of building permits by the Town apply to the construction of the buildings only and not to the construction of the parking lot.

The entire Project will disturb more than an acre, so a Maine Construction General Permit (MCGP) notification will be necessary for the Project beyond the parking lot area. This notification will be included in the application for the SLOD Amendment.

The Project will impact a small wetland area near the northerly parking lot entrance. This will require permitting by the Army Corps of Engineers and DEP under the Natural Resources Protection Act (NRPA). This application is being submitted separately ahead of the SLOD Amendment application.

No other permits beside the SLOD Amendment, NRPA permit and MCGP notification are required for this Project.

As documented in the cover letter, waivers are requested for this Exhibit.

Sarah Nicholson

From: Beyer, Jim R <Jim.R.Beyer@maine.gov>
Sent: Wednesday, March 11, 2020 3:31 PM
To: Sarah Nicholson; Eggett, Maria
Subject: RE: JAX Schooner Head Housing Project permitting

Sarah,

It is within Jackson Labs right to utilize the exemption to construct the parking lot. We understand that a Site Amendment application will be submitted shortly for the entire project. This permitting schedule is acceptable to the Department.

James R. Beyer
Regional Licensing and Compliance Manager
Bureau of Land Resources
Maine Department of Environmental Protection
(207) 446-9026
www.maine.gov/dep

From: Sarah Nicholson <snicholson@woodardcurran.com>
Sent: Wednesday, March 11, 2020 3:22 PM
To: Beyer, Jim R <Jim.R.Beyer@maine.gov>; Eggett, Maria <Maria.Eggett@maine.gov>
Subject: RE: JAX Schooner Head Housing Project permitting

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Maria and Jim,

It would help the Bar Harbor planning board (and, therefore, my clients) to have something in writing that DEP is in agreement with the permitting approach we laid out in the email below. Could one of you respond to that effect?

Thank you, and let me know if you have any questions or need any additional information.

-Sarah

From: Sarah Nicholson
Sent: Wednesday, February 26, 2020 10:14 AM
To: Maria Eggett (Maria.Eggett@maine.gov) <Maria.Eggett@maine.gov>
Cc: 'jim.r.beyer@maine.gov' <jim.r.beyer@maine.gov>
Subject: JAX Schooner Head Housing Project permitting

Maria,

I want to confirm with you conversations I had with Jim Beyer and Jessica Damon while you were away. JAX is working with a developer group (Developer's Collaborative) to construct a housing development on Schooner Head Road across the street from their northerly parking lot (Lot G). We agreed this was Common Scheme of Development with JAX's SLOD and so requires an amendment to their permit.

The project includes a parking lot adjacent to the road, and five two- and three-story buildings behind the lot that will provide 44 apartments for JAX employees/students. The parking lot is under 26,000 sf. The project as a whole will encompass just over three acres, though it will preserve as much existing vegetation as possible across the site. The attached images illustrate the project.

We will be submitting the SLOD application in March for the whole project, but we also requested that we be allowed to utilize the Educational Institution exemption to enable construction of the parking lot to begin, likely in May. Jim agreed to this approach, but it would be helpful for the Bar Harbor planning board, who will also be reviewing the project, to have documentation that our proposed approach is acceptable to DEP. Could you confirm by responding to this email?

Thank you!

-Sarah

Sarah Nicholson, P.E.
Principal
Woodard & Curran
One Merchants Plaza
Suite 501
Bangor Maine 04401
snicholson@woodardcurran.com
207-632-5039 (cell)
207-558-4236 (direct)

EXHIBIT 6
125-66.F APPROVAL OF CAPACITY AND DESIGN

The proposed Project will require public services. The new development will be connected to the Town's public water system, the residents will generate household trash, and stormwater from the site will flow to existing drainage ways. Residents in the apartments could have children that would attend public school. These service needs are typical for residential developments and, with improvements planned as part of the Project, are within the capacity of the Town's systems to provide.

The Project will utilize a common subsurface wastewater disposal system to manage the approximately 8,000 gpd of wastewater flow. The system is described in more detail in Exhibit 7.

The development will connect to the Town's water supply. Water demand is based on a standard of 180 gpd/unit with a multiplier of 3 to calculate peak demand. For 44 units, this means 7,920 gpd, with a peak flow of 16.5 gpm. For ease of installation and maintenance, each building will have its own meter. The estimated peak flow rates are 3 gpm for the 3-story building and 3.375 gpm for the 2-story buildings. Currently, there are two public water supply pipes, a 10-inch and a 6-inch, in Schooner Head Road. They both connect into the JAX campus. This Project will connect to the 10-inch line, which is in better condition than the 6-inch line.

The development will be provided with sprinkler systems. Water supply needs for the sprinkler system are estimated to be 200 gpm. Maine Fire Protection Systems conducted a flow test in the fall of 2019 to ensure adequate flow and pressure were available. The development will connect to the existing water supply in the road.

Solid waste will be contracted with a hauler, as discussed in Exhibit 19.

Using some urban planning models, it is estimated that approximately 14 school-aged children will live in these units.

The HydroCAD Stormwater Analysis Model for the campus is being updated for the proposed site to incorporate stormwater management BMPs. The stormwater will be managed in accordance with the requirements of the SLOD permit, and both quantity and quality impacts from the development will be mitigated so the runoff from the site will not negatively impact downstream drainageways. This information will be provided to the DEP for their review and approval with the amendment to the SLOD permit. A copy of the Analysis Report can be provided to the Town if requested.

EXHIBIT 7
125-66.G, H, I DESIGN APPROVAL

A new fire hydrant will be installed on Schooner Head Road, as discussed further in Exhibit 18. The selection and design of this hydrant is also being coordinated with the Town’s Water Division.

A septic system will be required to serve the entire development. This will be an engineered system as required for systems greater than 2,000 gpd, and it will be reviewed and approved by the State. The system is described in more detail in Exhibit 15.

Stormwater runoff from the proposed development will be managed in accordance with the Maine Department of Environmental Protection (DEP) Chapter 500 Standards. Stormwater treatment calculations and a HydroCAD model have been prepared for the site and will be submitted to the DEP as part of the application for a Site Location of Development Act Permit Amendment. Copies of these calculations can be provided to the Town upon request. The proposed stormwater management plan is shown on the design drawings, which will also be submitted for review and approval by the DEP.

The existing site comprises primarily undeveloped wooded areas with outcroppings of ledge. Stormwater currently discharges from the site via surface flow in a northerly direction along Schooner Head Road and towards abutting properties. Existing drainage patterns will be largely maintained and runoff from the proposed development will continue to discharge towards the Schooner Head Road drainage system and abutting properties. Stormwater runoff from the proposed development will be managed by a series of DEP-approved Best Management Practices (BMPs) including porous walkways, roof dripline filters, and underdrained soil filters. These BMPs will provide both stormwater treatment and detention, helping to improve the quality of runoff and mitigate against potential flooding impacts. Stormwater conveyance systems such as drainage swales and driveway entrance culverts will also be provided to intercept and divert runoff and have been appropriately sized to accommodate runoff from the 25-year storm event.

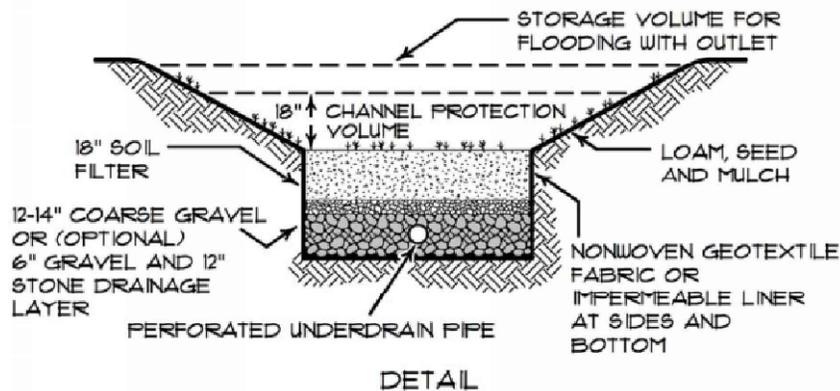
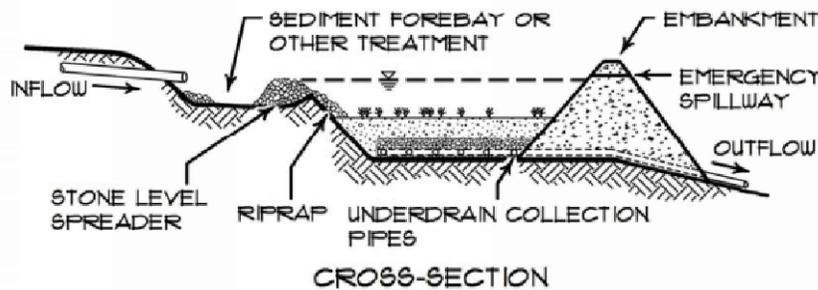
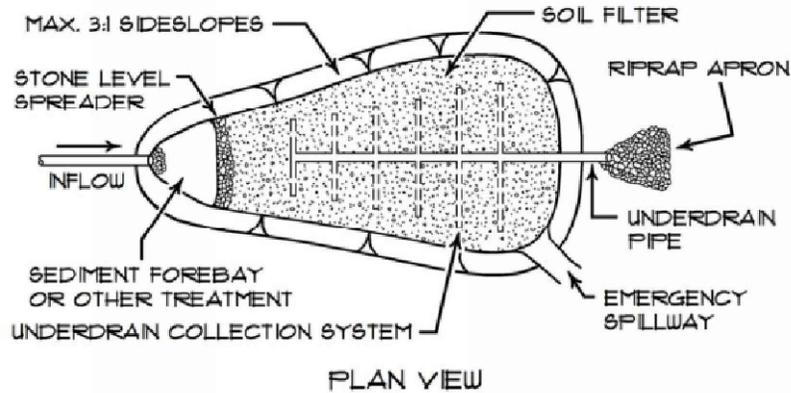
Drainage areas are illustrated on the attached pre- and post-development drainage plans (Figures 7-3 and 7-4). The table below illustrates the results of the HydroCAD model, showing that the stormwater management features will decrease the overall runoff from the site.

TABLE 1: PEAK DISCHARGE SUMMARY

	2-Year (cfs)	10-Year (cfs)	25-Year (cfs)
Pre-Development	2.51	6.27	9.64
Post-Development	1.73	4.95	8.53
Net Difference	-0.78	-1.32	-1.11

Power will be provided to the site as illustrated. The power conduits will be installed underground.

As documented in the cover letter, waivers are requested for this Exhibit.



GRASSED UNDERDRAINED SOIL FILTER

N.T.S.

NOTES:

1. PROVIDE IN ACCORDANCE WITH THE MAINE DEP STORMWATER BEST PRACTICES MANUAL VOLUME III CHAPTER 7.1



41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

GRASSED UNDERDRAINED SOIL FILTER DETAIL

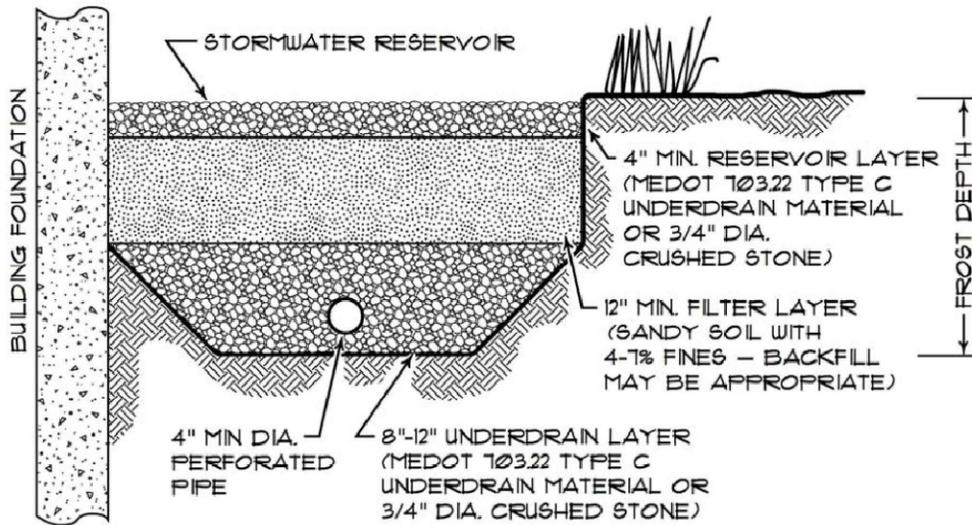
DESIGNED BY: AEF CHECKED BY: SSN
DRAWN BY: NAK 23269500-FIG 7-1_2.dwg

THE JACKSON LABORATORY
BAR HARBOR, MAINE

TOWN OF BAR HARBOR
SITE PLAN REVIEW APPLICATION
SCHOONER HEAD HOUSING

JOB NO: 232695.00
DATE: JULY 2020
SCALE: AS NOTED

FIGURE 7-1



ROOF DRIPLINE CROSS-SECTION

N.T.S.

NOTES:

1. PROVIDE IN ACCORDANCE WITH THE MAINE DEP STORMWATER BEST PRACTICES MANUAL VOLUME III CHAPTER 7.5



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ROOF DRIPLINE DETAIL

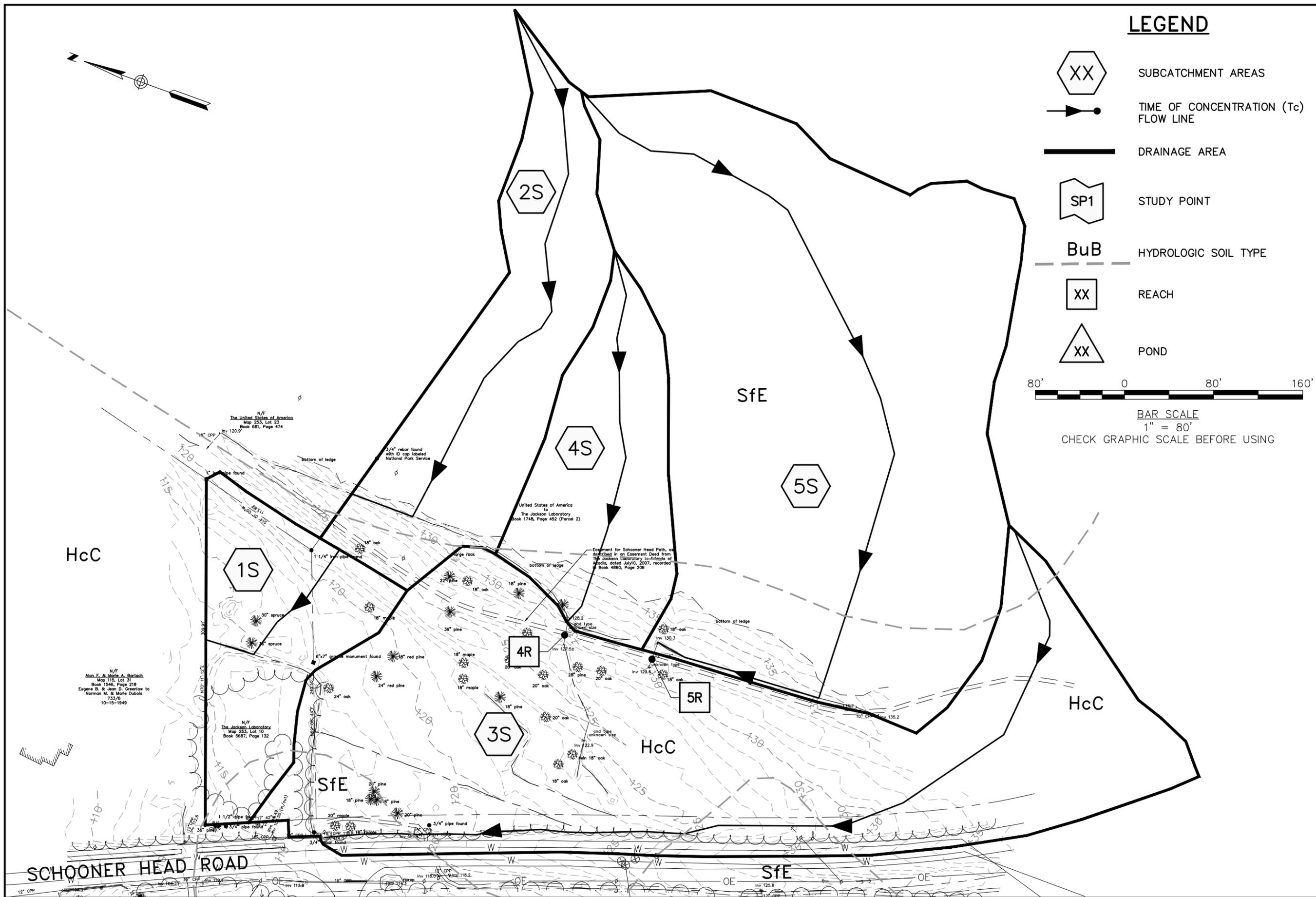
DESIGNED BY: AEF	CHECKED BY: SSN
DRAWN BY: NAK	23269500-FIG 7-1_2.dwg

THE JACKSON LABORATORY
 BAR HARBOR, MAINE

TOWN OF BAR HARBOR
 SITE PLAN REVIEW APPLICATION
 SCHOONER HEAD HOUSING

JOB NO: 232695.00
DATE: JULY 2020
SCALE: AS NOTED

FIGURE 7-2

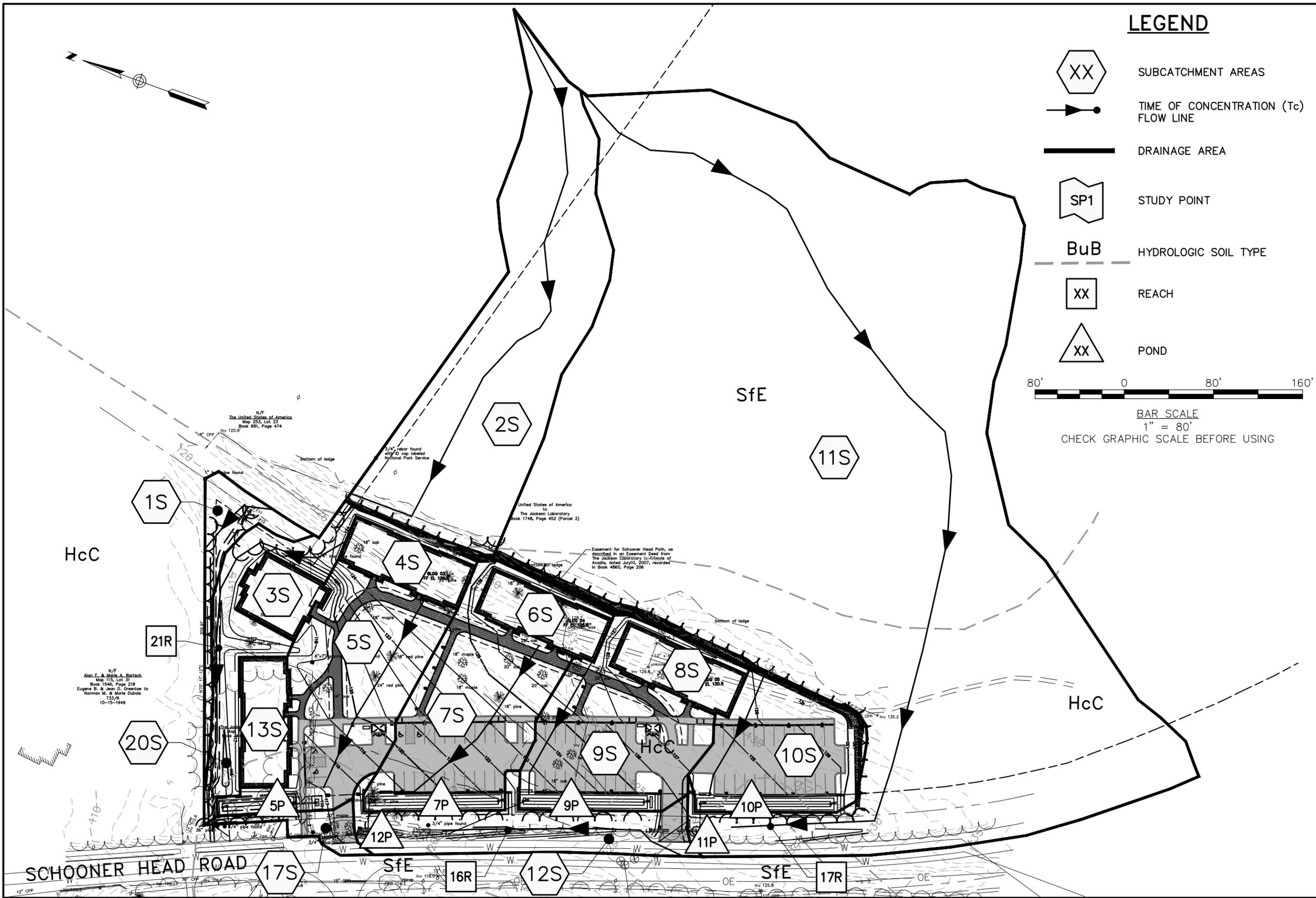


LEGEND

-  SUBCATCHMENT AREAS
-  TIME OF CONCENTRATION (T_c) FLOW LINE
-  DRAINAGE AREA
-  STUDY POINT
-  HYDROLOGIC SOIL TYPE
-  REACH
-  POND



BAR SCALE
1" = 80'
CHECK GRAPHIC SCALE BEFORE USING



LEGEND

-  SUBCATCHMENT AREAS
-  TIME OF CONCENTRATION (T_c) FLOW LINE
-  DRAINAGE AREA
-  STUDY POINT
-  HYDROLOGIC SOIL TYPE
-  REACH
-  POND

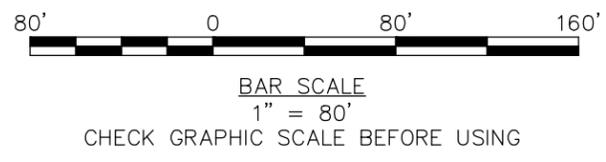
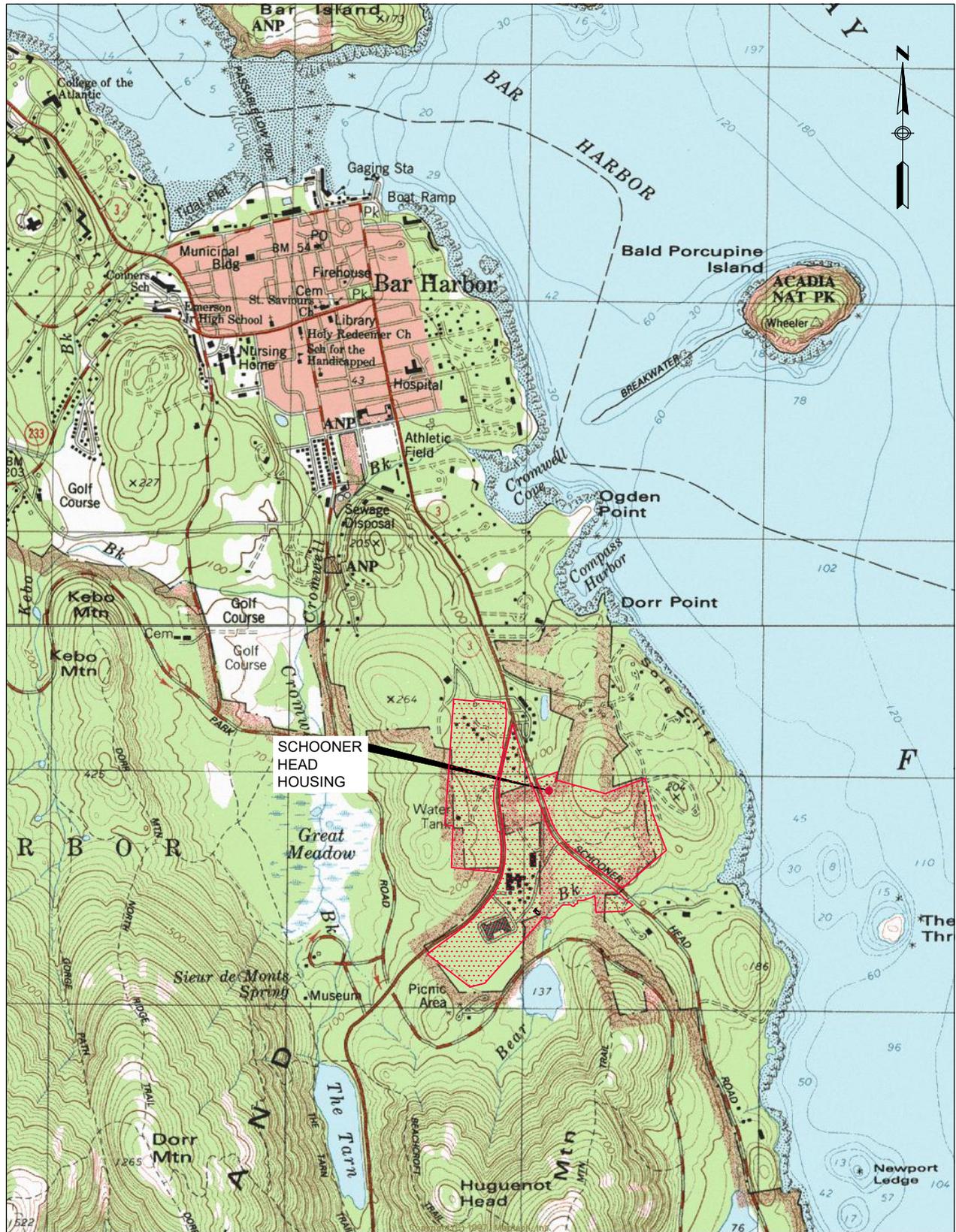


EXHIBIT 8
125-66.J.(2) LOCATION MAP

A Location Map or context plan, Figure 8-1, is included in this Exhibit. It shows the location of the proposed Project in relation to the surrounding area.



SOURCE:
 U.S.G.S. TOPOGRAPHIC QUADRANGLE
 BAR HARBOR, MAINE AND SEAL
 HARBOR, MAINE, AT 1:24,000.



One Merchants Plaza, Suite 501
 Bangor, Maine 04401
 800. 564.2333 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS

LOCATION PLAN

DESIGNED BY: SSN
 DRAWN BY: JDE

CHECKED BY: SSN
 23269500-FIG 8-1.dwg

THE JACKSON LABORATORY
 BAR HARBOR, MAINE

TOWN OF BAR HARBOR
 PLANNING BOARD REVIEW APPLICATION
 SCHOONER HEAD HOUSING

JOB NO: 232695.00
 DATE: JULY, 2020
 SCALE: 1"=2000'

FIGURE 8-1

EXHIBIT 9
125-66.J MAPS, PLATS, OR PLANS

Exhibit 9 contains plans illustrating the proposed Project and existing conditions at the site. All information requested by the Application that is relevant to the existing conditions or to the proposed Project is illustrated on one or several of the plans as explained below.

The Site Plan, Figure 9-1, gives a general orientation of the Project in relation to the abutting properties. The footprint of the proposed Project is identified. The scale of the plan is 1 inch = 200 feet.

The Site Plan Details, Figures 9-2 and 9-3, show the pre- and post-site conditions in the area where the Schooner Head Housing Project will be constructed at a scale of 1 inch = 30 feet.

Figure 9-4 illustrates the PUD standards and calculations. The standards and how they are met are discussed in the cover letter.

Correspondence from IF&W, Maine Natural Areas Program and the Maine Historic Preservation Commission (pending) is attached as Figure 9-5. No resources have been identified by these agencies on the Project site and so we are requesting waivers, as documented in Table 1.

The Exhibit 9 checklist items, referenced by their checklist letter, are tabulated in the following Table 1, and shown on the Site Plan and Existing and Proposed Site Plan Details, as indicated in the table.

Table 2 shows the change in lot coverage for the entire JAX campus resulting from the proposed Project.

125-66.J.(32) FLOOD PERMIT

A Flood Zone Map was not required for this Project as The Jackson Laboratory properties are not located within either the 100-year or the 500-year flood zones, as determined by the Federal Emergency Management Agency. No Flood Hazard Development Permit will be necessary for the proposed Project.

As documented in the cover letter and in Table 1 below, waivers are requested for this Exhibit.

