

13-K-17

2006-0214

135 Sheridan Street  
Sheridan Heights  
Sheridan St., LLC.

on Spreadsheet  
to be added to  
prj. on G: Drive



# City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>135 SHERIDAN STREET</u>		Zone: <u>CONDITIONAL R6</u>
Existing Building Size: _____ sq. ft.	Proposed Building Size: <u>40,400</u> sq. ft.	
Existing Acreage of Site: <u>24.567.1</u> sq. ft.	Proposed Acreage of Site: _____ sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# <u>13</u> Block# <u>K</u> Lot# <u>2</u>	Property owner's mailing address: <u>SHERIDAN STREET, LLC</u> <u>477 CONGRESS ST, 5TH FL.</u> <u>PORTLAND, ME 04101</u>	Telephone #: <u>207 523 3410</u>
Consultant/Agent, mailing address, phone # & contact person: <u>GREG SHAWBERG</u> <u>SHAWBERG CONSULTING LLC</u> <u>477 CONGRESS ST 5TH FL</u> <u>PORTLAND ME 04101</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>SHERIDAN ST, LLC</u> <u>207 523 3410</u> OFFICE <u>207 773 8597</u> FAX	Project name: <u>SHERIDAN HEIGHTS</u>

Fee For Service Deposit (all applications)  (\$200.00)

- Proposed Development (check all that apply)
- New Building  Building Addition  Change of Use  Residential  Office  Retail
  - Manufacturing  Warehouse/Distribution  Parking lot
  - Subdivision (\$500.00) + amount of lots 2 (\$25.00 per lot) \$ 525 + major site plan fee if applicable
  - Site Location of Development (\$3,000.00)  
(except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)
  - Traffic Movement (\$1,000.00)  Storm water Quality (\$250.00)
  - Section 14-403 Review (\$400.00 + \$25.00 per lot)
  - Other \_\_\_\_\_

- Major Development (more than 10,000 sq. ft.)
- Under 50,000 sq. ft. (\$500.00)
  - 50,000 - 100,000 sq. ft. (\$1,000.00)
  - Parking Lots over 100 spaces (\$1,000.00)
  - 100,000 - 200,000 sq. ft. (\$2,000.00)
  - 200,000 - 300,000 sq. ft. (\$3,000.00)
  - Over 300,000 sq. ft. (\$5,000.00)
  - After-the-fact Review (\$1,000.00 + applicable application fee)

- Minor Site Plan Review
- Less than 10,000 sq. ft. (\$400.00)
  - After-the-fact Review (\$1,000.00 + applicable application fee)

- Plan Amendments
- Planning Staff Review (\$250.00)
  - Planning Board Review (\$500.00)

~ Please see next page ~



# PORTLAND, MAINE

*Strengthening a Remarkable City, Building a Community for Life*  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Urban Development**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department

**FROM:** Alexander Jaegerman, Planning Division Director

**DATE:** September 3, 2010

**SUBJECT:** Request for Release of Performance Guarantee  
135 Sheridan Street, Sheridan Heights Condo Project  
(ID# 2006-0214      Lead CBL #013 K 002001 & 116 E 003001)

Please release the Performance Guarantee, Letter of Credit #S881849 for the Sheridan Heights Condo Project at 135 Sheridan Street.

Remaining Balance      \$195,788.00

**Approved:**



Alexander Jaegerman  
Planning Division Director

**cc:** Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight



BNY MELLON  
WEALTH MANAGEMENT

OUR. NO.  
S99002356

CORRESPONDENT'S REF. NO.  
NO REF AVAILABLE

DATE  
JUNE 12 2009

BENEFICIARY:  
CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101  
(AS FULLY DESCRIBED BELOW)

APPLICANT:  
SHERIDAN STREET, LLC  
477 CONGRESS STREET, 5TH FL.  
PORTLAND, ME 04101-3427

DATE OF ORIGINAL ISSUE:  
JUNE 22 2007

AMENDMENT DATE:  
JUNE 12 2009

GENTLEMEN/LADIES:

THE ABOVE MENTIONED INSTRUMENT INCLUDING ANY PREVIOUS AMENDMENTS,  
IS AMENDED AS FOLLOWS:

ADDITIONAL CONDITIONS:

BENEFICIARY:  
CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101  
ATTN: LEE URBAN, DIRECTOR OF  
PLANNING AND DEVELOPMENT

OUR REFERENCE NUMBER HAS BEEN CHANGED FROM  
S881849 TO S99002356.

PLEASE USE S99002356 IN ALL FUTURE CORRESPONDENCE.  
THE ISSUING BANK OF THIS LETTER OF CREDIT IS BNY  
MELLON, NATIONAL ASSOCIATION FORMERLY KNOWN AS  
MELLON BANK, N.A.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE  
ABOVE CREDIT AND MUST BE ATTACHED THERETO.  
BENEFICIARY HAS BEEN MODIFIED AS FOLLOWS:

FROM: CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101  
ATTN: LEE URBAN, DIRECTOR OF  
TO:

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101  
(AS FULLY DESCRIBED BELOW)

- CONTINUED ON NEXT PAGE -

TRN DCM-090610-3626500 BMXA PSN 00087 S903PH39



BNY MELLON  
WEALTH MANAGEMENT

- 2 -

OUR IRREVOCABLE CREDIT S99002356

ALL OTHER CONDITIONS REMAIN UNCHANGED.

YOURS VERY TRULY,

AUTHORIZED SIGNATURE

TRN DCM-090610-3626500 BMXA PSN 00087 S903PH39

**CITY OF PORTLAND, MAINE**

**PLANNING BOARD**

Michael Patterson, Chair  
Janice E. Tevanian, Vice Chair  
Kevin Beal  
Bill Hall  
Lee Lowry III  
Shalom Odokara  
David Silk

January 19, 2007

Greg Shinberg  
Shinberg Consulting, LLC  
477 Congress Street, 5th Floor  
Portland, Maine 04101-3427

**RE: 135 Sheridan Street; 21 Unit Condominiums**  
**Application ID Number: 2006-0214**  
**CBL 013 K002001Chart 116, Block E00, Lot 3001**

Dear Mr. Shinberg,

On January 9, 2007 the Portland Planning Board considered the subdivision and site plan application for a twenty-one (21) unit residential development at 135 Sheridan Street. On the basis of the application, plans, reports and other information submitted by the applicant, staff comments and recommendations contained in Planning Report #02-07, the subdivision and site plan regulations and other applicable regulations, and the testimony presented at the Planning Board hearing the Planning Board found the following:

**1. Subdivision:**

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following condition of approval:

- i. Applicant shall provide a capacity to serve letter from the Portland Water District.

**2. Waivers:**

The Planning Board voted 7-0 to waive the Technical Standard, Section III 2 A (b), which requires a 24 foot wide driveway for two-way ingress and egress, to allow the access to be 20 feet clear width at the building line on Sheridan Street as shown on the site plan Attachment 2i.

The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires parking bays to be 9 feet by 19 feet, to allow interior parking bays shall be 9feet by 17 ft 11 inches and exterior parking bays number 23 to 30 shall be 9ft by 16ft.

The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires a 24-foot aisle width for 90° parking stalls, to allow a 22-foot aisle width.

### 3. Site Plan

The Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

- WIA 7/4  
done* i. The applicant shall coordinate with the City's Arborist to address the comments in his memo dated January 2, 2007 to include that a buffer of vegetation be planted and maintained by the Homeowners Association to the rear of the property, including city-owned land.
- done →* ii. All Fire Department issues shall be addressed and any information shall be submitted per Attachment 7, correspondence from Captain Greg Cass.
- done* iii. The applicant shall incorporate a revised granite curb detail and pipe trench detail on site plans that is consistent with City standard.
- done  
9/26/05* ~~Penney?~~ iv. The applicant shall submit a copy of the condominium documents for review and approval by the City's Associate Corporation Counsel.
- done  
9/26/08* ~~Penney?~~ v. The applicant shall submit a copy of the City public access easement for review and approval by the City's Associate Corporation Counsel.
- done* vi. The applicant shall revise the plans in accordance with Michael Farmer's memo dated 01.05.2007.
- done* vii. The Applicant shall work with the Staff to revise the light pole heights and number of poles to an appropriate residential scale and to reduce the light levels for 121 Sheridan Street to the fullest extent possible.
- done* viii. Additional protective measures for the Glass home shall be implemented during the construction phase as reviewed and approved by the Planning Authority.
- done* ~~WIA 4/4~~ ix. Landscape protection and improvements for the Glass property shall be installed as shown on the Landscape Plan (Attachment 2p of the Planning Board Report).
- done  
9/26/08* ~~Penney?~~ x. The applicant shall enter into a license agreement with the City to enable installation and maintenance of landscaping on the City-owned property.
- done* ~~WIA 4/4~~ xi. The planting guarantee to the landscaping plan for all vegetation called by the plan and modified by Jeff Tarling shall be for three-years from the date of occupancy.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #02-07, which is attached.


Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at 756-8083 or by email at [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,



Michael Patterson, Chair  
Portland Planning Board



Attachments:

- A. Michael Farmer
- B. Jeff Tarling
- C. Conditional Rezoning Agreement for Sheridan Heights

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Acting Development Review Services Manager  
Shukria Wiar, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Jeanie Bourke, Inspections Division  
Eric Labelle, City Engineer  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

City of Portland  
Department of Planning and Development  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258



**FAX**

To:

Craig Balobinge

Company:

Maietta

Fax #:

883-7019

Date:

5/31/07

From:

Phil DiPierro

You should receive 5 page(s) including this cover sheet.

Comments:

Craig, per your request, following  
is the approval letter for the  
Sheridan Str. project.

Phil

MODE = MEMORY TRANSMISSION

START=MAY-31 11:09

END=MAY-31 11:11

FILE NO.=247

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	98837019	005/005	00:00:57

-CITY OF PORTLAND -

\*\*\*\*\* -PLANNING DEPT. - \*\*\*\*\* 2077568258-\*\*\*\*\*

City of Portland  
 Department of Planning and Development  
 Planning Division  
 389 Congress Street, 4<sup>th</sup> Floor  
 Portland ME 04101  
 (207)874-8721 or (207)874-8719  
 Fax: (207)756-8258



FAX

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To: Craig Babidge

Company: Maietta

Fax #: 883-7019

Date: 5/31/07

From: Phil DiPiero

You should receive 5 page(s) including this cover sheet.

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Comments:

Craig, per your request, following  
 is the approval letter for the  
 Sheridan Str. project.

*Phil*

TO: Inspections Department

FROM: Philip DiPiccolo, Development Review Coordinator

DATE: October 8, 2008

RE: C. of O. for 135 Sheridan Street, Sheridan Heights Condominiums  
(Id#2006-0214) (CBL 013 K 002001)

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After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Jeanie Bourke, Inspection Services Manager  
File: Urban Insight

**SHERIDAN STREET, LLC**  
**477 Congress Street, Suite 1012**  
**Portland, Maine 04101**  
207 772 7070 Office  
207 772 7080 Fax

To: Barbara Barhydt, Senior Planner City of Portland  
From: Greg Shinberg, Manager Sheridan Street LLC & Jane Glass Owner 125 Sheridan Street, Portland  
Re: Changes to the approved Landscape Plan by MR1.D  
Date: September 25, 2008


The purpose of this memo is to request approval for changes made to the approved Landscape Plans LG1 and L1SK1.


These changes include:

1. Moving the 4' tall fence on the south side of the 125 Sheridan Street parcel approximately 3 feet towards the south (towards the new driveway access for 135 Sheridan);
2. Adding a short retaining wall on the north side of the house located at 121 Sheridan Street to allow for the 20' tall red maple to remain and provide additional screening for the house.

Attached are the revised LG1 and L1SK1 plans that document these small changes.

Sincerely,

  
\_\_\_\_\_  
Greg Shinberg, Manager, Sheridan  
Street LLC

  
\_\_\_\_\_  
Jane Glass, Owner 125 Sheridan  
Street



*\* Geotechnical Engineering \* Field & Lab Testing \* Scientific & Environmental Consulting*

06-01271.1  
October 6, 2008

Portland Builders, Inc.  
Attention: William Cuddy  
P.O. Box 4902  
Portland, ME 04112

Subject: Report of Observations  
Slope Erosion Protection  
Sheridan Heights  
135 Sheridan Street  
Portland, Maine

Bill,

As requested, we made a site visit to the above location on October 6, 2008. The purpose of our visit was to observe the slope erosion protection applied adjacent to the easterly and northerly walls of the building.

Based on our discussions with you at the site, we understand the existing slope erosion protection was installed approximately two months ago. We further understand that the slope protection has been exposed to several rain events since installation.

We observed approximately 10" to 16" of shredded mulch overlaying non-woven geotextile fabric on the steepest portion of the slope near the northeasterly corner of the building. We noted plantings installed for the project and other vegetation has started to become established on the face of the slope. We did not observe any indication of erosion during our site visit and the slope erosion protection currently appears to be in a stable condition. See attached photos for slope protection observed during our site visit.

We trust this report of observations meet your current needs. Please contact us if you have any questions.

Regards,

**S.W. COLE ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Roger E. Domingo'.

Roger E. Domingo  
Construction Services Manager







**From:** Lisa Danforth  
**To:** smh  
**Date:** 9/17/2008 2:47:28 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 135 SHERIDAN ST Parcel ID: 013 K002001 Di

**Date:** 9/19/2008 **Time:** 10:30

Note: Bill 838-3871 Property Addr: 135 SHERIDAN ST Parcel ID: 013 K002001

Application Type: Prmt  
Application ID: 70981

Contact:  
Phone1: Phone2:

Owner Name: SHERIDAN STREET LLC  
Owner Addr: 477 CONGRESS ST 1012  
PORTLAND, ME 04101

Lisa Danforth  
City of Portland  
Planning & Development Department  
Inspection Services Division  
P-207-874-8703  
F-207-874-8716

**CC:** Certificate of O

**From:** Lisa Danforth  
**To:** smh  
**Date:** 9/12/2008 8:22:42 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 135 SHERIDAN ST Parcel ID: 013 K002001 Di

**Date:** 9/15/2008 **Time:**

**Note:** Phil 838-3871 Property Addr: 135 SHERIDAN ST Parcel ID: 013 K002001

Application Type: Prmt  
Application ID: 70981

Contact:  
Phone1: Phone2:

Owner Name: SHERIDAN STREET LLC  
Owner Addr: 477 CONGRESS ST 1012  
PORTLAND, ME 04101

Lisa Danforth  
City of Portland  
Planning & Development Department  
Inspection Services Division  
P-207-874-8703  
F-207-874-8716

**CC:** Certificate of O

**From:** Alex Jaegerman  
**To:** Barbara Barhydt; Penny Littell  
**Date:** Mon, Aug 4, 2008 1:01 PM  
**Subject:** Error in deck construction, 135 Sheridan Street

Greg Shinberg called me this morning to alert me to a construction error on the fourth floor deck at 135 Sheridan Street. The deck as built extends from about 9" to 12" over the adjoining City property.

Before Greg has them remove the portion of the trespassing deck, he has asked whether it would be possible to get an easement from the City. I have a fax sketch from Greg, and I copied a portion of the building plan and site plan to illustrate the issue. I have put that in your mailboxes.

Alex.

**CC:** Alex Jaegerman ; Jeanie Bourke; Philip DiPierro ; Shukria Wiar



**To:** DRC  
Assessors  
Leslie Kaynor  
Todd Merkle  
Jeff Tarling  
Marge Schmuckal

**From:** Shukria Wiar

**Date:** September 24, 2007

**Re:** Sheridan Heights on Sheridan Street

---

**Application ID:** 2006-0214  
**CBL:** 013 K002001

**There has been a change on the site plan; please replace the 'Utility Plan' sheet with this revised one. The project was approved on January 9, 2007.**

**Thank you.**

P.O. Box 4902, Portland, ME 04112  
(207) 879-0118 phone \* (207) 772-8182 fax



# Fax

---

To: Paul From: Dorian

---

Fax: 756-8258 Pages:

---

Phone: Date: 9/5/07

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Re: Sheridan Heights CC:

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- 
- Urgent     For Review     Please Comment     Please Reply     Please Recycle
- 

I thought we should try this again. Please confirm receipt of hard copy as well. Thank you!

## **Portland Builders, Inc.**

P.O. Box 4902  
85 York Street  
Portland, ME 04112  
(207) 879-0118 phone  
(207) 772-8182 fax

September 4, 2007

### **MEMORANDUM**

**TO:** Phil DiPierro, City of Portland

**FROM:** Dorian Sweeney  
Administrative Assistant

**RE:** Sheridan Heights

Please see the attached copy of the HB Flemming correspondence in regards to the sheet piling at Sheridan Heights, 135 Sheridan Street, which was faxed to your office on August 28<sup>th</sup>. Feel free to contact Bill Cuddy with any questions or concerns.

Aug.24. 2007 1:39PM

No.6421 P. 1/6

# H. B. FLEMING

89 PLEASANT AVENUE  
SOUTH PORTLAND, ME 04106  
PH (207) 799-8514  
FX (207) 799-8538

RECEIVED

BY: \_\_\_\_\_

DATE: 8/24/07

PAGES 6  
(INCL COVER)

TO: \_\_\_\_\_

ATTN: Bill Cuddy

FROM: DEAN SCIARAFFA

RE: \_\_\_\_\_ FAX: 772-8182

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Aug-24-2007 1:39PM

No.6421 P. 2/6

**H. B. FLEMING, Inc.**

89 Pleasant Avenue, South Portland, Maine, 04106  
207-799-8514 FAX 207-799-8538

BRIDGES \* PILE DRIVING \* SUBMARINE PIPE LINES \* CONTRACTORS-ENGINEERS

August 24, 2007

Bill Cuddy  
Portland Builders, Inc.  
P.O. Box 4802  
Portland, ME 04112

RE: Sheridan Heights

Dear Bill,

I have attached the plans for our proposed repair of the existing parking lot on North Street behind the Sheridan Street project. I have incorporated the recommendations from S.W. Cole into our proposed repair.

As you are aware the damage to the parking lot was caused when the foundation under the existing block retaining wall at the top of the existing slope failed. It is our position the failure of the retaining wall foundation was caused by several factors some of these factors were outside of the control H.B. Fleming.

The existing block retaining wall was not built on a suitable sub-grade. Any disturbance to the sub-grade material during construction of the Sheridan Street project could have caused the foundation to fail. It was impossible to determine the condition of the sub-grade prior to starting the work because it was buried and hidden by vegetation. H.B. Fleming contributed to the disturbance of the sub-grade material during the installation of the excavation support structure. The sub-grade was also disturbed during the process of replacing unsuitable material under the Sheridan Street foundations. When we arrived on the site the material in front of and behind the proposed excavation support structure was already disturbed and showing some signs of movement. It is not our contention that Maletta caused the problem, but their work to excavate and replace unsuitable material started the process of de-stabilizing the slope. The disturbance caused during the unsuitable material excavation could have been avoided by installing a re-designed version of our excavation support structure to handle the greater excavation depth. The re-designed structure would have resulted in a substantial increase to our subcontract value.

In summary, I will breakdown the cost of repairing the parking lot as outlined on our plans and S.W. Cole's recommendations. The cost breakdown will show the amount of money H.B. Fleming is proposing to contribute towards the cost of the repairs. We would like to meet to discuss these costs and the shared responsibility before we start the work. We will not however, let any lack of agreement for the responsibility of these costs delay the start of the repairs.



Cost Breakdown:

1. H.B. Fleming, Inc.	\$ 21,500.00
2. Maietta Construction	8,000.00
3. Paving	1,500.00
4. Engineering (S.W. Cole, etc.)	1,000.00
	<hr/>
Sub- Total	\$ 32,000.00
H.B. Fleming contribution	<\$ 14,000.00>
	<hr/>
NET Cost	\$ 18,000.00

I am available to meet at your earliest convenience to discuss this matter in more detail.  
If you have any questions, please feel free to give me a call.

Very Truly Yours,  
H.B. FLEMING, INC.