TABLE 2: WAIVERS REQUESTED

Checklist Item	Figure 9-1 Site Plan	Figure 9-2 Existing Site Plan Detail	Figure 9-3 Proposed Site Plan Detail	N/A	None on site. (waiver requested)
A. Abutting Property Owners with Book and Page References	X				
B. Tax Map & Lot Number(s)	X				
C. Land Use District(s)	X				
D. Lot Line Dimensions (metes & bounds)	X				
E. Lot Size in Square Feet	X				
F. Locations of Lot Monumentations		X	X		
G. Total Proposed Development Acreage	X				
H. Remaining Undeveloped Land Retained	X				
I. Lot Numbers				X	X
J. Lots Developed/Sold w/in Past 5 Years				X	X
K. Subdivision w/in 200 ft. With Owners Names				X	X
L. Existing/Proposed Contours @ 5 or 10 ft. Intervals	X	X	X		
M. Existing Buildings & Structures, Streets, Sidewalks, Easements, Driveways, Entrances and Exits w/in 200 ft. of Proposed Project	X				
N. Location of Existing & Proposed Buildings / Structures on Site	X	X	X		
O. Distance between Proposed Buildings / Structures on Site			X		
P. Utilities Locations – Existing/Proposed		X	X		
Q. Sign Locations – Existing/Proposed	X				X
R. Open Drainage Courses, Wetlands, and Gravel Aquifers	X	X	X		
S. Stone Walls, Graveyards, and Fences				X	X

Checklist Item	Figure 9-1 Site Plan	Figure 9-2 Existing Site Plan Detail	Figure 9-3 Proposed Site Plan Detail	N/A	None on site. (waiver requested)
T. Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)				X	
U. Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)				X	
V. Historic & Archaeological Site Locations				X	
W. Wetlands & Waterbody Locations within 200 ft. (regardless of size)	X	X	X		
X. Normal High-Water Line / Shoreline				X	X
Y. 100-Year Flood Elevation				X	X
Z. Portions of Site Subject to Routine Flooding / Standing Water				X	X
AA. Lot Lines and Setbacks	X	X	X		
BB. Fire Hydrants & Fire Ponds Existing / Proposed	X				X
CC. Fire/Emergency Equipment Site Access with Location and Dimension	X	X	X		
DD. Easements / Access to Waterbodies Existing/Proposed				X	X
EE. Access Locations to Adjacent Undeveloped Land				X	X
FF. Recreation / Open Space Land Existing / Proposed				X	
GG. Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations			X	X	
HH. Lot Coverage Calculations – Existing/Proposed	X	A Lot Coverage Calculation spreadsheet is included in this Exhibit			
II. Parking Locations with Dimension, Angles, Radii, etc.	X	X	X		
JJ. Soils Test Pit Locations				X	



TABLE 3: LOT COVERAGE CALCULATIONS

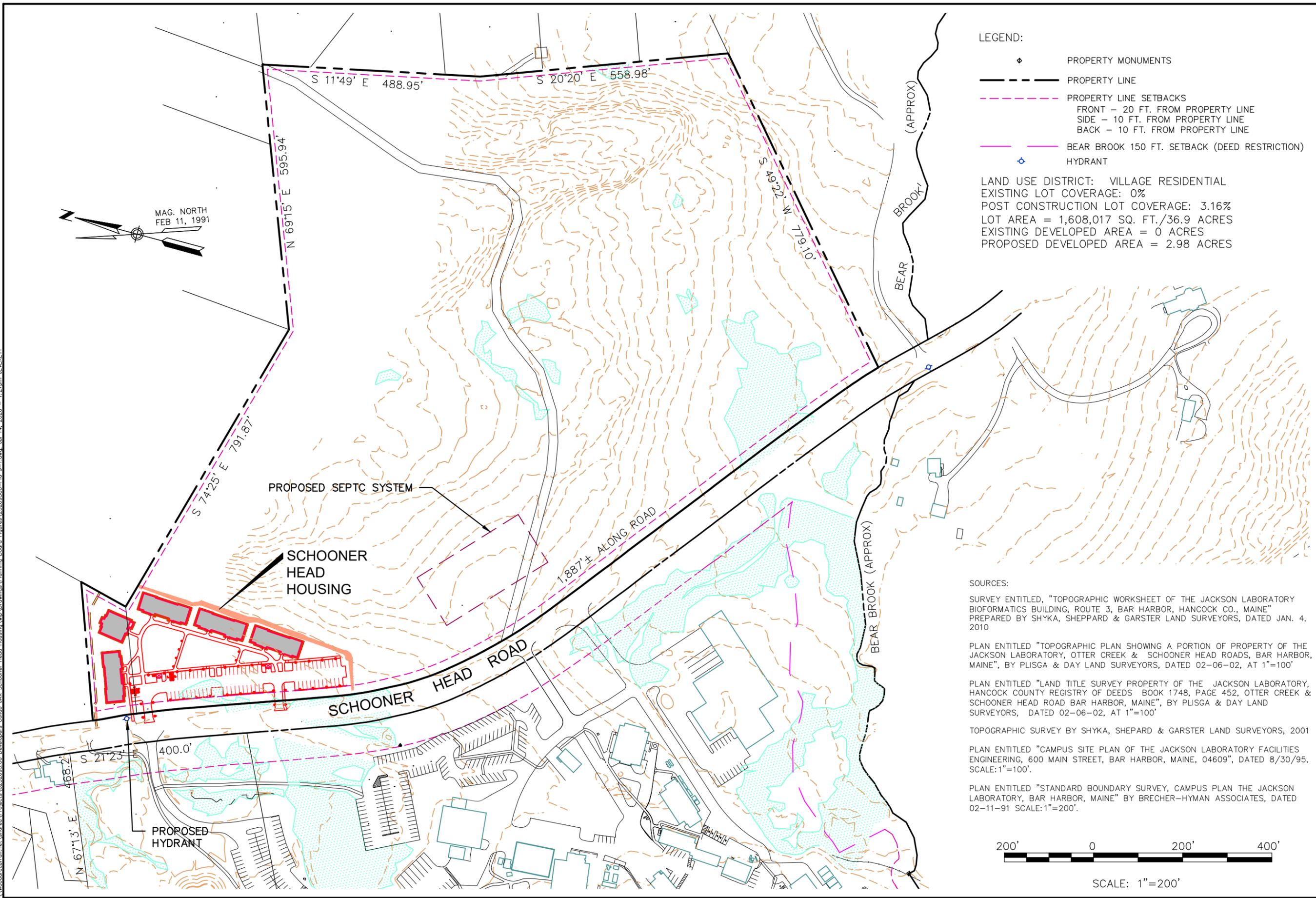
Proposed Project

Schooner Head Housing

Parcel	Description	Map; Lot	Before Proposed Project		After Proposed Project		Lot Coverage %	
			Total Lot Area sq. ft.	acres	Proposed Project sq. ft.	Total Lot Area sq. ft.		acres
A	Main Campus	253; 7, 3, 2, 4, 5 and 115; 37	3,172,605	72.83	-	1,079,769	24.79	34.03%
B	Lot B and Woodland Cottages	115; 21	1,599,088	36.71	54,802	142,657	3.27	8.92%
C	East side of Schooner Head Road	253; 11, 10*	1,608,017	36.92		-	-	0.00%
D	High Seas Cottage	259; 1	182,952	4.20		14,800	0.34	8.09%
Totals			6,545,892	150.66		1,292,028	29.66	19.69%

*Added Lot 253-010 purchased 2011, corrected area based on boundary survey 2020

V:\woodardcurran\maine\shared\Projects\23269500_Developers\Collab_JAX_Schooner_Head_Housing\Drawings\Planning_Board_Figures\23269500-FIG 9-1.dwg, Jul 14, 2020 - 1:27pm, EVERETT



- LEGEND:
- ◆ PROPERTY MONUMENTS
 - PROPERTY LINE
 - - - PROPERTY LINE SETBACKS
 FRONT - 20 FT. FROM PROPERTY LINE
 SIDE - 10 FT. FROM PROPERTY LINE
 BACK - 10 FT. FROM PROPERTY LINE
 - BEAR BROOK 150 FT. SETBACK (DEED RESTRICTION)
 - ⊕ HYDRANT

LAND USE DISTRICT: VILLAGE RESIDENTIAL
 EXISTING LOT COVERAGE: 0%
 POST CONSTRUCTION LOT COVERAGE: 3.16%
 LOT AREA = 1,608,017 SQ. FT./36.9 ACRES
 EXISTING DEVELOPED AREA = 0 ACRES
 PROPOSED DEVELOPED AREA = 2.98 ACRES

SOURCES:

SURVEY ENTITLED, "TOPOGRAPHIC WORKSHEET OF THE JACKSON LABORATORY BIOFORMATICS BUILDING, ROUTE 3, BAR HARBOR, HANCOCK CO., MAINE" PREPARED BY SHYKA, SHEPPARD & GARSTER LAND SURVEYORS, DATED JAN. 4, 2010

PLAN ENTITLED "TOPOGRAPHIC PLAN SHOWING A PORTION OF PROPERTY OF THE JACKSON LABORATORY, OTTER CREEK & SCHOONER HEAD ROADS, BAR HARBOR, MAINE", BY PLISGA & DAY LAND SURVEYORS, DATED 02-06-02, AT 1"=100'

PLAN ENTITLED "LAND TITLE SURVEY PROPERTY OF THE JACKSON LABORATORY, HANCOCK COUNTY REGISTRY OF DEEDS BOOK 1748, PAGE 452, OTTER CREEK & SCHOONER HEAD ROAD BAR HARBOR, MAINE", BY PLISGA & DAY LAND SURVEYORS, DATED 02-06-02, AT 1"=100'

TOPOGRAPHIC SURVEY BY SHYKA, SHEPARD & GARSTER LAND SURVEYORS, 2001

PLAN ENTITLED "CAMPUS SITE PLAN OF THE JACKSON LABORATORY FACILITIES ENGINEERING, 600 MAIN STREET, BAR HARBOR, MAINE, 04609", DATED 8/30/95, SCALE: 1"=100'.

PLAN ENTITLED "STANDARD BOUNDARY SURVEY, CAMPUS PLAN THE JACKSON LABORATORY, BAR HARBOR, MAINE" BY BRECHER-HYMAN ASSOCIATES, DATED 02-11-91 SCALE: 1"=200'.



SCALE: 1"=200'

One Merchants Plaza, Suite 501
 Bangor, Maine 04401
 800.564.2333 | www.woodardcurran.com

WOODARD & CURRAN
 COMMITMENT & INTEGRITY DRIVE RESULTS

SITE PLAN	
DESIGNED BY: SSN	CHECKED BY: SSN
DRAWN BY: JDE	23269500-FIG 9-1.dwg

THE JACKSON LABORATORY
 BAR HARBOR, MAINE

TOWN OF BAR HARBOR
 PLANNING BOARD REVIEW APPLICATION
 SCHOONER HEAD HOUSING

JOB NO: 232695.00
 DATE: JULY, 2020
 SCALE: 1"=200'

FIGURE 9-1

FIGURE 1.0 VILLAGE RESIDENTIAL LOT STANDARDS §125-20

	VILLAGE RESIDENTIAL DIMENSIONAL STANDARDS	SCHOONER HEAD SITE PARCEL EXISTING/PROPOSED CONDITIONS
Minimum lot size:	10,000 sf with sewers; 40,000 sf without sewers.	36.915 Acres
Minimum road frontage and lot width:	100 feet	1987 If road frontage, 1345 If lot width
Minimum front setback for structures:	20 feet	20 feet
Minimum side setback for principal structures:	10 feet	10 feet
Minimum side setback for accessory, nonresidential structures:	5 feet	5 feet
Minimum rear setback for principal structures:	10 feet	10 feet
Minimum rear setback for accessory, nonresidential structures:	5 feet	5 feet
Maximum lot coverage:	50% with sewers; 25% without sewers.	0/3.41%
Maximum height:	40 feet	40 feet
Minimum area per family:	10,000 square feet with sewers; or 20,000 square feet without sewers.	20,000 sf
Permitted Uses under PUD:	Multi-Family II	Multi-Family II

FIGURE 2.0 PARCEL SIZE AND ELIGIBILITY CHARTS §125-69-S-4

a.		MINIMUM SIZE OF PARCEL*	SCHOONER HEAD SITE PARCEL
		40,000 sq ft	36.915 Acres
		<small>*minimum lot size without sewer Village Residential District §125-20</small>	
b.		LAND TYPE (CANNOT CONTAIN IN AGGREGATE GREATER THAN 30% FOR ELIGIBILITY)	EXISTING LAND TYPE AREA ON SCHOONER HEAD SITE PARCEL
		Wetlands and significant vernal pools	1.37 Acres (03.71%)
		Sustained slopes greater than 20%	4.95 Acres (13.40%)
		Areas within 75' (horizontal distance) of shoreline stream, great pond, river, coastal wetland or significant vernal pool	N/A
		Floodplains	N/A
		Total	6.32 Acres (17.32%)

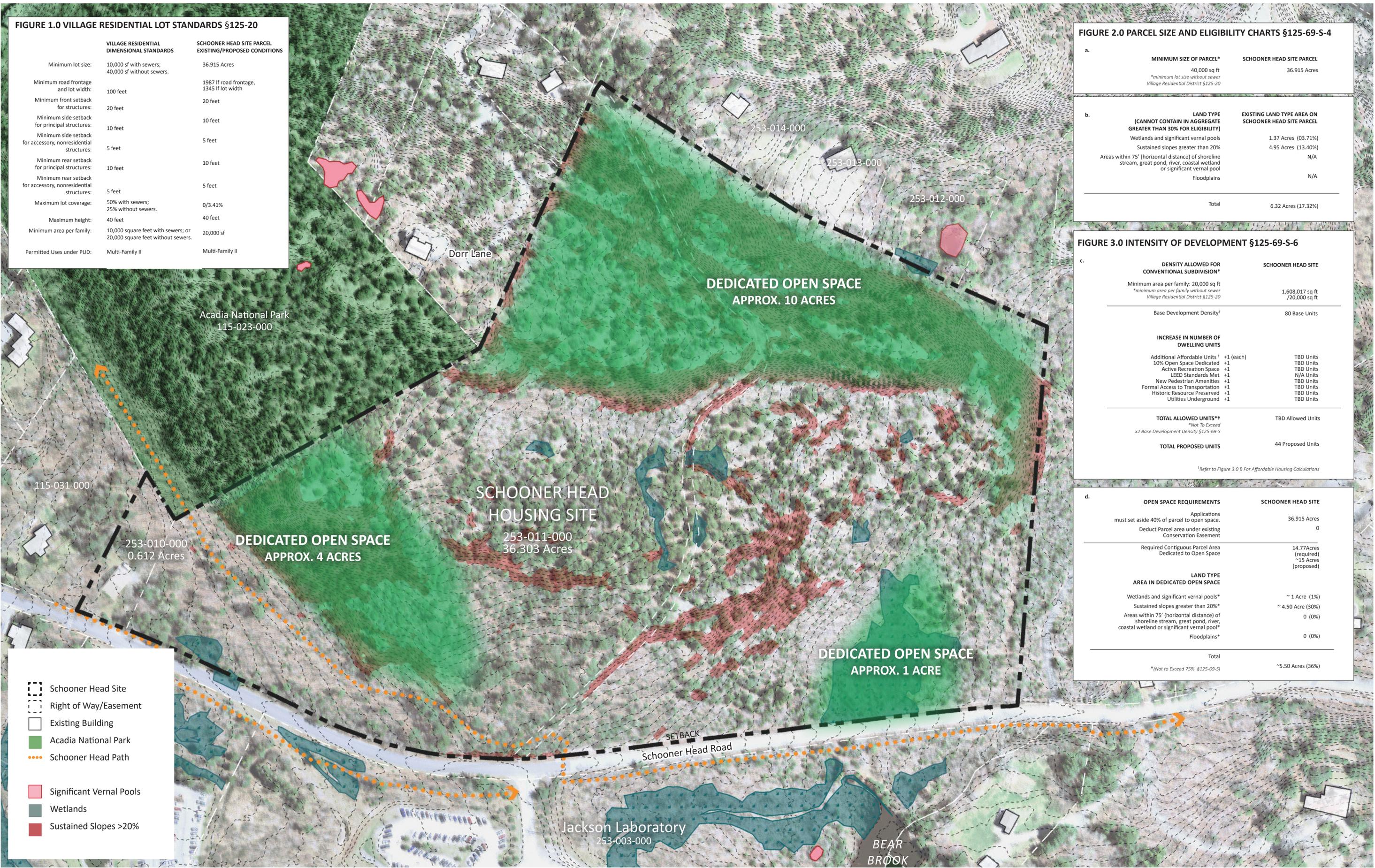
FIGURE 3.0 INTENSITY OF DEVELOPMENT §125-69-S-6

c.		DENSITY ALLOWED FOR CONVENTIONAL SUBDIVISION*	SCHOONER HEAD SITE
		Minimum area per family: 20,000 sq ft	1,608,017 sq ft
		<small>*minimum area per family without sewer Village Residential District §125-20</small>	/20,000 sq ft
		Base Development Density ¹	80 Base Units
		INCREASE IN NUMBER OF DWELLING UNITS	
		Additional Affordable Units ¹ +1 (each)	TBD Units
		10% Open Space Dedicated +1	TBD Units
		Active Recreation Space +1	TBD Units
		LEED Standards Met +1	N/A Units
		New Pedestrian Amenities +1	TBD Units
		Formal Access to Transportation +1	TBD Units
		Historic Resource Preserved +1	TBD Units
		Utilities Underground +1	TBD Units
		TOTAL ALLOWED UNITS**	TBD Allowed Units
		<small>**Not to Exceed x2 Base Development Density §125-69-S</small>	
		TOTAL PROPOSED UNITS	44 Proposed Units

¹Refer to Figure 3.0 B For Affordable Housing Calculations

d.		OPEN SPACE REQUIREMENTS	SCHOONER HEAD SITE
		Applications must set aside 40% of parcel to open space.	36.915 Acres
		Deduct Parcel area under existing Conservation Easement	0
		Required Contiguous Parcel Area Dedicated to Open Space	14.77Acres (required) ~15 Acres (proposed)
		LAND TYPE AREA IN DEDICATED OPEN SPACE	
		Wetlands and significant vernal pools*	~ 1 Acre (1%)
		Sustained slopes greater than 20%*	~ 4.50 Acre (30%)
		Areas within 75' (horizontal distance) of shoreline stream, great pond, river, coastal wetland or significant vernal pool*	0 (0%)
		Floodplains*	0 (0%)
		Total	~5.50 Acres (36%)

*(Not to Exceed 75% §125-69-S)



- Schooner Head Site
- Right of Way/Easement
- Existing Building
- Acadia National Park
- Schooner Head Path
- Significant Vernal Pools
- Wetlands
- Sustained Slopes >20%



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

April 30, 2020

Ms. Sarah Nicholson
Woodard & Curran
One Merchants Plaza
Suite 501
Bangor, ME 04401

Project: MHPC #0294-20 Jackson Laboratory
Additions to the Existing Research Facility
Town: Bar Harbor, ME

Dear Ms. Nicholson:

In response to your recent request, I have reviewed the information received April 13, 2020 to initiate consultation on the above referenced project in accordance with the requirements of the Maine Department of Environmental Protection.

As you may know, Schooner Head Path is a contributing resource to the National Register eligible hiking trail system of Acadia National Park.

Based on the information provided, we recommend that Jackson Laboratory continue to work with Acadia National Park with regard to the visual impact to the park and the reroute of the trail.

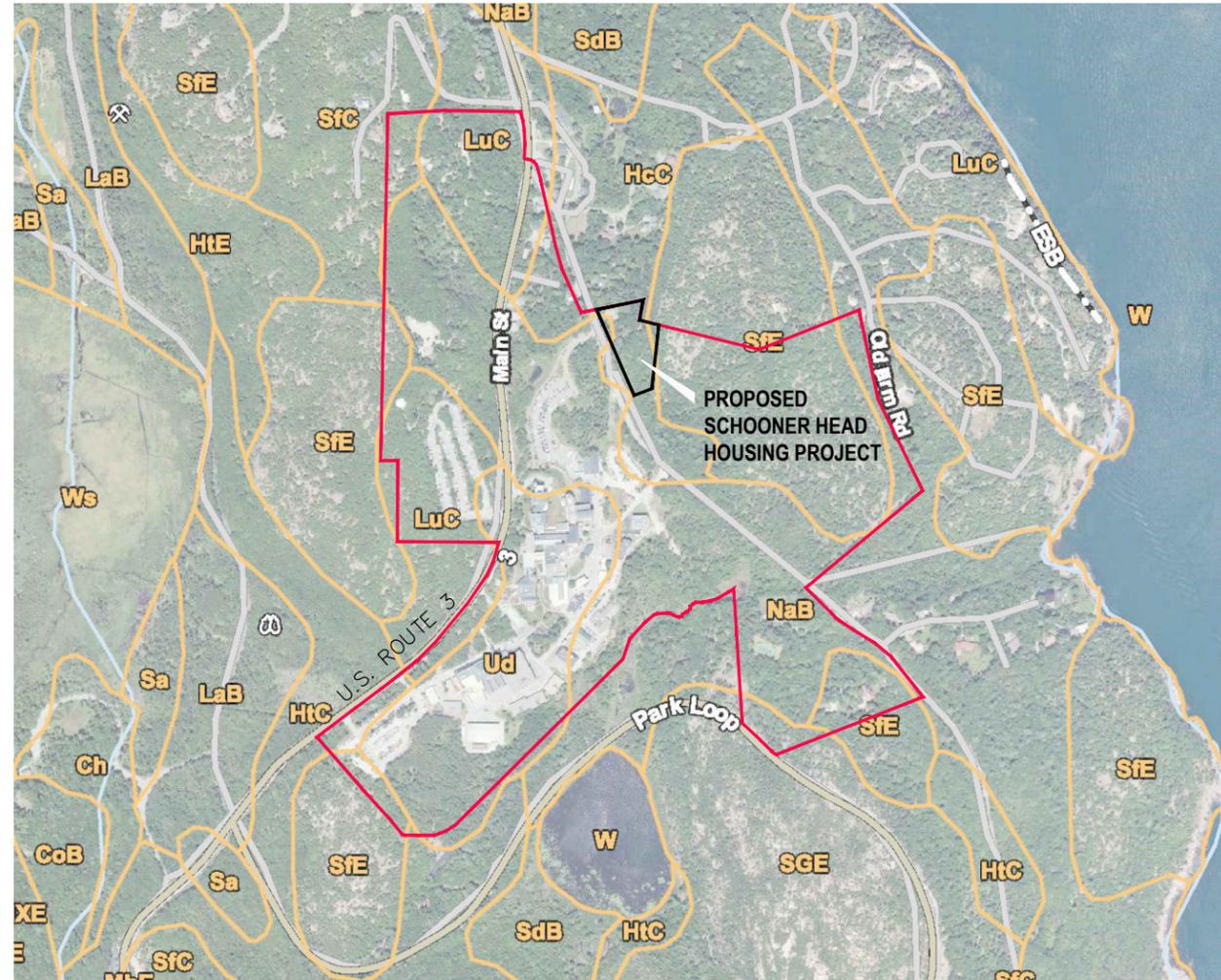
Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

EXHIBIT 10
125-66.J.(15) MEDIUM DENSITY SOILS SURVEY

The Checklist for this Site Plan Review calls for a medium-density soils survey. A Geotech investigation has been completed. The report can be provided if the Planning Board requests it. Attached is a copy of the USDA Soil Conservation Service Map as Figure 10-1.



BAR SCALE
1" = 1000'
CHECK GRAPHIC SCALE BEFORE USING

SOILS LEGEND

Map Unit Symbol	Map Unit Name
Ch	Charles silt loam, 0 to 2 percent slopes, occasionally flooded
CoB	Colton gravelly sandy loam, 0 to 8 percent slopes
HcC	Hermon-Colton-Rock outcrop complex, 3 to 15 percent slopes, very stony
HtC	Hermon-Monadnock complex, 8 to 15 percent slopes, very stony
HtE	Hermon-Monadnock complex, 15 to 45 percent slopes, very stony
LaB	Lamoine silt loam, 3 to 8 percent slopes
LuC	Lyman-Tunbridge complex, 0 to 15 percent slopes, very stony
MhE	Monadnock-Hermon complex, 15 to 45 percent slopes, extremely bouldery
MXE	Monadnock-Hermon-Peru complex, very hilly, extremely bouldery
NaB	Naskeag-Schoodic complex, 0 to 8 percent slopes, very stony
Sa	Scantic silt loam, 0 to 3 percent slopes
SdB	Scantic-Lamoine complex, 0 to 8 percent slopes, very stony
SfC	Schoodic-Rock outcrop complex, 0 to 15 percent slopes
SfE	Schoodic-Rock outcrop complex, 15 to 65 percent slopes
SGE	Schoodic-Rock outcrop-Lyman complex, 15 to 60 percent slopes
Ud	Udorthents-Urban land complex
W	Water bodies
Ws	Wonsqueak and Bucksport mucks, 0 to 2 percent slopes

SOURCE:
UNITED STATES DEPARTMENT OF AGRICULTURE,
NATURAL RESOURCES CONSERVATION SERVICE

One Merchants Plaza, Suite 501
Bangor, Maine 04401
207.945.5105 | www.woodardcurran.com



COMMITMENT & INTEGRITY DRIVE RESULTS

SOILS MAP

THE JACKSON LABORATORY
BAR HARBOR, MAINE

TOWN OF BAR HARBOR
SITE PLAN REVIEW APPLICATION
SCHOONER HEAD HOUSING

DESIGNED BY: SSN
DRAWN BY: NAK
CHECKED BY: SSN
23269500-FIG 10-1.dwg

JOB NO: 232695.00
DATE: JULY, 2020
SCALE: 1"=1000'

FIGURE 10-1

EXHIBIT 11
125-66.J.(22) BUFFERING AND SCREENING

A Landscaping Plan is attached as Figure 11-1. The existing vegetation in the right-of-way (ROW) along the front of the site will provide significant buffering of the Project from Schooner Head Road. Evergreens will be installed along the front of the site to supplement this existing vegetation where needed to well shield the parking lot from the public road. Other landscaping, particularly around the parking lot and the common area, will create enjoyable outdoor spaces for the residents.

Evergreens will also be planted along the northerly property line to create a buffer for the neighbor to the north.

Existing trees (~8+” dbh) are illustrated on Figure 9-2.

PLANTING SCHEDULE:

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES-DECIDUOUS						
QR		QUERCUS RUBRA	NORTHERN RED OAK	TBD	2.5" CAL. MIN.	PER PLAN
AF		ACER X. FREEMANII	ARMSTRONG MAPLE	TBD	2.5" CAL. MIN.	PER PLAN
ARR		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	TBD	2.5" CAL. MIN.	PER PLAN
QB		QUERCUS BICOLOR	SWAMP WHITE OAK	TBD	2.5" CAL. MIN.	PER PLAN
BP		BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	TBD	2.5" CAL. MIN.	PER PLAN
TREES-ORNAMENTAL						
AL		AMELANCHIER LAEVIS	SHADBUSH (MULTI-STEM)	TBD	8'-10' HT.	PER PLAN
CC		CERCIS CANADENSIS	EASTERN REDBUD	TBD	2.5" CAL./8'-10' HT.	PER PLAN
AG		ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	TBD	2.5" CAL./8'-10' HT.	PER PLAN
TREES-CONIFEROUS						
PS		PINUS STROBUS	EASTERN WHITE PINE	TBD	8'	PER PLAN
PB		PINUS BANKSIANA	JACK PINE	TBD	6'	PER PLAN
AC		ABIES CONCOLOR	BALSAM FIR	TBD	8'	PER PLAN

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
SHRUBS						
VC		VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	TBD	TBD	PER PLAN
DCA		DRYOPTERIS CARTHUSIANA	COMMON WOOD FERN	TBD	TBD	PER PLAN
BGA		BETULA GLANDULOSA	DWARF BIRCH	TBD	TBD	PER PLAN
SP		SALIX PURPUREA 'NANA'	BLUE ARCTIC WILLOW	TBD	TBD	PER PLAN
MP		MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	TBD	TBD	PER PLAN
JH		JUNIPERUS HORIZONTALIS 'BAR HARBOR'	CREeping JUNIPER	TBD	TBD	PER PLAN

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
ORNAMENTAL GRASS & PERENNIALS						
PA		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE, PEROVSKIA			XX O.C.
NF		NEPETA X FAASSENI	CATMINT, FAASSENS CATMINT, NEPETA			
RC		RATIBIDA COLUMNIFERA	PRAIRIE CONEFLOWER			
AR		AJUGA REPTANS	CARPET BUGLE			
VM		VINCA MINOR	COMMON PERIWINKLE			
LN		LYSIMACHIA NUMMULARIA 'AUREA'	'AUREA' MONEYWORT			
AB		AGASTACHE 'BLUE BOA'	BLUE HYSSOP			
SH		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED			
BC		BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA			
BG		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA			
PV		PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS			
DC		DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS			
AU		ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK			

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
NATIVE RECLAMATION PLANTING AREAS						
		NEW ENGLAND WETLAND PLANT, INC.				
		'NEW ENGLAND CONSERVATION WILDLIFE MIX'				
		APPLICATION RATE: 25LBS/ACRE 1750 SQ FT/LB				
BIOFILTER PLANTING						
		GROUP 'A' (SUBMERGENT ZONE)				
		NEW ENGLAND WETLAND PLANT, INC.				
		'NEW ENGLAND WET MIX'				
		APPLICATION RATE: 25LBS/ACRE 1750 SQ FT/LB				
		ASCLEPIAS INCARNATE	SWAMP MILKWEED			
		CLETHRA ALNIFOLIA	SUMMERSWEET			
		EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE DWARF PYEWEEED			
		IRIS VERSICOLOR	BLUE FLAG IRIS			
		LOBELIA CARDINALIS	BLUE CARDINAL FLOWER			
		GROUP 'B' (EMERGENT ZONE)				
		NEW ENGLAND WETLAND PLANT, INC.				
		CLETHRA ALNIFOLIA	SUMMERSWEET			



EXISTING WOODLAND, TYP.

EVERGREEN TREE SCREENING, TYP.
 -(PS) PINUS STROBUS
 -(PB) PINUS BANKSIANA
 -(AC) ABIES CONCOLOR

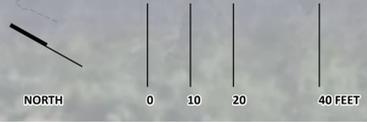


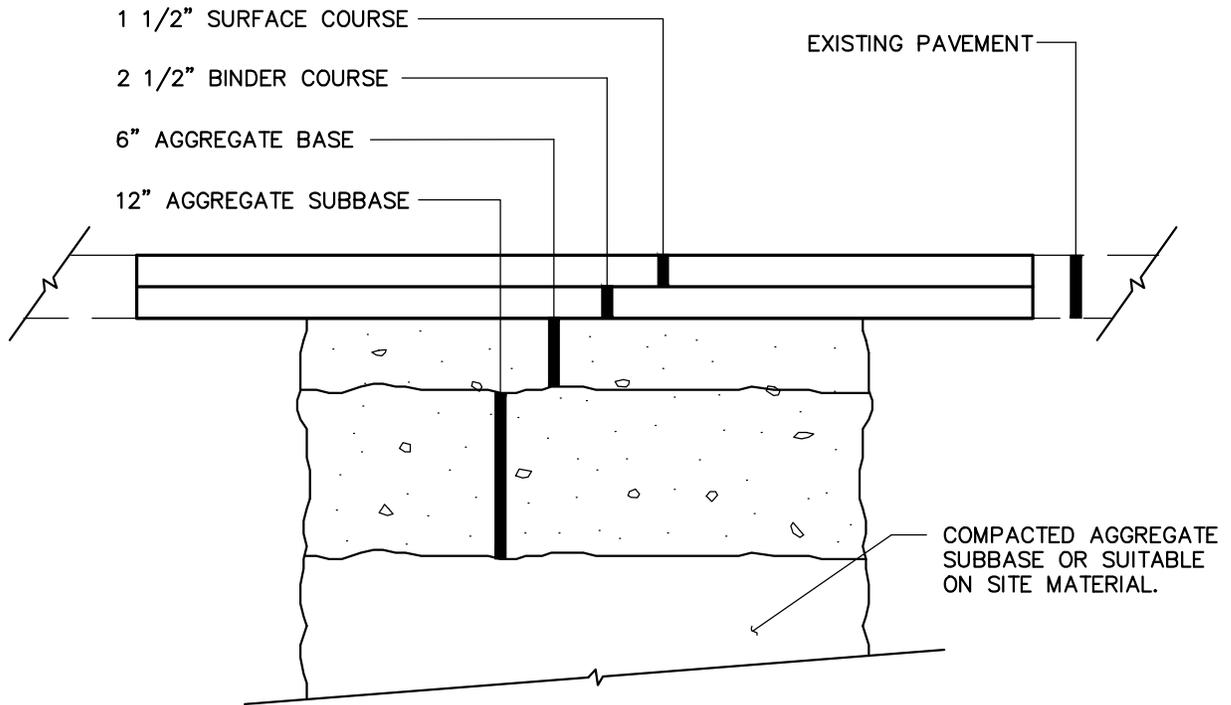
EXHIBIT 12
125-66.J.(44) STREETS, SIDEWALKS AND ACCESS

Figure 9-3 illustrates the proposed site design for the Project. There is a 68-space parking lot proposed, along with walkways for residents to get to their apartments. The number of parking spaces represents 1.5 spaces per unit. Generally, residents will walk from the lot to their unit, but a one-way accessway loops in front of the buildings to allow residents to drop off their groceries, for those with restricted mobility, or for household moving. This one-way drive provides an 8-foot wide hard surface lane, with an additional eight feet (four feet on either side) that will be reinforced turf, suitable to support a fire truck or other large vehicle in an emergency.