Dean Sciaraffa

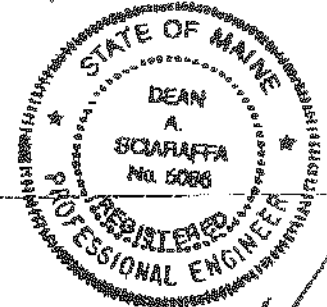
SN 1/2

CONTRACTING + ENGINEERING

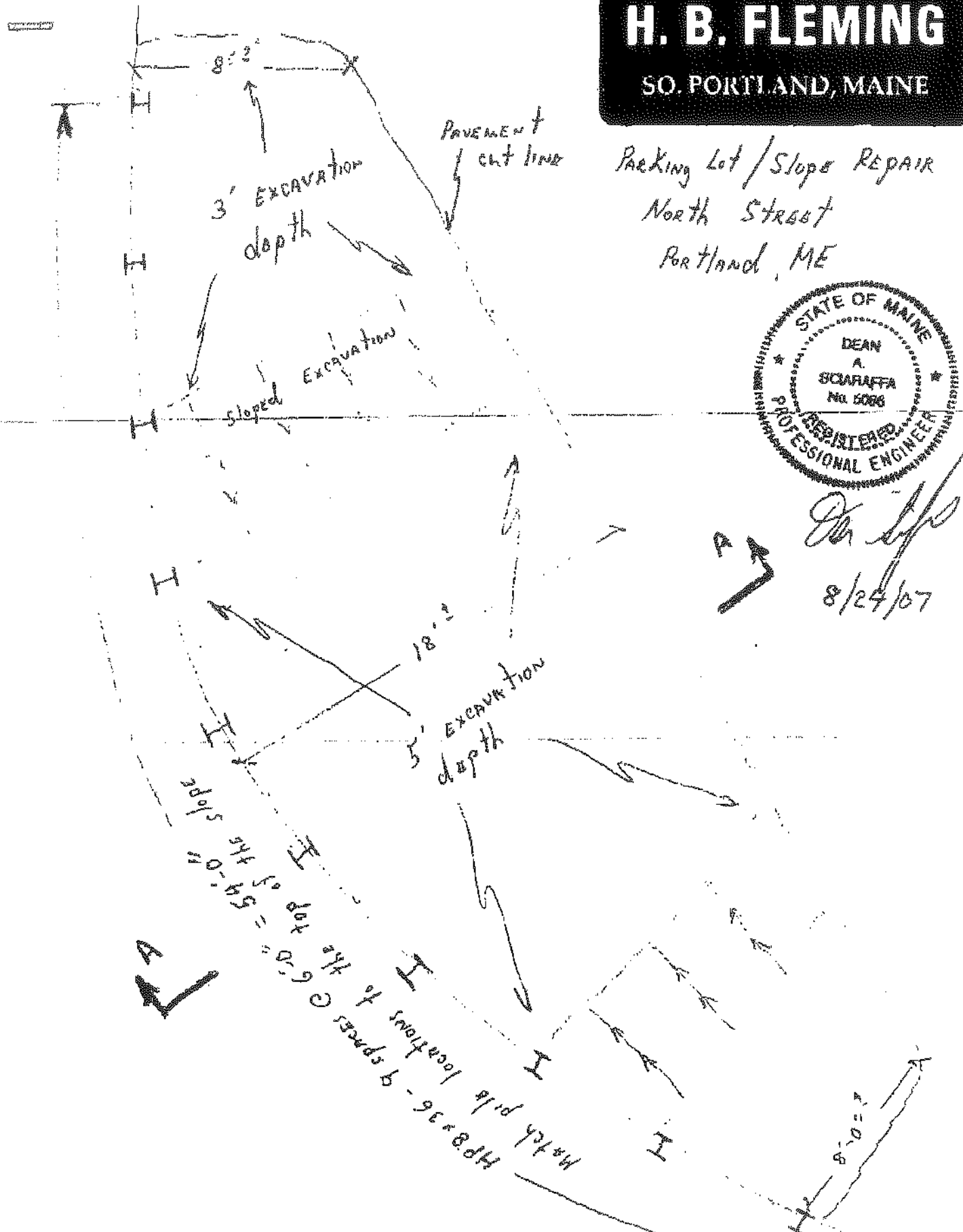
# H. B. FLEMING

SO. PORTLAND, MAINE

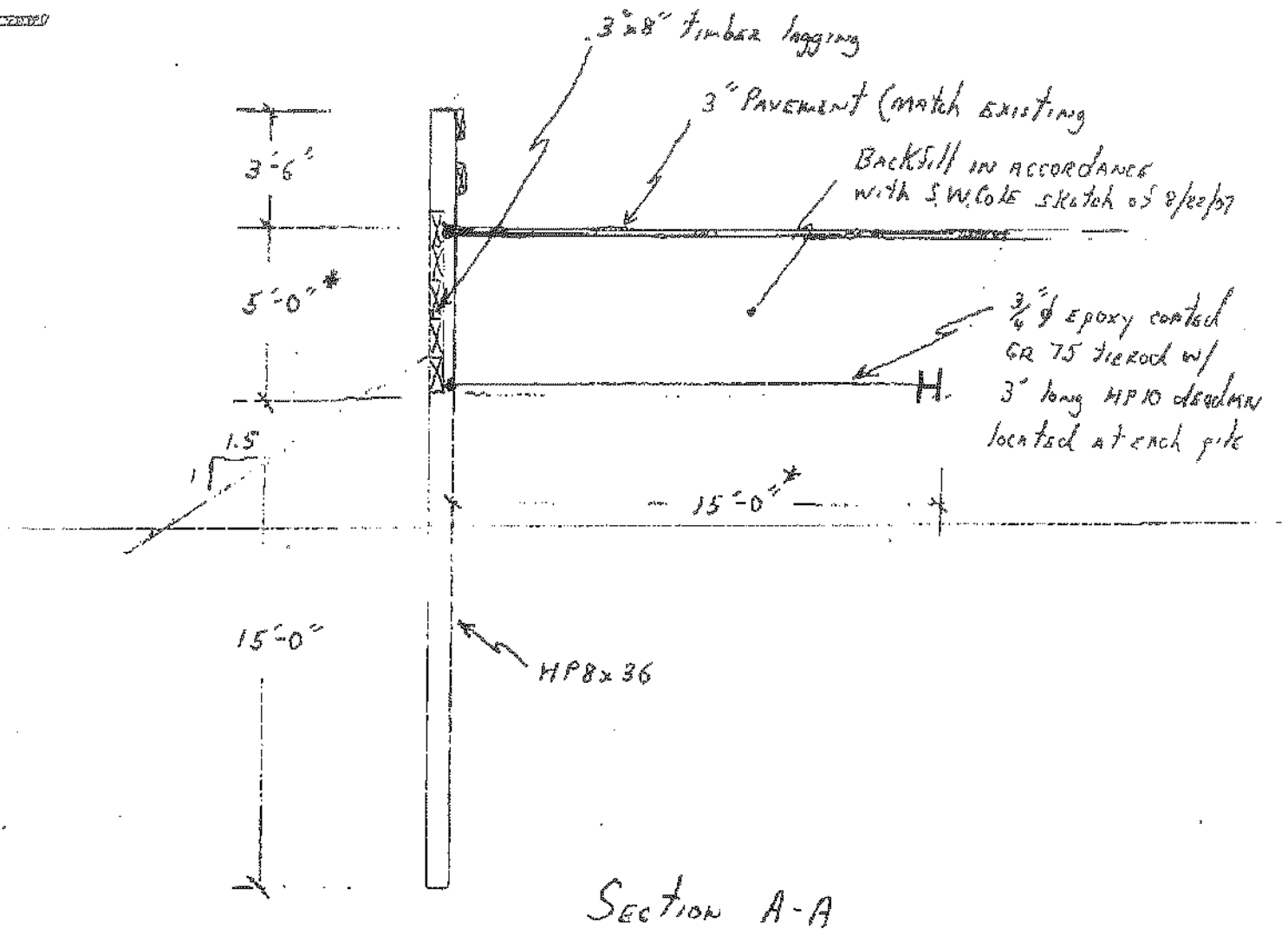
Parking Lot / Slope Repair  
 North Street  
 Portland, ME



*Dean Scaraffa*  
 8/29/07



REVISIONS



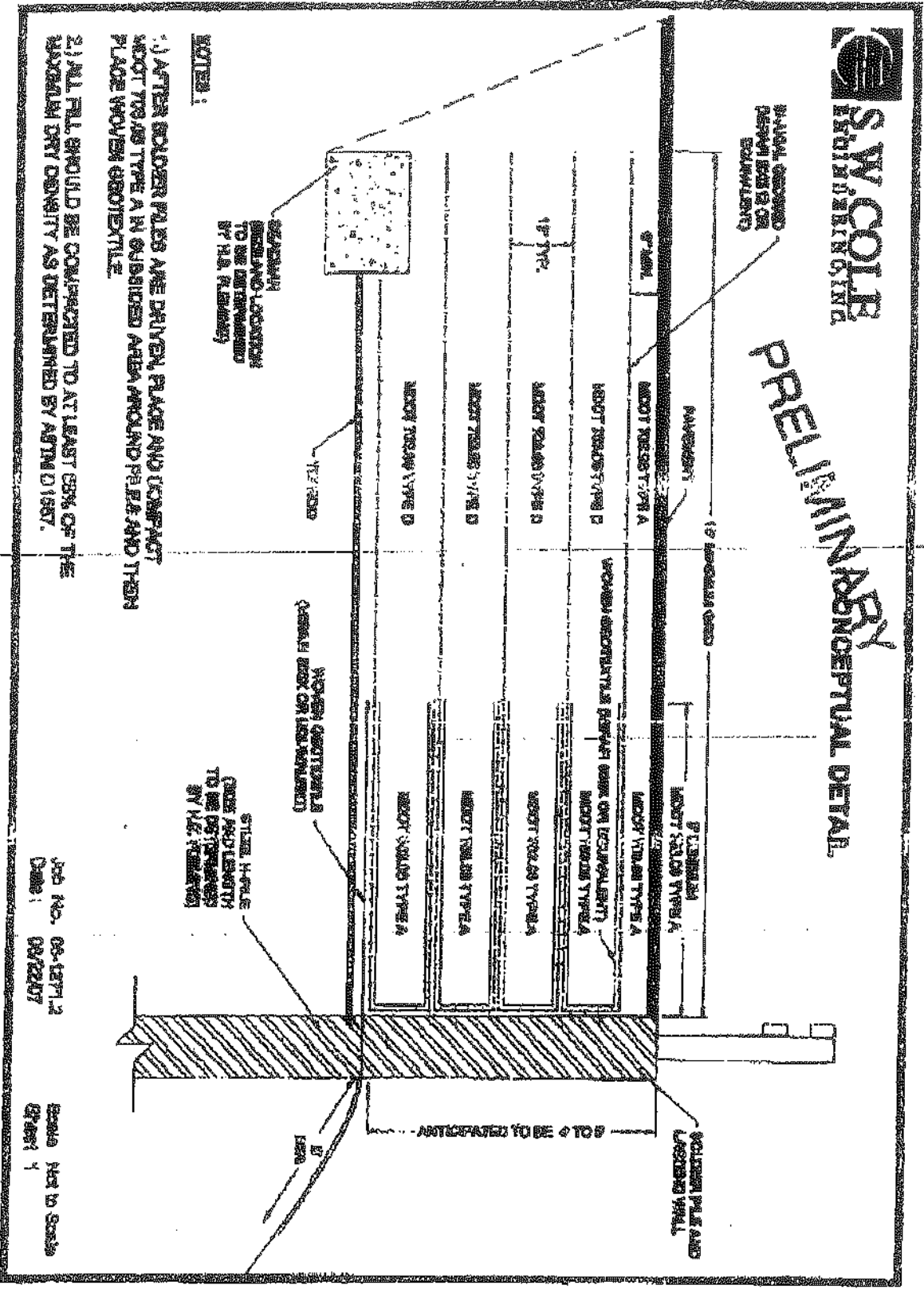
- Notes
1. Timber lagging to be full dimension No. 2 So. Yellow Pine, CCA treated to 1.0<sup>LB</sup>
  2. H-pile to conform to ASTM A572 GR 50

\* DIMENSIONS SHOWN ARE FOR SECTION A-A, THE PLAN VIEW SHOWS THE DIMENSIONS IN THE SHALLOW CUT AREAS



# PRELIMINARY

## CONCEPTUAL DETAIL



**NOTES:**

- 1) AFTER BOLDER PILES ARE DRIVEN, PLACE AND COMPACT SLOTTED TYPE A IN SUBSIDED AREA AROUND PILES AND THEN PLACE WOVEN GEOTEXTILE.
- 2) ALL FILL SHOULD BE COMPACTED TO AT LEAST 98% OF THE ASSUMED DRY DENSITY AS DETERMINED BY ASTM D 1587.

Job No. 06-1271.2  
 Date: 08/22/07

Scale: Not to Scale  
 Date: 8/24/07

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/30/2007

PRODUCER (207) 774-6257 x234, Fax (207) 774-2994  
Clark Associates  
2385 Congress Street  
P O Box 3543  
Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED  
Portland Builders Inc.  
PO Box 4902  
Portland ME 04112

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Acadia Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	CPP0020664	01/01/2007	01/01/2008	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<i>Phil DiPierro Planning</i>				
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	CAA002066		01/01/2008	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0	CUA0020673	01/01/2007	01/01/2008	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	WCA0020671	01/01/2007	01/01/2008	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
Project: Sheridan Heights, 135 Sheridan Street, Portland ME. The City of Portland is an additional insured with respect to the operations of the named insured.

## CERTIFICATE HOLDER

City of Portland  
389 Congress Street  
Portland, ME 04101

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Lee Ramsdell/BRSC



## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

# Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief A  
(ext. 8665) prior to the distribution of this fo

Amount \$ 18,000

City Account Number: 710-0000-236-604-00

Project Name:

SHERIDAN HEIGHTS

Application ID #:  
(from Site Plan Application Form)

2006 - 0214

Project Location:

135 SHERIDAN ST.

Project Description:

21 UNIT CONDOMINIUM PROJECT

Funds intended for:

NEIGHBORHOOD IMPROVEMENT TO BE USED FOR TRAILS etc

Applicant's Name:

SHERIDAN ST. LLC

Applicant's Address:

477 CONGRESS ST. PORTLAND ME

Expiration:

04101

If funds are not expended or encumbered for the intended purpose by \_\_\_\_\_, funds, or any balance of remaining funds, shall be returned to contributor within six months said date.

Funds shall be permanently retained by the City.

Other (describe in detail) \_\_\_\_\_

Form of Contribution:

Escrow Account

Cash Contribution (ck # 389)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form:

7/5/07

Signature:

S. WIAP

Person Completing Form:

GREG SHINBERG, MANAGER

Attach the approval letter, condition of approval or other documentation of the required contribution.

The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.

The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.

A copy of all of the above documents shall be given to the following people:

Eggy Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.

SHERIDAN STREET, LLC  
477 CONGRESS ST. 5TH FL.  
PORTLAND, ME 04101  
PH (207) 523-3410

52-7445-2112

389

~~DATE~~ 9/5/07

Pay to the order of

*City of Portland*  
*City of Portland*

\$ 18,500

**Banknorth**

*Neighborhood Improvement*  
*Portland*

*[Signature]*

+1: 21 12 744501: 0989 0989

9 PLEASE ENCLOSURE ONLY ARTICLE

Security Features  
Included.  
Details on back.



# REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of PLANNING Date 7-10-67 71964

Source of Receipts \_\_\_\_\_ For The Period of \_\_\_\_\_

HIE Description - up to 19 characters (-----)	Amount	Revenue / Expenditure Code Project #
<p>PLANNING DEPT - 1967-68 BUDGET</p> <p>PLANNING DEPT - 1967-68 BUDGET</p> <p>PLANNING DEPT - 1967-68 BUDGET</p> <p>PLANNING DEPT - 1967-68 BUDGET</p> <p>PLANNING DEPT - 1967-68 BUDGET</p> <p>PLANNING DEPT - 1967-68 BUDGET</p>	<p>47785.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p>	<p>47785.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p> <p>78858.00</p>
<p><b>Totals</b></p>	<p>78858.00</p>	<p></p>
<p>Notes/Wire Transfer \$</p>		
<p>Total Credit Card Receipts \$</p>		
<p>Total Direct Deposits \$</p>		
<p>Total Checks \$</p>		
<p>Total Cash \$</p>		
<p>Total Amount</p>	<p>78858.00</p>	

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Received This Day

Authorized Agent [Signature] Phone # 8977

Forward all copies to the Treasury Department where they will be received and returned.

# Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief A  
(ext. 8665) prior to the distribution of this fo

Amount \$ 5,000

City Account Number: 710-0000-236-65-00

Project Name:

SHERIDAN HEIGHTS

Application ID #:  
(from Site Plan Application Form)

2006-0214

Project Location:

135 SHERIDAN ST.

Project Description:

21 UNIT CONDOMINIUM PROJECT

Funds intended for:

TRAFFIC IMPACT FEE

Applicant's Name:

SHERIDAN ST. LLC

Applicant's Address:

477 CONGRESS ST. PORTLAND ME  
04101

Expiration:

If funds are not expended or encumbered for the intended purpose by \_\_\_\_\_, funds, or any balance of remaining funds, shall be returned to contributor within six months said date.

Funds shall be permanently retained by the City.

Other (describe in detail) \_\_\_\_\_

Form of Contribution:

Escrow Account

Cash Contribution (ck #390)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form: 7/5/07  
Planner: S. WIAR

Person Completing Form: GREG SHINBERG, MANAGER

- Attach the approval letter, condition of approval or other documentation of the required contribution.
- The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.
- The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.
- A conv of all of the above documents shall be given to the following people:

SHERIDAN STREET, LLC  
477 CONGRESS ST. 5TH FL.  
PORTLAND, ME. 04101  
PH. (207) 523-3410

52-7445-2112

390

7/2/07

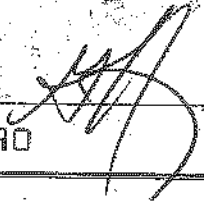
Pay to the order of

City of Pottersbury  
Five Thousand

\$ 5,000

 **Banknorth**  
Maine

Taffi Mouton



⑆ 21127 500 024 862649 ⑆ 0390

ONLINE BILL-PAY BANK ANTIFAKE

Security Features  
Not valid  
unless on back.



# REPORT OF RECEIPTS

To the Director of Finance, City of Portland, Maine

From the Department of PLANNING Date 7-10-67 71964

Source of Receipts \_\_\_\_\_ For The Period of \_\_\_\_\_

HIE Description - up to 19 characters (-----)	Amount	Revenue / Expenditure Code Project #
CHURCH ST. COMMUNITY CENTER - 576-0000	47750000	510-0000-000-011-06
CHURCH ST. COMMUNITY CENTER - 576-0000	50000000	510-0000-000-011-06
CHURCH ST. COMMUNITY CENTER - 576-0000	10000000	510-0000-000-011-06
CHURCH ST. COMMUNITY CENTER - 576-0000	10000000	510-0000-000-011-06
<b>Totals</b>	78858000	
Notes/Wire Transfer \$		
Total Credit Card Receipts \$		
Total Direct Deposits \$		
Total Checks \$		
Total Cash \$		
<b>Total Amount</b>	<b>78858000</b>	

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent Christy Quinn Phone # 811-2111

Received This Day

Forward all copies to the Treasury Department where they will be received and returned.

Infrastructure Financial Contribution Tree Fund

Amount \$ 8,000

Parks Department Account Number: 242-3400-341-00-00  
Proj. PR0018

Project Name: SHERIDAN HEIGHTS

Application ID #: 2006-0214  
(from Site Plan Application Form)

Project Location: 135 SHERIDAN ST

Project Description: 21 UNIT CONDOMINIUM PROJECT

Funds intended for: PLANTING OF 40 TREES

Applicant's Name: SHERIDAN ST LLC

Applicant's Address: 477 CONGRESS ST PORTLAND ME

Expiration: 04/01

If funds are not expended or encumbered for the intended purpose by \_\_\_\_\_ funds, or any balance of remaining funds, shall be returned to contributor within six months said date.

Funds shall be permanently retained by the City.

Other (describe in detail) \_\_\_\_\_

Form of Contribution:

Escrow Account

Cash Contribution (ck. # 387)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form: 7/5/07

Signature: Sr. WIAF

Person Completing Form: GREG SHANBERG

Attach the approval letter, condition of approval or other documentation of the required contribution. The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis. The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager. A copy of all of the above documents shall be given to the following people:

Gregory Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Jeff Tarling (Parks), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.

SHERIDAN STREET, LLC  
477 CONGRESS ST. 5TH FL.  
PORTLAND, ME 04101  
PH. (207) 523-3410

52-7445-2112

387

Pay to the order of

*Rich of Portland*  
*Capit Insurance Co*

\$ 8,000

**TD Banknorth**  
Maine

*Tony York*  
*State Street*

*[Signature]*

⑆ 211274450⑆ 027626491⑆ 0387

© 2005 TD BANKNORTH

Security Features  
Detailed on Back

# REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of PLANNING Date 7-10-67 71964

Source of Receipts \_\_\_\_\_ For The Period of \_\_\_\_\_

HTE Description - up to 19 characters (-----)

HTE Description - up to 19 characters (-----)	Amount	Revenue / Expenditure Code Project #
47703.00	47703.00	3100-1500-07-11-06
3000.00	3000.00	3000-3400-341-00-00
3000.00	3000.00	3000-3400-341-00-00
38000.00	38000.00	3000-3400-341-00-00
78858.00	78858.00	

**Totals**  
 Notes/Wire Transfer \$  
 Total Credit Card Receipts \$  
 Total Direct Deposits \$  
 Total Checks \$  
 Total Cash \$

Total Amount 78858.00

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent CLARA DODD Phone # 611

Received This Day

Forward all copies to the Treasury Department where they will be received and returned.