The parking lot and entrance drives will be asphalt paving. See attached Figure 12-1 Typical Bituminous Pavement Detail. The walkways and the accessway will be porous paving to allow for maintenance like snow plowing, but to minimize stormwater runoff.

No streets are proposed.

As documented in the cover letter, waivers are requested for this Exhibit.



NOTES:

1. TEMPORARY PAVEMENT IS 2" BINDER COURSE, AND MAY BE REQUIRED AT THE TOWN'S DISCRETION.
2. CUT EXISTING PAVEMENT TO STRAIGHT EVEN EDGE.
3. MATCH EXISTING THICKNESS OF AGGREGATE SUBBASE. SEE TYPICAL ROADWAY SECTION FOR REQUIRED AGGREGATE MINIMUM THICKNESS.
4. FOR TOWN ROADS, PAVEMENT SHALL BE REPLACED IN THICKNESS SHOWN, OR TO EXISTING THICKNESS, WHICHEVER IS GREATER.

TYPICAL BITUMINOUS PAVEMENT REPAIR
TOWN ROADS AND DRIVEWAYS

N.T.S.



41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

**BITUMINOUS PAVEMENT
REPAIR DETAIL**

DESIGNED BY: AEF	CHECKED BY: SSN
DRAWN BY: NAK	23269500-FIG 12-1.dwg

THE JACKSON LABORATORY
BAR HARBOR, MAINE

TOWN OF BAR HARBOR
SITE PLAN REVIEW APPLICATION
SCHOONER HEAD HOUSING

JOB NO: 232695.00
DATE: JULY 2020
SCALE: AS NOTED

FIGURE 12-1

EXHIBIT 13

125-66.K ASSESSOR'S CERTIFICATION OF STREET NAMES

No streets or street names are proposed as part of the Schooner Head Housing Project. Therefore, no certification of the municipal tax assessor is included in this Exhibit.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 14

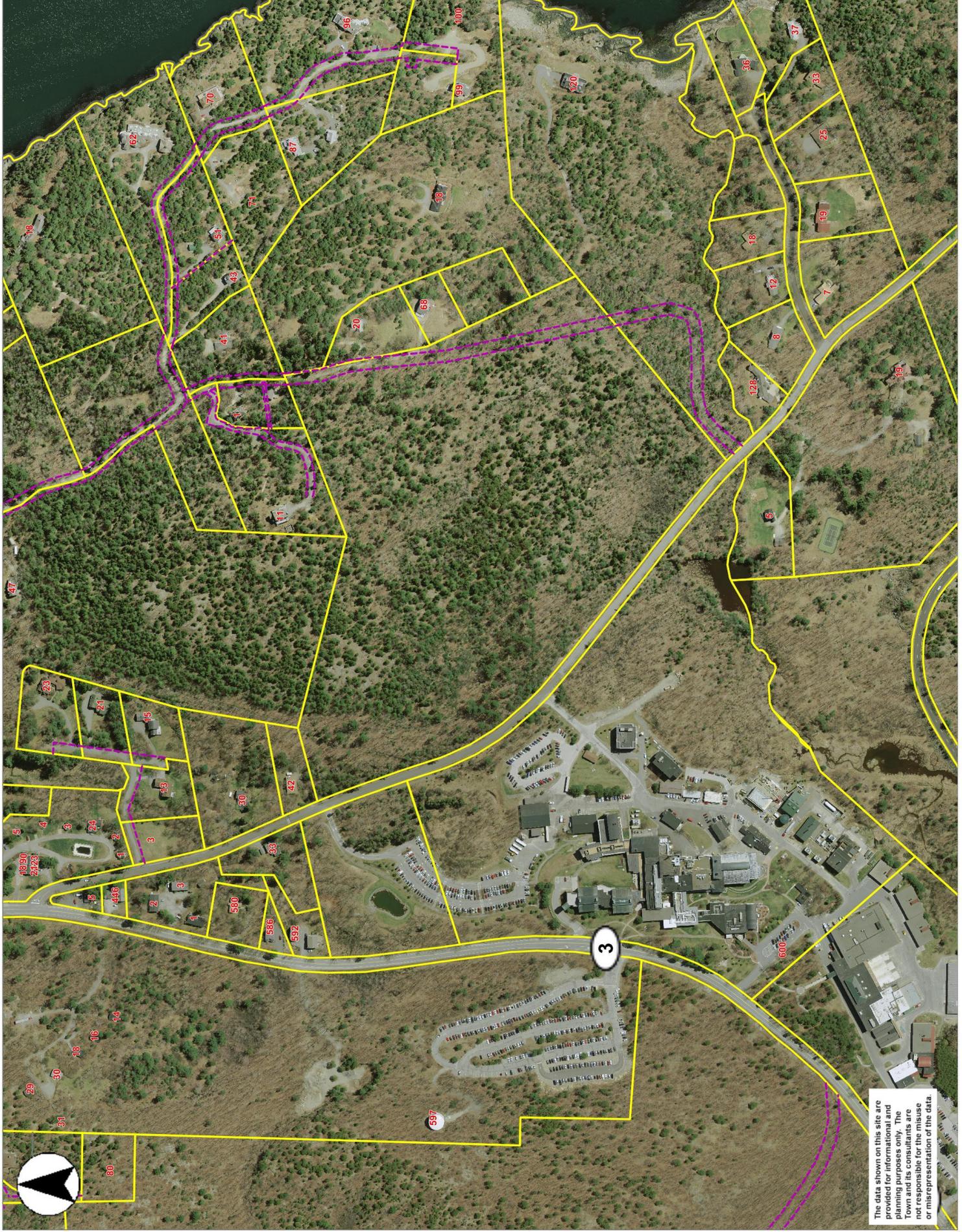
125-66.L PHOTOGRAPHS

Exhibit 14 contains the Town's aerial photo from the GIS system, focused on the Project parcel.

Attached are photographs looking from and into the proposed location of the Schooner Head Housing site. These photos were taken by Sarah Nicholson of Woodard & Curran on March 16, 2020.



- Parcel History
- ROW
- Parcels w/Orthos
- Parcels
- ME Highways
- Interstate
- US Highway
- State Highway
- Town Boundary



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Photo 1: Looking west from approx. Building 1 location



Photo 2: Looking north from approx. Building 1 location



Photo 3: Looking east from approx. Building 1 location



Photo 4: Looking south from approx. Building 1 location



Photo 5: Looking west from approximately the center of parking lot



Photo 6: Looking north from approximately the center of parking lot



Photo 7: Looking east from approximately the center of parking lot



Photo 8: Looking south from approximately the center of parking lot



Photo 9: Looking west into the site from approximate location of Building 4



Photo 10: Looking east into the site from Schooner Head Road



Photo 11: Looking south from Schooner Head path approximately near Building 4



Photo 12: Looking north from Schooner Head path approximately near Building 4



Photo 13: Looking north on Schooner Head Road



Photo 14: Looking south on Schooner Head Road

EXHIBIT 15
125-66.M SUBSURFACE WASTEWATER DISPOSAL

A subsurface wastewater disposal system is illustrated on Figure 9-1. Each building will drain to a central manhole adjacent to the parking lot and this structure will include a pump station to lift the wastewater to the proposed subsurface system. This will be an engineered system, required because the flow is greater than 2,000 gpd.

There will be twelve 1BR units, twenty-four 2BR units, and eight 3BR units for a total of 84 BRs in 44 units. The total projected daily flow is 7,920 gpd, or 5.5 gpm.

Attached is a preliminary report from Moyses Associates documenting their soil investigation and describing the system concept, including pre-treatment and chambers (Figure 15-1). DHHS approval of the subsurface disposal system will be requested on an HHE-200 form. A draft of that form is included in the attached supporting documentation (Figure 15-2).

The Ordinance requires a Nitrate Analysis using the simple model provided in the 125-66.M. According to 125-66.N.2(d), a project with flows greater than 2,000 gpd must provide a hydrogeologic assessment. This analysis must use an analytic, finite-element, or finite-difference groundwater model if the project proposes an engineered septic system.

This analysis by groundwater model is underway, utilizing the soils data collected on-site by the soil scientist. The boundary conditions for the model will be based on the site topography, the location of wetlands on-site near the southerly property boundary, and the location of Bear Brook, the receiving water body. The purpose of the analysis is to demonstrate that “the development will not directly or indirectly cause an increase in any contaminant concentration in the groundwater at the property boundary with adjacent existing lots to more than one-half of the difference between the existing water quality and the EPA National Primary Drinking Water Regulations (primary standards) or the Maine Maximum Exposure Guidelines for Drinking Water (MEGs), whichever is more restrictive (125-67.K(4)).”

The contaminant of interest in septic design is nitrate. The water quality standard is 10 mg/l, so the limiting concentration (as above C_{nitrate}) is 5 mg/l at the property line. Because of the proposed location of the septic system, the property line of interest will be the southerly line.



MOYSE
ENVIRONMENTAL
SERVICES, INC.

Environmental and
Land Use Consulting

July 13, 2020

Woodard & Curran
Attn: Sarah Nicholson, PE, Principal
One Merchants Plaza
Bangor, Maine 04401

RE: Preliminary Site Evaluation Report
Proposed "Schooner Head Housing Project"
The Jackson Laboratory
Bar Harbor, Maine

As requested, on July 09, 2020, we completed a preliminary site evaluation of the proposed Schooner Head Housing Project site in Bar Harbor (see Site Location Maps). We understand that the Jackson Laboratory is proposing to develop this 37-acre, wooded site as housing, focusing on providing residences for their employees. The subject parcel is located on the opposite side of Schooner Head Road from the existing "Jackson Lab" facility. The purpose of this initial evaluation was to assess the suitability of the soils on the site for a conventional subsurface wastewater disposal (septic system). Confirming that the soils are suitable for a septic system before a developer proceeds very far into the planning and design process is highly recommended common "due diligence". It is also required for project permit application review by the Planning Boards of most municipalities, including Bar Harbor.

The current Maine Subsurface Wastewater Disposal Rules, dated August 03, 2015, require that a minimum of 9 inches of free-draining soil be present for the standard installation of a septic system outside of any shoreland zone (>250 ft. from "normal high water line" of a pond or lake, for example). We understand that project will consist of one three-story building and four two-story buildings with a total of 44 housing units and 84 bedrooms. Based on the information provided as to the number of bedrooms proposed with these units, we have calculated a theoretical design flow of about 7,900 gallons per day (GPD) (see Design Flow Calculations attached). That is the design flow that we used for our evaluation purposes to estimate the system's capacity and size, and to find a suitable location for a disposal fields, and an equivalent "reserve area" (required given the system will treat more than 2,000 GPD). We understand that the project will be served by a municipal water source, so no wells will be drilled on-site.

We conducted our field work using Woodard & Curran's general guidance as to the site limits and the proposed location of the residential buildings and associated development within the northwesterly portion. We focused our soils investigation within the westerly and southwesterly portions where the soils appeared to be the "most feasible" option for subsurface wastewater disposal (deepest and best drainage conditions) based on our overall site review. We dug test pit/auger borings by hand throughout this area to examine the existing soil conditions, including color, texture, consistency, depth to mottling, depth to

restrictive layers and related soil properties. Under provisions of the Rules, we found suitable soils for installing wastewater disposal fields in at least two different "spots" (see Septic Disposal System Sketch attached). We also found adequate reserve area. The soil profile conditions are 2AII and 2AIII, typical Lyman and Tunbridge fine sandy loam soils, respectively, with no evidence of a seasonal watertable or restrictive layer. We encountered what appears to be the underlying bedrock at 12 to 21 inches in depth within our explorations (see Soil Conditions Summary Table attached). The depth to bedrock and other subsurface conditions should be confirmed with backhoe test pits before finalizing the layout and septic system design.

Based on our observations, a chamber-type disposal field is the most feasible option given the footprint of suitable area available. The final location and design of the disposal system will depend on the final development plans for the project. We are also proposing pre-treatment units be installed to allow for at least secondary treatment of the septic effluent, which allows for downsizing of the required disposal fields by 50 percent. The proposed system's tanks and pretreatment units are also shown on the attached system sketch for reference. The proper installation of a septic system relative to dwellings, wells, wetlands, property lines, etc. are all necessary considerations to comply with the Rules. "Best Management Practices for Construction" should be followed closely, with the proper installation and maintenance of erosion and sediment control measures until the site is permanently stabilized again. Stabilization of disturbed soils as soon as possible should be emphasized in any measures that will be implemented.

The Town of Bar Harbor has development ordinances and regulations that apply to all home projects. We recommend that all pertinent local, state and federal resource protection and development regulations be reviewed thoroughly, and understood, to ensure that any project here will be in compliance. We will gladly work with Woodard & Curran to design this new septic system once the project moves into the design phase.

It was a pleasure to assist The Jackson Laboratory and Woodard & Curran with this preliminary phase of the Schooner Head Housing project. Please contact us if you have any questions.

Sincerely,

MOYSE ENVIRONMENTAL SERVICES, INC.



David W. Moyse, LSE, CSS

cc: File

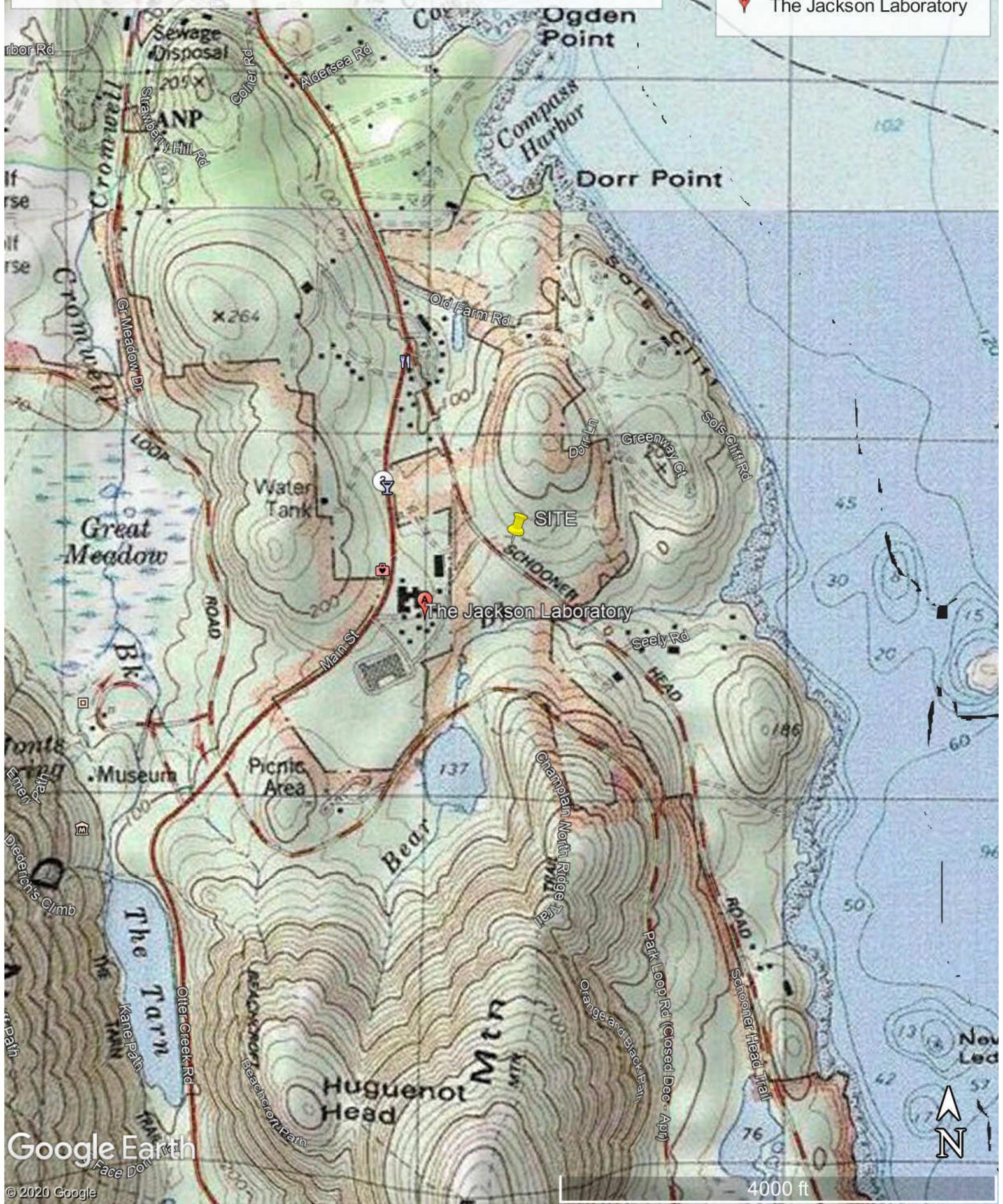


Proposed Schooner Head Housing Project

Schooner Head Road, Bar Harbor Maine

Legend

-  SITE
-  The Jackson Laboratory



Proposed Schooner Head Housing Project

Schooner Head Road, Bar Harbor Maine

Legend



SITE



The Jackson Laboratory



Google Earth

© 2020 Google

1000 ft

PRELIMINARY

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, SHS 11
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW

City, Town, or Plantation: Bar Harbor
Street or Road: Schooner Head Road
Subdivision, Lot #:

Town/City: Permit #:
Date Permit Issued: Fee: \$ Double Fee Charged []
L.P.I. #

OWNER/APPLICANT INFORMATION

Name (last, first, MI): The Jackson Laboratory
Mailing Address of Applicant: Sarah Nicholson - Woodard & Curran
One Merchants Plaza, Suite 501
Bangor, Maine 04401
Daytime Tel. #: 207-632-4236

Local Plumbing Inspector Signature - Owner [] Town [] State []
Municipal Tax Map # 253 Lot # 10 & 11

OWNER OR APPLICANT STATEMENT
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
(1st) date approved
(2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
1. First Time System
2. Replacement System
3. Expanded System
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES
1. No Rule Variance
2. First Time System Variance
3. Replacement System Variance
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify:
4. Non-engineered Treatment Tank (only)
5. Holding Tank, gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: Fuji Clean "CE30"
12. Miscellaneous Components

SIZE OF PROPERTY
37+/- SQ. FT. ACRES
SHORELAND ZONING
Yes No

DISPOSAL SYSTEM TO SERVE
1. Single-Family Dwellings, Total No. of Bedrooms:
2. Multiple Family Dwelling, No. of Units:
3. Other: See Attached (specify)
Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY
1. Drilled Well 2. Dug Well 3. Private
4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. Concrete
a. Regular 8,000 Septic Tank &
b. Low Profile 4,000 Septic Tank
c. Other: w/ Two A100 Filter
CAPACITY: 12,000 GAL

DISPOSAL FIELD TYPE & SIZE
1. Stone Bed 2. Stone Trench
3. Proprietary Device Infiltrators
a. cluster array c. Linear
b. regular load d. H-20 load
4. Other:
SIZE: 26,136 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT
1. No 2. Yes 3. Maybe
If Yes of Maybe, specify one below:
a. multi-compartment tank
b. tanks in series
c. increase in tank capacity
d. Filter on Tank Outlet

DESIGN FLOW
7,920 gallons per day
BASED ON:
1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA
PROFILE CONDITION: 2 / All
at Observation Hole # BTP05
Depth 14 "
of Most Limiting Soil Factor: Bedrock

DISPOSAL FIELD SIZING
1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. ft. / gpd
3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

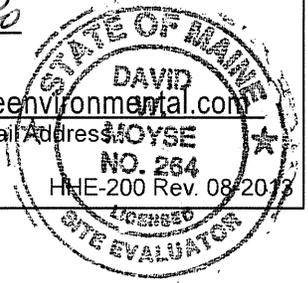
EFFLUENT/EJECTOR PUMP
1. Not Required
2. May Be Required
3. Required
Specify only for engineered systems:
DOSE: gallons

See Calc. Attached
3. Section 4G (meter readings)
ATTACH WATER METER DATA
LATITUDE AND LONGITUDE
at center of disposal area
Lat. 044 d 22' m 00.35" s
Lon. 068 d 11' m 35.67" s
if g.p.s. state margin of error:

SITE EVALUATOR STATEMENT

I certify that on 07-09-2020 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: DAVID W. MOYSE
SE #: 264
Date: 7-13-20
Telephone Number: (207) 945-6179
Email Address: dave@moyseenvironmental.com



Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

July 14, 2020

“SCHOONER HEAD HOUSING PROJECT”

THE JACKSON LABORATORY PROPOSED HOUSING DEVELOPMENT

SCHOONER HEAD ROAD BAR HARBOR, MAINE

DESIGN FLOW CALCULATIONS* (Theoretical from Disposal Rules)

Multi-Unit Buildings

One Three-story Building

- 12 One-bedroom Units

12 Units x 120 Gallons per Day (GPD) per Unit = **1,440 GPD**

Four Two-story Buildings:

8 Units in Each Building

○ 2 Units with Three Bedrooms Each: 2 x 270 GPD = 540 GPD

○ 6 Units with Two Bedrooms Each: 6 x 180 GPD = 1,080 GPD

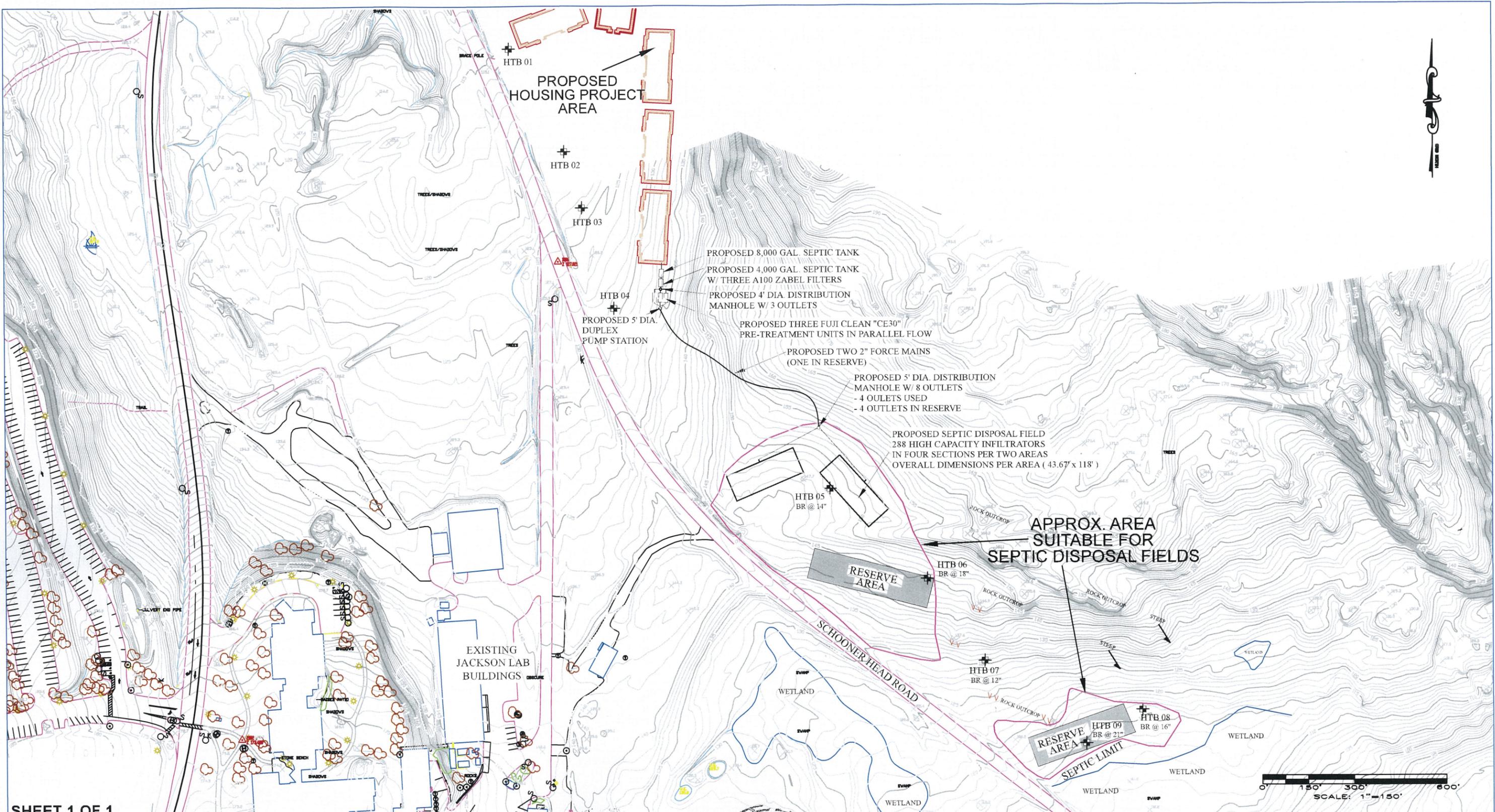
Total per Building 1,620 GPD

4 Buildings x 1,620 GPD per Building = **6,480 GPD**

Total Design Flow for 44 Living Units and 84 Bedrooms = 7,920 GPD

*Note that the *actual wastewater volume* generated per day could be much less than the theoretical design flow recommendation of the current Subsurface Wastewater Disposal Rules. Therefore, we recommend that a new water meter installed on the water main intake line for each building and the water use be recorded daily for at least a year, once a given building is at full occupancy. The readings should be made at the same time every day, first thing in the AM, if possible. That way the readings are consistent for the 24-hour period each day. It is very important that the water use be accurately documented by a qualified person. Please make a note of any unusual water use, such as a leaky faucet or defective toilet, or the extensive use of an outdoor faucet such as watering a lawn or washing a car to account for non-typical readings.

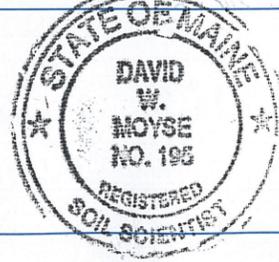
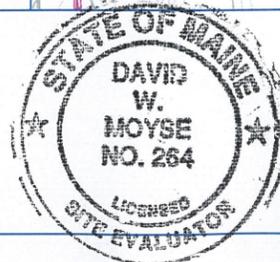
These records must be kept up-to-date so copies can be provided to the Town LPI and Design Site Evaluator upon request. The water use monitoring can provide current, baseline data that could be used for future expansions, so upgrades to the new septic systems may not be necessary assuming actual use is less than the theoretical flows.



SHEET 1 OF 1

SEPTIC DISPOSAL SYSTEM SKETCH
 PROPOSED SCHOONER HEAD HOUSING PROJECT
 THE JACKSON LABORATORY

SCHOONER HEAD ROAD
 BAR HARBOR, MAINE
 JULY 15, 2020



Moyse
 ENVIRONMENTAL
 SERVICES, Inc.
 Land Use Consultants
 42 Pleasant View Avenue, Bangor, ME 04401
 Phone (207) 945-6179
 Fax (207) 433-7225

EXHIBIT 16

125-66.N GROUNDWATER

No groundwater will be extracted for the construction or operation of the proposed Schooner Head Housing Project. Therefore, no details to that effect are included in this Exhibit.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 17

125-66.O EROSION AND SEDIMENTATION

The overall goal of the Erosion and Sedimentation Control Plan is to restrict the potential for erosion on the site and sedimentation of areas downhill of the site. A variety of erosion control techniques will be implemented to achieve this goal. During construction, these include:

- Positive grades throughout the construction site to direct flow to sediment control barriers;
- Diversion barriers to keep upslope runoff from flowing through the construction site;
- Installation of sediment barriers at storm drain inlets, catch basins and culverts;
- Frequent maintenance (sweeping, etc.) of nearby paved areas;
- Preserving and maintaining pavement and vegetated areas to the maximum extent possible;
- Installation and maintenance of sedimentation barrier adjacent to the Project;
- Permanent paving and seeding and mulching applied as soon as areas are at final grades; and
- Inspection of all in-place measures after every significant rainfall until permanent measures are in place.

Structural measures will be installed where shown on the Erosion and Sedimentation Control Site Plan (Figure 17-1). Included in this Exhibit are general notes for construction erosion control and details for erosion control BMPs (Figures 17-2 through 17-8). All measures will be implemented in accordance with the *Maine Erosion and Sedimentation Handbook for Construction: Best Management Practices*. All temporary measures will be removed after the areas are permanently stabilized.

Permanent erosion control measures for the Project include vegetation and pavement. The areas of concentrated flow will be protected from erosion by established vegetation and by riprap, where necessary.



**STORMWATER EROSION & SEDIMENTATION CONTROL
INSPECTION REPORT FORM**

Inspectors:

Date: ___ / ___ / ____

_____ of _____ (Project Owner)
_____ of _____ (Contractor)
_____ of _____
_____ of _____

Storm Event? Yes No Rainfall Amount _____ Storm Duration _____ hours

Visual Observations of Activity and Site Conditions:

Disturbed Soil Areas:

Storage of Soils:

Sediment & Erosion Control Measures:

Construction Site Entrance:

Surface Stabilization:

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE PROVIDED PER STATE OF MAINE DEP STANDARDS PRIOR TO LAND DISTURBING ACTIVITIES AND SHALL BE INSPECTED BY CONTRACTOR ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER ANY RAINFALL EVENT OF 0.25-INCHES OR MORE. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
2. THE SEQUENCE AND TIMING OF ACTIVITIES SHALL BE AS FOLLOWS:
 - A. MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE;
 - B. INSTALL EROSION AND SEDIMENT CONTROL MEASURES;
 - C. INSTALL SOLAR PHOTOVOLTAIC ARRAY AND ASSOCIATED SITE IMPROVEMENTS;
 - D. STABILIZE SITE; AND
 - E. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AND STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
5. THE DEVELOPER WILL PROVIDE EROSION CONTROL INSPECTIONS DURING CONSTRUCTION IN ACCORDANCE WITH THE SWPPP AND NOTICE OF INTENT TO COMPLY WITH NPDES. POST-CONSTRUCTION, THE DEVELOPER WILL CONDUCT EROSION CONTROL INSPECTIONS ONCE PER MONTH FOLLOWING A SIGNIFICANT RAIN EVENT FOR A PERIOD OF ONE YEAR.
6. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE SEDIMENT BARRIER, OR ONCE THE BARRIER SHOWS SIGNS OF FAILURE. REPAIRS AND REPLACEMENTS SHALL BE MADE PROMPTLY AS NEEDED.
7. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
9. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED AS REQUIRED.
10. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.
11. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
12. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
14. CLEAN AND MAINTAIN SEDIMENT BARRIERS AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE CONTINUED FUNCTIONALITY.
15. THE AREA OF SOILS EXPOSED AT ANY ONE TIME SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE.
16. DISCHARGES OF WASTEWATER FROM WASHOUT OF CONCRETE, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING ARE PROHIBITED ON THE CONSTRUCTION SITE.
17. STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AS SOON AS PRACTICABLE, BUT NO MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
18. THE CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES ONLY AFTER REVEGETATION AND STABILIZATION OF DISTURBED AREAS.
19. DURING CONSTRUCTION, THE INSTALLATION, MAINTENANCE, AND OPERATION OF EROSION CONTROL MEASURES SHALL BE SUBJECT TO INSPECTION AND ENFORCEMENT BY THE TOWN OF SWEDEN AND MAINE DEP.
20. THE CONTRACTOR MAY NEED TO RESPOND IMMEDIATELY FOR REPAIR AND MAINTENANCE AT THE REQUEST OF THE TOWN OR DEP WITHIN TWO HOURS OF NOTIFICATION.