**Philip DiPierro - Sheridan heights fencing**

---

**From:** "Greg Shinberg" <gls@shinbergconsulting.com>  
**To:** <pd@portlandmaine.gov>  
**Date:** 7/23/2007 10:31 AM  
**Subject:** Sheridan heights fencing  
**CC:** <bcuddy@portlandbuilders.com>, <jcushman@portlandbuilders.com>

---

Phil:

As discussed this morning, Portland Builders is prepared to install as much of the protective fencing (as shown on the plan submitted last week) as possible. To do so on the hillside, we must install the sheet piling now.

Please approve both and we will proceed.

Greg

Shinberg Consulting, LLC  
477 Congress Street, 5th Floor  
Portland, Maine 04101-3427  
Office 207 523 3410  
Fax 207 773 8597  
Cell 207 653 7510  
gls@shinbergconsulting.com



**Portland Builders, Inc.**

P.O. Box 4902  
85 York Street, Suite 3  
Portland, ME 04112  
(207) 879-0118 phone  
(207) 772-8182 fax

July 18, 2007

Lannie Dobson  
City of Portland  
Planning & Development Department  
389 Congress Street  
Portland, ME 04101

RE: Sheridan Heights Revised Fencing Plan

To Whom It May Concern:

Please review and forward the Revised Fencing Plan for the Sheridan Heights Project located at 135 Sheridan Street. It details the fence to be installed around the construction site as a 10' cyclone fence with green fabric, as well as two 30' gates as marked by Bill Cuddy.

If you have any questions or concerns, please feel free to contact Bill at 207/838-3871.

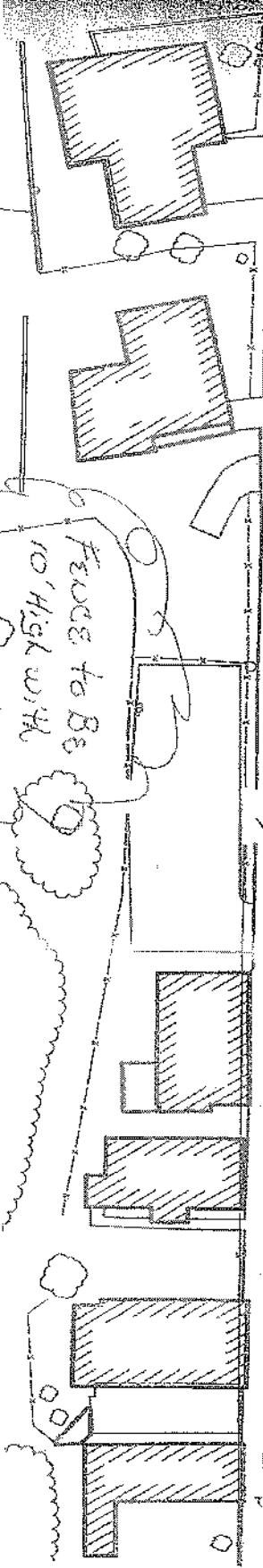
Sincerely,



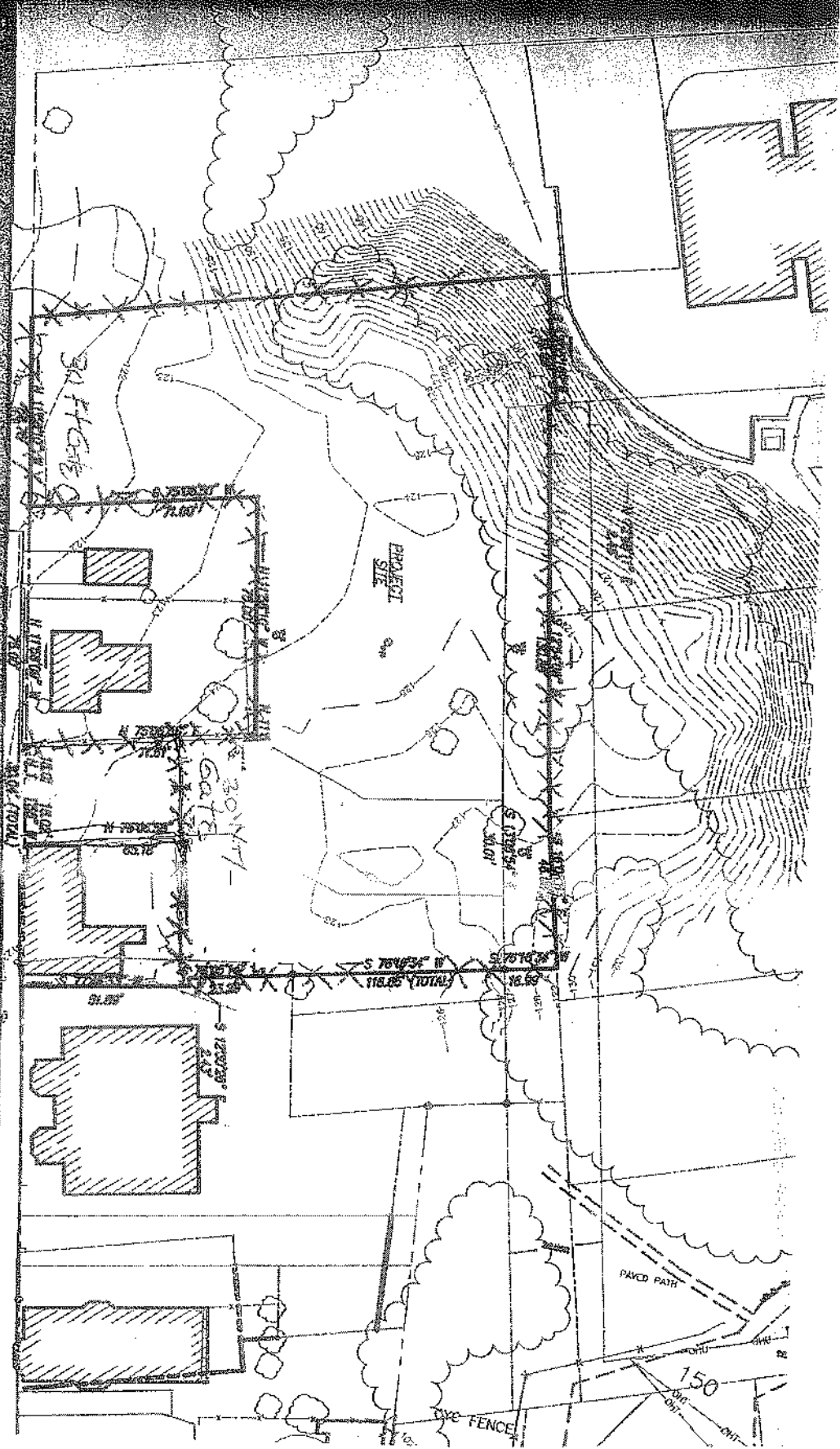
Dorian Sweeney  
Office Administrator

Enc

Copy: Bill Cuddy, Portland Builders, Inc.  
Greg Shinberg, Shinberg Consulting



Fences to be 10' High with



**From:** Alex Jaegerman  
**To:** Barbara Barhydt; Marge Schmuckal; Shukria Wiar  
**Date:** 7/6/2007 2:51:39 PM  
**Subject:** Re: Sheridan Heights- Greg Shinberg

Greg has recorded the plat and the performance guarantee is in hand. All we need now is seven sets of plans to stamp and distribute. We are OK now with the issuance of the demo permit for the garage. Building permit as soon as the seven sets of plans are received.

Alex.

>>> Shukria Wiar 7/6/2007 10:09:40 AM >>>

I have not heard anything on the demolition of the garage. I did have a conversation with Greg, I think on Tuesday and told him that he needs to request in a letter that he wants a demo permit before the performance guarantee is posted, addressed to Alex. I have not heard from him again regarding this so I am not sure if he want to Alex directly.

I am working with him regarding his conditions of approval and he has met all but two ( lighting plan, which I have and am reviewing and Fire checklist). When the conditions are met, I will get the final revised plans from him. He is recording his Mylar today and he also has his performance guarantee in place and paid all his contribution.

Thanks.

Shukria

>>> Marge Schmuckal 07/06 9:52 AM >>>

I just received a call from Greg saying that his project and the demolition of the garage on the single family lot up front are ok to "issue". He said that Alex gave him an ok on the demolition.

I have seen or heard nothing. I don't have a stamped approved site plan. I have not received a written or verbal ok on the garage demolition. We will not release either of these permits without such oks.

Please let me know the status of these two projects.

Thanks,  
Marge



Mellon Bank, N.A.  
Trade Banking Operations  
Mellon Client Service Center  
500 Ross Street - Room 0860  
Pittsburgh, PA 15262-0001

(412) 234-6882 or  
(800) 227-6303

Swift: MELNUS3P

NUMBER: S881849

JULY 18, 2007

AMENDMENT NO. 001

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101  
ATTN: LEE URBAN, DIRECTOR OF  
PLANNING AND DEVELOPMENT

RE: SHERIDAN STREET, LLC  
121 & 129-135 SHERIDAN STREET, PORTLAND, ME 04101

LADIES/GENTLEMEN:

WE HEREBY AMEND OUR IRREVOCABLE LETTER OF CREDIT S881849 IN YOUR  
FAVOR FOR THE ACCOUNT OF SHERIDAN STREET, LLC AS FOLLOWS:

EFFECTIVE AUGUST 3, 2007, MELLON BANK WILL RELOCATE ITS LETTER  
OF CREDIT PROCESSING OPERATION TO THE ADDRESS BELOW:


MELLON BANK, N.A.  
TRADE BANKING OPERATIONS  
525 WILLIAM PENN PLACE  
3 MELLON CENTER - ROOM 1930  
PITTSBURGH, PA 15259-0001

FROM AND AFTER AUGUST 3, 2007, ALL DOCUMENTARY PRESENTATIONS,  
CORRESPONDENCE, AND OTHER COMMUNICATIONS WITH MELLON'S LETTER OF  
CREDIT PROCESSING OPERATION SHOULD BE MADE TO THE NEW ADDRESS.

TELEPHONE, FAX AND SWIFT NUMBERS AND ADDRESSES WILL REMAIN  
UNCHANGED.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

VERY TRULY YOURS,

  
AUTHORIZED SIGNATURE  
ROBERT A. HAYWOOD, JR., AVP

ORIGINAL

Mellon Bank, N.A.

Mellon Bank, N.A.  
Trade Banking Operations  
Mellon Client Service Center  
500 Ross Street - Room 0860  
Pittsburgh, PA 15262-0001

(412) 234-6882 or  
(800) 227-6303

Swift: MELNUS3P

June 22, 2007

Letter of Credit No. S881849

City of Portland  
389 Congress Street  
Portland, Maine 04101  
Attn: Lee Urban, Director of  
Planning and Development

Re: Sheridan Street, LLC  
121 & 129-135 Sheridan Street, Portland, ME 04101

Mellon Bank, N.A. ("Bank") hereby issues its Irrevocable Letter of Credit for the account of Sheridan Street, LLC, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of \$ 195,788.00. These funds represent the estimated cost of installing site improvements as depicted on the Sheridan Heights, approved on January 9, 2007 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the Sheridan Heights approval, dated January 9, 2007; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

Mellon Bank, N.A.  
Trade Banking Operations  
Mellon Client Service Center  
500 Ross Street - Room 0860  
Pittsburgh, PA 15262-0001

(412) 234-6882 or  
(800) 227-6303

Swift: MELNUS3P

Number: S881849

Page No. 2

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Mellon Bank, N.A., by written certification, to reduce the available amount of this letter of credit by a specified amount.

This performance guarantee shall expire on June 22, 2008 ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at the address shown above stating that:

"This drawing results from notification that the Bank has elected not to renew its Letter of Credit No. S881849."

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the Sheridan Heights approval, dated January 9, 2007 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at the address shown above, prior to the Termination Date, stating any one of the following:

Mellon Bank, N.A.  
Trade Banking Operations  
Mellon Client Service Center  
500 Ross Street - Room 0860  
Pittsburgh, PA 15262-0001

(412) 234-6882 or  
(800) 227-6308

Swift: MELNUS3P

Number: S881849

Page No. 3

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship;  
or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the Sheridan Heights.

Date: JUNE 22, 2007

By: Mary K. Jones  
Authorized Signature  
Mary K. Jones, VP

From: Masetta

207 883 7019

06/19/2007 13:13

#409 P. 002/004

Planning and Development Department  
**SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: 6/18/2007

Name of Project: SHERIDAN HEIGHTS CONDOMINIUMS  
 Address/Location: 135 SHERIDAN ST PORTLAND, ME  
 Developer: SPINBERG CONSULTING LLC  
 Form of Performance Guarantee: \_\_\_\_\_  
 Type of Development: Subdivision Site Plan (Major/Minor) MINOR

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas				800sq	20.00/sq	\$16,000
Curbing	20LF	35.00/LF	\$700	164LF	25.00/LF	\$4,100
Sidewalks	385LF	15.00/LF	\$5,775	2516SF	10.00/SF	\$25,160
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	805sq	20.00/sq	\$16,100			
Other						
<b>2. EARTH WORK</b>						
Cut				1482cu	8	\$11,856
Fill				324cu	4.00	\$1,296
<b>3. SANITARY SEWER</b>						
Manholes	1 ea	2500	\$2500			
Piping						
Connections	1 ea	300	\$300			
Main Line Piping	105LF	35.00	\$3,675			
House Sewer Service Piping	15LF	35.00	\$525	15LF	35.00/LF	\$525
Pump Stations						
Other						
<b>4. WATER MAINS</b>						
	295LF	40.00	\$11,800	150LF	20.00/LF	\$3,000
<b>5. STORM DRAINAGE</b>						
Manholes	1	2500	\$2,500	2 ea	2500	\$5,000
Catchbasins	1	2250	\$2,250	3 ea	2000	\$6,000
Piping	200LF	35.00	\$7,000	268LF	32.00	\$8,576
Detention Basin				1LS	35,000	\$35,000
Stormwater Quality Units						
Other				1 ea	5,000	\$5,000



From: Aletta

207 883 7018

06/19/2007 13:13

HA09 P.003/004

6. SITE LIGHTING				424	2800	\$2800.00
7. EROSION CONTROL						
Silt Fence				5000	2.5/l	\$1250.00
Check Dams						
Pipe Inlet/Outlet Protection						
Level Lip Spreader						
Slope Stabilization						
Geotextile						
Hay Bale Barriers						
Catch Basin Inlet Protection				324	150/l	\$486.00
8. RECREATION AND OPEN SPACE AMENITIES						
9. LANDSCAPING				118	10,660.00	\$10,660.00
(Attach breakdown of plant materials, quantities, and unit costs)						
10. MISCELLANEOUS						
TOTAL:			\$53,125.00			\$142,663.00
GRAND TOTAL:						\$195,788.00

o.k.   
 7/3/07

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A. 2.0% of totals:	\$1,062.50	\$2,853.26	\$3,915.76
or			
B. Alternative Assessment:			
Assessed by:	<u>Dee NMD</u> (name)	<u></u> (name)	<u></u>

# SHINBERG CONSULTING, LLC

477 Congress Street, 5<sup>th</sup> Floor

Portland, Maine 04101-3427

207 523 3410 Office

207 773 8597 Fax

gls@shinbergconsulting.com

FROM: Greg Shinberg

TO: Phil D'jiero

DATE: 6/21/07

RE: Cost estimate for Sitework @ Seiden

NUMBER OF PAGES INCLUDING COVER: 3 Highits

FAX NUMBER: 756 8258

MESSAGE: as requested.

I am getting all revised plans  
to you  
of

Dan Goyette  
774-6635 FAX

Attention: This facsimile contains information intended only for the person above-named and may be privileged under attorney-client or other rules. The distribution, copying, or disclosure of the information contained in this facsimile is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and destroy the original message.

PROPOSAL SUBMITTED TO: **Portland Builders, Inc.** JOB NO: **070-0118** DATE: \_\_\_\_\_

VI: **P.O. Box 4902** JOB NAME: **Sheridan Heights** ESTIMATE NO: **111**

CITY, STATE AND ZIP CODE: **Portland, ME 04112** JOB LOCATION: **Portland, ME**

ARCHITECT: \_\_\_\_\_ DATE OF PLANS: \_\_\_\_\_ Fax: **772-8182** JOB PHONE: \_\_\_\_\_

We propose hereby to furnish material and labor, complete in accordance with specifications below, for the sum of: **Eleven thousand six hundred seventy one 63/100** **11,671.63** dollars (\$ \_\_\_\_\_)

Payment to be made as follows:  
**Total due within 30 days after job is complete.**

We charge 1.5% interest on amount on all overdue bills.

All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications to be involving extra cost will be associated with each written request, and will become a side charge order and allow the estimate. All agreements including upon arrival, such items of change beyond our control. Charge to carry fire, liability and other necessary insurance. Our contract shall fully covered by Worker's Compensation Insurance.

Authorized Signature: *Richard Garrison* **30** days.  
 Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

We hereby submit specifications and estimates for:

**Attachment #1**

1. Provide and plant the below listed trees, shrubs and perennials complete with composted bark mulch.

2	Capital Callery Pear	2.5" cal.	\$ 220.00	\$ 440.00
2	Armstrong Red Maple	2.5" cal.	231.00	462.00
30	Credo Yarrow	3 gal.	16.00	480.00
288	Haltic Ivy	3.5 in pot	1.75	504.00
4	Arctic Fire Red Twig Dogwood	5 gal.	32.00	128.00
11	Hetz Columnar Juniper	6 ft.	95.00	1,045.00
13	Sea Green Juniper	7 gal.	32.00	416.00
14	Dw. David Bisset Bamboo	5 gal.	49.00	686.00
32	Pink Pavement Rugosa Rose	3 gal.	16.00	512.00
8	Catawba Alba Rhododendron	7 gal.	66.00	528.00
12	Hiba Arborvita	5 gal.	39.00	468.00
16.25	Composted Bark Mulch	Yard	26.00	422.50
	Total Materials			\$ 6,091.50
	Sales Tax			304.58
	Labor - Planting Fee			4,264.05
	Total			\$ 10,660.13

**Plan LG1**

4	Hetz Columnar Juniper	6 ft.	\$ 95.00	\$ 380.00
3	Catawba Alba Rhododendron	7 gal.	66.00	198.00
	Total Materials			\$ 578.00
	Sales Tax			28.90
	Labor - Planting			404.60
	Total			\$ 1,011.50

SHINBERG CONSULTING, LLC

477 Congress Street, 5<sup>th</sup> Floor

Portland, Maine 04101-3427

207 523 3410 Office

207 773 8597 Fax

gls@shinbergconsulting.com

FROM: Greg Shinberg

TO:

Phil DiPiero

DATE:

6/26/07

RE:

Landscaping Breakdown for Jordan  
Hegarty

NUMBER OF PAGES INCLUDING COVER: 2

FAX NUMBER:

756 8258

MESSAGE:

As Requested

for P/B Board  
ref

Attention: This facsimile contains information intended only for the person above-named and may be privileged under attorney-client or other rules. The distribution, copying, or disclosure of the information contained in this facsimile is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and destroy the original message.

City of Portland  
Department of Planning and Development  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258



FAX

To:

Dan Goyette

Company:

Woodard & Curran

Fax #:

774-6635

Date:

6/26/07

From:

Phil D. Piro

You should receive 3 page(s) including this cover sheet.

Comments:

Dan, could you please review  
the public portion of this  
cost estimate.

Thanks

Phil

MODE = MEMORY TRANSMISSION

START=JUN-26 11:54

END=JUN-26 11:55

FILE NO.=334

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	97746635	003/003	00:00:46

-CITY OF PORTLAND -

\*\*\*\*\* -PLANNING DEPT. - \*\*\*\*\* 2077568258-\*\*\*\*\*

City of Portland  
 Department of Planning and Development  
 Planning Division  
 389 Congress Street, 4<sup>th</sup> Floor  
 Portland ME 04101  
 (207)874-8721 or (207)874-8719  
 Fax: (207)756-8259



FAX

---

To: Dan Goyette

Company: Woodard & Curran

Fax #: 774-6635

Date: 6/26/07

From: Phil D. Piro

You should receive 3 page(s) including this cover sheet.

---

Comments:

Dan, could you please review  
 the public portion of this  
 Cost Estimate.

Thanks  
Phil

Memorandum  
Department of Planning and Development  
Planning Division

---



**To:** Chair Beal and Members of the Portland Planning Board

**From:** Shukria Wiar

**Date:** Prepared on: November 20, 2006  
Prepared for: November 28, 2006

**Re:** **135 Sheridan Street; Sheridan Height Condominiums**

---

#### INTRODUCTION

Greg Shinberg on behalf of Sheridan Street, LLC is requesting a Subdivision and Site Plan approval for a residential condominium development located at 135 Sheridan Street in Portland. This application will be reviewed for compliance with the Conditional R-6 Zone approved for this site by the Portland City Council on October 16, 2006.

The site consists of two adjacent properties located on the east side of Sheridan Street between Walnut Street and Cumberland Ave. The property at 121 Sheridan Street property will have a deed restriction in place that will limit the use to a single-family residence only. The existing house will remain a single-family residence with no alterations other than for maintenance. The lot for 121 Sheridan will be reduced from 10,000 sq. ft to 4,560 sq. ft, with the rear portion being added to the 135 Sheridan Street parcel. The existing freestanding garage located at 121 Sheridan Street will be removed and replaced with surface parking and access for the I. shaped building.

#### PROJECT DESCRIPTION

Presently, the parcel located at 135 Sheridan Street is vacant. The proposed structure will have 21 residential units constructed over one underground level of parking with seventeen (17) parking spaces and twelve (12) surface parking spaces. The units will be an average size of 1,100 square feet in floor area. On the ground level, there will be two one-bedroom units. Six units will be constructed on the first level; five will have two bedrooms; one unit will be a one bedroom. Seven two-bedroom units will be located on the second level. The remaining six units will have one to two bedrooms plus a den/ family room located on the third and fourth floors and will each have an interior staircase.

Two stairwells will provide access to the upper floors and the applicant is proposing a centrally located elevator as well. A storage room will be located on the first level and each unit will have a storage compartment. All of the units will each have an attached porch or deck.

The applicant is proposing a solid waste room on the ground floor. Solid waste and recycling will be collected by a common collection within the Condominium buildings. The disposal will be picked up by a private contractor on a schedule to be determined. See Attachment 1g.

The applicant is proposing a sidewalk along the 135 Sheridan Street frontage. Since the site is located on the peninsula, the sidewalk policy requires a brick sidewalk along the street frontage.

## **TRAFFIC**

### Entrances

The entrance and exit access to the building will be via twenty-foot (20') driveway. The City of Portland's Technical and Design Standards and Guidelines specify that for multi-family residential developments with three (3) or more units the driveway access from a street shall have a 24 foot wide driveway for any two-way ingress and egress. The driveway widths do not meet the City's design standards per Section III 2A (b). The applicant has been advised to submit a request for a waiver.

### Parking

The applicant is proposing twenty-nine (29) parking spaces of which 17 spaces will be in the ground level and 12 will be surface parking. Eight (8) of the surface parking dimensions are 8 feet by 16 feet parking bays. This does not meet the City's standards. The City of Portland's Technical and Design Standards and Guidelines, Section III (7) requires that bays to be 9 feet by 19 feet. The applicant has been advised to submit a request for a waiver.

## **BUILDING DESIGN**

Architectural Plans have been submitted and are under review.

## **SEWERS, WATER, SOLID WASTE DISPOSAL**

### Utilities

The existing utilities located in Sheridan Street currently serve the house located at 121 Sheridan Street. The proposed building will also be served by existing utilities located in Sheridan Street. The applicant has not submitted letters confirming capacity. The following utilities are available:

#### *a Water*

An existing 4-inch water main will be upgraded to an 8-inch water main in Sheridan Street.

#### *b Sanitary Sewer*

The existing 8-inch sanitary sewer main located in Sheridan Street will serve both buildings.

#### *c Storm Drain*

The existing 12-inch storm drain system that is located in Sheridan Street will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

#### *d Natural Gas*

The existing 4-inch natural gas line located in Sheridan Street will serve the project.



*e Electric, Telephone and Cable TV*

Electric, telephonic and cable TV service the project from existing overhead lines that will be run underground to the buildings.

Stormwater Management

Roof runoff will drain into buried StormChamber units located northeast of the parking lot and the parking area runoff to drain to buried StormChamber units that is located on the south side. These storm drains will connect to the City's sewer system. The foundation drainage will be connected to the City's system. Oil/water separators will be needed at roof drains and at the parking lot.

Dan Goyette, Engineering Consultant has reviewed the proposal has raised the following concern/issues that will need to be addressed:

- a. The catch basin structure at the driveway entrance will need to be modified to accept a frame and cover without an inlet. The modification will need to be approved by the City Engineer.*
- b. Invert elevations have not been provided for the proposed sewer and stormdrain systems.*
- c. Soils information below the proposed storm chamber units and the 8' diameter dry well have not been provided.*
- d. Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided.*
- e. The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance.*
- f. Details for the reconstruction of the sidewalk have not been provided.*
- g. Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'.*

Dan Goyette's memorandum is included as Attachment 5. The applicant has addressed some of these concerns.

**LANDSCAPING**

Jeff Tarling, City Arborist has reviewed the landscape plan for the Sheridan Heights and he offers the following comments:

- a. 'David Bisset' Bamboo: while this plant appears hardy to -15 and quite dense, this bamboo can also be quite invasive even with the proposed root barrier. Alternative plant types might be considered to be planted along the entire length of the adjacent residential back yard. Perhaps a mixture of tree / shrub plantings. This plant may be considered for smaller landscape area within the proposed project vs next to the neighbors.*
- b. Baltic Ivy: while this ground cover works well as a low groundcover, the entranceway into the proposed building should include plantings with a greater*

*definition or scale to help define the entrance. This plant could be used as a groundcover along with companion plant material.*

- c. *The proposed plan locates two 'Armstrong' Red Maples which would be a good choice in the restricted area along Sheridan Street. Additional tree planting on site and / or neighborhood would be suggested to meet the 2 trees per unit guidelines. Two sides of the proposed building do not appear to have a landscape treatment of trees or shrubs.*
- d. *The proposed Sheridan Heights building landscape plan could use improvements by adding additional plantings. This site is very visible from surrounding existing residential properties. Considerations might include buffering/ accent trees and shrubs. This would include trees / shrubs along entrance drive and easterly corner that shows 'loam & seed'.*

Jeff Tarling's email is included as Attachment 3.

## **LIGHTING**

The applicant has submitted a photometric plan for the proposed lighting, which is included as Attachment 2j. The applicant submitted catalogue cuts of the proposed lighting on November 21,2006. The information will be reviewed at a later date.

## **FIRE**

The City's Fire Prevention Officer has reviewed the site plan and has the following to offer:

- a. *The Fire Department checklist shall be completed.*
- b. *Fire flows and hydrant spacing shall be provided using Annex H and I of NFPA 1. "The Uniform Fire Code"*

## **FINANCIAL AND TECHNICAL CAPACITY**

The applicant has provided evidence of financial and technical capacity from Camden National Bank has been submitted. See Attachment li.

## **ISSUES TO BE RESOLVED PRIOR TO PUBLIC HEARING**

Parking bay dimensions  
Utilities Capacity letters  
Landscaping  
Stormwater Management  
Fire Issues

### Attachments:

- 1. Application

- a Site Plan Application and Checklist
- b USGS Map and Local Map
- c Decds for 121 Sheridan Street & 135 Sheridan Street
- d Project Data
- e Abutting Property Owners
- f Public Utilities
- g Solid Waste
- h Technical Capacity
- i Financial Capacity
- j Project Schedule
- k Conditional R-6 Contract Zone Agreement

2. Site Plan

- a Boundary Survey/ Existing Conditions Plan
- b C1- Existing Conditions
- c C2- Site Plan
- d C5- Grading Plan
- c C4- Utility Plan
- f C5- Details and Notes
- g C6- Drainage Profiles
- h C7- Drainage Profiles
- i L1- Landscaping Plan
- j L2- Lighting Plan
- k A1.0- Ground Floor
- l A1.1- First Floor
- m A1.2- Second Floor
- n A1.3- Third Floor
- o A1.4- Mezzanine Floor
- p A2.0- North Elevation
- q A2.1- East Elevation
- r A2.2- South Elevation
- s A2.3- West Elevation

3. Jeff Tarling memorandum

Dated 11.17.2006

4. Cptn. Greg Cass, memorandum

Dated 11.13.2006

5. Dan Goyette memorandum

Dated 11.16.2006

6. Stormwater Management

# SHERIDAN HEIGHTS

135 SHERIDAN STREET  
PORTLAND, MAINE

MAJOR SITE PLAN  
REVIEW APPLICATION

OCTOBER 30, 2006

APPLICANT

Sheridan Street, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101

## TABLE OF CONTENTS

EXHIBIT 1	Site Plan Application and Checklist
EXHIBIT 2	USGS Map and Local Map
EXHIBIT 3	Deeds for 121 Sheridan St & 135 Sheridan Street
EXHIBIT 4	Project Data
EXHIBIT 5	Abutting Property Owners
EXHIBIT 6	Public Utilities
EXHIBIT 7	Solid Waste
EXHIBIT 8	Technical Capacity
EXHIBIT 9	Financial Capacity
EXHIBIT 10	Project Schedule
EXHIBIT 11	Conditional R-6 Contract Zone Agreement

SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax  
207 653 7510 Cell  
[gl@gwi.net](mailto:gl@gwi.net)

October 30, 2006

Mr. Alexander Jaegerman,  
Planning Division Director, City of Portland  
and City of Portland Planning Board Members  
389 Congress Street  
Portland, Maine 04101

**RE: Sheridan Heights Condominiums**  
135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

On behalf of Sheridan Street, LLC we are pleased to submit this Site Plan Application for a residential condominium development located at 135 Sheridan Street in Portland. This submission has been prepared in compliance with the Conditional R-6 Zone approved by the Portland City Council on October 16, 2006.

We have worked closely with our design professionals to assure that the building is consistent with the character and integrity of the neighborhood and includes the design elements that enhance the streetscape. In addition, the top floor of the building has been designed to respect the views of the neighbors nearby.

#### **The Site**

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The rear portion of the 121 Sheridan Street parcel has been added to the parcel located at 135 Sheridan Street. The

121 Sheridan Street property will have a deed restriction in place that limits the use to a single family residence with 4560.2 square feet. The vacant parcel located at 135 Sheridan Street will have 24,567.1 square feet. The parcel at 121 Sheridan is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property. The property is located in the R-6 Residential Zone.

### **Project Description**

Sheridan Heights will have 21 units and 29 parking on site parking spaces.

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The existing detached garage will be removed and two parking spaces will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 21 units constructed over one underground level of parking with 17 spaces. The units will be an average size of 1,100 square feet in floor area. A centrally located elevator and two stairwells will provide access to the upper floors. Two units will be constructed on the ground level and have one bedroom. Six units will be constructed on the first level; five will have two bedrooms; one unit will be a one bedroom. Seven two bedroom units will be located on the second level. The remaining six units will have one to two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase.

A Storage Room will be located on the first level and each unit will have a storage compartment. All of the units will each have an attached porch or deck.

### **Utilities**

Water service to the site is currently provided by a 4-inch water main located in Sheridan Street. A new 8-inch water main will be extended down Sheridan Street to the site. Sanitary sewer will be connected into the existing 8-inch sewer main located in Sheridan Street. Underground electric, telephone and cable television will be provided from existing above ground services located along the east side of Sheridan Street. Natural gas will be provided from an existing 4-inch natural gas line located in Sheridan Street.

## Submission

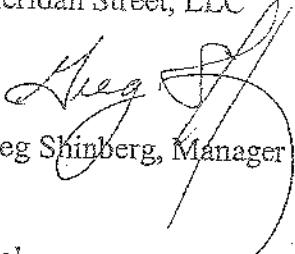
This submission includes the following information:

1. Cover letter, dated October 30, 2006
2. Site Plan Application and Checklist
3. Application Fee of \$1,725.00
4. Booklet of required exhibits
5. Nine sets of plans (11" x 17") plus 2 full size sets of plans (24" x 36")

We have worked diligently with our talented design professionals to create an exciting project that will be a wonderful addition to the community and trust that the Planning Board will consider this application for a workshop meeting. Please do not hesitate to contact me if you desire any additional information or have any questions.

Sincerely,

Sheridan Street, LLC



Greg Shinberg, Manager

Enclosures





# City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>135 SHERIDAN STREET</u>		Zone: <u>CONDITIONAL R6</u>
Existing Building Size: _____ sq. ft.	Proposed Building Size: <u>40,400</u> sq. ft.	
Existing Acreage of Site: <u>24,567.1</u> sq. ft.	Proposed Acreage of Site: _____ sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# <u>13</u> Block# <u>K</u> Lot# <u>2</u>	Property owner's mailing address: <u>SHERIDAN STREET, LLC</u> <u>477 CONGRESS ST. 5<sup>TH</sup> FL.</u> <u>PORTLAND, ME 04101</u>	Telephone #: <u>207 523 3410</u>
Consultant/Agent, mailing address, phone # & contact person: <u>CREG SHAWBERG</u> <u>SHAWBERG CONSULTING LLC</u> <u>477 CONGRESS ST 5<sup>TH</sup> FL</u> <u>PORTLAND ME 04101</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>SHERIDAN ST. LLC</u> <u>207 523 3410 OFFICE</u> <u>207 773 0597 FAX</u>	Project name: <u>SHERIDAN HEIGHTS</u>

Fee For Service Deposit (all applications)  (\$200.00)

Proposed Development (check all that apply)

- New Building  Building Addition  Change of Use  Residential  Office  Retail
- Manufacturing  Warehouse/Distribution  Parking lot
- Subdivision (\$500.00) + amount of lots 21 (\$25.00 per lot) \$ 525 + major site plan fee if applicable
- Site Location of Development (\$3,000.00)  
(except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)
- Traffic Movement (\$1,000.00)  Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other \_\_\_\_\_

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

1a.1

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

SHERIDAN STREET, LLC  
 477 CONGRESS ST. 5<sup>TH</sup> FLOOR  
 PORTLAND, ME 04101

GREG SHINBERG  
 207 523 3410

Submittals shall include (9) separate folded packets of the following:

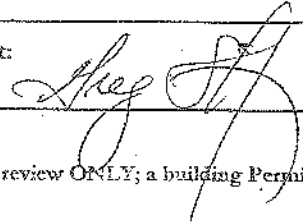
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 10/30/06
---	----------------

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



# City of Portland, Maine Site Plan Checklist

1a.2

SHERIDAN HEIGHTS 135 SHERIDAN ST.  
 Project Name, Address of Project PORTLAND, MAINE  
 Number \_\_\_\_\_ Application \_\_\_\_\_

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
✓	(8)	Existing soil conditions	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	c
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
NA	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	b
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
✓	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed.	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	1
✓	(35)	Quantity and type of residential, if any	1
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summary of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7
NA	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	8

<u>NA</u>	(44)	The status of any pending applications	8
<u>NA</u>	(45)	Anticipated timeframe for obtaining such permits	b8
<u>NA</u>	(46)	A letter of non jurisdiction	b8
<u>✓</u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

\*\* If project consists of soil disturbance of over one acre, a Maine Construction General Permit is required from the Maine Department of Environmental Protection.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- emissions; and
- a wind impact analysis.
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious
- a noise study;

Other comments:

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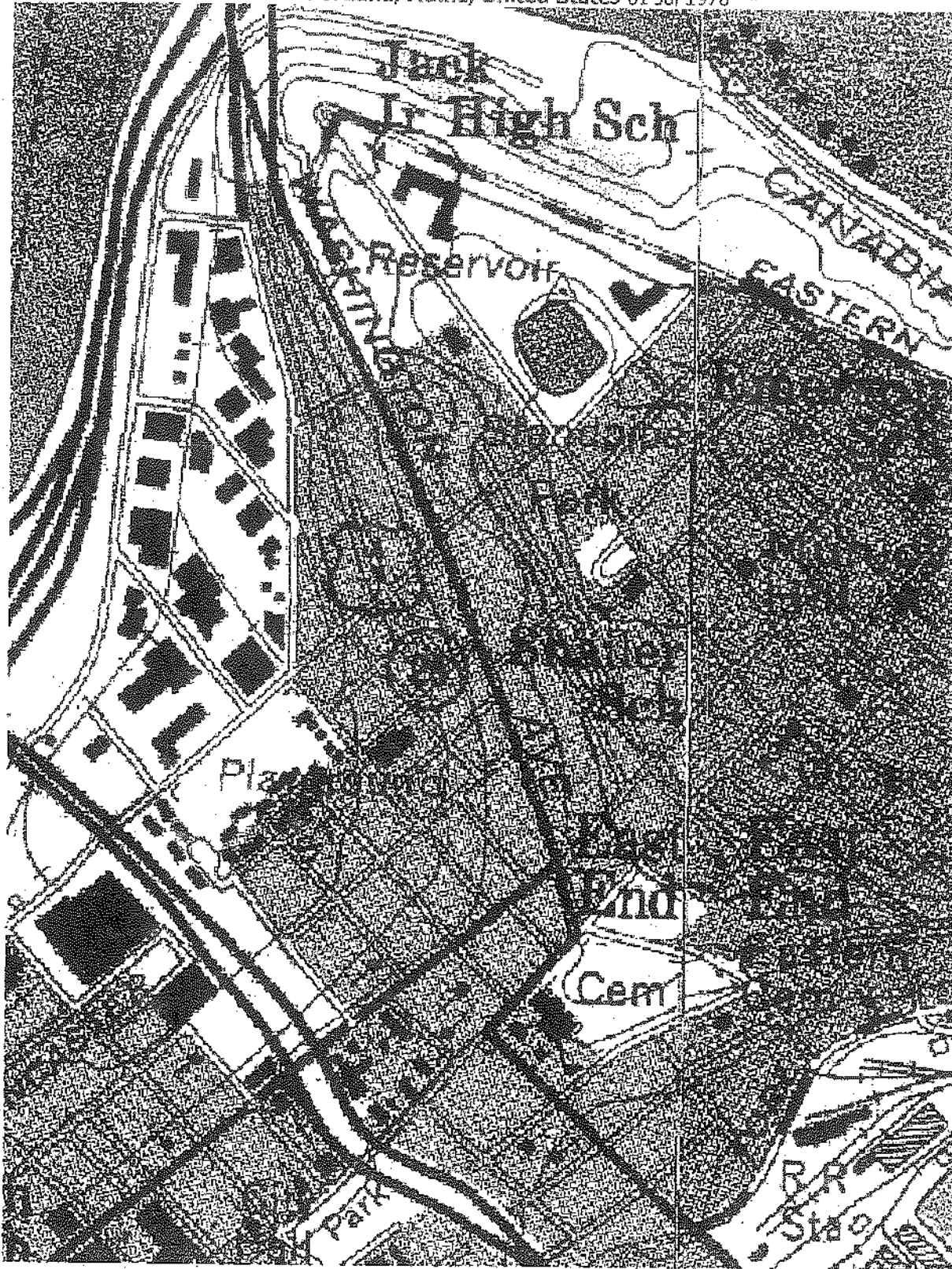
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Att. 1b

USGS Portland, Maine, United States 01 Jul 1978



0 200M

0 200yd

Image courtesy of the U.S. Geological Survey

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# SHERIDAN STREET PARCELS

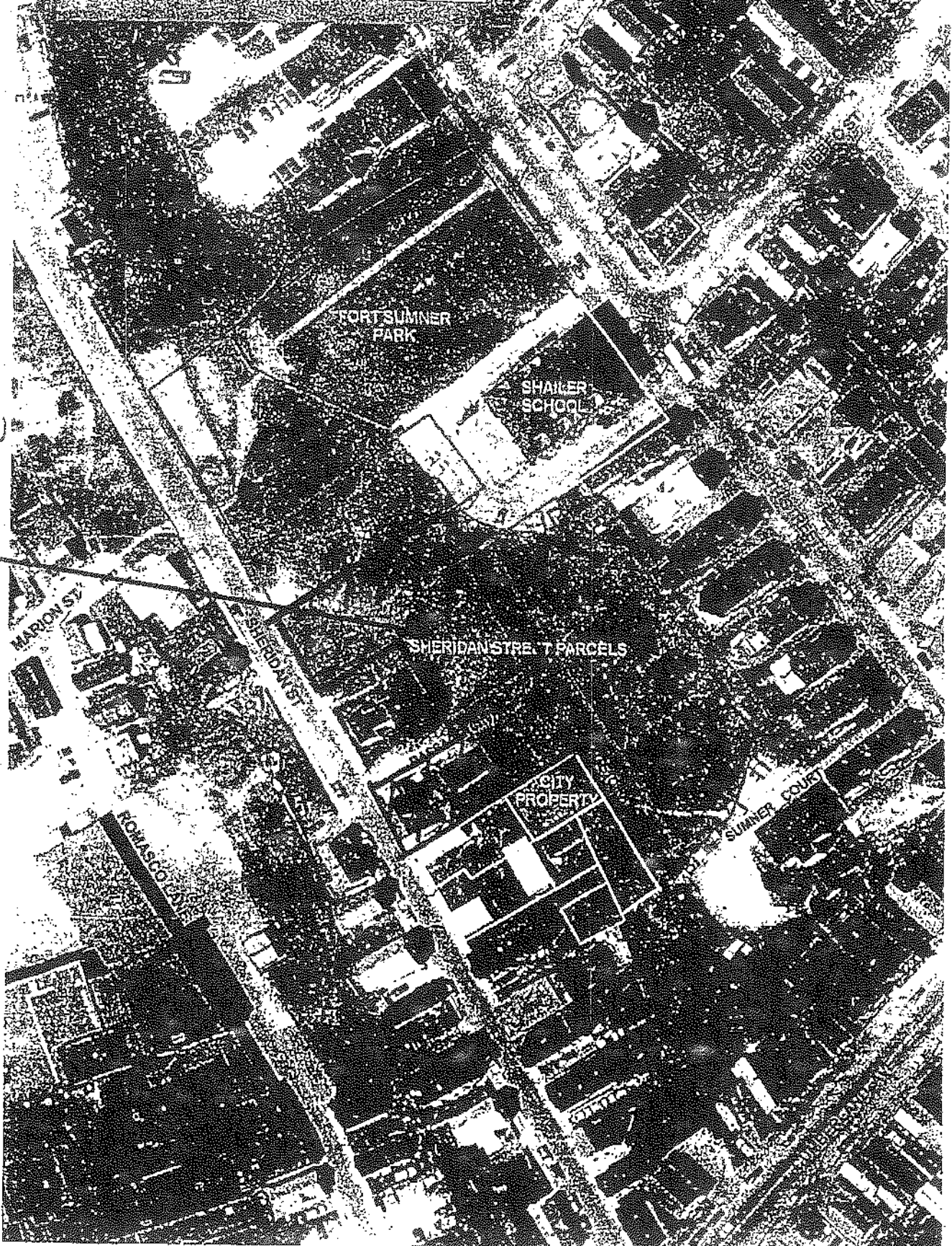
Aerial Photographs  
Taken Spring 2001  
Parcel Data Created  
April 2004

- ☐ Sheridan Street Parcels
- ☐ City Property
- ☐ City Parks & Open Space
- ☐ Land Under Contract

100 0 100 Feet

City of Portland Land Bank Commission Doug Roncarati 10/1/2004

1b.1



35  
SHERIDAN  
ST  
SITE




AH. 1C


WARRANTY DEED - SHORT FORM DEEDS ACT  
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Peter E. O'Donnell, III, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels A, B & C in Exhibit A attached hereto and fully incorporated herein by reference, and does further grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with QUITCLAIM COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels D & E in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 15, 2005.