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COMMITMENT & INTEGRITY DRIVE RESULTS

EROSION AND SEDIMENTATION CONTROL NOTES

DESIGNED BY: AEF	CHECKED BY: SSN
DRAWN BY: NAK	23269500-FIG 17-2_8.dwg

THE JACKSON LABORATORY
BAR HARBOR, MAINE

TOWN OF BAR HARBOR
SITE PLAN REVIEW APPLICATION
SCHOONER HEAD HOUSING

JOB NO: 232695.00
DATE: JULY 2020
SCALE: AS NOTED

FIGURE 17-2

Temporary Erosion Control:

Measure	Dates for use	Timing, Activity, and Location
Silt Fence or Erosion Control Mix Berm	All	Before site clearing and soil disturbance, install downhill of disturbed areas.
Inlet Protection	All	Install as soon as drainage structures are functioning. Remove when up hill areas are stabilized.
Dust Control	All	During dry weather, apply water and calcium chloride to control dust.
Temporary Seeding	April 15 to Oct. 1	Soil stockpiles and disturbed land soils which will not be disturbed again within 21 days. If grass growth provides less than 95% soil coverage by Nov. 1, apply mulch and anchor with netting.
Mulch	April 15 to Sept. 15	On all areas of exposed soil which will not be disturbed again within 21 days, apply 32 Kg to 41 Kg (70 to 90 lbs). mulch (2 bales) per 93 sq. m. (1,000 sq. ft.) within the 21 day period.
Winter Mulch	Sept. 16 to Oct. 31	On all areas of exposed soil which will not be disturbed again within 7 days, apply 68 Kg to 77 Kg (150 to 170 lbs). mulch (4 bales) per 93 sq. m. (1,000 sq. ft.) within the 7 day period. Erosion control blanket may be used as a substitute for winter mulch.
	Nov. 1 to April 14	On all areas of exposed soil, apply 68 Kg to 77 Kg (150 to 170 lbs). mulch (4 bales) per 93 sq. m. (1,000 sq. ft.) and anchor with netting, at the end of each working day. Erosion control blanket may be used as a substitute for winter mulch.
Erosion Control Blanket	All	Install immediately following seeding, within drainage channels and on all exposed soil slopes which are 25% or steeper grade, and locations shown on plan. ECB may also be substituted for winter mulch.
Inspections	Until site is permanently stabilized	Inspect the erosion and sedimentation control measures at least once a week and prior to and after significant storm events.

Permanent Seed Mix:

Seed Variety	Application Rate
Creeping Red Fescue	23 kg/ha
Redtop	2 kg/ha
Tall Fescue	23 kg/ha
Total	48 kg/ha

Permanent Erosion Control:

Measure	Dates for use	Timing, Activity, and Location
Outlet Protection	All	Install erosion control mat or riprap immediately following culvert installation or final channel grading at locations shown on plans.
Permanent Seeding	April 15 to Aug. 15	On final grade areas, within 7 days of grade preparation, prepare topsoil, followed with seeding and mulch application.
Dormant Seeding	Aug. 16 to April 15	On final grade areas, with prepared topsoil. Apply seed at double the specified rate, on bare soil, and follow with an application of winter mulch.
Permanent Mulch	All	Install with final landscaping.



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COMMITMENT & INTEGRITY DRIVE RESULTS

EROSION CONTROL NOTES

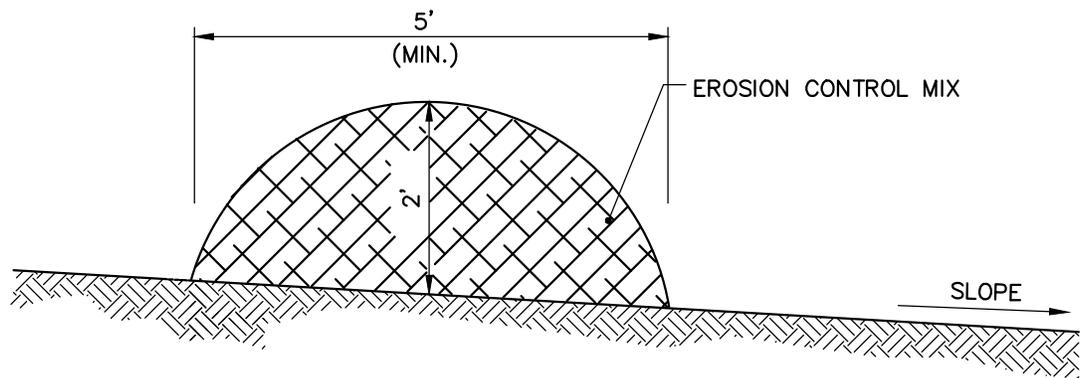
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CHECKED BY: SSN
23269500-FIG 17-2_8.dwg

THE JACKSON LABORATORY
BAR HARBOR, MAINE

TOWN OF BAR HARBOR
SITE PLAN REVIEW APPLICATION
SCHOONER HEAD HOUSING

JOB NO: 232695.00
DATE: JULY 2020
SCALE: AS NOTED

FIGURE 17-3



NOTES:

- CONSTRUCT CONTINUOUS BERM AS SHOWN ON SITE PLAN.
- HAY BALES SHALL NOT BE AN APPROVED SUBSTITUTION.

SEDIMENT BARRIER BERM DETAIL

N.T.S.



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COMMITMENT & INTEGRITY DRIVE RESULTS

**SEDIMENT BARRIER BERM
DETAIL**

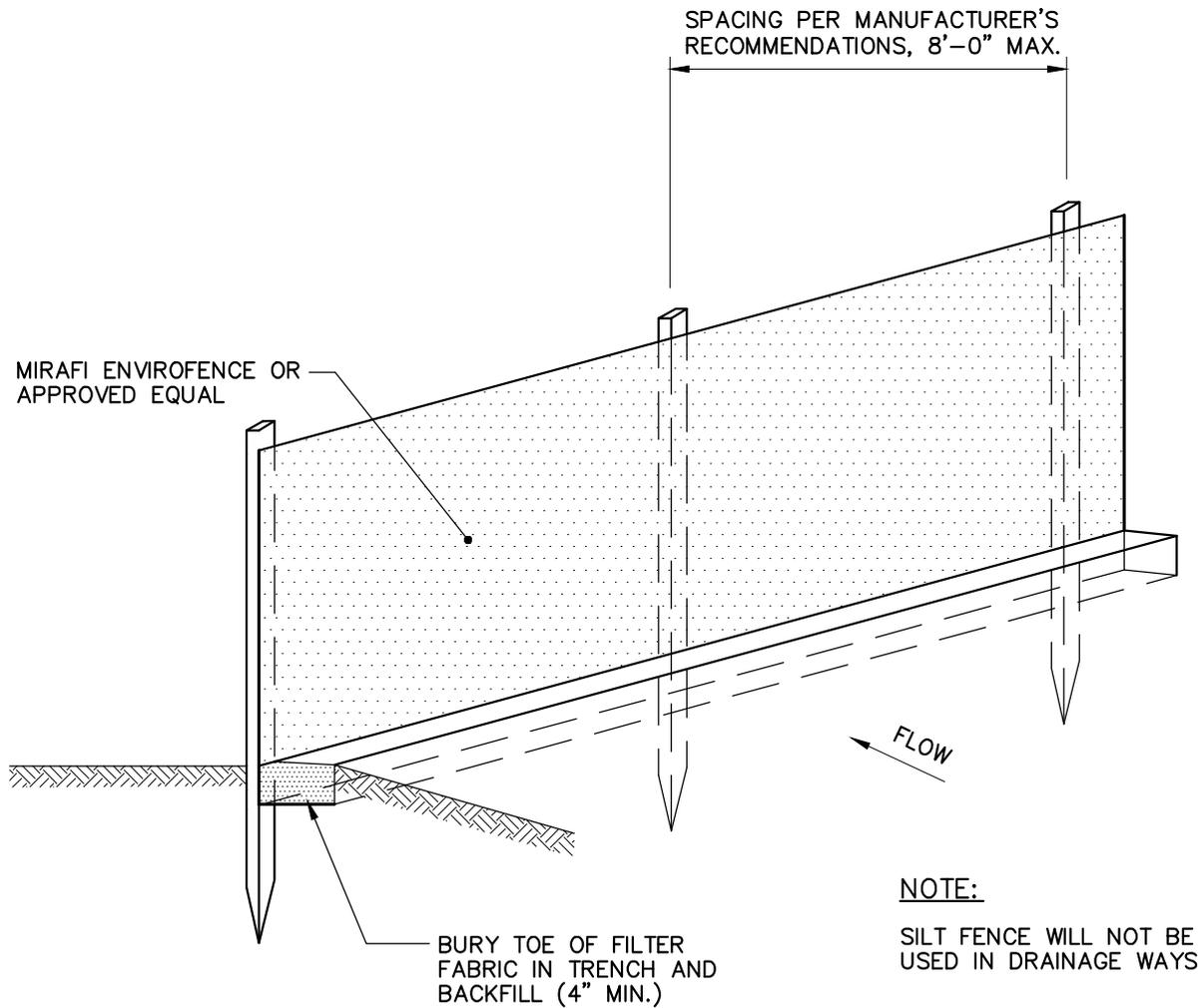
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FIGURE 17-4



SILTATION FENCE DETAIL

NTS



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COMMITMENT & INTEGRITY DRIVE RESULTS

SILTATION FENCE DETAIL

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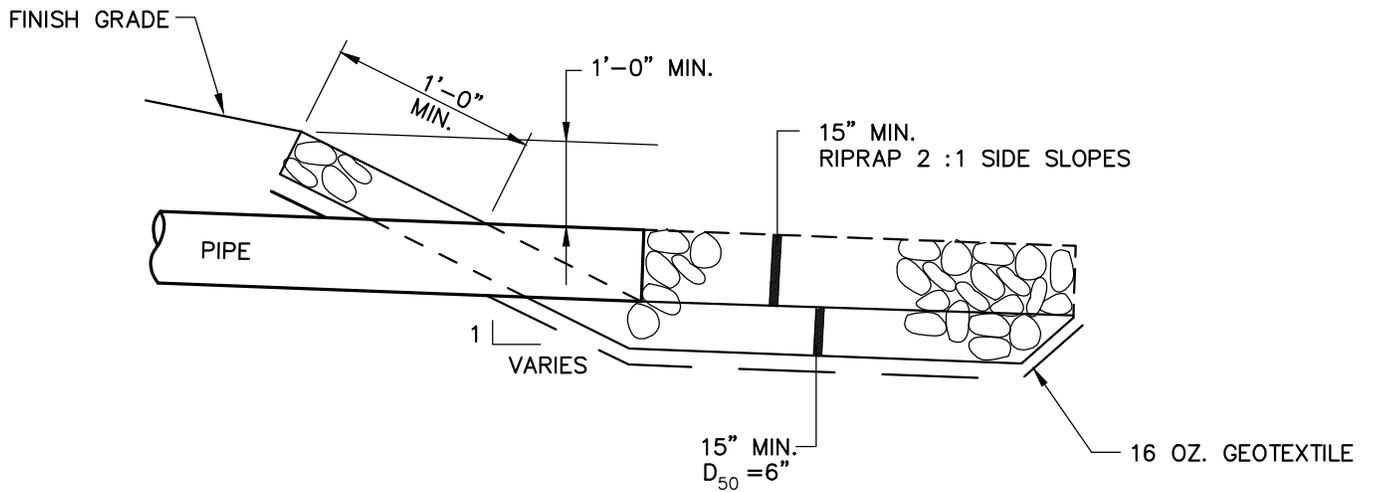
CHECKED BY: SSN
23269500-FIG 17-2_8.dwg

THE JACKSON LABORATORY
BAR HARBOR, MAINE

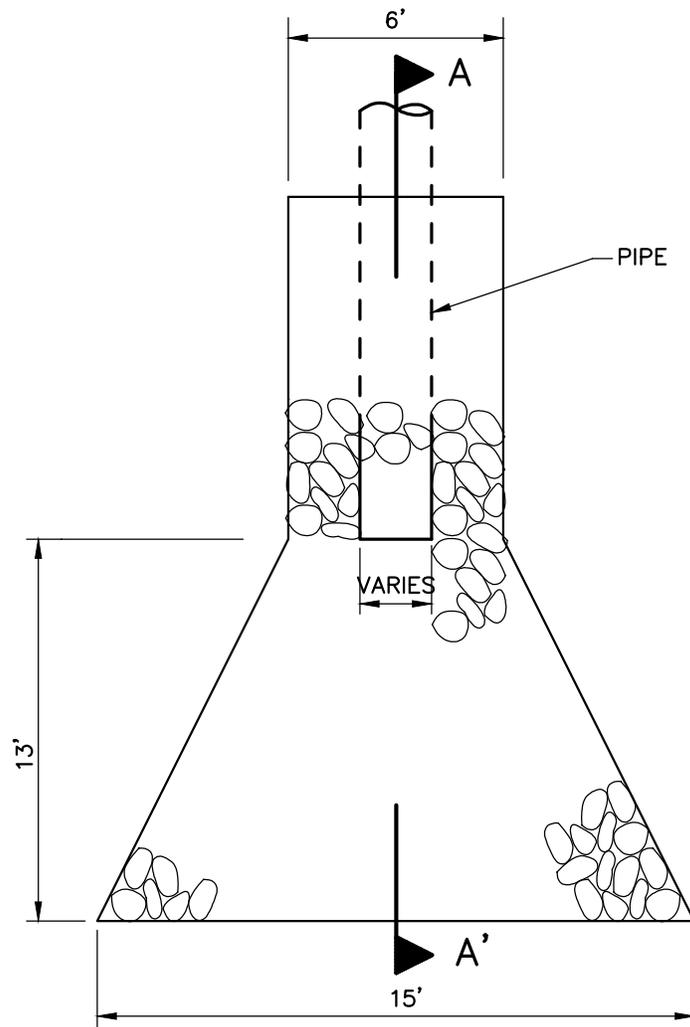
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FIGURE 17-5



SECTION A-A'



PLAN

RIP RAP OUTLET PROTECTION DETAIL

N.T.S.



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COMMITMENT & INTEGRITY DRIVE RESULTS

RIP RAP OUTLET PROTECTION DETAIL

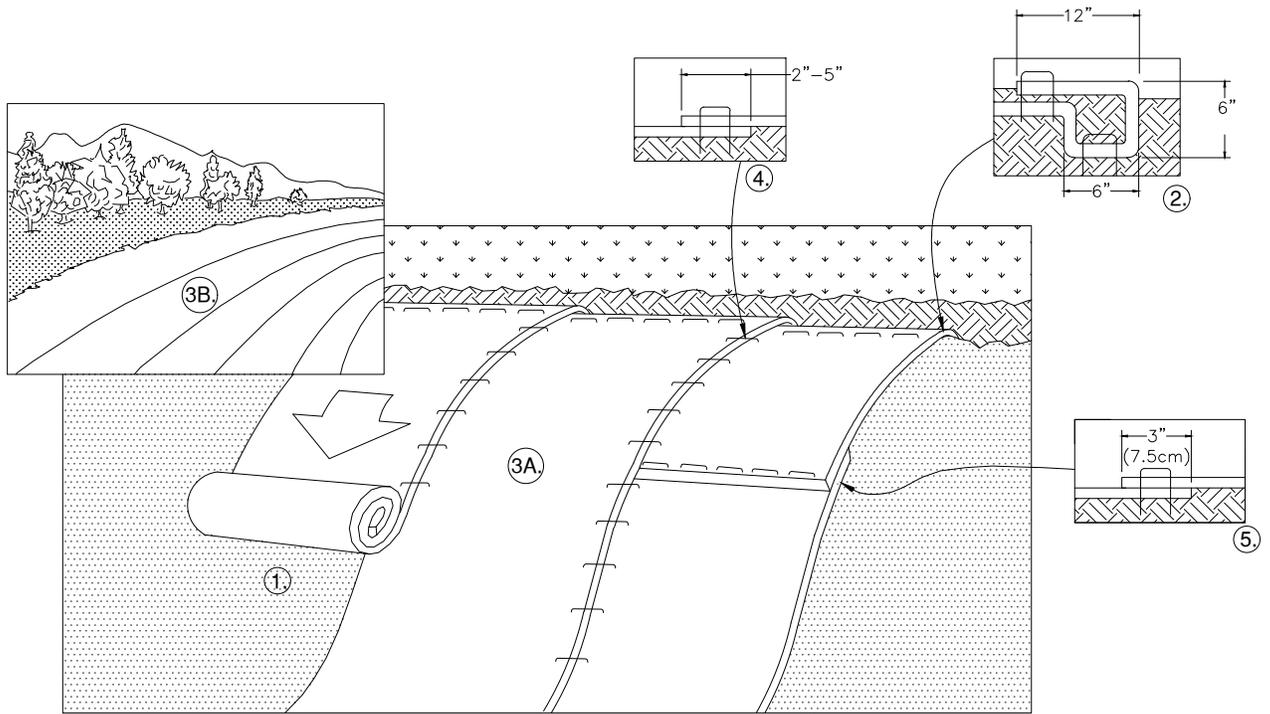
DESIGNED BY: AEF CHECKED BY: SSN
DRAWN BY: NAK 23269500-FIG 17-2_8.dwg

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DATE: JULY 2020
SCALE: AS NOTED

FIGURE 17-6



ROLLED EROSION CONTROL BLANKET

N.T.S.

ROLLED EROSION CONTROL BLANKET NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED AS WELL AS REMOVING ANY PROTRUDING ROCKS, STUMPS OR ROOTS. DURING THE GROWING SEASON (APRIL 15– SEPTEMBER 15) USE RECP'S ON THE BASE OF GRASSED WATERWAYS, SOIL SLOPES HAVING A GRADE GREATER THAN 15%, OR ANYWHERE WHERE HAY MULCH HAS PROVEN TO BE INEFFECTIVE AT CONTROLLING SHEET EROSION. RECP'S ARE A MANUFACTURED COMBINATION OF MULCH AND NETTING DESIGNED TO PREVENT EROSION AND RETAIN SOIL MOISTURE.
2. FOR OVER WINTER PROTECTION, APPLY RECP'S ON THE BASE AND SIDE SLOPES OF GRASSED WATERWAYS AND ON SLOPES STEEPER THAN AN 8% GRADE.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
4. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" – 5" OVERLAP DEPENDING ON RECP'S TYPE.
6. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
7. UNTIL GRASS IS ABUNDANT, INSPECT PERIODICALLY AND AFTER EACH RAINSTORM TO CHECK FOR EROSION. IMMEDIATELY REPAIR AND ADD MORE MULCH UNTIL GRASSES ARE FIRMLY ESTABLISHED.
8. DO NOT MOW THE FIRST YEAR.
9. DETAIL SHALL BE CONSIDERED GENERAL GUIDANCE FOR RECP INSTALLATION; CONTRACTOR SHALL INSTALL RECP IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



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COMMITMENT & INTEGRITY DRIVE RESULTS

EROSION CONTROL BLANKET DETAIL

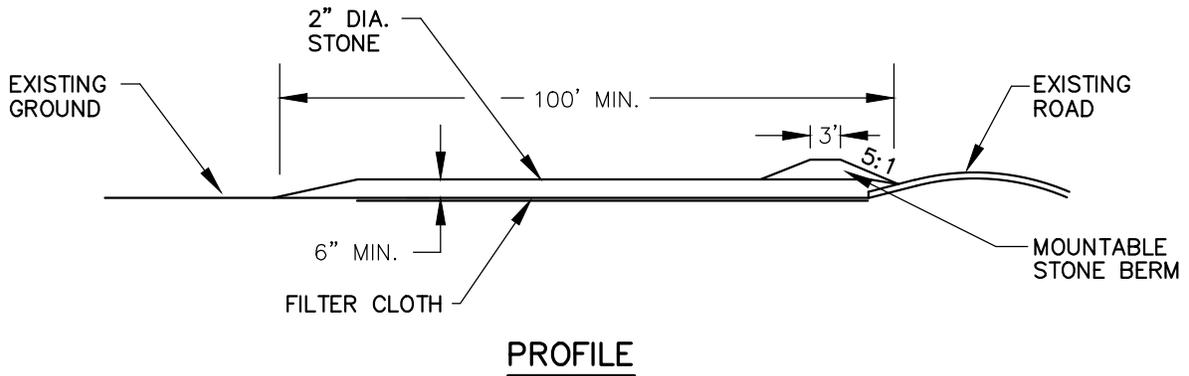
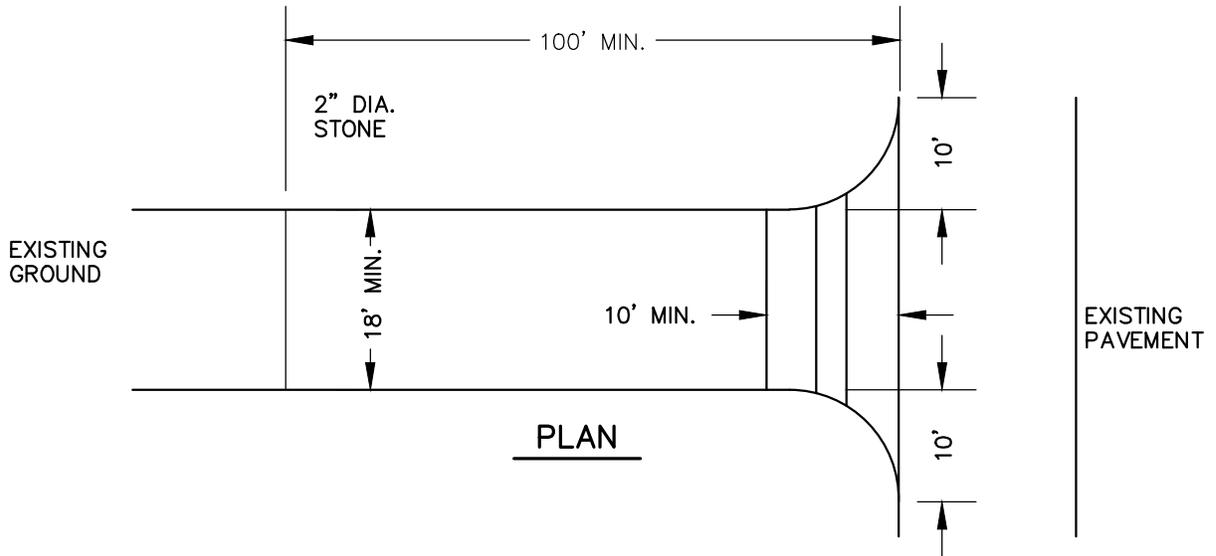
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DRAWN BY: NAK 23269500-FIG 17-2_8.dwg

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FIGURE 17-7



STABILIZED CONSTRUCTION ENTRANCE DETAIL

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COMMITMENT & INTEGRITY DRIVE RESULTS

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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FIGURE 17-8

EXHIBIT 18

125-66.P FIRE PROTECTION

The Schooner Head Housing Project will meet all requisite codes and requirements for fire/life safety. The buildings will be sprinklered, with water supplied by Bar Harbor's public water supply system. Each building will have a hardwired fire alarm system, smoke detectors and CO detectors, and a Knox box will be installed at each building. As part of the water line upgrade on Schooner Head Road, new hydrants are proposed. One of them will be located south of the site entrance.

The looped accessway in front of the buildings, as well as the parking lot, will provide access to the building for firefighting. This one-way drive provides an 8-foot wide hard surface lane, suitable for residents to navigate for delivering their groceries or for moving. There will be an additional eight feet (four feet on either side) that will be reinforced turf, suitable to support a fire truck in an emergency.

Communications with the Fire Department will take place through staff. Approval documentation will be provided to the Planning Board through that process.

As documented in the attached email, State Fire Marshal review is not required for residential developments that do not use public funding.

Sarah Nicholson

From: Ryan Senatore <ryan@senatorearchitecture.com>
Sent: Tuesday, March 10, 2020 4:07 PM
To: Michael Lyne; Sarah Nicholson; Nick Aceto; Kevin Gresser
Subject: Fwd: Bar Harbor

FYI,

The FM confirmed no review is required see below.

Thanks,

Ryan Senatore, AIA LEED-AP
Maine Licensed Architect
RYAN SENATORE ARCHITECTURE
(We are now located at 500 Congress St, Second floor)
207-650-6414
ryan@senatorearchitecture.com
www.senatorearchitecture.com

Begin forwarded message:

From: "Mailman, Joshua N" <Joshua.N.Mailman@maine.gov>
Subject: RE: Bar Harbor
Date: March 10, 2020 at 4:05:05 PM EDT
To: Ryan Senatore <ryan@senatorearchitecture.com>

You are correct, If there is no public funding, no mixed use and strictly residential, then a plan review is not required.

Josh

From: Ryan Senatore <ryan@senatorearchitecture.com>
Sent: Tuesday, March 10, 2020 2:24 PM
To: Mailman, Joshua N <Joshua.N.Mailman@maine.gov>
Subject: Bar Harbor

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have a residential apartment project in Bar Harbor, No mixed uses, all residential, 5 buildings. No public funds, do we need a Fire Marshal Permit?

Thanks,

Ryan Senatore, AIA LEED-AP
Maine Licensed Architect
RYAN SENATORE ARCHITECTURE

(We are now located at 500 Congress St, Second floor)

207-650-6414

ryan@senatorearchitecture.com

www.senatorearchitecture.com

EXHIBIT 19

125-66.Q SOLID WASTE AND HAZARDOUS WASTE OR MATERIAL

The proposed Project is a residential development and will generate only normal household solid waste. Two centrally located storage areas for small, 4-yard dumpsters will be provided, as shown on the Site Plan (Fig. 9-3). The storage areas will be cedar enclosure pads. Each enclosure will contain a dumpster for trash and one for recyclables.

Management of the dumpsters will be contracted out, with hauling at an anticipated frequency of once per week.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 20
125-66.R BUILDING PLANS, ELEVATIONS AND INTERIOR USE

There are two different building types being proposed for the Schooner Head Housing Project. There are four two-story structures (Buildings 1, 3, 4 and 5) and one three-story structure (Building 2).

The two-story structures are 110' x 39' with a height of 25'-11" measured to the middle of the gable roof. These measurements are illustrated on the attached floor plans and elevations. The three-story structure is 52'-4" x 49'-2", with a height of 37'-4-1/2".