MAINE REAL ESTATE TAX FUND

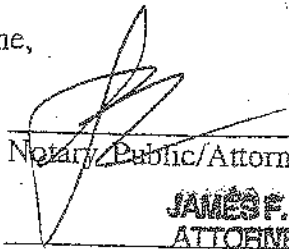
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Peter E. O'Donnell, III

STATE OF MAINE  
Cumberland, ss:

On June 15, 2005, personally appeared the above-named Peter E. O'Donnell, III and acknowledged the foregoing deed to be his/her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney At Law  
**JAMES F. CLOUTIER**  
ATTORNEY AT LAW  
Type or Print Name

1C.1

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED  
in Cumberland County at 119-121 Sheridan Street, Portland, Maine

Parcel A:

All that certain lot, piece or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land conveyed the first day of June, A.D. 1917, by Edward S. Everett to Rosa B. Reidy;

thence northerly and on a straight line with the rear line of said Reidy land forty-six (46) feet, more or less, to the southerly sideline of a contemplated Street;

thence westerly by said contemplated Street to the northeasterly corner of land now or formerly of Lewis Realty Company;

thence southerly along the easterly line of said Lewis Realty Company land forty-six (46) feet, more or less, to said Reidy land;

thence easterly along the northerly side of said Reidy land to the point of beginning;

also the right in common with others to use said contemplated Street extending from Sheridan Street, so-called, towards North Street.

Parcel B:

Also another certain lot of land with the buildings thereon, situated on the northeasterly side of Sheridan Street, in said Portland, bounded and described as follows:

Beginning at the most westerly corner of land of one Reidy, formerly of J.F. Whelan;

thence running northwesterly by Sheridan Street forty-six (46) feet, more or less, to land formerly owned by J.P. Boyd;

thence northeasterly by said Boyd land;

thence southeasterly by said Everett land about forty-six (46) feet to said Reidy land;

thence southwesterly by said Reidy land to the point of beginning.

Parcel C:

Also another certain lot of land with any buildings thereon, situated in said Portland,



1c.2

bounded and described as follows:

Beginning at a point in the southeasterly sideline of a passageway running between Sheridan Street and Sumner Court, said point being the most westerly corner of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 49;

thence northeasterly from said point of beginning along the said southeasterly sideline of said passageway, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point and an angle in said passageway;

thence southeasterly along the southwesterly sideline of the aforementioned passageway, a distance of forty-six (46) feet to a point;

thence southwesterly, on a line which is parallel to and forty-six (46) feet southeasterly from the first course herein described, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point marking the northeasterly terminus of the division line between land now or formerly of Francis E. and Rita Caterina and land now or formerly of Howard S., Jr. and Bonnie G. Flash;

thence northwesterly along the northeasterly sideline of Caterina land a distance of forty-six (46) feet to the southeasterly sideline of the aforementioned passageway and the point of beginning.

The above-described parcel being the northerly portion of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 and contains 3,132 square feet of area.

This parcel C being the same parcel conveyed to the Grantor by confirmatory deed of the City of Portland of recent date herewith, to be recorded herewith.

Meaning and intending to convey and hereby conveying the same premises conveyed to Frank C. Witham, Jr. and Mary Witham by Warranty Deed of Antoinette Caterina and Anthony E. Caterina dated June 26, 1992 and recorded in Cumberland County Registry of Deeds in Book 10147, Page 1.

**Parcel D:**

Also conveying that parcel of land situated on the northeasterly side of Sheridan Street abutting the premises above, known as a passageway to Sumner Court, and formerly described as a proposed street, as conveyed to the Grantor herein by deed of Witham dated June 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14888, Page 55, as further described as follows:

Beginning at the northwesterly corner of the Witham lot,

1c.3

thence, a distance of one hundred fifty (150) feet, more or less, easterly along the northerly sideline of the Witham lot, to a point;

thence northwesterly a distance of thirty (30) feet, more or less, along the southwesterly sideline of a passageway running between Sheridan Street and Sumner Court, to the southeasterly corner of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 6, to a point;

thence westerly along the southern sideline of Lot 6, a distance of fifty (50) feet, more or less, and continuing in a straight line across the southerly sideline of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 4, a distance of one hundred (100) feet, more or less, to the southwesterly corner of Lot 4 to a point;

thence southwesterly along the northeasterly sideline of Sheridan Street, a distance of thirty (30) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

#### Parcel E:

All that property located within the right of way of those proposed roads and passageways up to the centerline thereof shown on the plan "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 which have passed to the Grantor or his predecessors by operation of law, (and which are not otherwise conveyed by the aforesaid parcel descriptions,) the City of Portland having not accepted or reserved any right or interest in or to the aforesaid streets, where such roadways and passageways abut other premises hereby conveyed.

The aforesaid roadways and passageways being variously referred to as "Sumner Court" and "contemplated street" or contemplated Street extending from Sheridan Street, so-called, towards North Street in previous conveyances and other instruments of record.

### SURVEY DESCRIPTION

The aforesaid premises are also described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the easterly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8 inch diameter drill hole found in the concrete walk at the front southwesterly lot corner of the herein described residence now known as #121 Sheridan Street, said drill hole being found at a distance of 386.67 feet from the street corner formed by the intersection of the aforementioned easterly sideline of Sheridan Street with the westerly sideline of Cumberland Avenue. Said drill hole also marking

1C.4

the common property corner of the herein described lot and the land now or formerly of Fort Sumner LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 21832, Page 163;

Thence, by and along the easterly sideline of Sheridan Street, North  $11^{\circ}-56'-29''$  West, a distance of 44.86 feet to the sideline of a 30 foot wide passage way as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49;

Thence, by and along the aforementioned passage way, North  $75^{\circ}-16'-37''$  East, a distance of 150.38 feet to the westerly sideline of another passage way now or formerly owned by the City of Portland;

Thence, by and along the westerly sideline of said passage way, South  $13^{\circ}-45'-29''$  East, a distance of 46.00 feet to 1- 1/2 inch diameter iron pipe found flush with the ground at the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South  $76^{\circ}-16'-34''$  West, a distance of 67.28 feet to a capped 5/8 inch rebar inscribed with "SGC Inc. PLS 2294" found flush with the ground at or near the land now or formerly of the aforementioned Fort Sumner LLC;

Thence, by and along the land of the aforementioned Fort Sumner LLC, South  $75^{\circ}-35'-53''$  West a distance of 32.58 feet;

Thence, continuing by and along the land of Fort Sumner LLC, South  $12^{\circ}-30'-26''$  East, a distance of 2.43 feet;

Thence, continuing by and along the land of the aforementioned Fort Sumner LLC, South  $77^{\circ}-46'-33''$  West, a distance of 51.89 feet to the Point of Beginning.

Containing 6866.4 square feet or 0.16 acres.

Said parcel subject to a maintenance easement as described in a Quit claim deed from Fort Sumner LLC to Peter E. O'Donnell, III dated November 22, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22123, Page 60 on December 14, 2004.

All bearings based upon a magnetic North bearing observed on the herein described lot during 2005.

This description is based upon a Standard Boundary Survey for Sheridan Street Holdings LLC performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine during the month of June 2005 and an as yet unrecorded plan entitled "Standard Boundary Survey of 121 Sheridan Street Portland, Maine for Sheridan

10.5

Street LLC dated June 10, 2005.

Meaning to convey and hereby conveying the parcels or lots of land described in a deed from Frank C. Witham, Jr. and Mary Witham to Peter E. O'Donnell, III recorded in the Cumberland County Registry of Deeds in Book 14888, Page 054.

Passage Way:

Also conveying any right, title and interest to a certain lot or parcel of land, with any improvements thereon, situated on the easterly side of Sheridan Street, previously described as the "passage way" as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49; more particularly described as follows:

Beginning at the northwesterly property corner of the above described parcel or lot of land at the intersection formed at the easterly sideline of Sheridan Street and southerly sideline of the aforementioned 30 foot passage way, said intersection being North 11°-56'-29" West, a distance of 44.86 feet from the 5/8- inch drill hole described as the Point of Beginning of the above described lot;

Thence, by and along the easterly sideline of Sheridan Street, North 11°-45'-58" West, a distance of 30.04 feet to a 5/8-inch capped rebar inscribed with "PLS #2075" at or near the land now or formerly of Jane E. Glass as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14165, page 343;

Thence, by and along the land of the aforementioned Jane E. Glass and the land now or formerly of Douglass Goldhirsh and Sharon Goldhirsh as described in a deed recorded in the aforementioned Registry in Book 20967, Page 141, North 75°-16'-43" East, a distance of 150.01 feet to a passage way now or formerly of the City of Portland;

Thence, by and along the passage way, South 12°-28'24" East, a distance of 30.02 feet to the land now or formerly of the herein grantor Peter E. O'Donnell, III;

Thence, by and along the land of the aforementioned O'Donnell, South 75°-16'37" West, a distance of 150.38 feet to the Point of Beginning.

Containing 4505.6 square feet or 0.10 acres.

Received  
Recorded Register of Deeds  
Jun 15 2005 03:01:24P  
Cumberland County  
John B O'Brien

1C.6

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH in consideration of One Dollar (\$1.00) and other valuable considerations, paid by SHERIDAN STREET, LLC, a Maine limited liability company with a mailing address of 477 Congress Street, 5<sup>th</sup> Floor, Portland, ME 04101, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said, SHERIDAN STREET, LLC, its successors and assigns forever,

See Attached Legal Description in Exhibit A

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SHERIDAN STREET, LLC, its successors and assigns, to its own use and behoof forever.

AND we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH have hereunto set our hands and seals this \_\_\_\_\_ day of May, 2006.

Signed, Sealed and Delivered in presence of

Gary Vogel  
Witness

to botz  
Witness

Douglas Goldhirsch  
Douglas Goldhirsch  
Sharon A. Goldhirsch  
Sharon A. Goldhirsch

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

May 30<sup>th</sup>, 2006

Then personally appeared the above named DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Gary Vogel  
Notary Public/Attorney-at-Law

GARY D. VOGEL  
Printed Name

MAINE REAL ESTATE TAX PAID

10.7

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, in the City of Portland, County of Cumberland, State of Maine, situated on the easterly side of Sheridan Street.

Beginning at a 5/8 inch rebar on the easterly bounds of Sheridan Street, being N 14° 37' 11" W 595.6 feet from the northerly corner of an old granite monument at the northerly corner of Sheridan Street and Cumberland Avenue. Also being the southwest corner of land of City of Portland described in Book 573, Page 82 and recorded in the Cumberland County Registry of Deeds.

Thence N 70° 09' 09" E 162.44 feet along land of City of Portland and land of Shailer Emmerson Associates to a point.

Thence S 19° 44' 18" E 39.99 feet along land of City of Portland to a point.

Thence S 70° 09' 09" W 15.58 feet along a paper street to a 5/8 inch rebar set.

Thence S 14° 37' 11" E 99.68 feet along a paper street to a 5/8 inch rebar set.

Thence S 72° 27' 49" W 79.01 feet along a paper street to a 5/8 inch rebar set.

Thence N 14° 37' 11" W 75.00 feet along land of grantors to a 5/8 inch rebar set.

Thence S 72° 27' 49" W 71.00 feet along land of grantors to a 5/8 inch rebar set on the east bounds of Sheridan Street.

Thence N 14° 37' 11" W 58.76 feet along the east bounds of Sheridan Street to the point of beginning.

Containing 15,721 square feet or 0.36 acres and being a portion of Parcel 1 and Parcel 2 in a deed from Robert and Doris Caterina described in Book 12840, Page 124 and recorded in the Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Frederick P. Goldhirsch dated February 9, 2004 and recorded in the Cumberland County Registry of Deeds at Book 16794, Page 141.

Also conveying, by quitclaim, all rights in and to any adjoining unaccepted or discontinued paper streets.

Received  
Recorded Register of Deeds  
May 31, 2006 02:05:38P  
Cumberland County  
John B O'Brien

**PROJECT DATA**

<b>Applicant</b>	Sheridan Street, LLC 477 Congress Street, 5 <sup>th</sup> Floor Portland, Maine 04101
<b>Owner</b>	Sheridan Street, LLC 477 Congress Street, 5 <sup>th</sup> Floor Portland, Maine 04101
<b>Zoning</b>	Residential 6 Proposed Residential 7
<b>Map and Lot Number</b>	Map 13, Block K Lot 2
<b>Land Area</b>	24,567.1 Square Feet
<b>Existing Land Use</b>	Privately owned vacant lot
<b>Proposed Land Use</b>	Residential Condominiums
<b>Water</b>	Proposed 8-inch main in Sheridan Street
<b>Sewer</b>	Existing 8-inch main in Sheridan Street
<b>Electric, Telephone and Cable TV</b>	Overhead services are located along Sheridan Street to go underground to building
<b>Natural Gas</b>	Existing 4-inch gas line in Sheridan Street

Att. 1e

ABUTTING PROPERTY OWNERS

Jane E. Glass  
125 Sheridan Street  
Portland, Maine 04101

Map: 13 / Block: K / Lot:4  
Book: 14165 / Page: 343  
Address: 125 Sheridan St. Portland, ME

Fort Sumner, LLC  
12 Simonton Street  
South Portland, Maine 04106

Map: 13 / Block: K / Lots: 28, 33 & 36  
Book: 21832 / Page: 163  
Address: 119 Sheridan St. Portland, ME

Shailer Emerson Associates  
307 Cumberland Avenue  
Portland, Maine 04101

Map: 13 / Block: K / Lot 1  
Address 58 North Street, Portland, ME

City of Portland

Map: 13 / Block: K / Lots:8, 10, 11, 12 & 14



AH: 1P

## PUBLIC UTILITIES

The existing house located at 121 Sheridan Street is currently served by existing utilities located in Sheridan Street. The new units will be served by existing utilities located in Sheridan Street. The following utilities are available:

### WATER

An existing 4-inch water main in Sheridan Street will be upgraded to an 8-inch water main. See enclosed letter of availability from Portland Water District.

### SANITARY SEWER

There is an existing 8-inch sanitary sewer main located in Sheridan Street, which will serve both buildings.

### STORM DRAIN

There is an existing 12-inch storm drain system that is located in Sheridan Street that will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

### NATURAL GAS

There is an existing 4-inch natural gas line located in Sheridan Street that will serve the project.

### ELECTRIC, TELEPHONE AND CABLE TV

Electric, telephone and cable TV service will serve the project from existing overhead lines that will be run underground to the buildings. See enclosed letter from CMP.

Att. 19

## SOLID WASTE

Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined. See attached letter from Waste Management Services dated October 26, 2006

19.1



October 26, 2006

Mr. Greg Shinberg  
135 Sheridan Street  
Portland, ME 04103

Dear Mr. Shinberg,

It was a pleasure speaking with you today. As per your request, this letter confirms that we take all Portland commercial trash to Regional Waste Systems. We look forward to working with you on your upcoming project.

We at Waste Management are here to help you with your business by providing the best possible service. Please let us know if we can be of further assistance to you.

Yours truly,

A handwritten signature in cursive script that reads "Rebecca J Halla".

Rebecca J Halla  
Outside Sales Representative  
Waste Management  
O: 207-797-2406 x119  
C: 603-235-8100  
[rhalla@wm.com](mailto:rhalla@wm.com)

### TECHNICAL CAPACITY

The following firms and individuals have provided technical information in support of this application:

Shinberg Consulting  
477 Congress Street  
Portland, Maine 04101  
207 523 3410  
Contact: Greg Shinberg

Project Management

TFH Architects  
100 Commercial Street  
Portland, Maine 04101  
207 775 6141  
Contact: Scott Teas

Architect / Planner

SGC Engineering, LLC  
501 County Road  
Westbrook, Maine 04092  
207 347 8100  
Contact: John Riordan

Civil Engineers

Back Bay Boundary  
643 Forest Avenue  
Portland, Maine 04101  
207 774 2855  
Contact: Robert Greenlaw

Surveyors

MRLD  
87 Main Street  
Yarmouth, ME 04096  
207 846 4966  
Contact: Mitchell Rasor

Landscape Architects



# Camden National Bank

5 Milk Street • Portland, Maine 04101 • [www.camdennational.com](http://www.camdennational.com)

207-774-6736 Member FD.I.C. 800-860-8821

Att. 11

August 31, 2005

City of Portland  
Planning Department  
Portland, ME.  
(Hand Delivery)

RE: Sheridan Street LLC / 121 Sheridan Street Project


Gentleperson's:

The owners of the Sheridan Street Project have informed us of their plan to develop this project on lands that they currently own at 121 and 135 Sheridan Street in Portland.

Based upon Camden National Bank's credit review, knowledge of the project and the financial capacity of the developers, Joshua D. Marvil and Greg L. Shinberg, we believe there is adequate financial capacity and resources available in the market to undertake and complete this.

Should you have any questions on this matter, please do not hesitate to contact me at 207-774-6736.

Sincerely,

  
Richard Littlefield  
Senior Vice President  
Camden National Bank

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10

Att. 15

### PROJECT SCHEDULE

The anticipated construction schedule for the project is approximately ten months. Construction is anticipated to commence in the spring of 2007.

ACTIVITY	ANTICIPATED DURATION
Rough out Site	March 2007 to March 2007
Remove Existing Garage	March 2007 to March 2007
Erosion Control Measures	March 2007 to March 2007
Utilities and Storm Drainage	April 2007 to May 2007
Building Construction	May 2007 to January 2008
Final Grading	October 2007 to November 2006
Paving / Planting & Seeding	October 2006 to November 2006

AH. 1K

DUPLICATE ORIGINAL

Sheridan Street LLC  
Sheridan Street, Portland, Maine

This contract made this 23<sup>rd</sup> day of October, 2006 by SHERIDAN STREET LLC, a Maine Limited Liability Corporation having a place of business at One Longfellow Square, Portland, Maine (hereinafter "Developer").

WHEREAS, DEVELOPER owns property at 121-135 Sheridan Street, Portland, Maine; and

WHEREAS, DEVELOPER filed a request for a Conditional Rezoning with the City of Portland ("City") to modify an existing R-6 zone to accommodate housing with reduced parking; and

WHEREAS, the at 121-135 Sheridan Street property is more specifically described and shown on the Portland Assessors Map, Parcels 13-K-2 and 13-K-17 (the "Property"); and

WHEREAS, the Portland Planning Board determined the rezoning would provide needed housing in the City and would not negatively impact the surrounding residential community; and

WHEREAS, the Portland Planning Board, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberations, recommended the rezoning of the Property, subject, however, to certain conditions; and

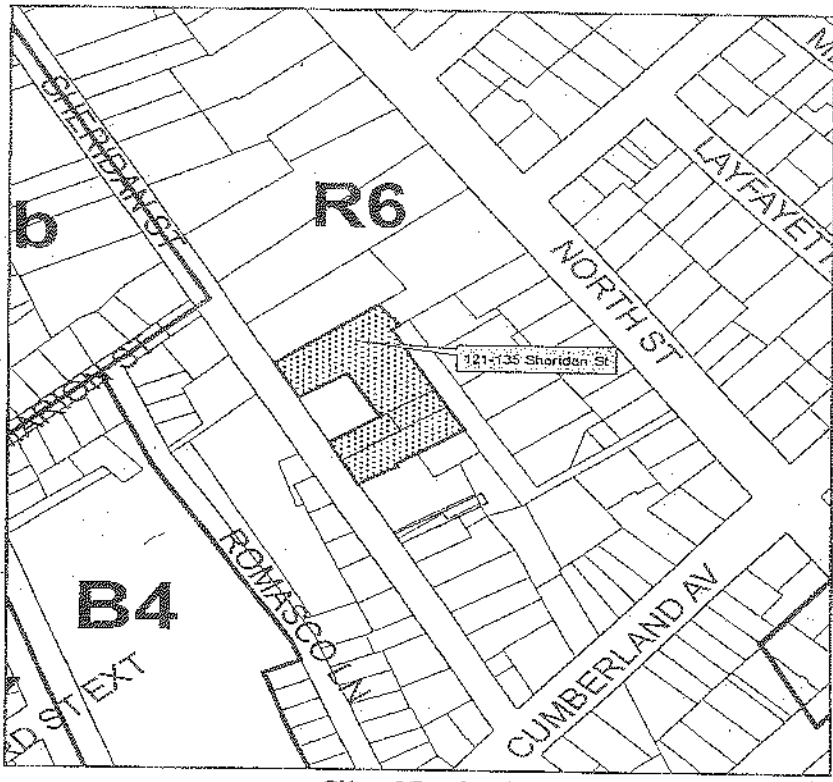
WHEREAS, the City, by and through its City Council, has determined that the rezoning, necessary because of the unusual nature of the development, with conditions and restrictions, would be pursuant to and consistent with the City's Comprehensive Plan and would not unreasonably interfere with the existing and permitted uses within the underlying R-6 zone; and

WHEREAS, the DEVELOPER has agreed to enter into this contract, with its concomitant terms and conditions, which shall hereinafter bind DEVELOPER its successors and assigns; and

NOW, THEREFORE, in consideration of the rezoning of the Property, DEVELOPER contracts to be bound by the following terms and conditions:

1. The CITY shall amend the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the following map change.

1K.1



City of Portland  
 Proposed Conditional Rezoning  
 for 121 -135 Sheridan Street



0 37.5 75 150 225 300 Feet  
 Map prepared by the City of Portland's Department of Planning & Development

2. The use of the Property shall consist of a building containing a maximum of twenty one (21) unit residential units located at the rear of the site (the "Residential Condominium") with at least twenty-nine (29) on-site parking spaces for the use of the Residential Condominium; and an existing single family residential house located at the front of the lot along Sheridan Street (the Single-Family House") with two 2 on-site parking spaces for the use of the Single Family House (hereinafter collectively, the "Development").
3. The Property will be developed substantially in accordance with the Site Layout Plan (the "Site Plan"), Attachment 1, by MRLD, LLC dated June 7, 2006 and the conceptual elevations (the "Elevations"), Attachment 2, by TFH Architects dated August 29, 2006.
4. The Planning Board shall review and approve the Site Plan according to the site plan and subdivision provisions of the Portland Land Use Code and nothing herein shall prevent the Planning Board from imposing conditions otherwise



1K.2

required to bring this development into compliance with those subdivision and site plan standards.

5. The underlying zoning requirements of the R-6 zone are modified as follows:
  - a. The maximum density shall be no greater than twenty one (21) residential units to be located on the lot within the Residential Condominium shown on Attachment 1 and the existing Single Family House located at the front of the lot as shown on Attachment 1; and
  - b. A minimum of thirty one (31) on-site parking spaces (29 shown for the Residential Condominium and 2 shown for the Single Family House) shall be provided and each unit shall be designated at least one (1) on-site parking space; and
  - c. The front yard setback shall be five (5) feet to the terrace wall as shown on Attachment 1; the northerly side yard setback shall be graduated from 3 feet along Sheridan Street to 14'5" feet at the rear of the site with a deck within 2' of the property line and the southerly side yard setback shall range from three (3) to five (5) feet at the location of the surface parking all as more particularly shown on Attachment 1. The rear yard setback range shall be approximately 16' to 17'9".

Otherwise, the provisions of §14-139 through 14-140 (the R-6 Zone) of the Portland City Code shall apply to this development. Alterations and improvements may be made to the Single Family House in accordance with the provisions of the R-6 Zone, but no change in use or the number of residential units in excess of one may be made to the Single Family House, except that home occupations shall be permitted therein in accordance with the provisions of the R-6 Zone. The conveyance of any property interest in the single family house shall contain a restriction on the residential use of the property to no more than one residential unit.

6. The **DEVELOPER** shall undertake the following:
  - a. The **DEVELOPER** shall deed to the City an easement for public access over the driveway shown on Attachment 1 for purposes of public pedestrian passage and access to the community gardens. The final location of the easement to be determined by the City and a deed executed at time of site plan approval; and
  - b. The installation of utilities stubs (water and electric) from the building to the boundaries of the adjacent City Owned property as shown on Attachment 3; and
  - c. The payment of a monetary contribution in the amount of \$23,000.00 to be allocated as follows: \$5,000 toward the implementation of the improvement project at the Washington Avenue/Walnut Street

1K.3

intersection; \$18,000 to be placed in an established Parks and Recreation fund to contribute to the cost of providing community improvements, such as trails, community gardens, park improvements, etc. in the vicinity of the development.

7. The initial price of at least two dwelling units shall not exceed \$200,000.
8. No fewer than two units in the residential condominium shall be more than 850 square feet, no more than one bedroom occupancy, and shall be located generally in the eastern wing of the building and neither of such units can be combined with any other unit in the condominium.
9. In the event the development described herein is not commenced within two (2) years from the date of this rezoning, or an additional one year if, in the sole discretion of the City Planning Department, it deems such extension to be appropriate, this contract shall become null and void and the Property shall revert back to the underlying R-6 zone.
10. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit **DEVELOPER**, and any of its successors and assigns, and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives. **DEVELOPER** shall file a copy of this Agreement in the Cumberland County Registry of Deeds, along with a reference to the Book and Page locations of the deeds for the Property. The **DEVELOPER** shall provide to the City the Book and Page number of said recording.
11. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.
12. Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.
13. In the event that **DEVELOPER**, or any successor fails to continue to utilize the Property in accordance with this Agreement, or in the event of an uncured breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing and notice to the developer, to resolve the issue resulting in the breach. The resolution may include a recommendation to the City Council

1K.4

that the Agreement be terminated, requiring cessation of the use of the development authorized herein.

WITNESS:

*[Signature]*

SHERIDAN STREET LLC

By *[Signature]*  
Greg Shinberg  
Its: Manager

State of Maine  
Date: *October 23, 2006*

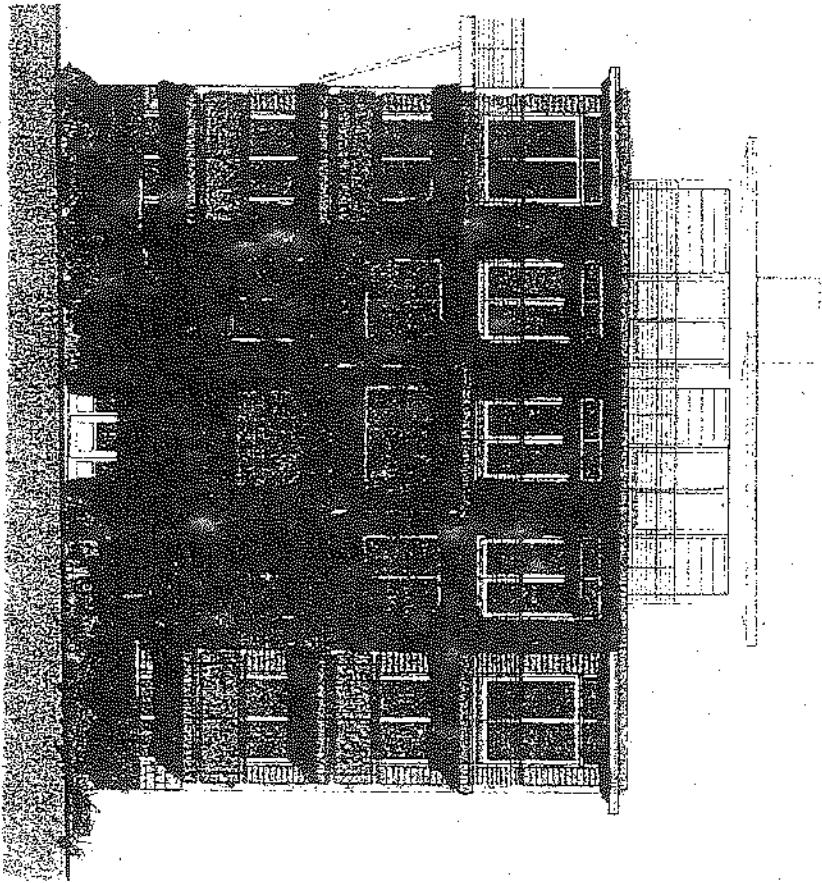
Cumberland, ss.

Personally appeared the above-named Greg Shinberg, Manager of Sheridan Street LLC and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Sheridan Street LLC.

*[Signature]*  
Notary Public  
*Gary D. VOECE*

O:\OFFICE\PENNY\CONTRACT  
vrezone\sheridanstreet0907062.doc

1 K.5



SHERIDAN STREET ELEVATION

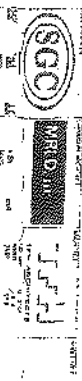


MEMBER OF



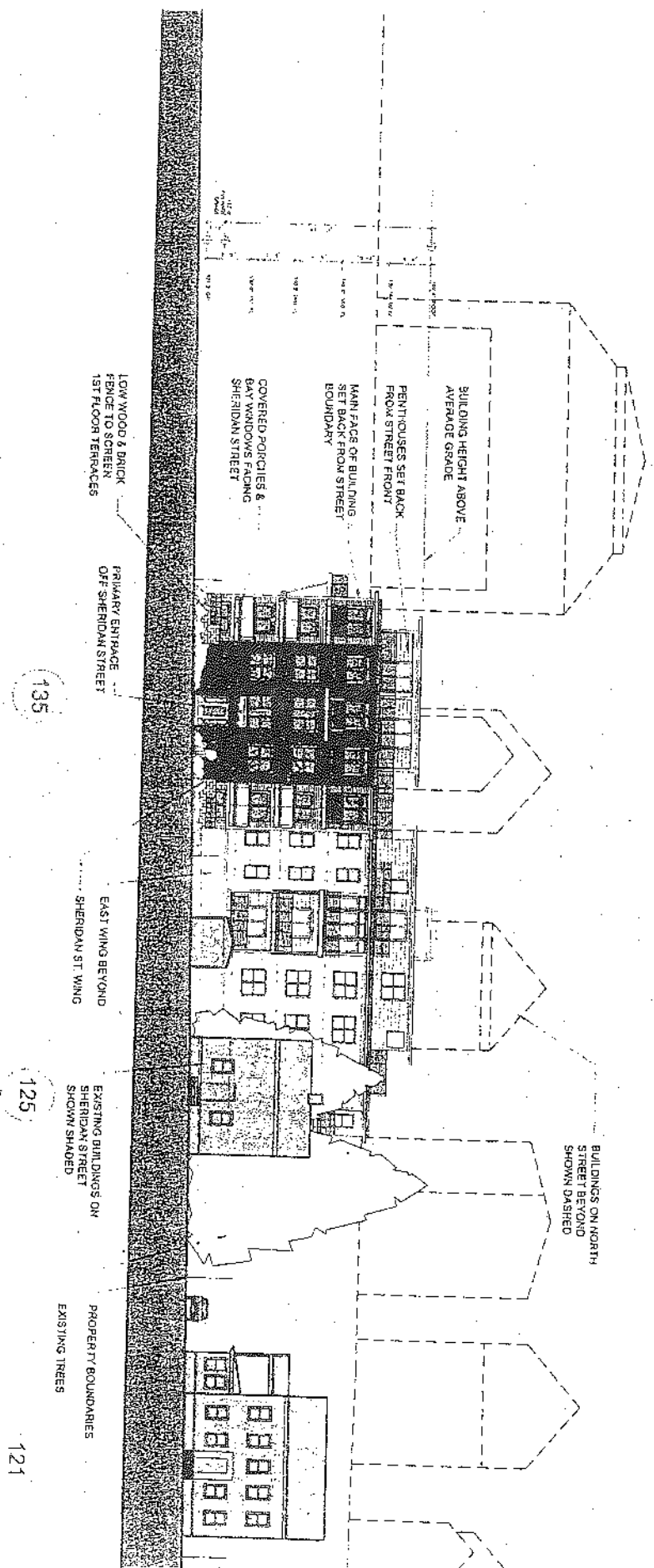
SHERIDAN HEIGHTS  
125 SHERIDAN STREET  
SHERIDAN STREET LLC  
ROXFORD, MAINE  
A2.0

1K.6

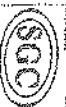




SHERIDAN HEIGHTS

SHERIDAN HEIGHTS

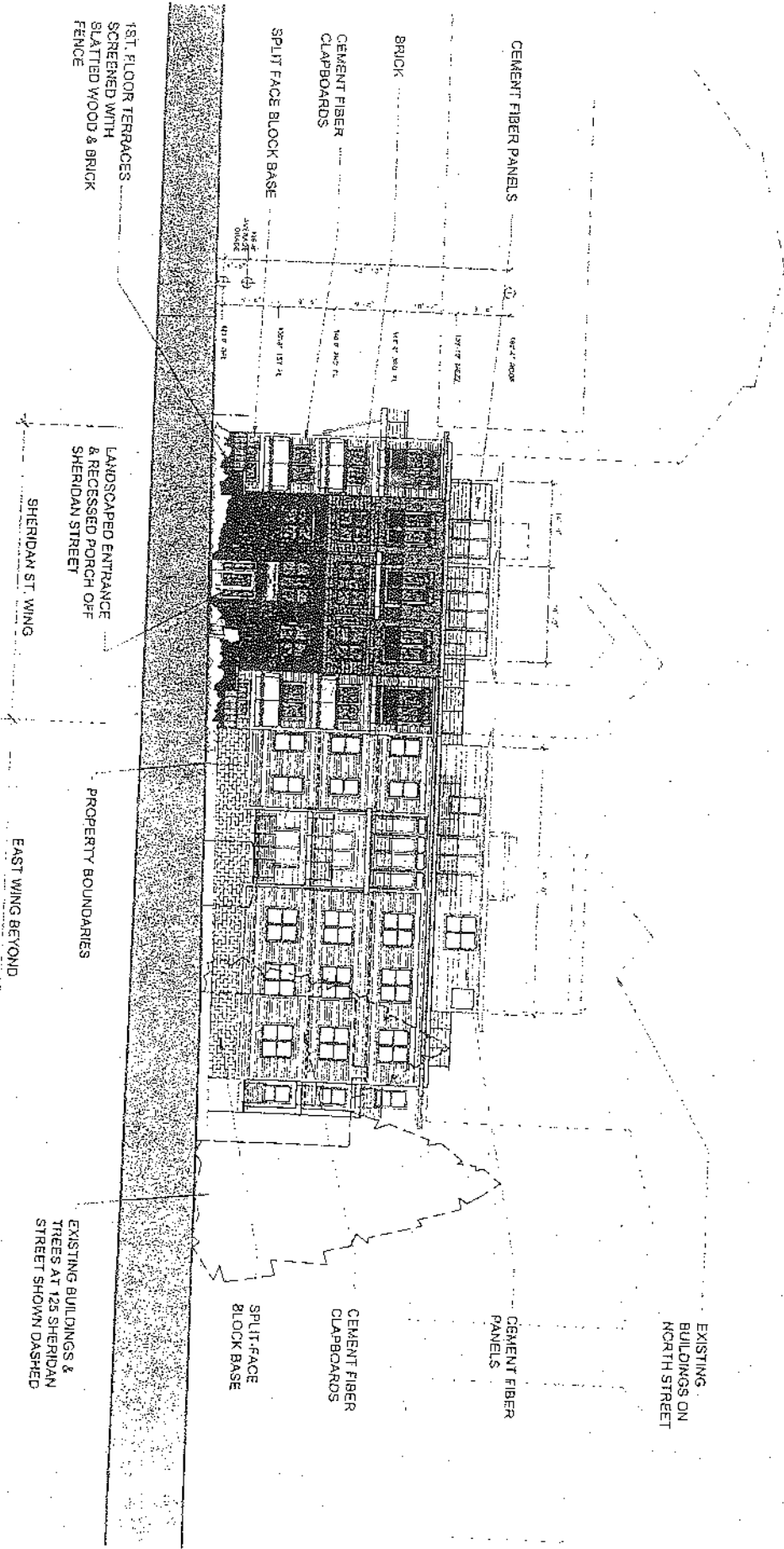


1 K.7

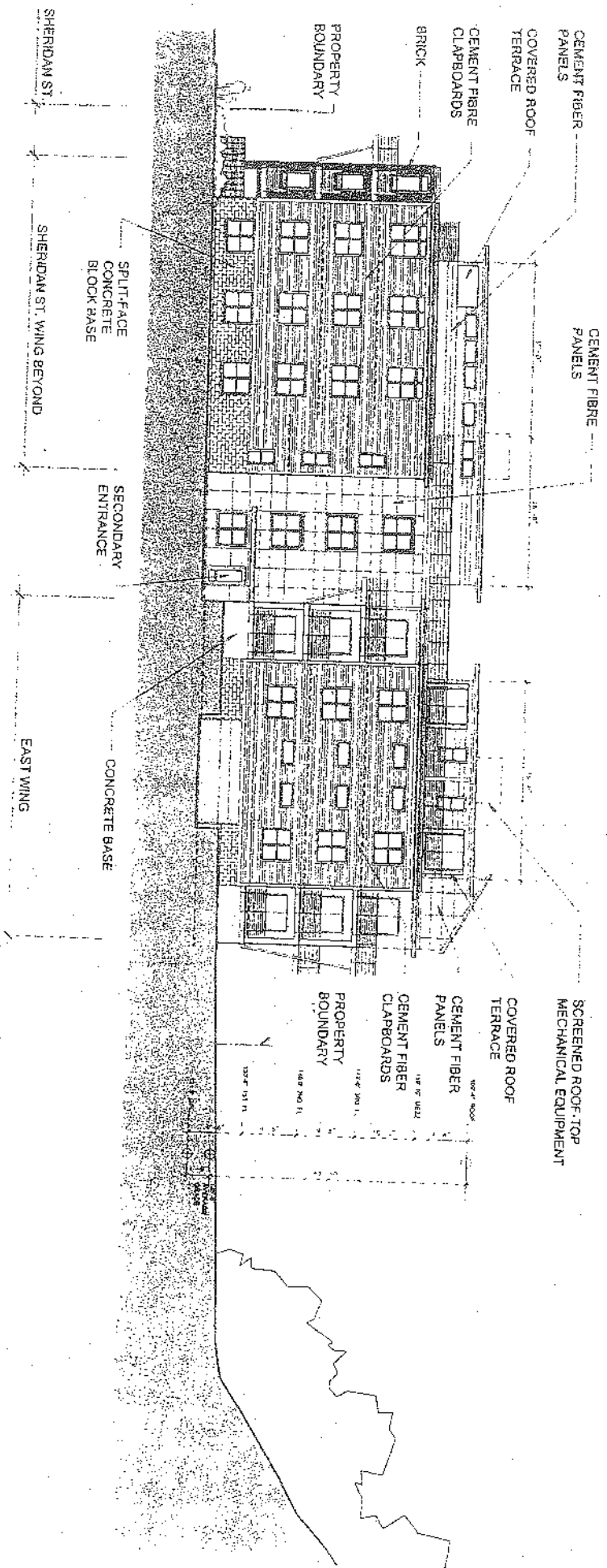




WEST SIDE ENTRY

SHERIDAN STREET



1K.8





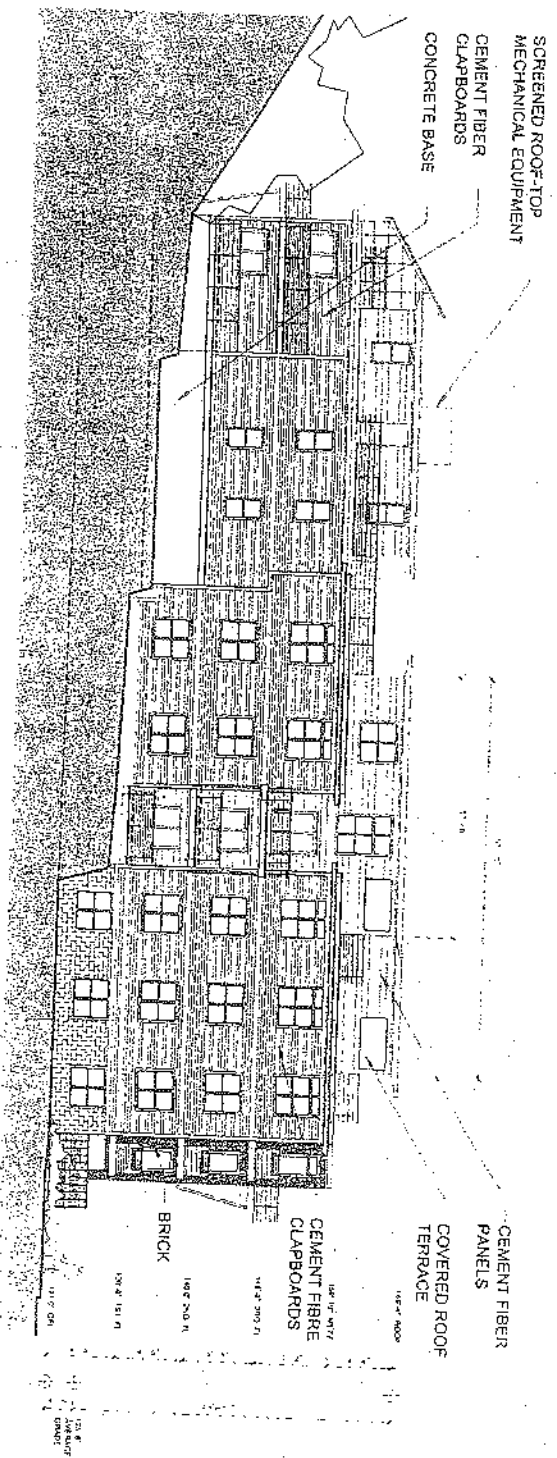
  
 125 SHERIDAN STREET, SUITE 100  
 WILLOWDALE, ONTARIO M2H 3B7  
 TEL: (416) 491-1111  
 FAX: (416) 491-1112  
 WWW.MRD.COM