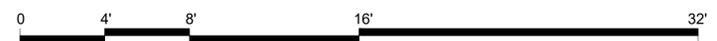
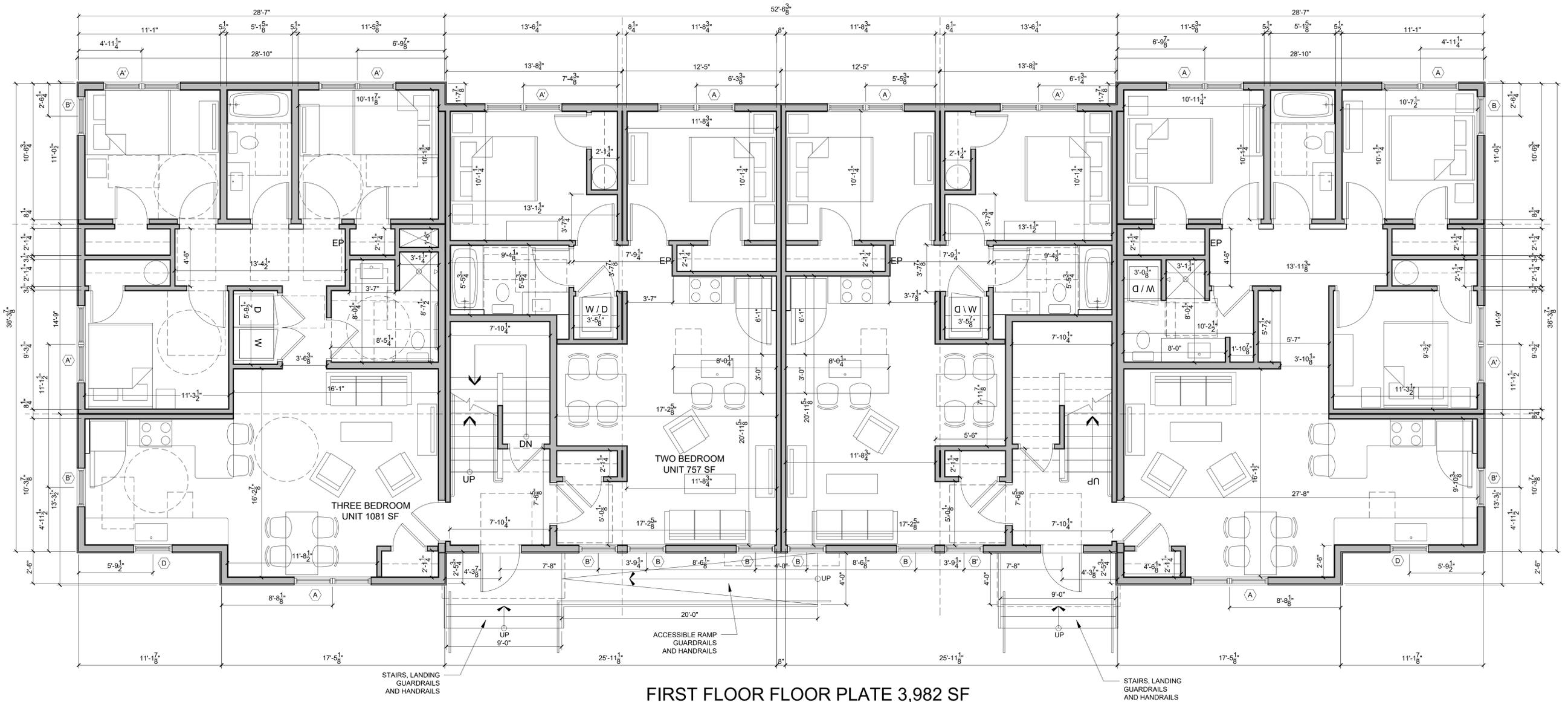
The table below illustrates compliance with the 40' maximum height standard:

Building	Finished Floor (elev.)	Height (from FF to mean gable ht.)	Mean Original Grade (elev.)	Bldg. Height
1	119.5	25'-11"	116.5'	28'11"
2	120.125'	37'-4-1/2"	117.5'	40'
3	126.5	25'-11"	126'	26'5"
4	128.5	25'-11"	130'	24'5"
5	129.5	25'-11"	132	23'5"

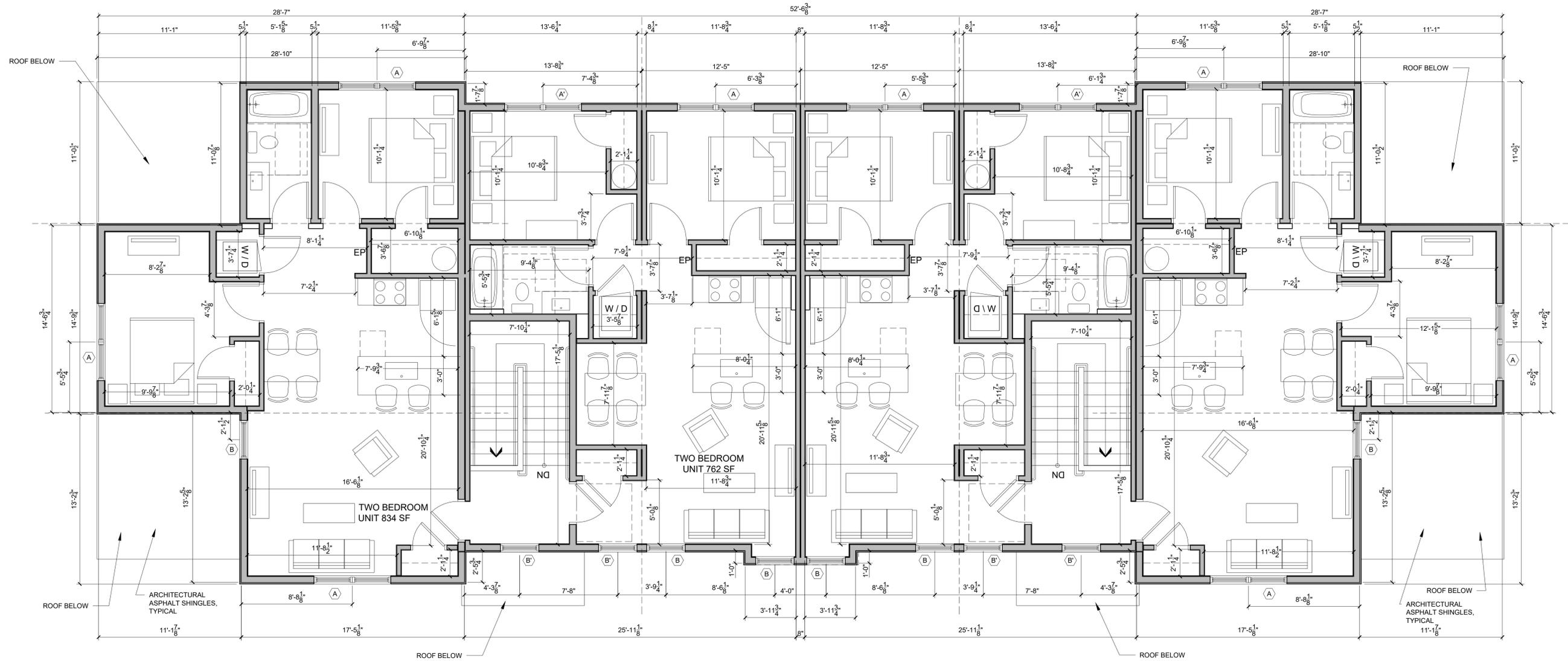
The siding materials will be vinyl in a mix of siding patterns to scale the buildings and create visual interest. The attached color renderings illustrate the building colors, shades of green and beige. The roofs will be brown asphalt shingles.

Floor plans, elevations and renderings are attached (Figures 20-1 through 20-5).

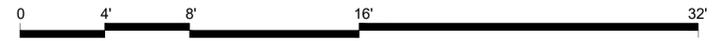
As documented in the cover letter, waivers are requested for this Exhibit.

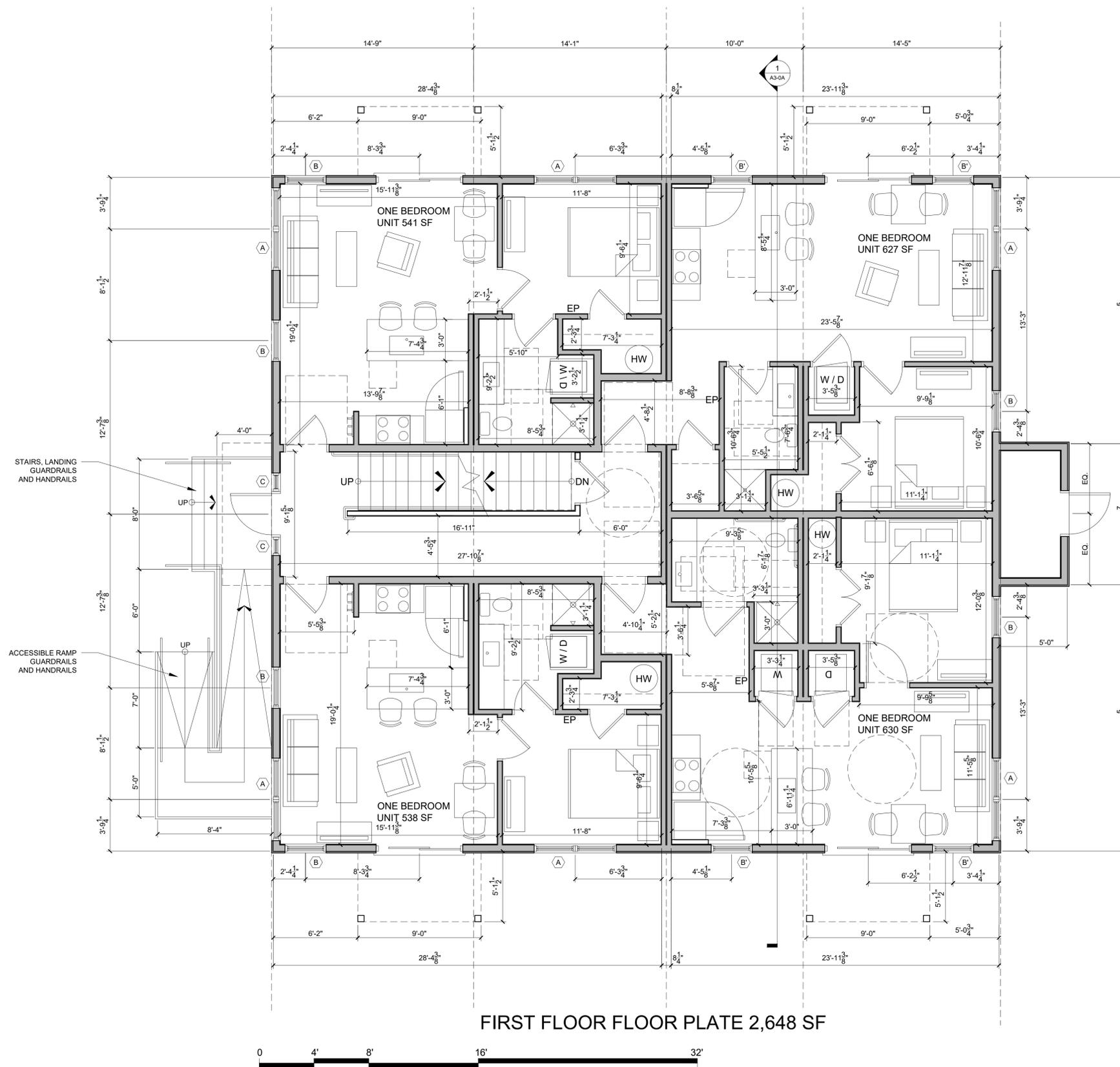


1 FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR FLOOR PLATE 3,498 SF





FIRST FLOOR FLOOR PLATE 2,648 SF

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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207-650-6414
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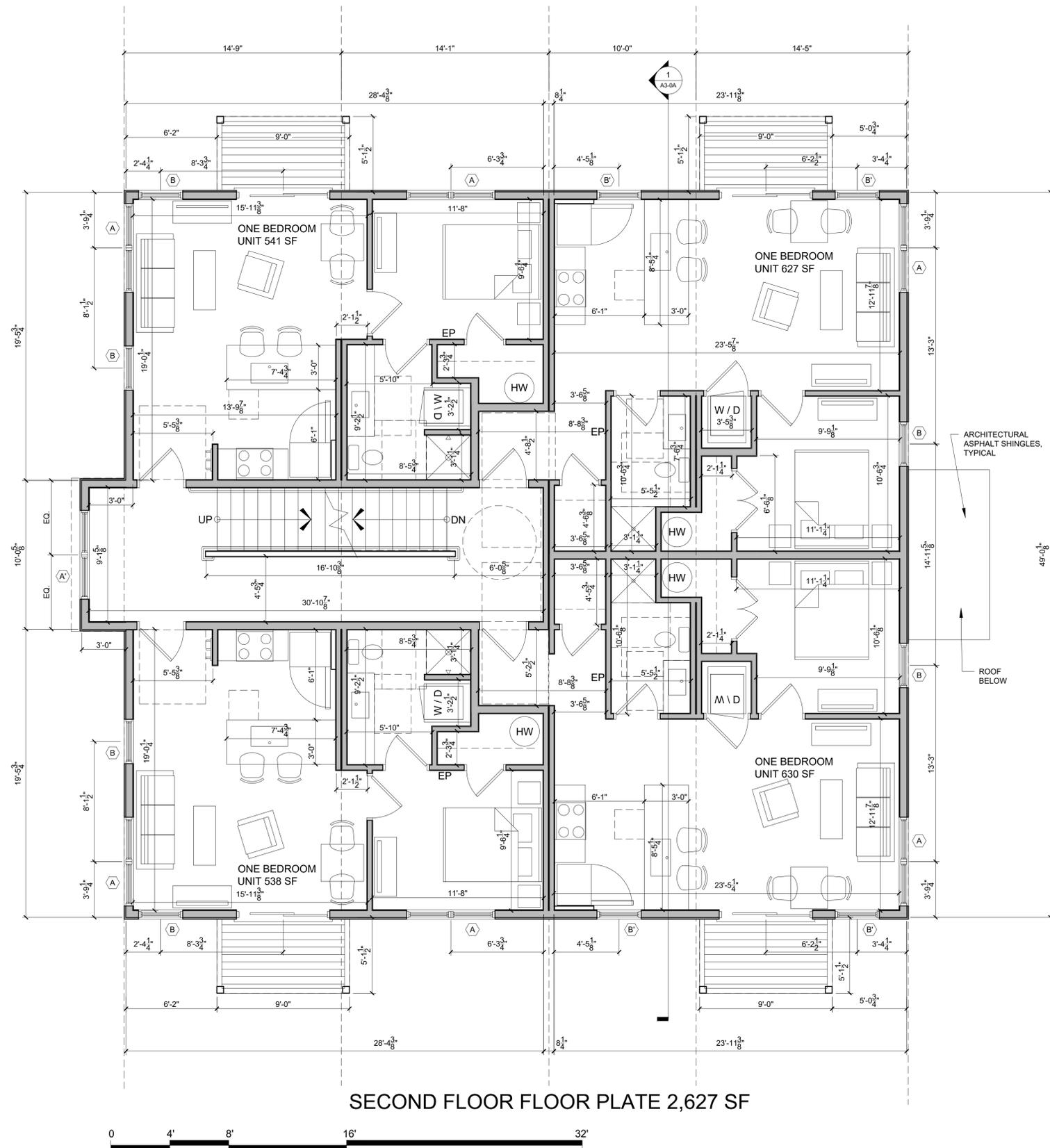
DRAWN BY: RRT, RJS

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

A1-1A



1 SECOND FLOOR PLAN
1/4" = 1'-0"



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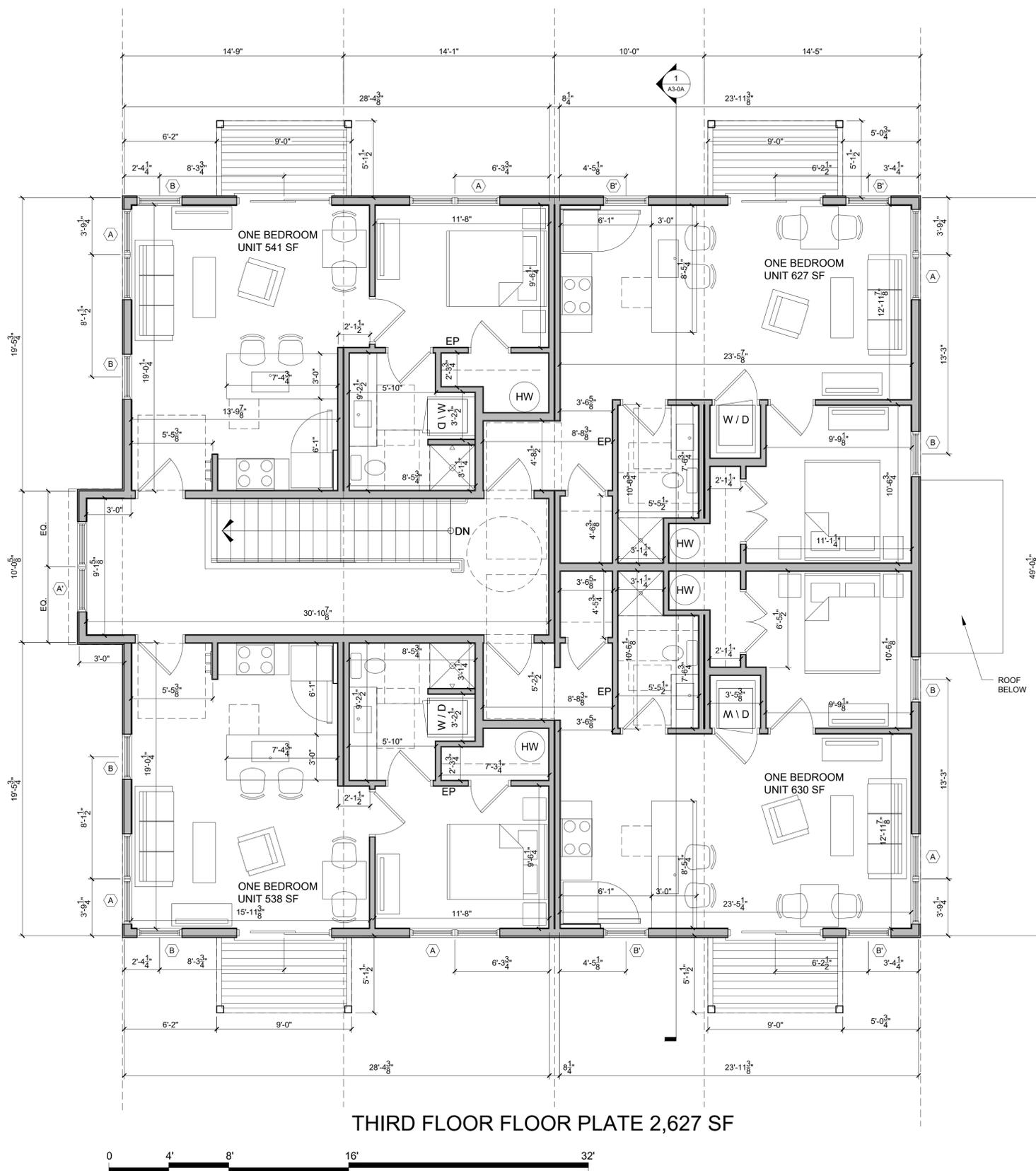
PROJECT No. 1975

DRAWN BY: RRT, RJS

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SECOND FLOOR PLAN



THIRD FLOOR FLOOR PLATE 2,627 SF



1 THIRD FLOOR PLAN
1/4" = 1'-0"

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SHEET TITLE:
THIRD FLOOR PLAN

A1-3A

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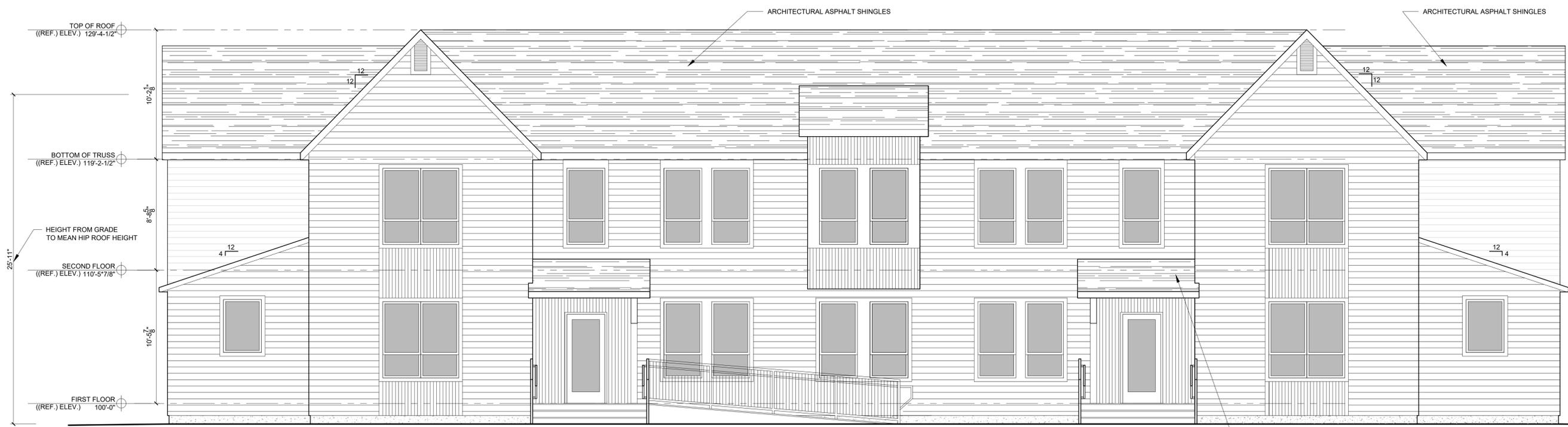
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

ELEVATION

A2-0B



1 ELEVATION
1/4" = 1'-0"



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DATE:

PROJECT No. 1975

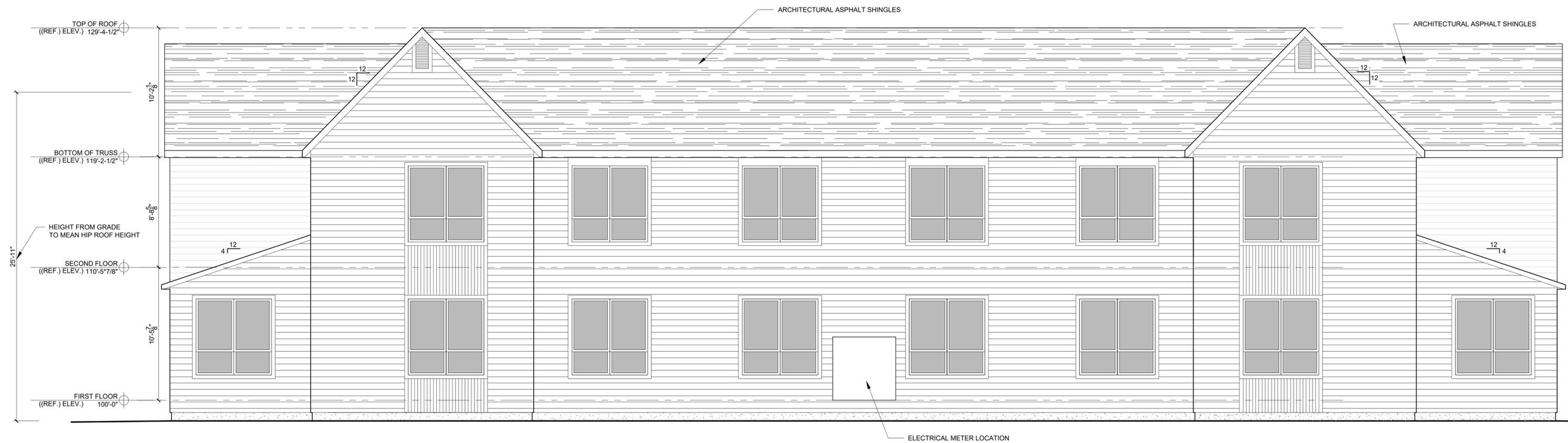
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CHECKED BY: RJS

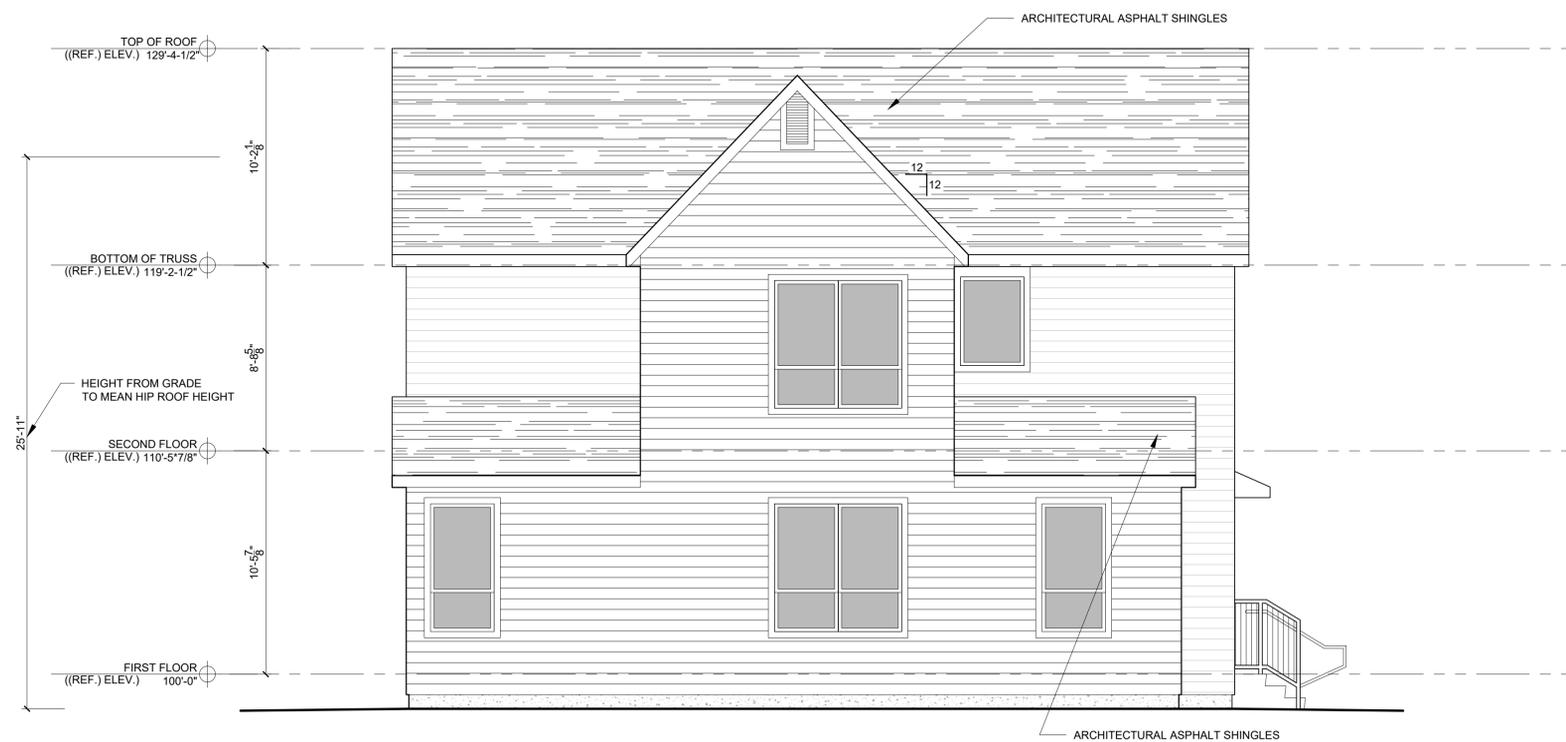
SCALE: AS NOTED

SHEET TITLE:

ELEVATION



1 ELEVATION
1/4" = 1'-0"



1 ELEVATION
1/4" = 1'-0"

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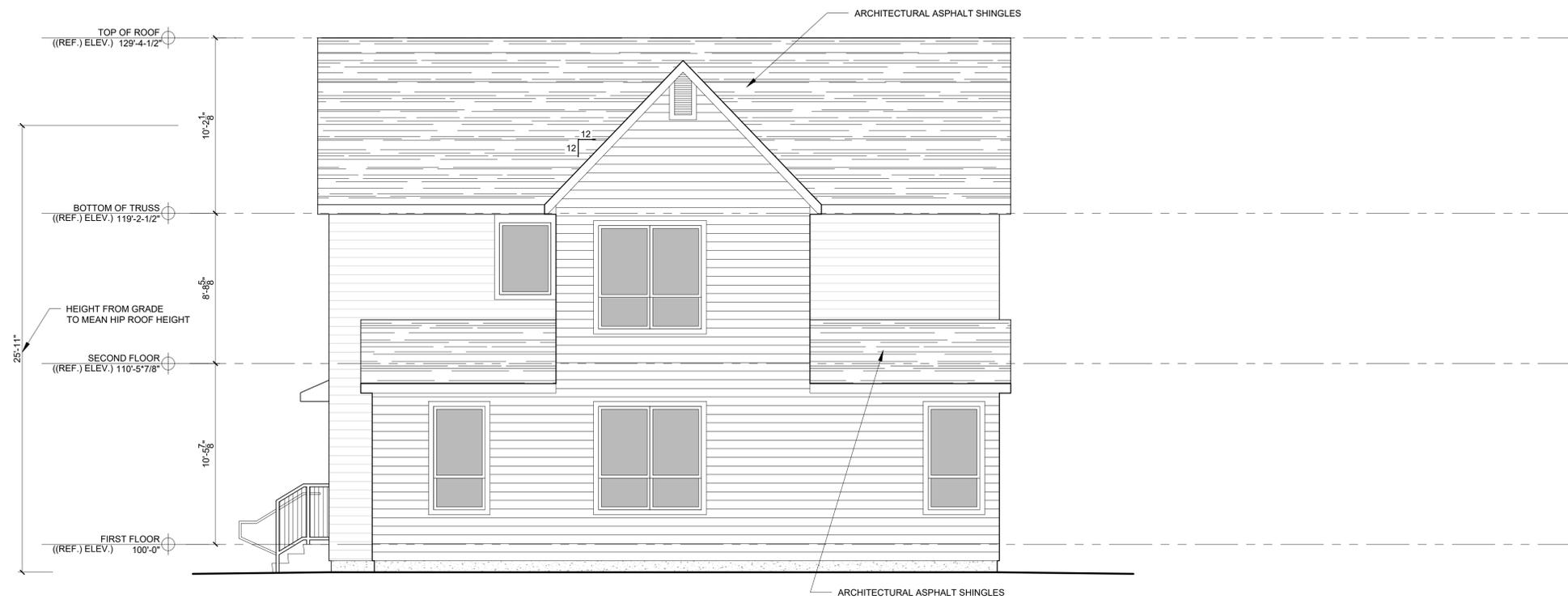
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SCALE: AS NOTED

SHEET TITLE:
ELEVATION

A2-2B



1 ELEVATION
1/4" = 1'-0"

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SHEET TITLE:
ELEVATION

A2-3B



1 ELEVATION
1/8" = 1'-0"

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SHEET TITLE:
ELEVATION

A2-0A



1 ELEVATION
1/4" = 1'-0"



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SCALE: AS NOTED

SHEET TITLE:
ELEVATION

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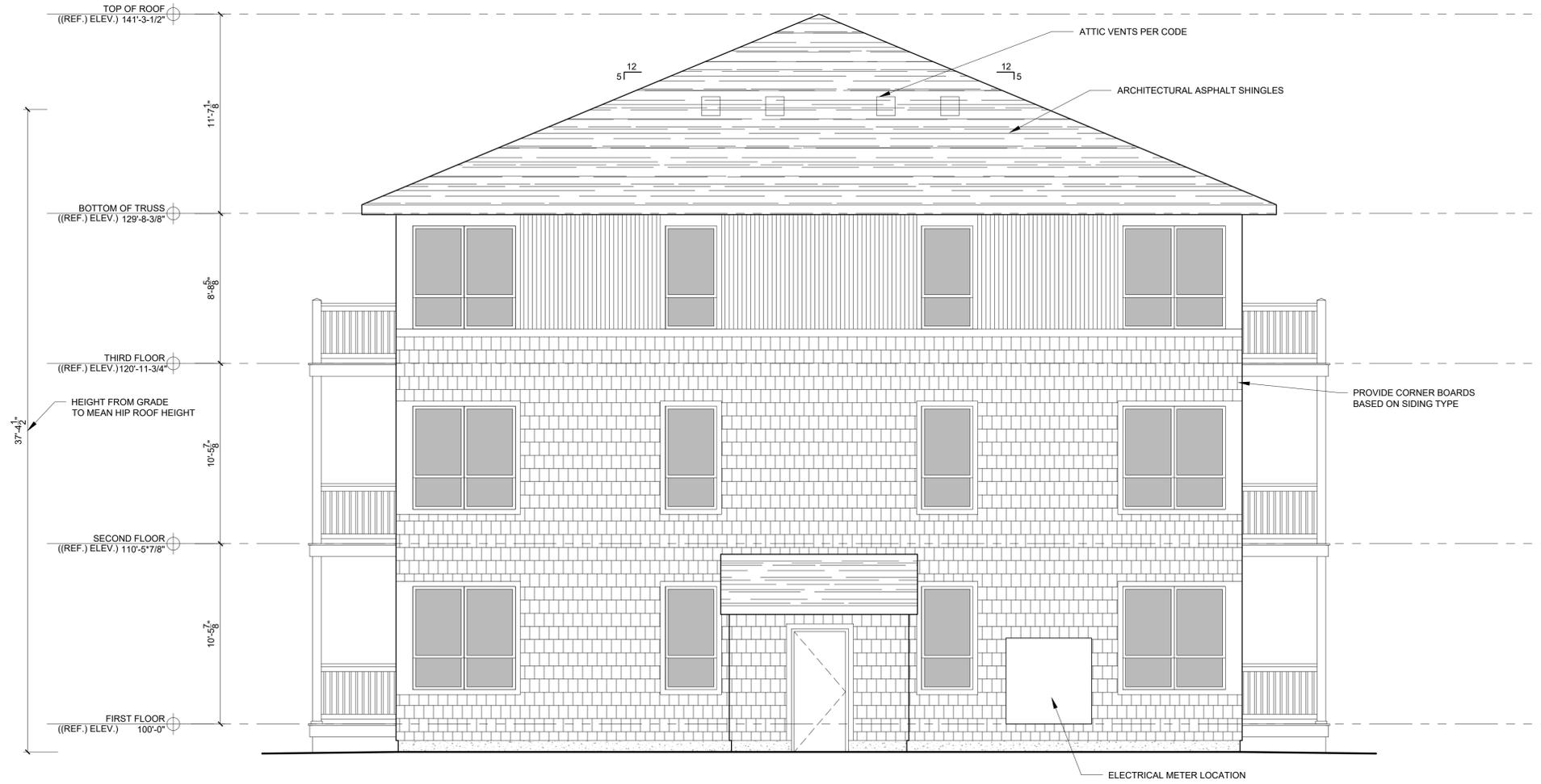
DRAWN BY: RRT, RJS