# SOUTH ELEVATION

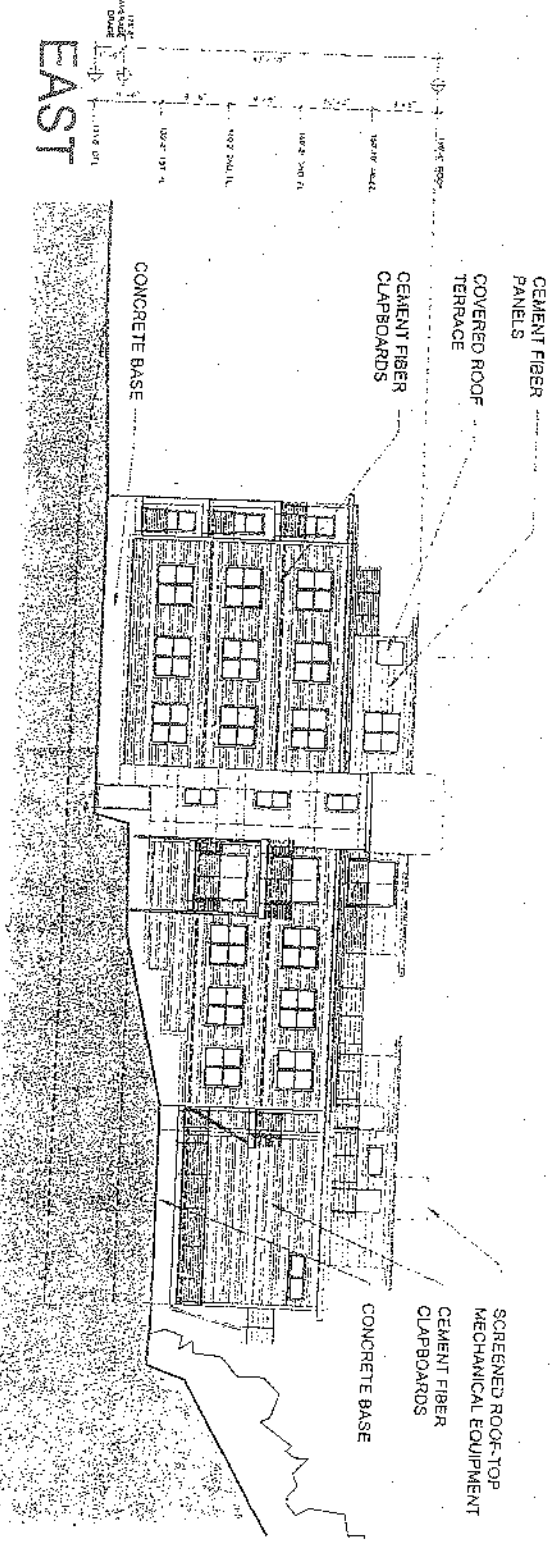
SHERIDAN HEIGHTS  
 125 SHERIDAN STREET  
 WILLOWDALE, ONTARIO  
 SHERIDAN STREET L203  
 A2.3

1K.9

NORTH



EAST



NORTH & EAST ELEVATIONS

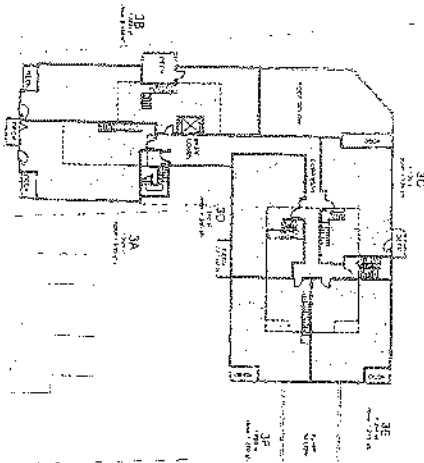
**SGC**  
 Structural Group, Inc.  
 2711 LAKE AVENUE  
 PORTLAND, MAINE 04106  
 TEL: 855-888-7777  
 FAX: 855-888-7778

**MRLO**  
 1000 BROADWAY  
 PORTLAND, MAINE 04106  
 TEL: 855-888-7777  
 FAX: 855-888-7778

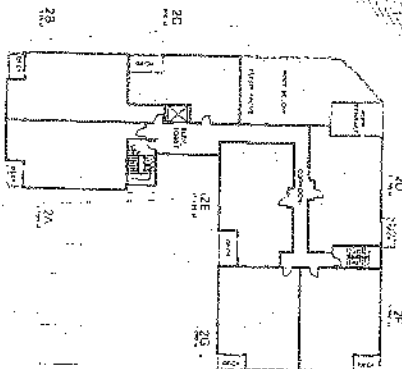
**SHERIDAN HEIGHTS**  
 112 SHERIDAN STREET  
 PORTLAND, MAINE 04106  
 SHERIDAN HEIGHTS  
 PORTLAND, MAINE 04106



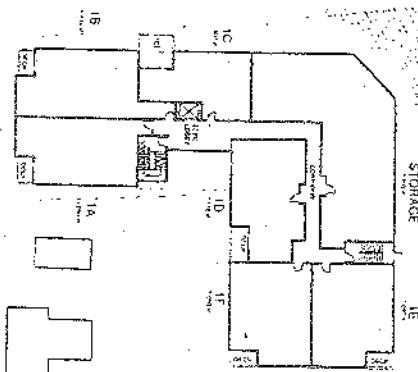
1K.10



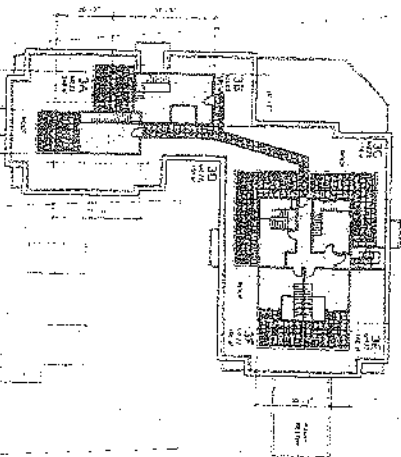
3RD FLOOR (6 UNITS)



2ND FLOOR (7 UNITS)



1ST FLOOR (6 UNITS)

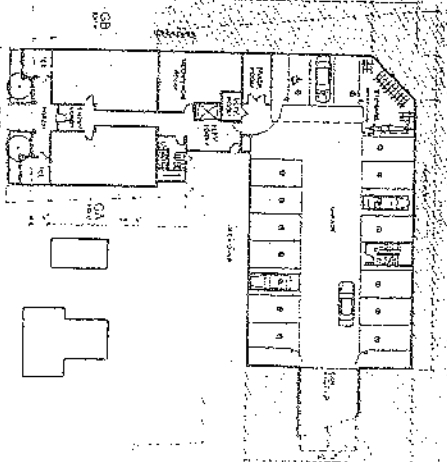


MEZZANINE FLOOR

**SHERIDAN HEIGHTS  
SCHEDULE OF AREAS & UNIT TYPES**

FLOOR AREAS	QUANTITY	UNIT TYPE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL FLOOR AREA
Residential Units	26	1-BR	1,200	31%
Residential Units	26	2-BR	1,400	37%
Residential Units	26	3-BR	1,800	47%
Common Areas	1	COMM	1,200	31%
Stairways	1	STAIR	1,200	31%
Corridors	1	CORR	1,200	31%
Other	1	OTHR	1,200	31%
<b>TOTAL FLOOR AREA</b>			<b>3,800</b>	<b>100%</b>

**NOTE:** 1. THIS SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE.



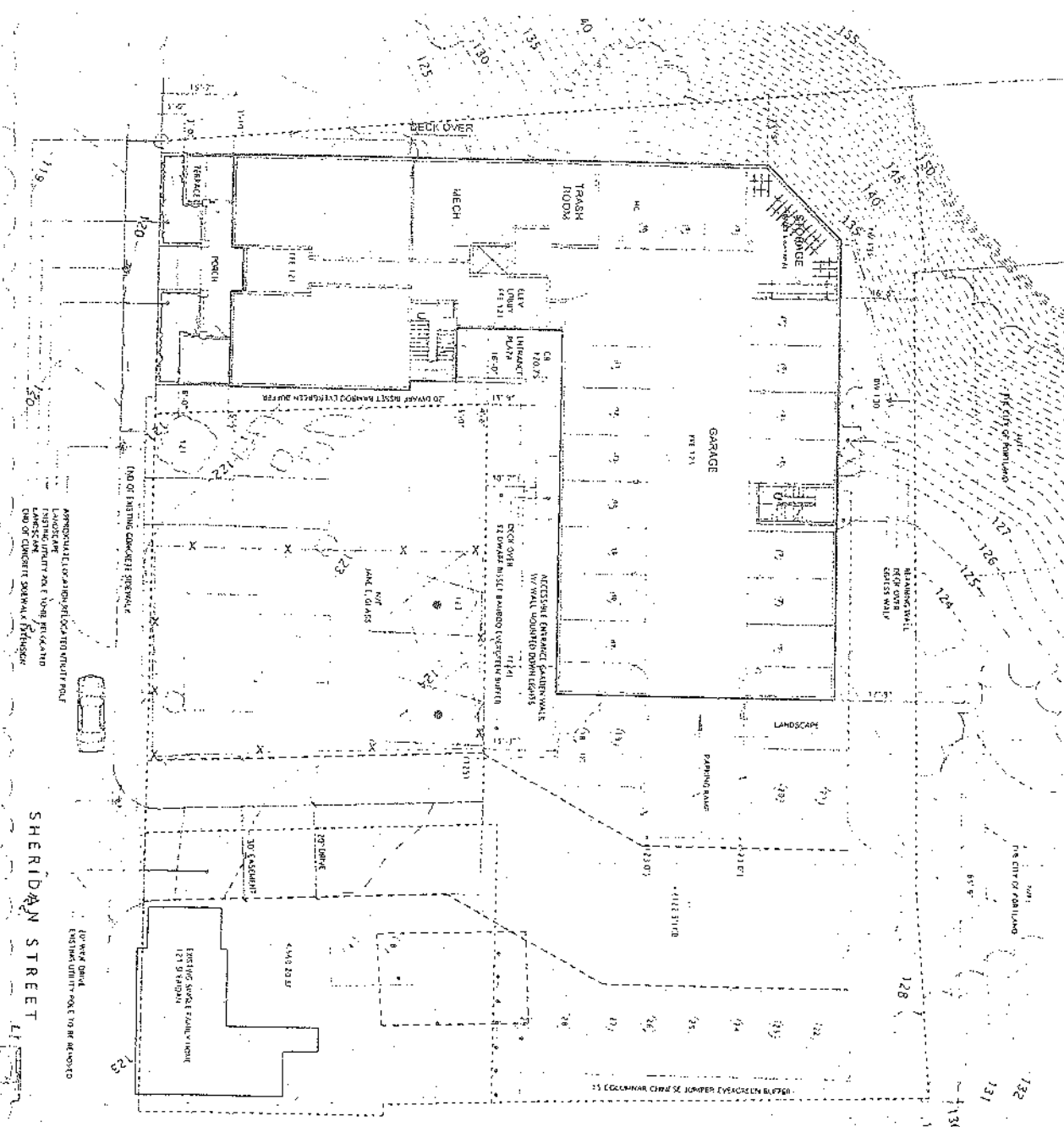
GROUND FLOOR (2 UNITS + 17 CARPARKS)

FLOOR PLANS

**SGC**  
SHERIDAN HEIGHTS  
135 SHERIDAN STREET  
DORSET, VICTORIA 3217  
T: 08 9437 1111  
F: 08 9437 1112  
WWW.SHERIDANHEIGHTS.COM.AU

**SHERIDAN HEIGHTS**  
135 SHERIDAN STREET  
DORSET, VICTORIA 3217  
SHERIDAN STREET LLC  
A1.1

1K.11



APPROPRIATE LOCATION AND POSITION OF UTILITY POLES  
 EXISTING UTILITIES AND LOCATION OF CONCRETE  
 LAMP POSTS  
 CONCRETE SIDEWALK DESIGN

SHERIDAN STREET  
 10' WIDE DRIVE  
 EXISTING UTILITIES AND LOCATION OF CONCRETE

12.00' CONC. TRAILS AND ACCESS WALK  
 EXISTING UTILITIES  
 EXISTING CLEARANCE TO EX. SIGNAGE  
 TWO 30" DIA. AC. OVERHEAD TRANSMISSION TOWERS

PLANTS	SIZE
Common Chinese Laurel (Laurus)	15' x 15'
Common Cherry Laurel (Laurus)	15' x 15'
Red-Twig Dogwood (Cornus)	7' x 5' @
Plant (Landscape)	7' x 5' @

**SHERIDAN HEIGHTS**  
 133 Sheridan Street  
 Portland, Maine

**MIRD, LLC**

62 Main Street  
 Portland, Maine 04101  
 Tel: 603.761.1234  
 Fax: 603.761.1235  
 www.mird.com  
 mird@comcast.net

**DESIGNERS**  
 MIRD, LLC  
 62 Main Street  
 Portland, ME 04101  
 Tel: 603.761.1234  
 Fax: 603.761.1235  
 www.mird.com  
 mird@comcast.net

**PROJECT ASSOCIATES**  
 100 Commercial Street  
 Portland, ME 04101  
 Tel: 603.761.1234  
 Fax: 603.761.1235

**LANDSCAPE PLAN**

DATE: 11/15/11  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 APPROVED BY: J. BROWN

11

# Attachment 3

**From:** Jeff Tarling  
**To:** Shukria Wiar  
**Date:** 11/17/2006 4:22:43 PM  
**Subject:** Sheridan Heights Landscape Review

Shukria -

I have reviewed the landscape plan for the proposed Sheridan Heights project and offer the following comments.

Proposed plantings - a) 'David Bisset' Bamboo: while this plant appears hardy to -15 and quite dense, this bamboo can also be quite invasive even with the proposed root barrier. Alternative plant types might be considered to be planted along the entire length of the adjacent residential back yard. Perhaps a mixture of tree / shrub plantings. This plant may be considered for smaller landscape area within the proposed project vs next to the neighbors.

Proposed plantings - b) Baltic Ivy: while this ground cover works well as a low groundcover, the entranceway into the proposed building should include plantings with a greater definition or scale to help define the entrance. This plant could be used as a groundcover along with companion plant material.

Proposed tree planting - The proposed plan locates two 'Armstrong' Red Maples which would be a good choice in the restricted area along Sheridan Street. Additional tree planting on site and / or neighborhood would be suggested to meet the 2 trees per unit guidelines. Two sides of the proposed building do not appear to have a landscape treatment of trees or shrubs.

Recommendations - the proposed Sheridan Heights building landscape plan could use improvements by adding additional plantings. This site is very visible from surrounding existing residential properties. Considerations might include buffering / accent trees and shrubs. This would include trees / shrubs along entrance drive and easterly corner that shows 'loam & seed'.

In review - The Sheridan Heights landscape plan could use additional landscape treatments. I would be willing to meet with the project team to better identify concerns.

Jeff Tarling  
City Arborist

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MEMORANDUM

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To: FILE

From:

Dept: Fire

Subject: Application ID: 2006-0214

Date: 11/13/2006

---

The Fire dept checklist shall be completed.

Fire flows and hydrant spacing shall be provided using Annex H and I of NFPA 1. "The Uniform Fire Code"



CORPORATE OFFICES: Maine, Massachusetts,  
New Hampshire, Connecticut, Florida  
Operational offices throughout the U.S.

## MEMORANDUM

TO: Eric Labelle, City Engineer

FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran

DATE: November 16, 2006

RE: Sheridan Heights

Woodard & Curran has reviewed the Major Site Plan submission for the proposed condominium project on Sheridan Street. The project proposes to construct 21 units and 29 parking spaces.

### Documents Reviewed

- Major Site Plan Review Application dated October 30, 2006.
- Engineering Plan Sheets, C1 to C5, L1 and L2, A1.0 to A1.4, A2.0 to A2.3 dated October 31, 2006 by SGC and TFH Architects.

### Comments

- The application does not include any storm water calculations. Calculations must be provided to insure that the existing collection system can handle the proposed flows.
- No details have been provided for the buried storm chamber units.
- The catch basin structure at the driveway entrance will need to be modified to accept a frame and cover without an inlet. The modification will need to be approved by the City Engineer.
- Invert elevations have not been provided for the proposed sewer and stormdrain systems.
- Soils information below the proposed storm chamber units and the 8' diameter dry well have not been provided.
- The underground parking garage layout dimensions have not been shown.
- Tip-downs and handicap ramps should be installed on both sides of the proposed driveway.
- Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided.
- The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance.
- Details for the reconstruction of the sidewalk have not been provided.
- The types of pipes being proposed for the stormdrain and sewer systems have not been provided.
- Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'.

Please contact our office if you have any questions.

DRG  
203848

On the basis of plans and materials submitted by the applicant, public comment received at the public hearing and the information contained in Planning Report # 65-06 relevant to standards for site plan regulations, and other findings, the Portland Planning Board finds:

That the plan [is or is not] in conformance with the site plan standards of the land use code, **subject to the following waivers and conditions:**

**Waivers**

- i. Upon the recommendation of the City's Transportation Engineer, the Planning Board (**does/does not**) waive the City's Technical Standards for parking lots to allow compact parking spaces of 7.5 by 15 feet for eleven of the thirty-two parking spaces.

**Potential Conditions of Approval**

- i. The applicant shall install the full cutoff visor for the exterior wall pack lights as proposed.

468001  
Sheridan Heights  
Stormwater Management

Concept: Infiltrate 25-year storm event from new impervious surfaces so that there is no increase in runoff after development.  
Provide for overflow of storm events in excess of 25-year event to existing City storm drain system in Sheridan Street.

Criteria: 25-year storm event = 5.5 inches/24 hours

Impervious areas:

Roof area = 9832 sq ft per architectural plans

Runoff @ 5.5 inches = 4506 cu ft, or 33,707 gallons

Parking area ~ 70 ft x 70 ft = 4900 sq ft.