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
ELEVATION

A2-2A



1 ELEVATION
1/4" = 1'-0"



1 ELEVATION
1/4" = 1'-0"

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SCALE: AS NOTED

SHEET TITLE:
ELEVATION

A2-3A

SCHOONER HEAD HOUSING

BAR HARBOR, MAINE

BUILDING #1

MARCH 10, 2020



2 VIEW FROM ENTRY CORNER



1 VIEW FROM APPROACH

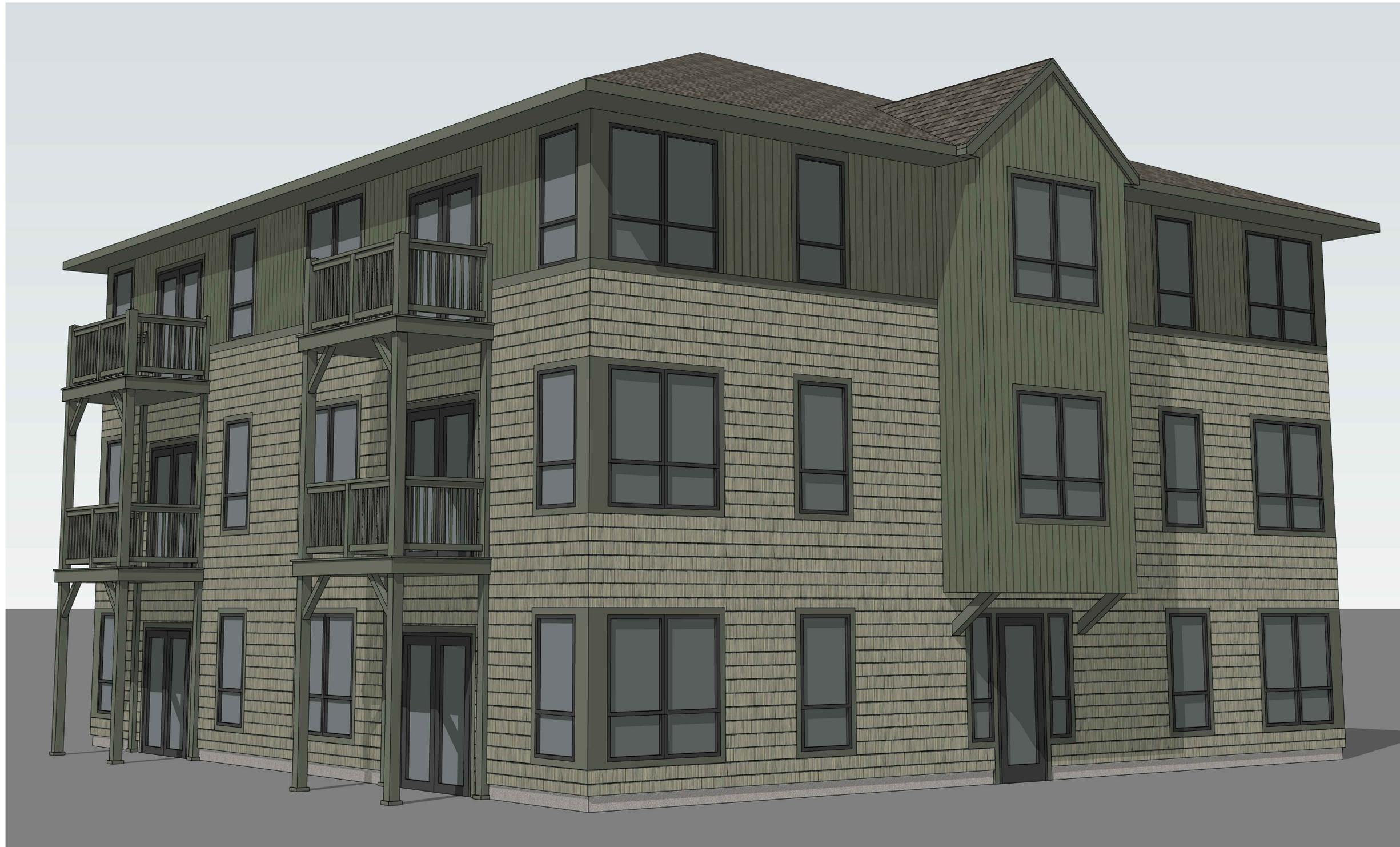
PROGRESS PRINT ONLY
Not for Construction

SCHOONER HEAD HOUSING

BAR HARBOR, MAINE

BUILDING #2

MARCH 10, 2020



1 VIEW LOOKING AT FRONT CORNER
NTS

PROGRESS PRINT ONLY
Not for Construction

SCHOONER HEAD HOUSING

BAR HARBOR, MAINE

BUILDING #2

MARCH 10, 2020



1 FRONT VIEW
NTS

PROGRESS PRINT ONLY
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EXHIBIT 21
125-66.S LIGHTING

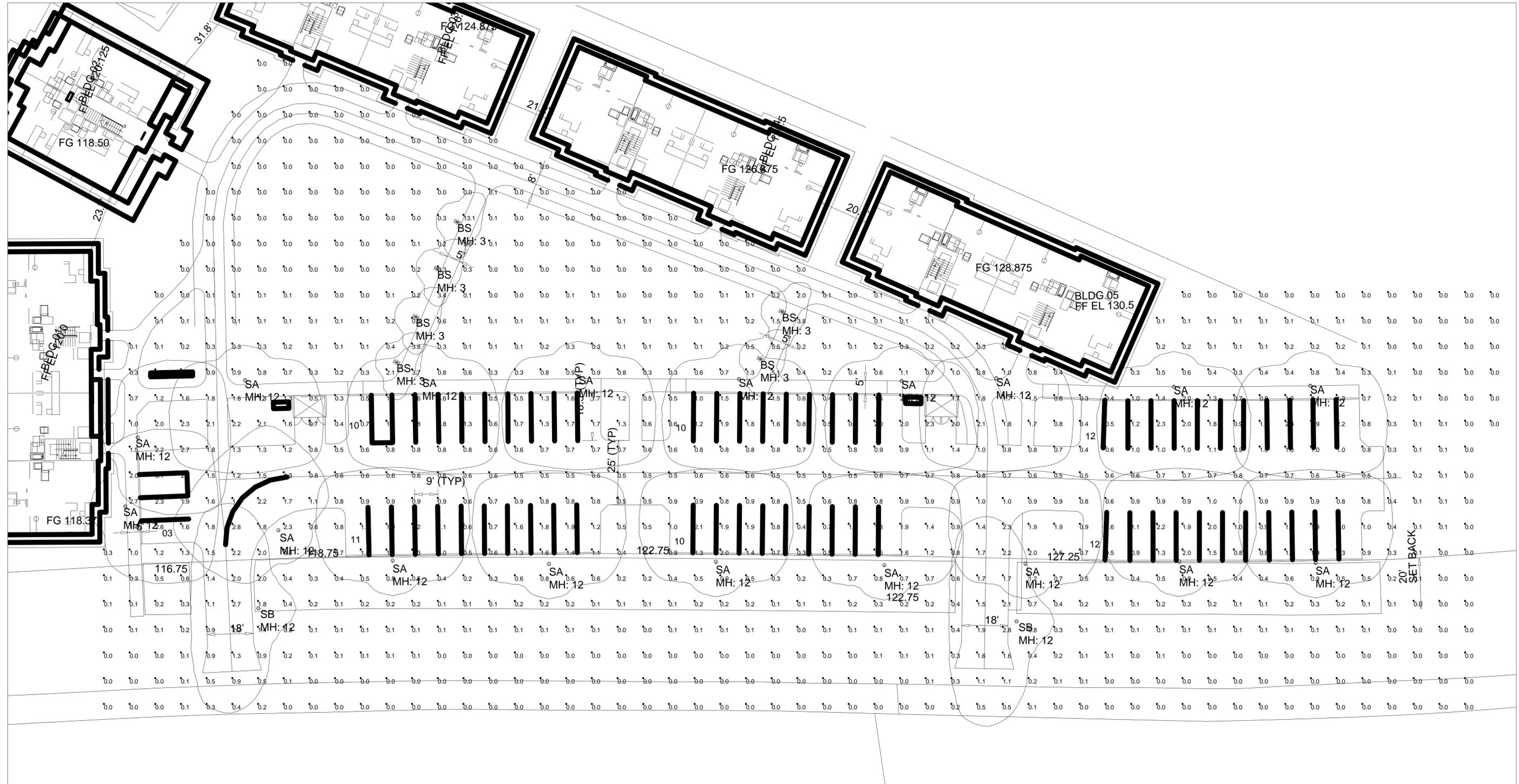
Wall-mounted fixtures will be installed in locations as shown on the Site Plan, and the walkways and parking lot lighting locations are also illustrated.

Cut sheets for the three lighting types are attached. All fixtures are full cut off. The lighting pattern for each type of fixture is included in the attached information and illustrated on the Lighting Plan (Figure 21-1).

Luminaire Schedule (note fixture catalogue numbers are not complete)						
Type	Symbol	Qty	Lum. Lumens	LLF	Lum. Watts	Description
SA	⊖	18	3148	0.900	25	UR20-24L-25-3K7-4W-PTS2
SB	⊕	2	3090	0.900	25	UR20-24L-25-3K7-3-PTS2
BS	⊙	6	1128	0.900	21.76	PA7R-NU3-12L-020-3K7

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.56	13.1	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.



PLAN VIEW

TITLE: **SCHOONER HEAD**
SITE LIGHTING LAYOUT
 GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com
 Date: 4/23/2020
 Page 1 of 1
 SCALE: NOT TO SCALE
 SITE: 4-24-20-AGI
 GENERATED FOR: **CED**
SWANEY LIGHTING ASSOCIATES, INC.
 NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DRAWING IS TO BE USED FOR THE PURPOSES INDICATED. THIS DRAWING IS TO BE USED AS A GUIDE ONLY. SWANEY LIGHTING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA. SWANEY LIGHTING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY VARIATION IN PERFORMANCE FROM THE PERFORMANCE SHOWN IN THESE FILES. ANY VARIATION IN PERFORMANCE FROM THE PERFORMANCE SHOWN IN THESE FILES IS NOT THE RESPONSIBILITY OF SWANEY LIGHTING ASSOCIATES, INC. FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES, INC.

JOB _____

TYPE _____

NOTES _____

APPROVALS _____

FEATURES

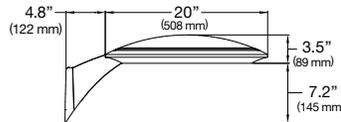
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options

CERTIFICATIONS



3000K and warmer CCTs only

SPECIFICATIONS



Weight: 32 lbs EPA: .372

ORDERING CODE

Series	LED Engine	CCT	Distribution	Rotation	Voltage	Mounting
UR20 Ouro	No Lens or Clear Lens 24L-25 3,000 lm 24L-65 7,000 lm 56L-75 10,000 lm 56L-110 15,000 lm 56L-140 17,000 lm HDL - High Diffusion Lens 28L-30 3,000 lm 28L-70 7,000 lm 68L-80 9,000 lm 68L-115 13,000 lm 68L-150 15,000 lm	AM Amber 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 5K7 5000K, 70 CRI	No Lens or Clear Lens FR Type I/Front Row 2 Type II 3 Type III 4 Type IV 4W Type IV Wide 5QM Type V Square Medium 5QN Type V Square Narrow 5R Type V Rectangular 5W Type V Wide (Round) HDL - High Diffusion Lens 3 Type III/Asymmetric 5W Type V/Symmetric	Blank for no rotation L ¹ Optic rotation left R ¹ Optic rotation right	UNV 120-277V 347 347V 480 480V DALI 120-277V [†] † Consult factory	ASQ Arm Square pole A34 Arm mt 3.3-4.2" OD pole A46 Arm mt 4.5-6.0" OD pole MAF Horizontal Slip Fitter 2 3/8" OD arm SVSF Square Vertical Slipfitter for 2" Tenon (2-3/8" OD) VSF Round Vertical Slipfitter for 2" Tenon (2-3/8" OD) WB Wall Bracket
Fixture Finish	Control Options	Options	Control Accessories [^]			
BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth VGS Verde Green Smooth WHS White Gloss Smooth CC Custom Color [†] † Consult factory	7PR-TL 7 pin PCR with twist lock photocontrol 7PR-SC 7 pin PCR with shorting cap 7PR 7 pin PCR, wireless control enabled AD-01 ² AstroDIM: 50% output at midnight AD-02 ² AstroDIM: 50% output midnight to 4 AM AD-03 ² AstroDIM: 50% output 10PM AD-04 ² AstroDIM: 50% output 10PM to 4AM NXWE NX Wireless Enabled SWP ^{2,3,4} SiteSync Pre commission	SWPM-40F ^{2,3,4,5} SiteSync with Sensor 9' to 40' MH WSP-40F-1 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 120/277/347V WSP-40F-2 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 208/240V WSP-40F-3 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 480V NXSPW14F ^{2,5} NX Wireless, PIR Sensor, 14' NXSPW30F ^{2,5} NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'. NXSP14F ^{2,5} NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXSP30F ^{2,5} NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'	SW7PR ^{2,3} SiteSync with 7 pin PCR SWUSB SiteSync Software on USB SWTAB SiteSync Windows® Tablet SWBRG SiteSync Wireless Bridge Node WIR-RME-L wiSCAPE External Fixture Module SCL-R Occ. Sensor for Round Pole (up to 16' MH) SCL-S Occ. Sensor for Square Pole (up to 16' MH) SCH-R Occ. Sensor for Round Pole (16' to 30' MH) SCH-S Occ. Sensor for Square Pole (16' to 30' MH) NXOFM-1R1D-UNV NX 7-pin Module [^] Please refer to page 8 for ordering details	BC ⁶ Back-light Control SF Single Fuse DF Double Fuse TB Terminal Block CLR ⁵ Clear Lens TL Tamper proof latch		

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- 1 Not available with 5QM, 5QN, and 5W distributions.
- 2 Not available with other sensor or wireless control options.
- 3 Specify group and zone at time of order. See www.hubbellighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
- 4 Not available with 347V and 480V
- 5 24L & 56L only.
- 6 Not available with Type V distributions or HDL option.

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K							
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w			
						B	U	G			B	U	G			B	U	G				
24L	3,000	25	No Lens	FR	3258	0	0	0	128	3467	0	0	0	136	3443	0	0	0	135			
				FR-BC	2141	0	0	0	84	2278	0	0	0	89	2263	0	0	0	89			
				2	3107	1	0	1	122	3306	1	0	1	130	3284	1	0	1	129			
				2-BC	1849	0	0	0	73	1967	0	0	0	77	1954	0	0	0	77			
				3	3128	2	0	1	123	3329	2	0	1	131	3306	2	0	1	130			
				3-BC	1870	0	0	1	73	1990	0	0	1	78	1977	0	0	1	78			
				4	3118	0	0	1	122	3318	0	0	1	130	3295	0	0	1	129			
				4-BC	2330	0	0	1	92	2479	0	0	1	97	2462	0	0	1	97			
				4W	3147	1	0	2	124	3349	1	0	2	132	3326	1	0	2	131			
				4W-BC	1953	0	0	1	77	2078	0	0	1	82	2063	0	0	1	81			
				5QM	2999	2	0	0	118	3191	2	0	0	125	3169	2	0	0	124			
				5QN	2888	2	0	0	113	3073	2	0	0	121	3052	2	0	0	120			
				5R	3092	2	0	2	121	3291	2	0	2	129	3268	2	0	2	128			
				5W	3059	2	0	1	120	3255	2	0	1	128	3233	2	0	1	127			
				28L	30	HDL Lens	FR	3083	0	0	0	121	3280	0	0	0	128	3258	0	0	0	128
							FR-BC	2026	0	0	0	79	2155	0	0	0	84	2141	0	0	0	84
							2	2940	1	0	1	115	3128	1	0	1	123	3107	1	0	1	122
		2-BC	1749				0	0	0	68	1861	0	0	0	73	1848	0	0	0	72		
		3	2959				1	0	1	116	3149	1	0	1	123	3127	1	0	1	122		
		3-BC	1732				0	0	1	68	1843	0	0	1	72	1830	0	0	1	72		
		4	2950				0	0	1	116	3139	0	0	1	123	3117	0	0	1	122		
		4-BC	1847				0	0	1	72	1966	0	0	1	77	1952	0	0	0	76		
		4W	2977				1	0	1	117	3168	1	0	2	124	3146	1	0	2	123		
4W-BC	1847	0	0				1	72	1966	0	0	1	77	1952	0	0	1	76				
5QM	2837	2	0				0	111	3019	2	0	0	118	2998	2	0	0	117				
5QN	2732	2	0				0	107	2907	2	0	0	114	2887	2	0	0	113				
5R	2926	2	0				2	115	3113	2	0	2	122	3092	2	0	2	121				
5W	2894	2	0				1	113	3079	2	0	1	121	3058	2	0	1	120				
28L	30	HDL Lens	3				2880	1	0	1	99	3065	1	0	1	105	2971	1	0	1	102	
			5W				2946	1	0	1	101	3134	1	0	1	107	3113	1	0	1	106	

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LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K					
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	
						B	U	G			B	U	G			B	U	G		
24L	7,000	65	No Lens	FR	7507	1	0	1	115	7988	1	0	1	123	7933	1	0	1	122	
				FR-BC	4717	0	0	0	73	5019	0	0	0	77	4985	0	0	0	77	
				2	6938	1	0	2	107	7382	1	0	2	114	7332	1	0	2	113	
				2-BC	4072	0	0	1	63	4334	0	0	1	67	4304	0	0	1	66	
				3	6892	1	0	2	106	7333	1	0	2	113	7283	1	0	2	112	
				3-BC	4121	0	0	1	63	4385	0	0	1	67	4355	0	0	1	67	
				4	6927	1	0	2	107	7371	1	0	2	113	7320	1	0	2	113	
				4-BC	5133	0	0	2	79	5461	0	0	2	84	5424	0	0	2	83	
				4W	6850	1	0	3	105	7289	1	0	3	112	7239	1	0	3	111	
				4W-BC	4302	0	0	2	66	4577	0	0	2	70	4546	0	0	2	70	
				5QM	7188	3	0	1	111	7649	3	0	1	118	4546	3	0	1	70	
				5QN	7465	3	0	0	115	7944	3	0	0	122	7889	3	0	0	121	
				5R	7125	3	0	3	110	7582	3	0	3	117	7530	3	0	3	116	
				5W	7048	3	0	2	108	7499	3	0	2	115	7448	3	0	2	115	
				Clear Lens	FR	7149	1	0	1	108	7607	1	0	1	115	7555	1	0	1	114
					FR-BC	4492	0	0	0	68	4780	0	0	0	72	4747	0	0	0	72
					2	6607	1	0	2	100	7030	1	0	2	107	6982	1	0	2	106
					2-BC	3878	0	0	1	59	4127	0	0	1	63	4099	0	0	1	62
		3	6563		1	0	2	99	6984	1	0	2	106	6936	1	0	2	105		
		3-BC	3841		0	0	1	59	4087	0	0	1	63	4059	0	0	1	62		
		4	6597		1	0	2	100	7019	1	0	2	106	6971	1	0	2	106		
		4-BC	4888		0	0	2	74	5201	0	0	2	79	5165	0	0	2	78		
		4W	6523		1	0	2	99	6941	1	0	3	105	6894	1	0	3	104		
		4W-BC	4097		0	0	2	62	4359	0	0	2	66	4329	0	0	2	66		
5QM	6846	3	0		1	104	7284	3	0	1	110	4329	3	0	1	66				
5QN	7109	3	0		0	108	7565	3	0	0	115	7513	3	0	0	114				
5R	6785	3	0	3	103	7220	3	0	3	109	7171	3	0	3	109					
5W	6711	3	0	1	102	7142	3	0	1	108	7093	3	0	1	107					
28L		70	HDL Lens	3	6481	2	0	2	98	6897	2	0	2	104	6685	2	0	2	96	
				5W	6628	2	0	1	100	7053	2	0	1	107	6952	2	0	1	100	

Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K				4000K				5000K							
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	
						B	U	G			B	U	G			B	U	G		
56	10,000	65	No Lens	FR	10354	1	0	1	138	11018	1	0	1	146	10942	1	0	1	145	
				FR-BC	6506	0	0	1	87	6923	0	0	1	92	6875	0	0	1	92	
				2	9569	2	0	2	127	10182	2	0	2	135	10112	2	0	2	134	
				2-BC	5617	0	0	1	75	5977	0	0	1	80	5936	0	0	1	79	
				3	9505	1	0	2	125	10114	1	0	2	134	10045	1	0	2	133	
				3-BC	5683	0	0	2	76	6047	0	0	2	81	6006	0	0	2	79	
				4	9554	1	0	2	127	10166	1	0	2	135	10078	1	0	2	134	
				4-BC	7079	0	0	2	94	7533	0	0	2	100	7481	0	0	2	99	
				4W	9447	2	0	3	126	10053	2	0	3	134	9984	2	0	3	133	
				4W-BC	5933	0	0	2	79	6313	0	0	2	84	6270	0	0	2		
				5QM	9915	3	0	1	132	10550	3	0	2	140	10478	3	0	2	139	
				5QN	10296	3	0	1	137	10956	3	0	1	146	10881	3	0	1	145	
				5R	9827	3	0	3	131	10457	3	0	3	139	10385	3	0	3	138	
				5W	9720	4	0	2	129	10343	4	0	2	137	10272	4	0	2	137	
				Clear Lens	FR	9860	1	0	1	130	10492	1	0	1	139	10420	1	0	1	138
					FR-BC	6196	0	0	0	83	6593	0	0	1	88	6547	0	0	1	87
					2	9112	1	0	2	120	9696	2	0	2	128	9630	2	0	2	127
					2-BC	5349	0	0	1	71	5692	0	0	1	76	5653	0	0	1	75
		3	9052		1	0	2	120	9632	1	0	2	127	9566	1	0	2	126		
		3-BC	5297		0	0	2	71	5637	0	0	2	75	5598	0	0	2	74		
		4	9098		1	0	2	120	9681	1	0	2	128	9615	1	0	2	127		
		4-BC	6741		0	0	2	90	7174	0	0	2	96	7124	0	0	2	95		
		4W	8997		2	0	3	119	9574	2	0	3	127	9508	2	0	3	126		
		4W-BC	5650		0	0	2	75	6012	0	0	2	80	5971	0	0	2	80		
5QM	9442	3	0		1	125	10047	3	0	1	133	9978	3	0	1	132				
5QN	9805	3	0		1	130	10434	3	0	1	138	10362	3	0	1	137				
5R	9358	3	0	3	124	9958	3	0	3	132	9890	3	0	3	131					
5W	9257	4	0	2	122	9850	4	0	2	130	9782	4	0	2	129					
68L		70	HDL Lens	3	8418	2	0	2	107	8958	2	0	2	113	8896	2	0	2	113	
				5W	8609	3	0	1	109	9160	3	0	1	116	9252	3	0	1	117	

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LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K				4000K				5000K							
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	
						B	U	G			B	U	G			B	U	G		
56	15,000	110	No Lens	FR	15041	1	0	2	139	16005	1	0	2	147	15895	1	0	2	146	
				FR-BC	9451	0	0	1	87	10056	0	0	1	93	9987	0	0	1	92	
				2	13900	2	0	2	128	14791	2	0	2	136	14689	2	0	2	135	
				2-BC	8159	0	0	2	75	8682	0	0	2	80	8623	0	0	2	79	
				3	13808	2	0	3	127	14692	2	0	3	135	14592	2	0	3	134	
				3-BC	8256	1	0	2	75	8785	1	0	2	80	8725	1	0	2	79	
				4	13878	1	0	3	128	14768	1	0	3	136	14667	1	0	3	135	
				4-BC	10283	1	0	2	95	10942	1	0	3	101	10867	1	0	3	100	
				4W	13724	2	0	3	126	14603	2	0	3	135	14503	2	0	3	134	
				4W-BC	8619	1	0	3	79	9171	1	0	3	85	9108	1	0	3	84	
				5QM	14402	4	0	2	133	15325	4	0	2	141	15220	4	0	2	140	
				5QN	14957	4	0	1	138	15915	4	0	1	147	15806	4	0	1	146	
				5R	14275	4	0	4	132	15190	4	0	4	140	15086	4	0	4	139	
				5W	14120	4	0	2	130	15025	4	0	2	138	14922	4	0	2	138	
				Clear Lens	FR	14230	1	0	1	132	15142	1	0	2	140	15038	1	0	2	139
					FR-BC	8941	0	0	1	83	9514	0	0	1	88	9449	0	0	1	87
					2	13151	2	0	2	122	13994	2	0	2	129	13898	2	0	2	129
					2-BC	7720	0	0	2	71	8215	0	0	2	76	8158	0	0	2	75
					3	13064	2	0	2	121	13901	2	0	2	129	13806	2	0	2	128
		3-BC	7645		1	0	2	69	8135	1	0	2	74	8079	1	0	2	73		
		4	13131		1	0	3	121	13972	1	0	3	129	13876	1	0	3	128		
		4-BC	9729		1	0	2	90	10353	1	0	2		10282	1	0	2	95		
		4W	12984		1	0	3	120	13817	1	0	3	128	13722	1	0	3	127		
4W-BC	8154	1	0		3	75	8677	1	0	3	80	8617	1	0	3	80				
5QM	13626	3	0	2	126	14500	4	0	2	134	14400	4	0	2	133					
5QN	14151	4	0	1	131	15058	4	0	1	139	14955	4	0	1	138					
5R	13506	4	0	4	125	14372	4	0	4	133	14273	4	0	4	132					
5W	13359	4	0	2	124	14215	4	0	2	132	14118	4	0	2	131					
68L		115	HDL Lens	3	12410	3	0	2	109	13206	3	0	3	116	13115	3	0	3	116	
				5W	12691	3	0	2	112	13505	3	0	2	119	13412	3	0	2	118	

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LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
56	17,000	140	No Lens	FR	17031	2	0	2	124	18123	2	0	2	132	17999	2	0	2	131
				FR-BC	10701	0	0	1	78	11387	0	0	1	83	11309	0	0	1	82
				2	15740	2	0	2	114	16748	2	0	2	122	16634	2	0	2	121
				2-BC	9239	1	0	2	67	9831	1	0	2	71	9764	1	0	2	71
				3	15635	2	0	3	113	16637	2	0	3	121	16523	2	0	3	120
				3-BC	9348	1	0	2	67	9947	1	0	2	71	9879	1	0	2	71
				4	15715	1	0	3	114	16722	1	0	3	121	16608	1	0	3	121
				4-BC	11644	1	0	3	85	12391	1	0	3	90	12306	1	0	3	89
				4W	15540	2	0	4	113	16536	2	0	4	120	16423	2	0	4	119
				4W-BC	9759	1	0	3	71	10385	1	0	3	75	10314	1	0	3	75
				5QM	16309	4	0	2	118	17354	4	0	2	126	17235	4	0	2	125
				5QN	16936	4	0	1	123	18022	4	0	1	131	17898	4	0	1	130
			5R	16164	4	0	4	117	17200	4	0	4	125	17082	4	0	4	124	
			5W	15989	4	0	2	116	17013	4	0	2	123	16897	4	0	2	123	
			Clear Lens	FR	16162	1	0	2	116	17198	2	0	2	124	17080	2	0	2	123
				FR-BC	10155	0	0	1	73	10659	0	0	1	77	10732	0	0	1	77
				2	14936	2	0	2	108	15894	2	0	2	115	15785	2	0	2	114
				2-BC	8768	1	0	2	63	9330	1	0	2	67	9266	1	0	2	67
				3	14837	2	0	3	107	15788	2	0	3	114	15680	2	0	3	113
				3-BC	8683	1	0	2	62	9239	1	0	2	66	9176	1	0	2	66
				4	14913	1	0	3	107	15869	1	0	3	114	15760	1	0	3	114
				4-BC	11050	1	0	3	80	11758	1	0	3	85	11678	1	0	3	84
4W	14747	2		0	3	106	15692	2	0	4	113	11678	2	0	4	84			
4W-BC	9261	1		0	3	67	9855	1	0	3	71	9787	1	0	3	71			
5QM	15476	4	0	2	112	16468	4	0	2	119	16355	4	0	2	118				
5QN	16072	4	0	1	116	17102	4	0	1	123	16985	4	0	1	122				
5R	15339	4	0	4	111	16323	4	0	4	118	16211	4	0	4	117				
5W	15173	4	0	2	109	16145	4	0	2	116	16035	4	0	2	116				
68L		150	HDL Lens	3	14192	3	0	3	96	14999	3	0	3	101	14896	3	0	3	101
				5W	14514	3	0	2	98	15338	3	0	2	104	15233	3	0	2	103

Electrical Characteristics										Dimming						
System Watts	Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out		Absolute voltage	
		VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
25	298mA	120-480	50/60	0.21	0.12	0.10	0.09	0.07	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
30	298mA			0.25	0.14	0.13	0.11	0.09	0.06							
65	800mA			0.54	0.31	0.27	0.23	0.19	0.14							
70	700mA			0.58	0.34	0.29	0.25	0.20	0.15							
75	420mA			0.63	0.36	0.31	0.27	0.22	0.16							
80	350mA			0.67	0.38	0.33	0.29	0.23	0.17							
110	600mA			0.92	0.53	0.46	0.40	0.32	0.23							
115	500mA			0.96	0.55	0.48	0.42	0.33	0.24							
140	750mA			1.17	0.67	0.58	0.51	0.40	0.29							
150	625mA			1.25	0.72	0.63	0.54	0.43	0.31							

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%	97%	95%	93%	87%	> 60,000 hrs

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SPECIFICATIONS

Housing:

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.

Lens Frame:

- One-piece low copper aluminum alloy die-cast is secured to housing with 6 screws.

Backlight Control

- Optional Backlight Control on each LED module to completely control unwanted backlight.

Lens

One-piece flat glass lens slips secure with clips. Extra silicone gasketing is provided to retain a clear optical compartment.

Optical Module:

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB).
- Optical lenses shall be clear injection molded PMMA acrylic.
- Each MCPCB and optic shall be sealed to the diecast housing and sealed with a continuous one piece injection molded silicone rubber gasket.
- Patent Pending design of optical array shall independently shield each LED optic across the length of the aperture.
- Optional fixture finish optical surfaces shall not exceed BUG ratings of the standard white finish and shall be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

Electrical Components

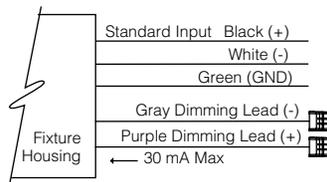
- Standard programmable driver allows for programmable drive current settings.
- Electrical components are strategically located in the driver gear compartment with a molded silicon grommet seal to provide separation from the optical chamber.
- Maximum lightning surge current 20KA with thermally protected varistor technology. Surge suppression is series circuited preventing

total fixture failure. ANSI/IEEE C62.41 Category C High.

- Open circuit fault will turn off the luminaire in order to protect the sensitive electronics and acts as a signal for maintenance.
- Programmable Driver is rated for -40°C starting.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of electronic components.

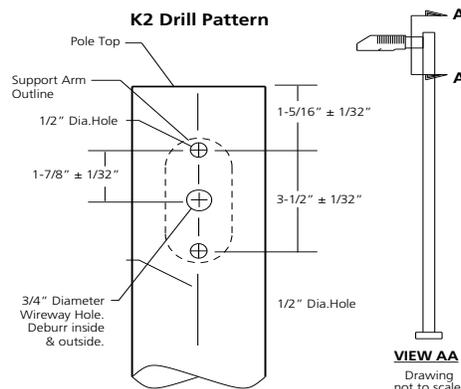
Dimming:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined control devices.
- Optional factory programmed dimming profile.



Support Arm:

- Die-cast, low copper aluminum alloy, with splice access cover.
- Die-cast pole adaptor and an internal reinforcing plate are provided with a wire strain relief.
- The arm adaptor is square or circular cut for specified pole size and shape.
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment.



Optional Slip-Fitter:

- Internally accessible slip-fitter attaches to a 1-1/4" to 2-3/8" tenon and allows hands-free wiring and maintenance.

Optional Wall Mount:

- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.

Fusing:

SF for 120, 277, and 347 Line volts

DF for 208, 240, and 480 Line volts

High temperature fuse holders factory installed inside the fixture housing.

Fuse is included.

Finish:

Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.

Standard colors include (BLS) Black Gloss Smooth, (BLT) Black Matte Textured, (DBS) Dark Bronze Smooth, (GTT) Graphite Matte Textured, (LGS) Light Gray Smooth, (PSS) Platinum Silver Smooth, (VGS) Verde Green Smooth, (WHS) White Gloss Smooth, and (CC) Custom Color (Include RAL#).

Certifications and Listings:

- UL 1598 Standard for Luminaires.
- UL 8750 Standard for Safety for Light
- Emitting Diode (LED) Equipment for use in Lighting Products.
- CSA C22.2#250.0 Luminaires.
- ANSI C136.31-2010 Vibration tested and compliant 1.5G and 4G reference page 9
- RoHS compliant.
- IP66 rated.
- IEC 62262 Compliant for IK10 Rating.
- IDA approved, 3000K and warmer CCTs only.

CAUTION:

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

WARRANTY:

For full warranty see: <http://www.hubbellighting.com/resources/warranty>

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CONTROLS

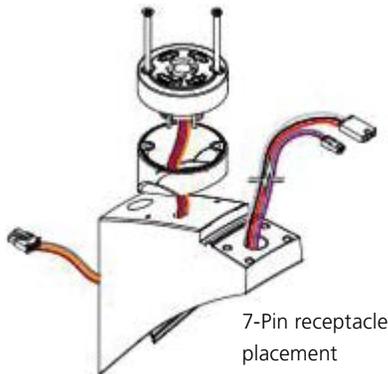
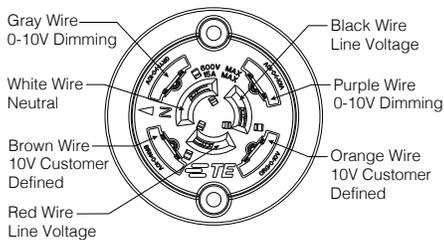
Photocell Receptacle

7PR

Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. Traditional on/off photoelectric control.
2. 5-pin wireless photoelectric control for added dimming feature.
3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



Wireless Controls

wiSCAPE™

Hubbell Control Solution's wiSCAPE™ wireless control modules allow an individual fixture to be managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The wiSCAPE modules provide on/off/dim control, external device input, alerts and metering.

WIR-RME-L

wiSCAPE External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

SiteSync™¹

SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/products/sitesync for more details.

Dimming WASP Occupancy Sensor WSP

The Dimming WASP Outdoor Occupancy Sensor is specifically designed to provide 0-10VDC output for the control of dimmable fixtures. Easy to use dipswitches allow the user to adjust sensor time delay and sensitivity as well as set unoccupied and occupied dimming levels. Sensors also feature a daylight sensor for ON/OFF control of fixtures when there is sufficient natural light. Visit https://hubbellcdn.com/installationmanuals/2102B_Dimming_WASP_Install.pdf for more details.

Pole Mounted

Round Pole-Mounted Occupancy Sensor up to 16'. Select voltage and finish color.

SCL-R

Round Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-R44/277²/BL³

Square Pole-Mounted Occupancy Sensor up to 16'. Select voltage and finish color.

SCL-S

Square Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for square pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-L/277²/BL³

Round Pole-Mounted Occupancy Sensor 16' to 30'. Select voltage and finish color.

SCH-R

Round Pole-Mounted Occupancy Sensor: 16' to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-R4⁴/277²/BL³

Square Pole-Mounted Occupancy Sensor 16' to 30'. Select voltage and finish color.

SCH-S

Square Pole-Mounted Occupancy Sensor: 16 to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-S/277²/BL³

AstroDIM

AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.

¹PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

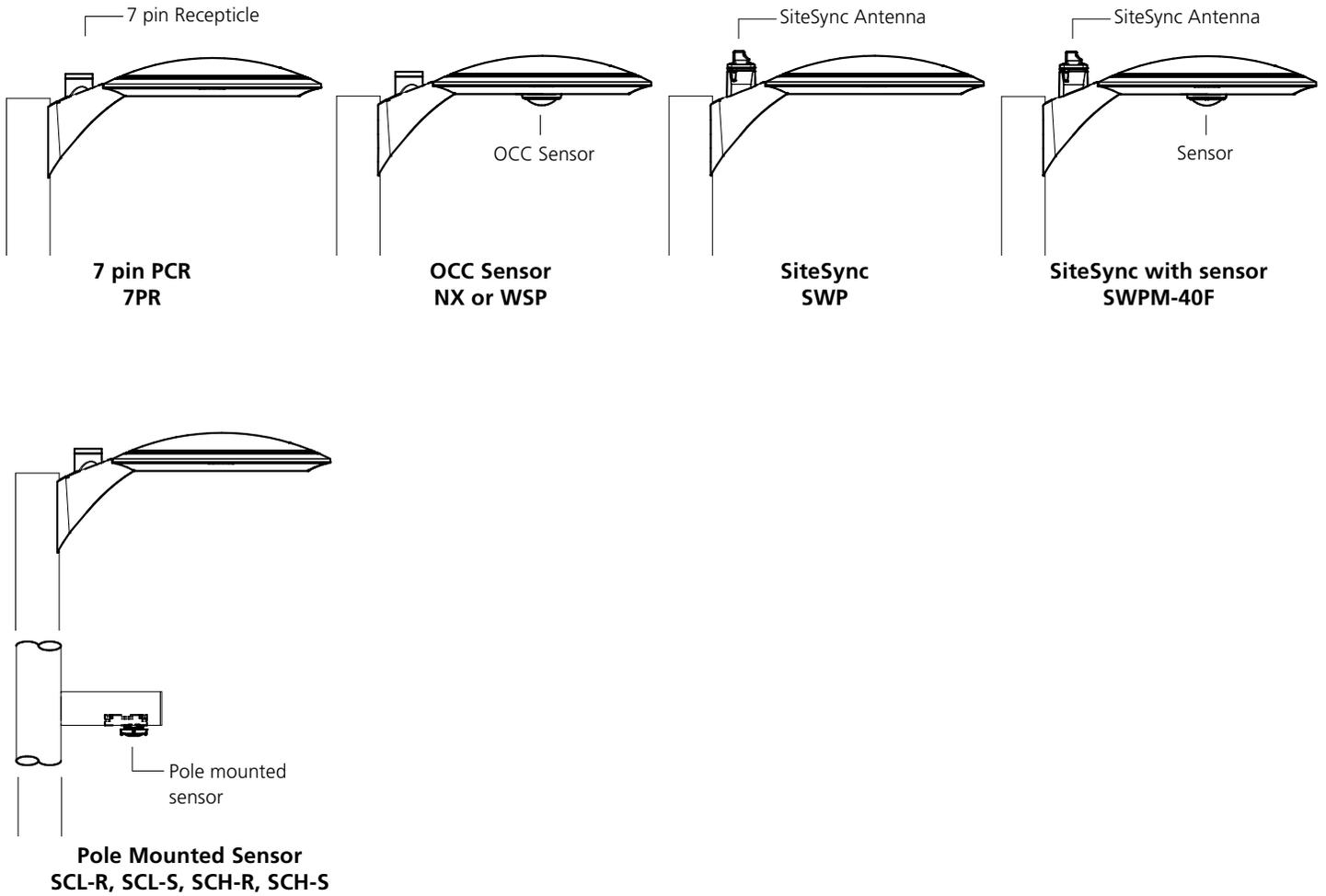
Examples:

SiteSync only : UR20/56L-75/3K7/UNV/ASQ/BL/SWP

SiteSync with Motion Control: UR20/56L-75/3K7/UNV/ASQ/BL/SWPM-40F

²Voltage, ³Color, ⁴Pole Diameter,

SENSOR PLACEMENT



MOUNTING VIBRATION RATINGS

UR 20 Arm		UR28 Arm		UR 20 Post Top		UR 28 Post Top	
Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating
ASQ	4G	ASQ	4G	FM33	4G	FM44	1.5G
A34	4G	A34	4G	FM44	1.5G	FM45	1.5G
A46	4G	A46	4G	PT23	4G	PT24	1.5G
MAF	4G	MAF	4G	PT24	4G	PT34	1.5G
				PT34	1.5G	PT25	1.5G
						PT35	1.5G

For the 4 G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Test Level 1 Normal Applications, Vibration Test Level 2 Bridge/Overpass Applications, and Vibration Test Level 3

For the 1.5G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Level 1 Bridge/Overpass Applications

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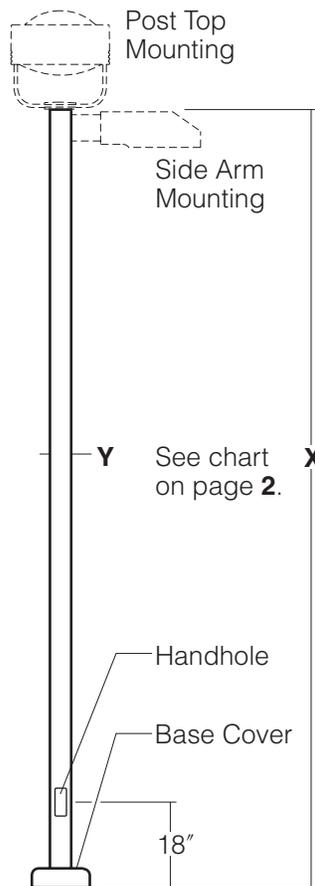
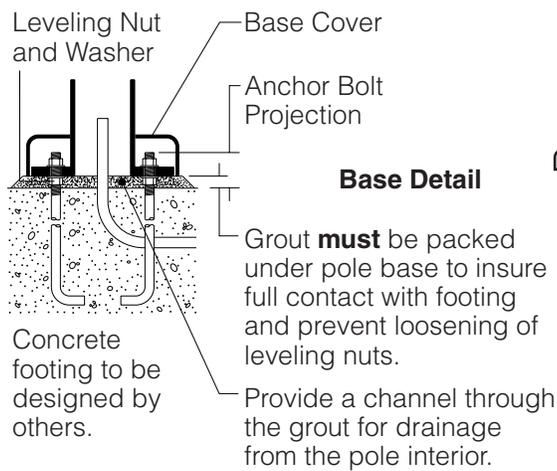
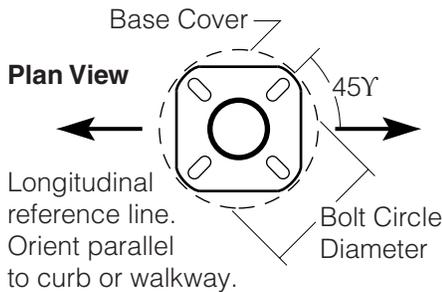
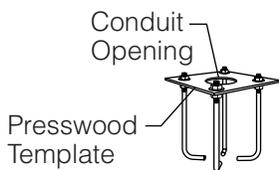
Type:
Job:
Catalog number:

Approvals:

/	/	/	/	/	
Pole	Mounting	Structural Luminaire Option	Finish	Optional Anchor Bolt Covers	Optional Duplex Receptacle
See page 2			See page 3		

Date:
Page: 1 of 4

Specifications



Pole Construction: One-piece non-tapered round shaft of low carbon steel (ASTM-A500 Grade B, 42,000 PSI min. yield) with one flush-welded vertical seam. Shaft is welded to a flat steel anchor base (ASTM-36, 36,000 PSI min. yield).

Base Cover: Base has a two-piece cast aluminum full cover of 319 alloy, secured by stainless steel screws. Optional anchor bolt covers available (see page 3).

Pole Cap: A flush-sided cast aluminum pole cap is provided for side arm mounted luminaires. A rounded cast aluminum pole cap is provided for twin mounted luminaires (NS only).

Handhole: 18" up from base, with a gasketed cover and ground lug. 2" x 4" handhole provided on poles up to 16'. Reinforced 3" x 6" handhole provided on poles 20' and taller.

Anchor Bolts: Four fully galvanized anchor bolts provided (ASTM-36, 36,000 PSI min. yield), complete with eight galvanized nuts, eight galvanized flat washers, and a presswood template.

Strength: Poles will withstand wind loads as listed in chart (see page 2) when luminaires are mounted per fixture installation instructions.

Finish: Super TGIC thermoset polyester powder coat paint applied over a titanated zirconium conversion coating. Standard colors are Black, Dark Bronze, Light Gray, Graphite Platinum Silver, Titanium and White. Custom colors are available.

CAUTION: Installation of poles without luminaire(s) will compromise pole strength. Any accessories attached to pole, or other modifications will compromise pole strength and may result in pole failure.

Maintenance: A regularly scheduled maintenance program must be established to insure the protective paint coating is intact, corrosion or structural damage has not occurred, and anchor bolt nuts are tight. Failure to do so could lead to pole collapse and serious personal injury.

Certification: Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.

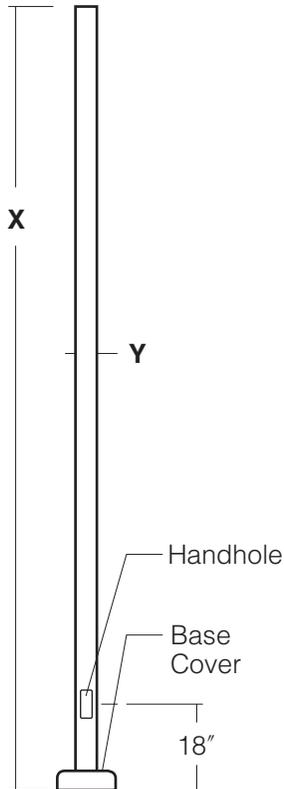
Type:

Job:

Page: 2 of 4

Standard Features

NOTE: All allowable pole and fixture EPAs are derived from the AASHTO standard. Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location. (See page 4).



Pole Pole Catalog Number	X	Y	Allowable Pole EPA							Wind Map Steady Wind		
			85	90	100	110	120	130	140	150		
<input type="checkbox"/> KRS10-4120	10'	4" x 11 ga.	21.61	19.07	17.41	14.07	11.53	9.63	8.22	7.09		
<input type="checkbox"/> KRS12-4120	12'	4" x 11 ga.	17.33	15.22	13.84	11.05	8.94	7.28	6.26	5.37		
<input type="checkbox"/> KRS14-4120	14'	4" x 11 ga.	14.18	12.37	11.18	8.79	6.98	5.67	4.78	4.06		
<input type="checkbox"/> KRS16-4120	16'	4" x 11 ga.	11.72	10.13	9.09	7.01	5.42	4.30	3.58	3.01		
<input type="checkbox"/> KRS20-4120	19.5'	4" x 11 ga.	7.77	6.55	5.75	4.13	2.91	2.10	1.65	1.31		
<input type="checkbox"/> KRS20-4180	19.5'	4" x 7 ga.	12.67	10.92	9.77	7.46	5.70	4.48	3.70	3.09		
<input type="checkbox"/> KRS20-5120	19.5'	5" x 11 ga.	13.57	11.62	10.35	8.26	6.73	5.56	4.65	3.93		
<input type="checkbox"/> KRS20-5180	19.5'	5" x 7 ga.	21.60	18.79	16.94	13.71	11.31	9.47	8.02	6.86		
<input type="checkbox"/> KRS25-5120	25'	5" x 11 ga.	8.46	6.97	6.00	4.61	3.63	2.88	2.31	1.87		
<input type="checkbox"/> KRS25-5180	25'	5" x 7 ga.	14.59	12.44	11.03	8.77	7.12	5.86	4.88	4.10		
<input type="checkbox"/> KRS30-5180	30'	5" x 7 ga.	9.84	8.12	6.99	5.37	4.23	3.36	2.70	2.18		

Anchor Base and Bolt Detail

Pole Height	Pole Diameter	Bolt Circle DIA	Anchor Bolt Projection	Anchor Bolts Size	Base Cover Size	Conduit Opening
10'-16'	4"	7"-8½"	3⅜"	¾" x 15" + 3"	11.⅞" DIA	3" DIA
19.5'	4"	7"-8½"	3⅜"	¾" x 30" + 4"	11.⅞" DIA	3" DIA
19.5' - 30'	5"	7½"-8½"	3⅜"	¾" x 30" + 4"	11.⅞" DIA	3" DIA

Mounting

Flush Mount Post Top Side Arm

Plan Views: 

Mounting¹: FM PT A SA B SB L SL T ST Y SY C SC

NOTE: Allowable Pole EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA. Please refer to Kim luminaire catalog for specific fixture.

¹See luminaire drilling requirements in specific Kim luminaire catalog.

Structural Luminaires *Only* - Examples

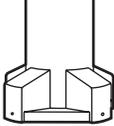
- TS:** Single Tension for small and large Structural - KRS20-5120B-TS
- TD:** Double Tension for small and large Structural - KRS20-5120B-TD
- TR:** Truss for small and large Structural - KRS20-5120SB-TR
- XTS:** Single Tension for 1000W Structural - KRS20-5120B-XTS
- XTD:** Double Tension for 1000W Structural - KRS20-5120B-XTD
- XTR:** Truss for 1000W Structural - KRS20-5120B-XTR

Type:

Job:

Page: 3 of 4

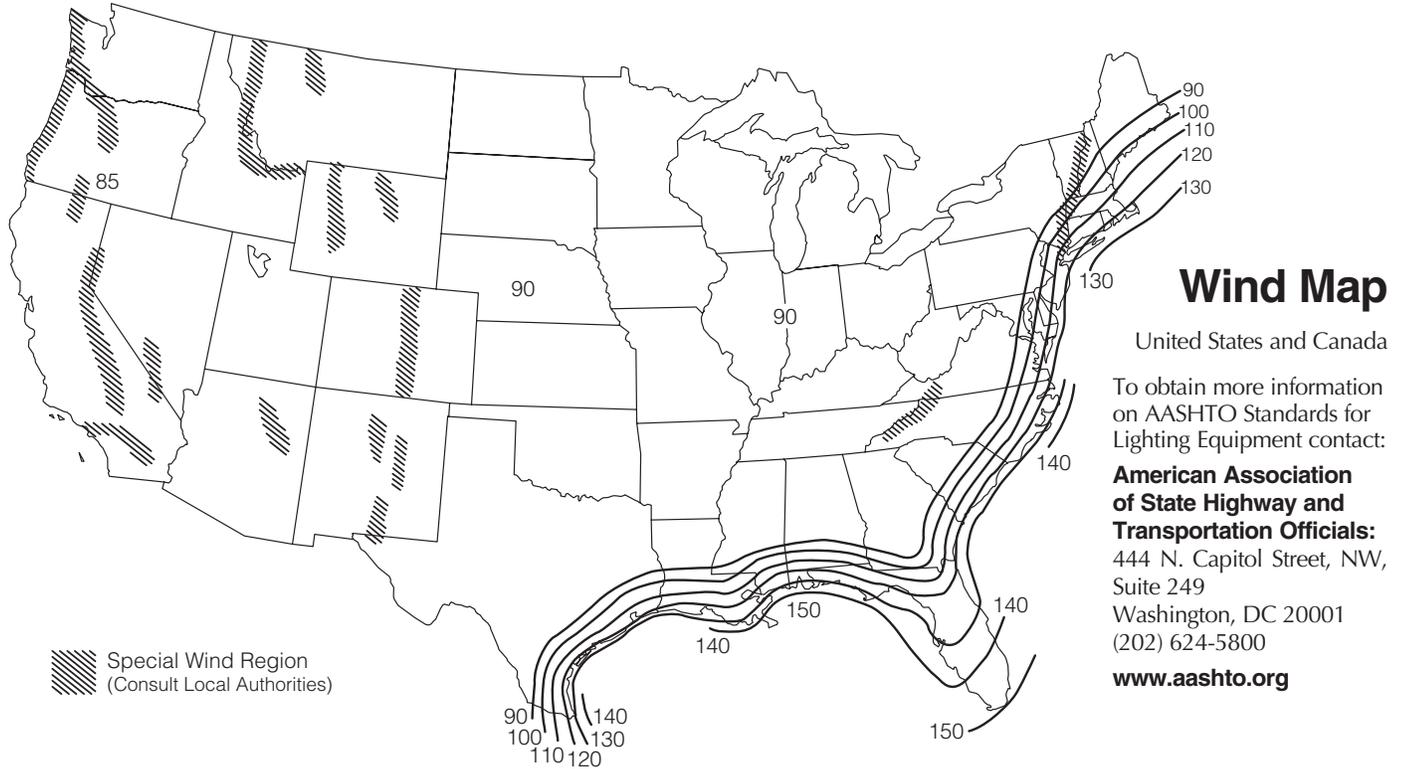
Standard and Optional Features

<p>Finish Super TGIC powder coat paint over an iron phosphate bath, chromate sealed metal pretreatment.¥</p>	<p>Color: Black Dark Bronze Light Gray Graphite Platinum Silver Titanium White Custom Color¹ Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> GT <input type="checkbox"/> PS <input type="checkbox"/> TT <input type="checkbox"/> WH <input type="checkbox"/> CC¹</p> <p>¹Custom color subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>
<p>Optional Anchor Bolt Covers Cat. No. <input type="checkbox"/> BC4 <input type="checkbox"/> BC5 <input type="checkbox"/> No Option</p>	<p>(Full base cover is standard.) Four cast aluminum anchor bolt covers finished to match pole, fastened to base with stainless steel screws.</p> <p>4" pole Bolt Covers (BC4) 5" pole Bolt Covers (BC5)</p> 
<p>Optional Duplex Receptacle Cat. No. <input type="checkbox"/> DR <input type="checkbox"/> DR-GFI <input type="checkbox"/> No Option</p>	<p>Mounted opposite the handhole, at 22½" from base of pole, in a cast aluminum box that is internally welded and sealed with a gasketed self-closing cover and locking bracket.</p> <p>Duplex Receptacle (DR) rated 20A., 125V. Duplex Receptacle with Ground Fault Circuit Interrupter (DR-GFI) rated 20A., 125V.</p>

Type:

Job:

Page: 4 of 4



NOTES:

- Values are based on 50 year mean recurrence interval 30' above grade.
- Hawaii has an **105 mph** wind velocity.
- Puerto Rico has a **125 mph** wind velocity.
- Caution must be exercised in determining wind velocities in special wind areas such as:
 - Mountainous Regions
 - Areas surrounding the Great Lakes or other large bodies of water or open land.
 - Areas subject to extreme wind conditions, such as hurricanes, typhoons, cyclones, and tornadoes.
 - Areas adjacent to airports.
 - Any specific area with a known or suspected abnormally high intermittent wind condition caused by geography, adjacent structures, or other specific local conditions that may not be recorded in National Weather Service records.
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than fixture EPA. Responsibility lies with the specifier for correct pole selection based on AASHTO wind map and job location.
- The Wind Map is intended only as a general guide. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application.
- **CAUTION:** Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide. Consult AASHTO standards.
- Extreme Wind Events: Hurricanes, Typhoons, Cyclones, or Tornadoes expose poles to flying debris, wind shear, and other unpredictable aerodynamic forces not indicated by the wind velocity ratings.
- Pole Strength Limited Warranty: Standard, unmodified Kim lighting Poles installed as recommended, undamaged by corrosion, or lack of maintenance, shall withstand steady wind conditions as provided on page 2 (Allowable Pole EPA). Installation of poles without luminaires, or attachment of any unauthorized accessories to poles shall void this warranty.



CASCADE

1830SK

SMALL WALL MOUNT LANTERN

The clean, modern lines of Cascade complement the rain glass while creating a glowing, indirect lighting effect. The sleek aluminum construction adds to the design's versatility, making this contemporary style perfect for either interior or exterior use. Cascade is standard Dark Sky compliant.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Extruded Aluminum
GLASS:	Clear Etched Organic Rain

DIMENSIONS	
WIDTH:	8"
HEIGHT:	14.5"
WEIGHT:	3 lbs.
BACK PLATE:	8"W X 14.5"H
EXTENSION:	4"
TOP TO OUTLET:	4.8"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	17"
CARTON WIDTH:	10"
CARTON HEIGHT:	7"
CARTON WEIGHT:	4 lbs.

PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act.
- 2 year finish warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

JOB _____

TYPE _____

NOTES _____

APPROVALS _____

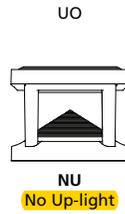
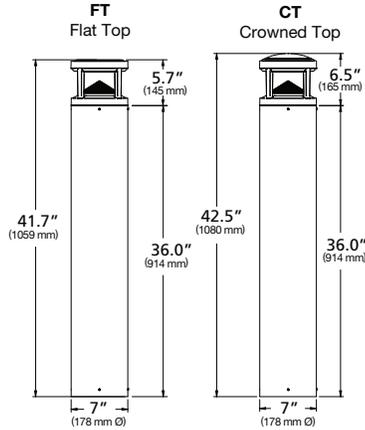
FEATURES

- Traditional or Performance Optics
- Bluetooth enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP66

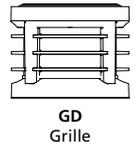
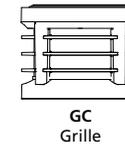
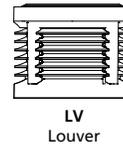
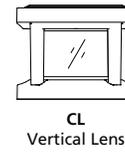
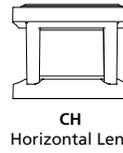
CERTIFICATIONS



SPECIFICATIONS



OPTICS



ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion 7" Ø Round	FT Flat Top CT ¹ Crowned Top	NU No Up-light CH Clear Horizontal Lens CL ² Clear Vertical Lens DL ^{2,3} Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD ³ Grille with diffuse vertical lens	1 Type I 2 Type II 3 Type III 3HS Type III + House side shield 4 Type IV 5 Type V	12L-010-5K7 14W (1000 nominal lm), 5000K, 70 CRI 12L-010-4K7 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-3K7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-AMB 14W, Amber 560 nm Monochromatic 12L-020-5K7 22W (2000 nominal lm), 5000K, 70 CRI 12L-020-4K7 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-3K7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-AMB 22W, Amber 560 nm Monochromatic

Body	Fixture Finish	Controls	Voltage	Options
24A 24" OAH, Aluminum 42A 42" OAH, Aluminum 42BR-C 42" OAH, Brown Concrete 42CH-C 42" OAH, Charcoal Concrete 42NG-C 42" OAH, Natural Gray Concrete 42WH-C 42" OAH, White Concrete 42A-ROP ⁴ 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover 42A-ROP-L ⁴ 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover 42A-2GEB 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box 42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	BL Black DB Dark Bronze LG Light Gray GT Graphite PS Platinum Silver TT Titanium WH White CC Custom Color [†] [†] Consult factory	SWP ⁵ SiteSync pre-commission MW ⁶ Motion sensing (50% dim, 100% output upon detection) SiteSync Accessories [†] SWUSB SiteSync Software on USB SWTAB SiteSync Windows [®] Tablet SWBRG SiteSync Wireless Bridge Node	UNV 120-277V 120 ⁷ 120V 277 ⁷ 208-277V 347 ⁷ 347V 480 ⁷ 480V	EM ⁸ Battery Backup LR ⁹ Luminous Accent SF ¹⁰ Single Fuse DF ¹⁰ Double Fuse

[†]PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

Examples:
PA7R/FT/NU3/12L-020-3K7/42A/TT/SWP/UNV/LR

- Adds .6 / 15mm to OAH (over all height).
- CL and DL configurations shall be IK04
- Only Available with 1 Type I or 5 Type V distributions only.
- For GFCL/USB limited voltage to 120VAC only.
- Specify group and zone at time of order. See www.hubbell-lighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
- 24"Ø typical coverage area, not Available with CH.
- Dedicated input voltage, required for MW Motions sensing.
- 20°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-#K7
- Adds +5 watts and 1" / 254mm to overall height.
- SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.

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Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K				4000K				5000K						
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
12L	1,000	14	NU UO Optics	1	749	0	0	0	54	815	0	0	0	59	835	0	0	0	60
				2	860	0	0	0	62	936	0	0	0	67	958	0	0	0	69
				3	809	0	0	0	58	881	0	0	0	63	902	0	0	0	65
				3HS	684	0	0	0	49	744	0	0	0	53	762	0	0	0	55
				4	977	0	0	0	70	1063	0	0	0	76	1089	0	0	0	78
			5	908	1	0	0	65	988	1	0	0	71	1011	1	0	0	73	
			CH Clear Horizontal Lens	1	1184	0	3	1	85	1288	0	3	1	92	1319	0	3	1	95
				2	1139	0	3	1	82	1239	0	3	1	89	1269	0	3	1	91
				3	1094	0	3	1	79	1190	0	3	1	85	1219	0	3	1	87
				3HS	960	0	3	1	69	1045	0	3	1	75	1070	0	3	1	77
				4	1152	0	3	1	83	1254	0	3	1	90	1284	0	3	1	92
			5	1225	1	3	1	88	1333	1	3	1	96	1365	1	3	1	98	
			CL Clear Vertical Lens	1	1146	0	3	1	82	1247	0	3	1	90	1277	0	3	1	92
				2	1228	0	3	1	88	1336	1	3	1	96	1368	1	3	1	98
				3	1276	0	3	1	92	1389	1	3	1	100	1422	1	3	1	102
				3HS	1030	0	3	1	74	1121	0	3	1	80	1148	0	3	1	82
				4	1272	0	3	1	91	1384	0	3	1	99	1417	0	3	1	102
			5	1305	1	3	1	94	1420	1	3	1	102	1454	1	3	1	104	
			DL Diffused Vertical Lens	1	1086	0	3	1	78	1182	0	3	1	85	1210	0	3	1	87
				5	1141	1	3	1	82	1241	1	3	1	89	1271	1	3	1	91
			LV External Louvers	1	489	0	3	1	35	533	0	3	1	38	545	0	3	1	39
				2	534	0	3	1	38	581	0	3	1	42	595	0	3	1	43
				3	550	0	3	1	40	599	0	3	1	43	613	0	3	1	44
				3HS	397	0	3	1	29	432	0	3	1	31	442	0	3	1	32
				4	577	0	3	1	41	628	0	3	1	45	643	0	3	1	46
			5	583	1	3	1	42	634	1	3	1	46	649	1	3	1	47	
			GC Grille with Clear Lens	1	843	0	3	1	61	917	0	3	1	66	939	0	3	1	67
				2	829	0	3	1	60	903	0	3	1	65	924	0	3	1	66
				3	831	0	3	1	60	905	0	3	1	65	926	0	3	1	67
				3HS	694	0	3	1	50	755	0	3	1	54	773	0	3	1	56
4	901	0		3	1	65	980	0	3	1	70	1004	0	3	1	72			
5	842	1	3	1	60	916	1	3	1	66	938	1	3	1	67				
GD Grille with Diffused Lens		728	0	3	1	52	792	0	3	1	57	811	0	3	1	58			
		782	1	3	1	56	851	1	3	1	61	872	1	3	1	63			

Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K				4000K				5000K						
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
12L	2,000	22	NU UO Optics	1	1044	0	0	0	48	1136	0	0	0	52	1164	0	0	0	54
				2	1199	0	0	0	55	1305	0	0	0	60	1336	0	0	0	62
				3	1128	0	0	1	52	1228	0	0	1	57	1257	0	0	1	58
				3HS	953	0	0	0	44	1037	0	0	0	48	1062	0	0	1	49
				4	1362	0	0	0	63	1482	0	0	1	68	1518	0	0	1	70
			5	1265	1	0	0	58	1377	1	0	0	63	1410	1	0	0	65	
			CH Clear Horizontal Lens	1	1778	0	3	1	82	1935	0	3	1	89	1981	0	3	1	91
				2	1711	1	3	1	79	1862	1	3	1	86	1906	1	3	1	88
				3	1643	1	3	1	76	1788	1	3	1	82	1831	1	3	1	84
				3HS	1443	0	3	1	66	1570	0	3	1	72	1608	0	3	1	74
				4	1731	0	3	1	80	1884	0	3	1	87	1929	0	3	1	89
			5	1841	1	3	1	85	2003	1	3	1	92	2051	1	3	1	95	
			CL Clear Vertical Lens	1	1852	0	4	1	85	2016	1	4	1	93	2064	1	4	1	95
				2	1984	1	3	1	91	2159	1	3	1	99	2211	1	3	1	102
				3	2062	1	3	1	95	2244	1	3	1	103	2298	1	3	1	106
				3HS	1665	0	3	1	77	1811	0	3	1	83	1855	0	3	1	85
				4	2055	0	3	1	95	2236	1	3	1	103	2290	1	3	1	106
			5	2109	1	3	1	97	2295	1	3	1	106	2350	1	3	1	108	
			DL Diffused Vertical Lens	1	1639	1	3	2	76	1783	1	3	2	82	1826	1	3	2	84
				5	1721	1	3	2	79	1873	1	3	2	86	1918	1	3	2	88
			LV External Louvers	1	746	0	3	1	34	811	1	3	1	37	831	1	3	1	38
				2	814	1	3	1	37	885	1	3	1	41	907	1	3	1	42
				3	838	1	3	1	39	912	1	3	1	42	934	1	3	1	43
				3HS	605	0	3	1	28	658	0	3	1	30	674	0	3	1	31
				4	879	0	3	1	41	956	1	3	1	44	979	1	3	1	45
			5	888	1	3	1	41	966	1	3	1	45	989	1	3	1	46	
			GC Grille with Clear Lens	1	1038	0	3	1	48	1130	0	3	1	52	1157	0	3	1	53
				2	1021	0	3	1	47	1111	1	3	1	51	1138	1	3	1	52
				3	1024	0	3	1	47	1114	1	3	1	51	1141	1	3	1	53
				3HS	854	0	3	1	39	930	0	3	1	43	952	0	3	1	44
4	1109	0		3	1	51	1207	0	3	1	56	1236	0	3	1	57			
5	1037	1	3	1	48	1128	1	3	1	52	1155	1	3	1	53				
GD Grille with Diffused Lens		1036	0	3	1	48	1127	1	3	2	52	1154	1	3	2	53			
		953	1	3	1	44	1037	1	3	1	48	1062	1	3	1	49			

Kim Lighting reserves the right to change specifications without notice.

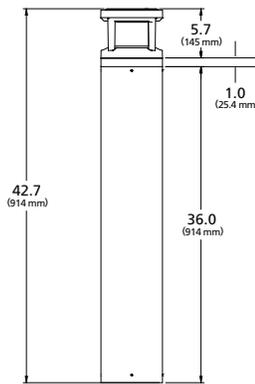
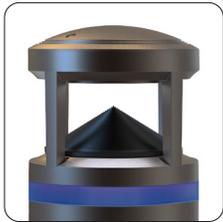
LUMINAIRE PERFORMANCE

Electrical Characteristics											Dimming					
Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out		Absolute voltage	
		VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
350mA	14	120-480	50/60	0.18	0.11	0.09	0.08	0.06	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
500mA	22			0.12	0.07	0.06	0.05	0.04	0.03							

TM-21 LIFETIME CALCULATION

Ambient Temp.	Operating Hours					Calculated L ₇₀ (hours)
	0	25,000	TM-21-11 36,000	50,000	100,000	
25°C / 77°F	100%	98%	97%	95%	90%	60khrs
40°C / 104°F	100%	98%	97%	95%	90%	

LUMINOUS ACCENT



The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth wireless. The Luminous Accent shall be IK08.



HUBBELL LIGHTING RGBW REMOTE APP

The Hubbell Lighting RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.

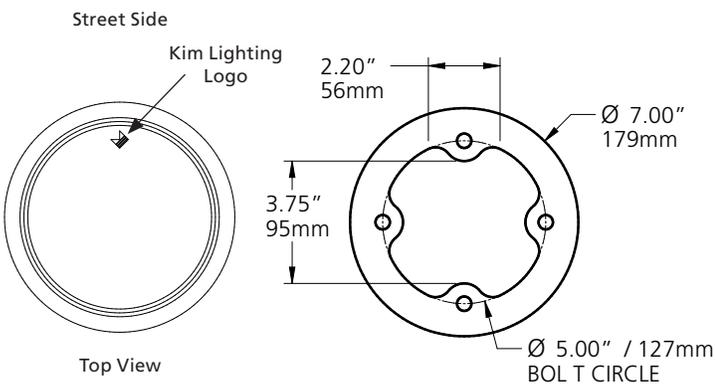
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.



MOUNTING

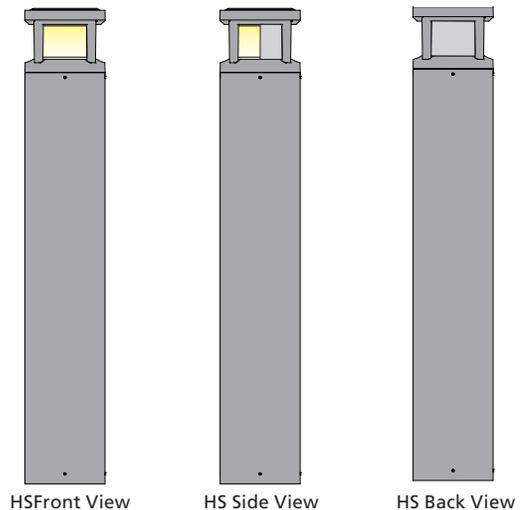
Aluminum Body

Once attached to base mounting plate, fixture may be rotated 20° in either direction and secured with set screws at base of the bollard body. KIM Lighting logo indicates 'street side' output.



SHIELDING

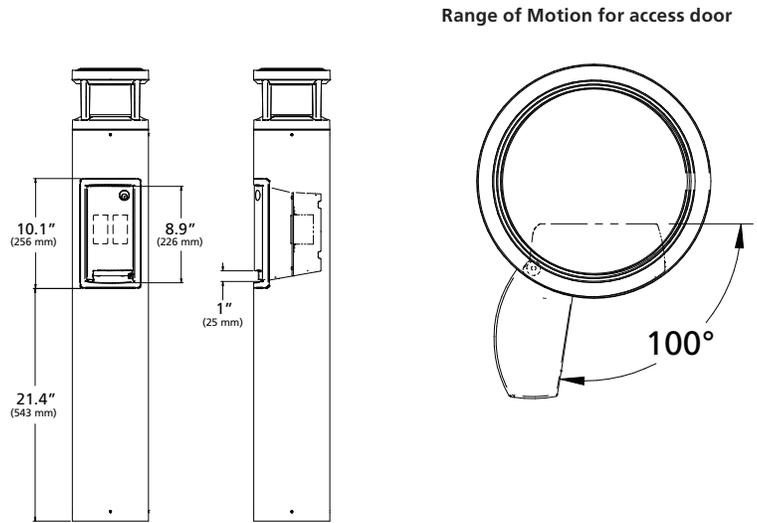
HS configurations feature factory installed 180° shield(s) that may also be installed in the field for any Optic configuration.



Kim Lighting reserves the right to change specifications without notice.

RECEPTACLE OUTLET PANEL

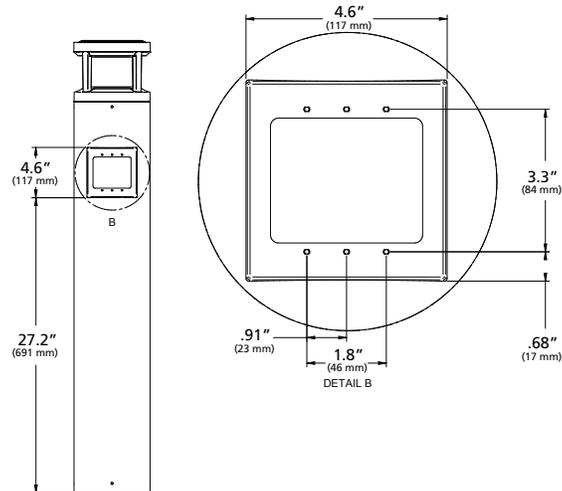
The Receptacle outlet panel shall be NEMA 3R rated for wet location(s) while in use and shall be compatible with any single receptacle outlet device with standard mounting holes. Door shall be self-closing. Tamper resistant lock must be specified at time of order. Devices and device wiring by others.



HUBBELL WIRING DEVICES USB DEVICES: <http://ecatalog.hubbell-wiring.com/productinformation/viewcatalog.aspx?Dest=hubbell-wiring.com/press/catalog/A.pdf&Page=18>

INTEGRAL ELECTRICAL BOX

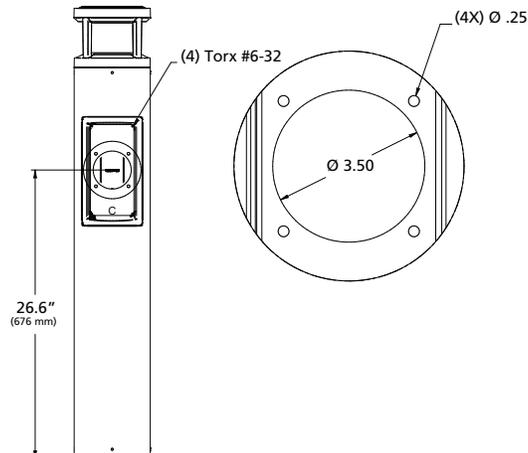
The integral 2 Gang electrical box shall be # deep and have standard mounting holes for installing either a single receptacle outlet device or a pair of single receptacle outlet device. Devices, device wiring, device hardware and bezel by others.



HUBBELL WIRING DEVICES GFCI DEVICES: <http://ecatalog.hubbell-wiring.com/productinformation/viewcatalog.aspx?Dest=hubbell-wiring.com/press/catalog/K.pdf>

SPEAKER GRILLE ENCLOSURE

The speaker grille enclosure shall accommodate a 3"Ø marine grade speaker rated for outdoor use. Grille shall be secured with (4) Torx # screws for accessibility. Mounting provisions as shown. Speaker, mounting hardware and wiring by others.



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SPECIFICATIONS

Housing:

- Castings shall be low copper aluminum alloy die-cast.
- Gaskets shall be molded silicone to prevent harmful ingress to the lamp and driver compartments.
- Optical system shall be IP66 rated.

Shaft:

- Aluminum shaft(s) shall be .125" thick extruded aluminum 6061 alloy.
- Concrete shaft(s) shall conform to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalis or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D.
- Concrete shaft(s) shall be medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix.
- Concrete shaft(s) shall be cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi.
- Concrete shaft(s) shall be cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts.

Optics:

- U0 configurations shall have an optically clear flat tempered glass lens, all other configurations shall have either an optically clear or high transmission diffused acrylic lens.
- Maximum surge current shall be 20KA and shall fail open at end of life to prevent harm to the electrical components from uncontrolled or excess incoming power
- Driver shall be rated for -40°C environment

Bluetooth:

- The Integral module shall enable the adjustment of the Luminous Accent to dim or change color to the desired setting when paired with Hubbell Lighting RGBW Remote App via cellular/tablet device.
- The integral module shall be compatible with Bluetooth Low Energy (BLE) or Bluetooth Smart mobile devices operating on iOS8 or Android Gingerbread operating systems or newer.

DMX:

- 6 wires: Red (DMX+), Yellow (DMX-), Brown (DMX Ground), Black (Voltage), White (common), and Green (Ground)
- Single DMX universe with six slots/addresses of virtual control which are pre-programmed at the factory:

DMX slot/address 1 = red

DMX slot/address 2 = blue

DMX slot/address 3 = green

DMX slot/address 4 = white

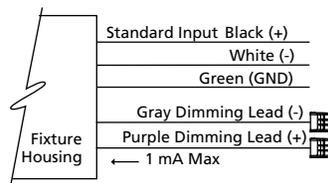
DMX slot/address 5 = X tilt, a 127 means do nothing, a value between 1-63 means left, a value between 192-254 means right

DMX slot/address 6 = Y tilt, a 127 means do nothing, a value between 1-63 means up, a value between 192-254 means down

- Fully DMX RDM compatible.

Controls

- Standard fixtures dimming range shall be from 10% to 100% and be compatible with 0-10V, user-defined, control devices. (Wiring illustration)
- Optional motion sensor shall be capable of detecting motion 360° around the bollard. When no motion is detected for the specified time, the sensor wattage to factory preset level, reducing the light level accordingly. When motion is detected by the sensor, the bollard shall return to full wattage and full light output. Please contact KIM Lighting if project requirements vary from standard configuration.
- Pavilion may be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync



Electrical:

- High temperature fuse holders factory installed inside the fixture housing. Fuse is included.
- Battery Backup shall have an operating range of -20°C to 50°C with a typical recharge time of 32 hours.

Installation

- Aluminum shaft configurations shall have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts

shall to be installed with an included template. Nuts and washers shall be provided to level and secure the mounting plate to the anchor bolts.

- Aluminum shaft configurations shall have a mounting plate shall be able to be rotated 20° in either direction during installation for aiming adjustment.
- Concrete shaft configurations shall have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template.
- Concrete shaft configurations shall be palletized with adequate hold-downs to prevent load movement in transit.

Finish:

- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powder coat.
- Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, (WH) White, and (CC) Custom Color (Include RAL#).

Certifications and Listings:

- UL 1598 Standard for wet locations for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- CSA C22.2#250.0 Luminaires.
- RoHS compliant.
- IP66 Certified.
- IDA approved, 3000K and warmer CCTs only.

Caution:

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

Warranty:

- For full warranty see <http://www.hubbellighting.com/resources/warranty>

Bluetooth® DMX



The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Kim Lighting is under license. Other trademarks and trade names are those of their respective owners. Apple, the Apple logo, iPad, iPhone, and iPod Touch are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

Kim Lighting reserves the right to change specifications without notice.

EXHIBIT 22

125-66.T SIGNS

No signs are proposed for this development.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 23

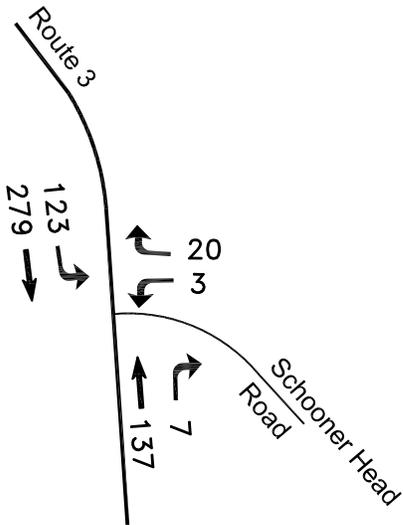
125-66.U TRAFFIC IMPACT

The traffic analysis has been prepared by Diane Morabito, PE. Attached is the trip generation and capacity analysis comparing “build” and “no-build” scenarios. The analysis shows that the Project will generate from 19 to 26 one-way trips during peak hours and 300 one-way trips (150 round trips) on a daily basis.

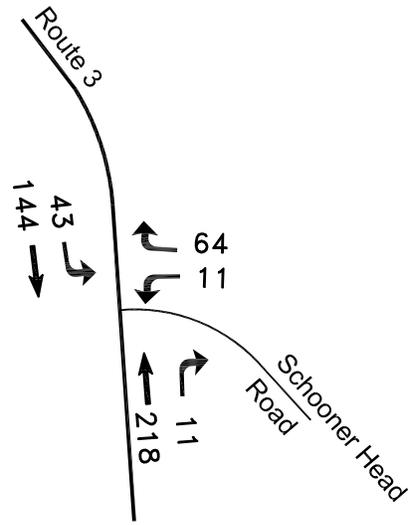
The capacity analysis shows that the proposed Schooner Head Housing Project will not reduce the LOS in the vicinity of the Project below “D”, which is the ordinance standard. In fact, the only traffic movement with a LOS of D (for right hand turns off SHR in the PM) will occur regardless of whether the Project is built. The Preliminary Trip Generation and LOS Analysis for the Schooner Head Housing Project is attached as Figure 23-2.



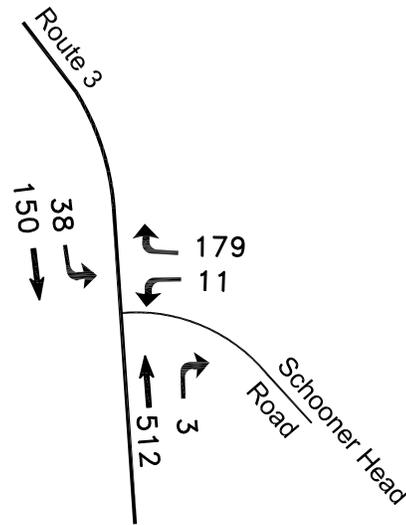
Not To Scale



A.M.



Mid-Day



P.M.

A.M. Peak Hour = 7:15 - 8:15
 Mid-Day Peak Hour = 12:00 - 1:00
 P.M. Peak Hour = 3:15 - 4:15

Figure 2

2012 Existing Peak Volumes
Schooner Head Road Study
Bar Harbor, Maine

**Maine
 Traffic
 Resources**

25 Vine Street
 Gardiner, ME
 04345
 tel: (207) 582-5252
 fax: (207) 582-1677



Not To Scale

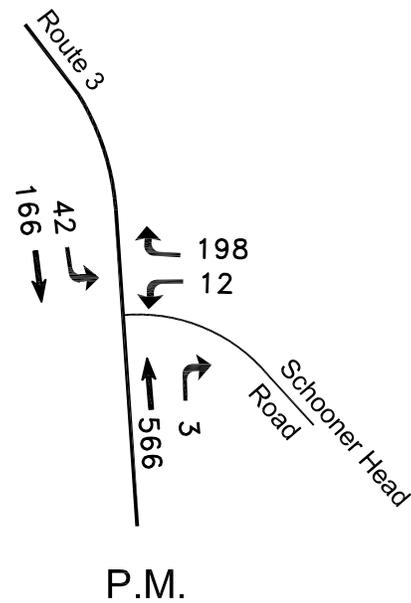
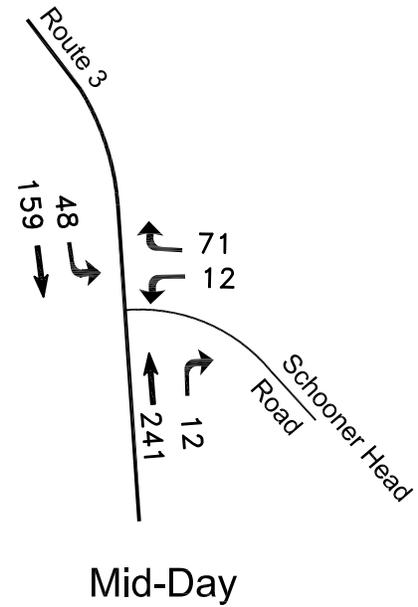
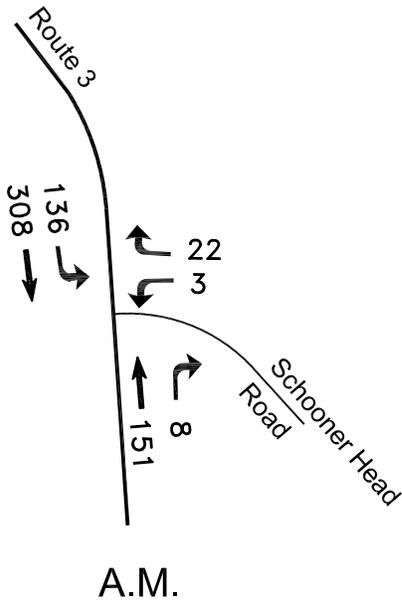


Figure 3

**2032 Projected Peak Volumes
Schooner Head Road Study
Bar Harbor, Maine**

**Maine
Traffic
Resources**

25 Vine Street
Gardiner, ME
04345
tel: (207) 582-5252
fax: (207) 582-1677

PRELIMINARY TRIP GENERATION AND LOS ANALYSIS FOR SCHOONER HEAD HOUSING, BAR HARBOR, MAINE

INTRODUCTION

This is written to summarize trip generation analysis performed for a proposed workforce housing development on Schooner Head Road in Bar Harbor, Maine for The Jackson Laboratories (JAX). It is understood that 44 dwelling units are proposed in five (5) buildings as outlined below:

Twelve (12) Units in one three-story building

Eights (8) Units in each of four (4) two-story buildings

In terms of development time line, the first phase would be developed in 2021 with remaining buildings constructed in 2022 and 2023. As a result, 2023 was utilized as the study year for traffic analysis purposes to represent conditions at completion and full occupancy.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed apartments was estimated utilizing the most recent Institute of Transportation Engineers (ITE) “Trip Generation” 10th edition report. This newest edition is based upon the largest and most current database and is considered to be the best information regarding current trip making. Land use code (LUC) 220 – MultiFamily Housing (Low-Rise) was utilized for the 32 units in the two-story buildings while LUC 221 – MultiFamily Housing (Mid-Rise) was utilized for the 12 remaining units in the three-story building. The calculations were performed on the basis of 32 and 12 dwelling units, respectively. The overall trip generation results are presented in the following table:

ITE TRIP GENERATION (One-Way Trip Ends)

<u>Time Period</u>	<u>Low-Rise</u>	<u>Mid-Rise</u>	<u>Total</u>
Weekday	234	66	300
AM Peak Hour – Adjacent Street	15	4	19
Entering	3	1	4
Exiting	12	3	15

<u>Time Period</u>	<u>Low-Rise</u>	<u>Mid-Rise</u>	<u>Total</u>
AM Peak Hour – Generator	18	4	22
Entering	5	1	6
Exiting	13	3	16
PM Peak Hour – Adjacent Street	18	5	23
Entering	11	3	14
Exiting	7	2	9
PM Peak Hour – Generator	21	5	26
Entering	12	3	15
Exiting	9	2	11

As shown in the above table, based upon the ITE data, the workforce apartments are expected to generate from 19 to 26 one-way trips during peak hours and 300 one-way trips (150 round-trips) on a daily basis.

TRAFFIC VOLUMES

Existing average annual daily traffic (AADT) data for the vicinity of the site was obtained from "Traffic Volume Counts, 2017, 2014 and 2012 Annual Reports", published by MaineDOT. This data is summarized below:

<u>Location Description</u>	Average Annual Daily Traffic			
	<u>2008</u>	<u>2011</u>	<u>2014</u>	<u>2017</u>
Schooner Head Road, south of Main Street	1060	870	1040	1290
Route 3, north of Schooner Head Road	---	4190	---	---
Route 3, south of Schooner Head Road	3470	3520	3860	4090
Route 3, southeast of Cromwell Harbor Road	4470	4530	4900	---
Route 3, south of Sieur du Monts Road	---	2450	2740	2860

As seen above, traffic volumes in the vicinity of the site have grown during the period 2008 to 2017 at an average annual growth rate of 2.5 %.

In order to assess capacity and determine level of service, turning movement counts would generally be performed. However, given the current situation with low traffic volumes due to coronavirus and stay at home restrictions, representative traffic counts cannot be conducted now. Fortunately, Maine Traffic Resources (now Sewall) performed turning movement counts at the intersection of Schooner Head Road and Route 3 in 2012. These 2012 volumes were projected to current 2023 No Build conditions utilizing the 2.5 % annual traffic growth rate.

The Schooner Head Housing trips were assigned to the intersection of Schooner Head Road and Route 3 based upon the recorded travel patterns. These trip assignments were conservative in that they assumed all trips will proceed through the Route 3 intersection of Schooner Head Road. In reality, many of these peak hour trips will likely be directly to lab facilities on Schooner Head Road and many may not even be vehicular trips.

CAPACITY ANALYSIS

Traffic operations are evaluated in terms of level of service (LOS). Level of service is a qualitative measure that describes operations by letter designation. The levels range from A - very little delay to F - extreme delays. Level of service "D" is generally considered acceptable in urban locations while LOS "E" is generally considered the capacity of a facility and the minimum tolerable level. The level of service for unsignalized intersections is based upon average control delay per vehicle for each minor, opposed movement, as defined in the following table excerpted from the 2010 "Highway Capacity Manual":

Unsignalized Intersection Level of Service

<u>LOS</u>	<u>Delay Range</u>
A	<= 10.0 seconds
B	> 10.0 and <= 15.0
C	> 15.0 and <= 25.0
D	> 25.0 and <= 35.0
E	> 35.0 and <= 50.0
F	> 50.0

The level of service (LOS) was calculated for the unsignalized intersection of Schooner Head Road and Route 3 for projected 2023 No Build and Build conditions using Synchro 10/SimTraffic. The average of the results of five (5) SimTraffic runs are summarized in the following tables for the AM and PM peak hour analysis periods showing delay in seconds and LOS:

**Route 3 and Schooner Head Road
AM Peak Hour Level of Service**

<u>Lane Movement</u>	No Build	Build
	<u>2023</u>	<u>2023</u>
Northbound Route 3	A (0.5)	A (0.5)
Southbound Route 3	A (1.9)	A (2.0)
Schooner Head Road Rights	A (2.1)	A (2.4)
Schooner Head Road Lefts	A (8.6)	C (16.4)
Intersection Overall	A (1.7)	A (1.8)

PM Peak Hour Level of Service

<u>Lane Movement</u>	No Build	Build
	<u>2023</u>	<u>2023</u>
Northbound Route 3	A (1.8)	A (1.9)
Southbound Route 3	A (4.8)	A (4.9)
Schooner Head Road Rights	D (25.5)	D (26.6.)
Schooner Head Road Lefts	B (12.8)	C (17.9)
Intersection Overall	A (7.9)	A (8.5)

EXHIBIT 24
125-66.V TECHNICAL AND FINANCIAL CAPACITY

The preliminary estimated costs associated with this Project total \$8,500,000.

Funding for this Project will be from The Jackson Laboratory (JAX). Funding for the Project will be made available from JAX's operating revenues and grants. A copy of the organization's most recent annual report financial statements can be made available at the request of the Bar Harbor Planning Board.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 25

125-66.W BUSINESS OPERATIONS

The proposed Project is for residential use and no business operations will occur here.

As documented in the cover letter, waivers are requested for this Exhibit.

EXHIBIT 26
125-66.X MINING

The Project is not a proposed gravel extraction or mining operation. Therefore, no details are included in this Exhibit.

As documented in the cover letter, waivers are requested for this Exhibit.



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COMMITMENT & INTEGRITY DRIVE RESULTS