Runoff @ 5.5 inches = 2246 cu ft, or 16,800 gallons

Storage:

StormChamber unit provides 75 cu ft of storage per unit

Roof area requires:  $4506 \text{ cu ft} / 75 = 60 \text{ units min}$

Parking area requires:  $2246 \text{ cu ft} / 75 = 30 \text{ units min}$

Proposed:

Roof area:

use 3 rows of 20 units each

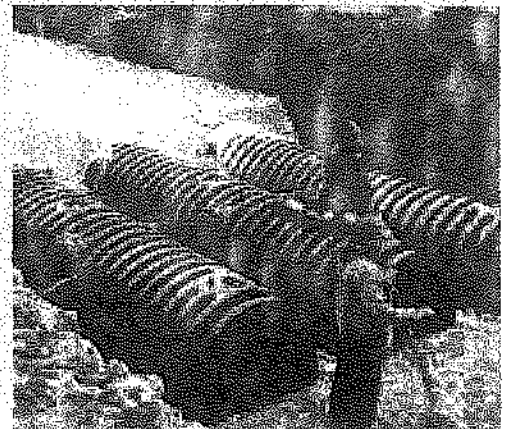
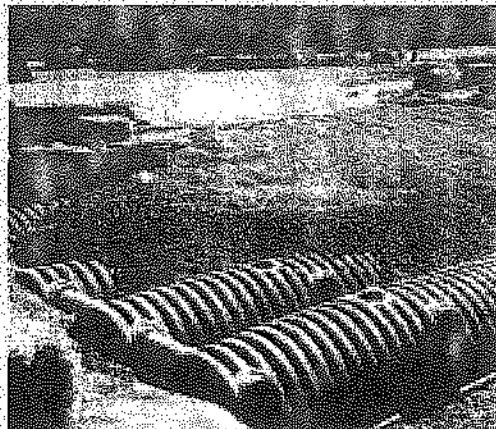
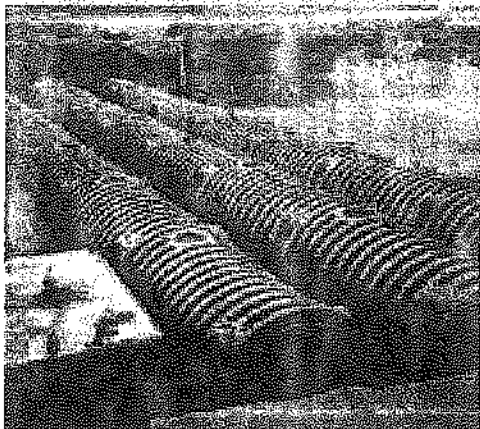
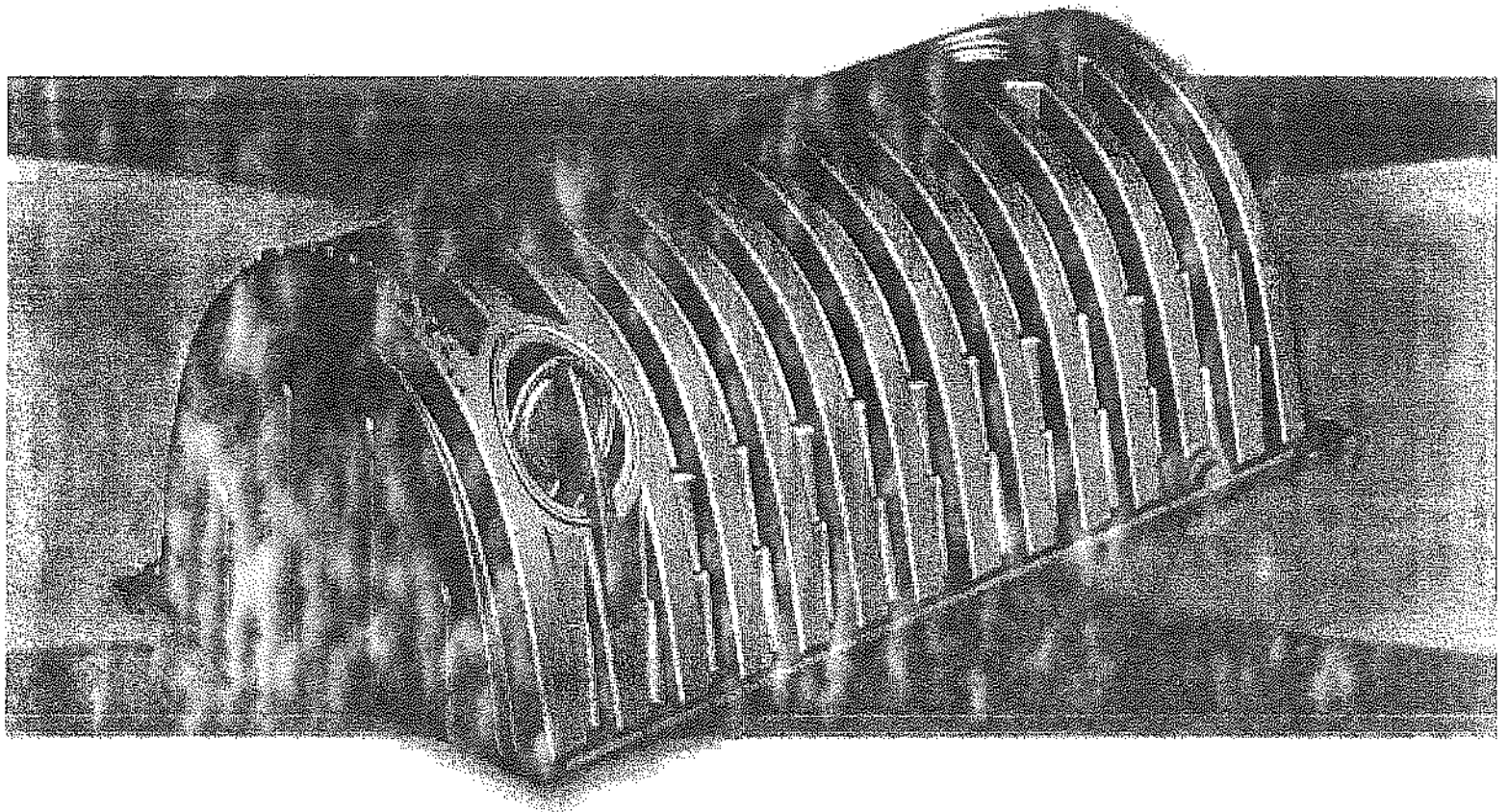
Parking area

use 12 rows, 10 with 3 units



# STORMCHAMBER™

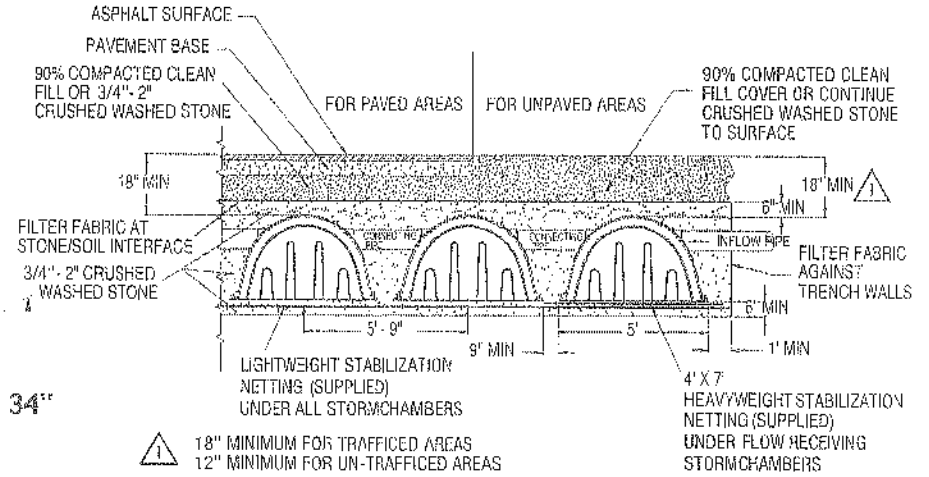
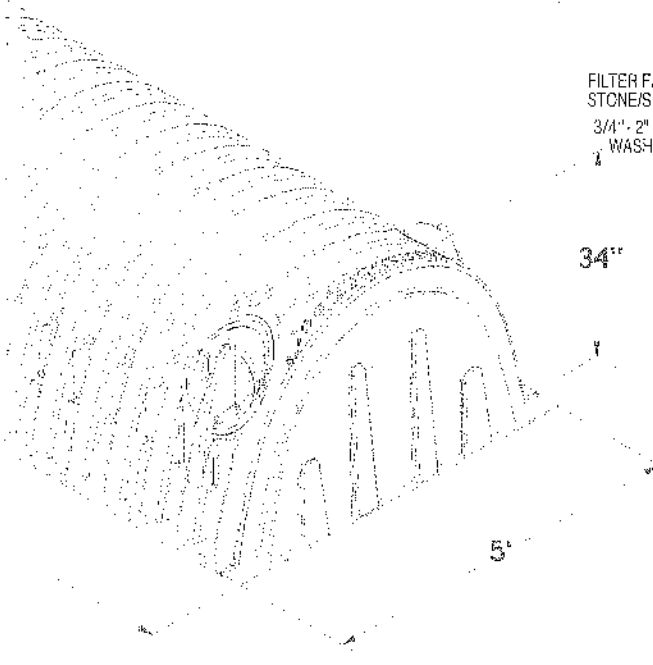
THE LOW COST, LOW IMPACT DEVELOPMENT SOLUTION  
FOR RETENTION, DETENTION, RECHARGE.



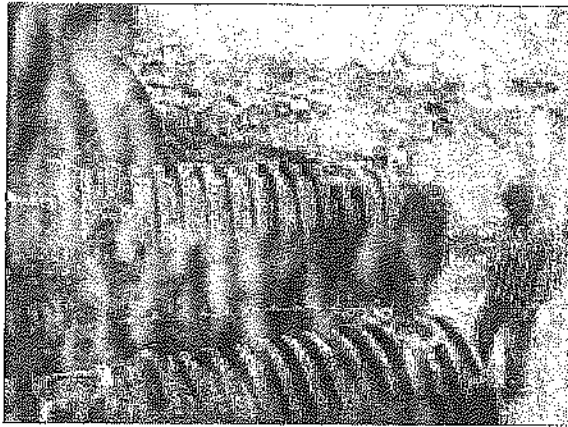
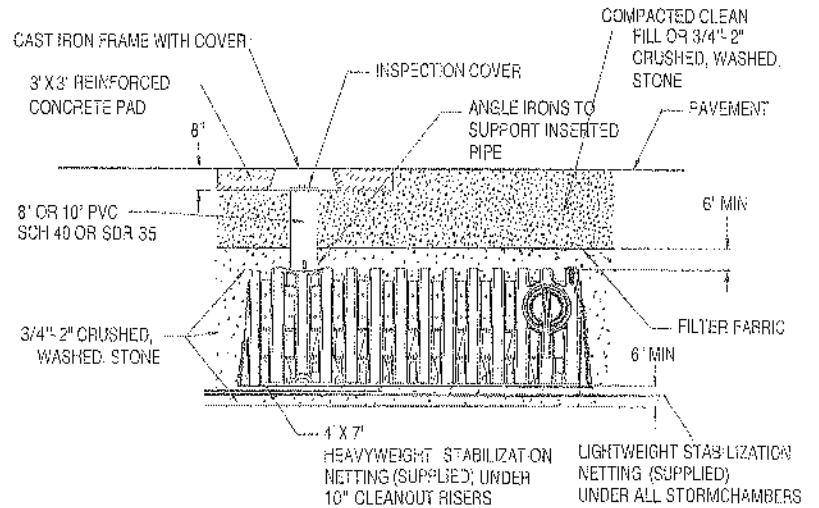


RECOMMENDED INSTALLATION

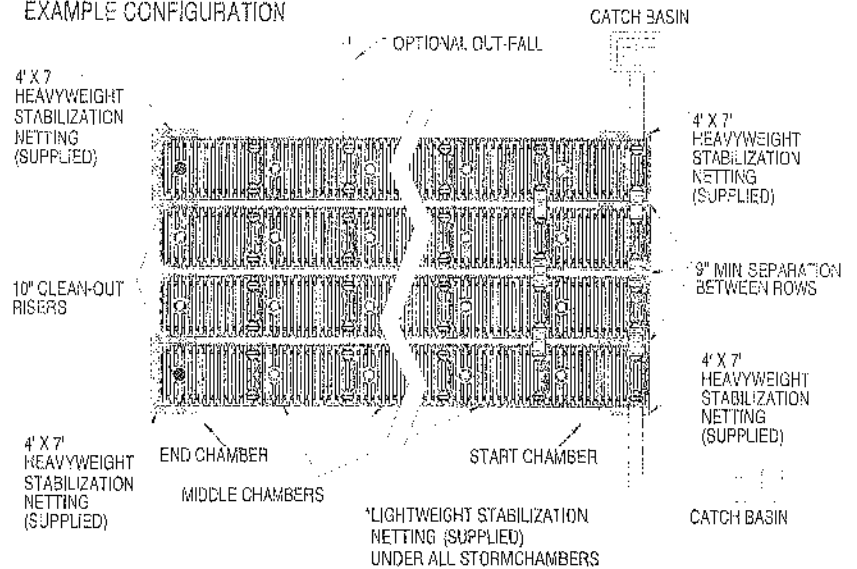
StormChamber<sup>SM</sup> storage = 75CF  
 Design storage capacity = 115CF



CLEAN OUT / INSPECTION WELL



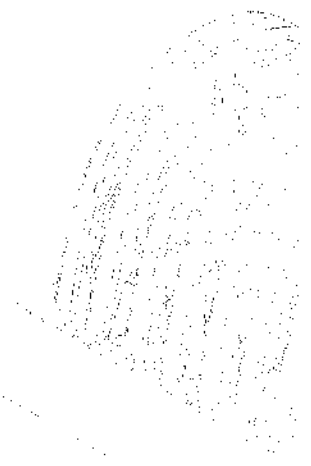
EXAMPLE CONFIGURATION



## BENEFITS OVER OTHER TYPES OF BMPS

- » Helps counter drought conditions by maintaining groundwater base flow to streams.
- » Replicates pre-development hydrology.
- » Eliminates thermal discharge loadings.
- » Replenishes groundwater supplies.
- » Achieves higher pollutant removal rates through soil filtration and accelerated microbial actions (bio-remediation).\*
- » Achieves Low Impact Development, LEED and Zero Discharge goals.
- » Reduces dependence on stormwater ponds and associated maintenance costs, liability and mosquito problems and allows for use of higher value real estate.
- » Provides a lower cost and longer effective life alternative to perforated pipe.
- » Provides a lower cost alternative to drainage pipe for conveyance, with added benefits of groundwater recharge and water quality enhancement.

\* In soils that do not perk well, the benefits of microbial actions still occur.



### AVERAGE % REMOVAL RATES

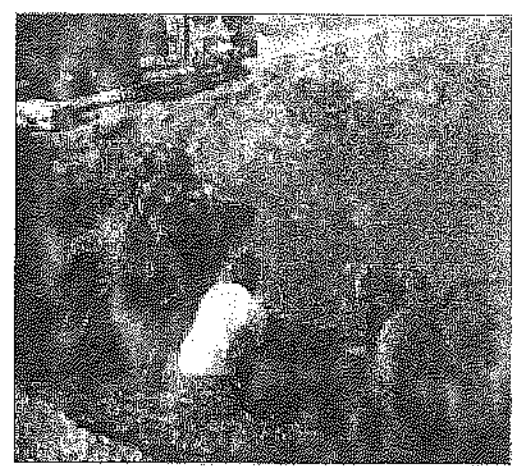
POLLUTANT PARAMETER	INFILTRATION	Wetland	Water Quality Pond	Filtering System	Water Quality Swale
Total Phosphorus	65	51	45.5	45	14.5
Total Nitrogen	82.5	20.9	30	32	10.5
Lead	98	63	66.5	71	50
Zinc	99	53.5	50.5	69	49
Suspended Solids	88.5	78	70	81	66
Organic Carbon	82	28	35	57	23

8.5'

Source: Brown, Whitney, Schueler, Thomas. National Pollutant Removal Performance Database for Stormwater BMPs, August 1997, Center for Watershed Protection, Ellicott City, Maryland.

## BENEFITS OVER SIMILAR TECHNOLOGIES

- » Direct connect side portals eliminate expensive header pipe manifold feed and discharge pipe systems and related extra excavation and stone.
- » Approximately 40% fewer chambers needed due to significantly greater storage capacity.
- » Significantly less time and labor cost for installation.
- » Significantly less excavation, stone, backfill, compaction, grading, and filter fabric required.
- » Exceeds AASHTO H-20 wheel load rating by 3 times.
- » Integrated end walls; no extra cost for end plates.
- » 10" inspection/clean out risers for low cost and easy sediment removal.



"A Septic Drainfield for Stormwater"<sup>SM</sup>

## THE COMPANY

We are a multi-disciplinary environmental consulting and water resources research company, founded and operated by ecologists, biologists and engineers.

The StormChamber™ was developed to exceed stormwater quality requirements and to overcome the deficiencies of alternative technologies.

## WARRANTY

StormChambers are covered by a 10 year limited warranty. See our design manual for more details.

## CUSTOMER SUPPORT

- >> Free design manual and CD. The CD contains a detailed sheet drawing, CAD files that can be copied directly to plans, and an Excel program for calculating the numbers of StormChambers needed, alternative chamber configurations, trench dimensions, and the amount of excavation, stone and filter fabric needed.
- >> Free StormChamber™ system design assistance.
- >> Free on-site installation assistance.

## CONTACT INFORMATION

(877) 426-9128 (Toll-Free)

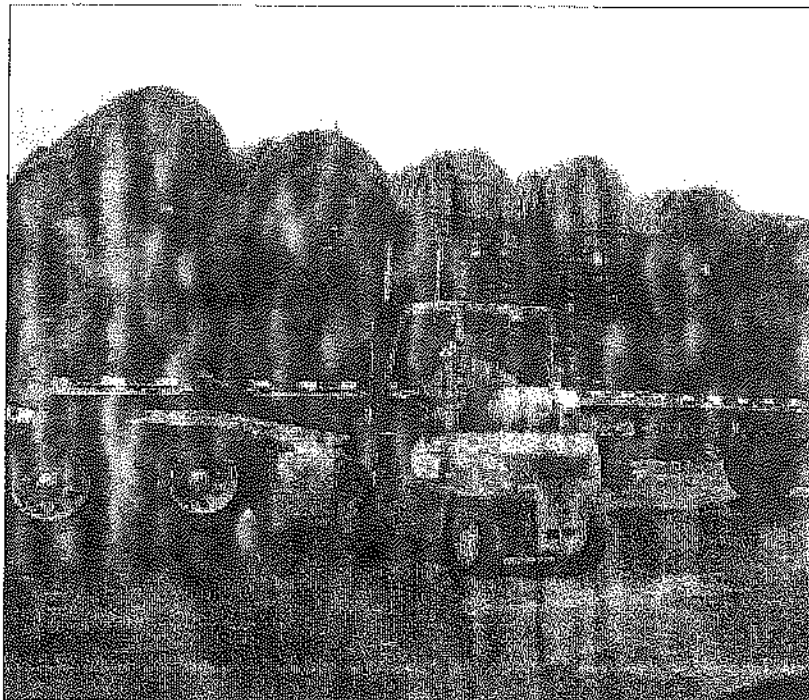
(703) 492-0686 (Local)

(703) 491-9656 (Fax)

info@hydrologicsolutions.com (Email Us)

PO Box 672, Occoquan, Virginia 22125

www.hydrologicsolutions.com



Free design assistance  
and installation oversight.

**SHERIDAN HEIGHTS**

**VICINITY OF 135 SHERIDAN STREET  
SUBDIVISION AND SITE PLAN REVIEW**

**GREG SHINBERG, APPLICANT**

Submitted to:  
Portland Planning Board  
Portland, Maine

Prepared by Shukria Wiar

Prepared on January 03, 2007

## I. INTRODUCTION

Greg Shinberg on behalf of Sheridan Street, LLC is requesting a Subdivision and Site Plan approval for a residential condominium development located at 135 Sheridan Street in Portland. This application will also be reviewed for compliance with the Conditional R-6 Zone approved by the Portland City Council on October 16, 2006.

The site consists of two adjacent properties located on the east side of Sheridan Street between Walnut Street and Cumberland Avenue. The property at 121 Sheridan Street will have a deed restriction in place that will limit the use to a single-family residence only. The existing house will remain a single-family residence with no increase in the number of residential units allowed. The lot for 121 Sheridan will be reduced from 10,000 sq. ft to 4,560 sq. ft, with the rear portion being added to the 135 Sheridan Street parcel. The existing freestanding garage located at 121 Sheridan Street will be removed and replaced with surface parking and access for the proposed L shaped building.

The contents of this report are as follows:

- |      |                              |       |  |
|------|------------------------------|-------|--|
| I.   | Introduction                 | VI.   | Subdivision Review                     |
| II.  | Public Outreach and Response | VII.  | Site Plan Review                       |
| III. | Summary of Findings          | VIII. | Staff Recommendation                   |
| IV.  | Proposed Development         | IX.   | Motions for Planning Board to Consider |
| V.   | Staff Review                 |       |  |

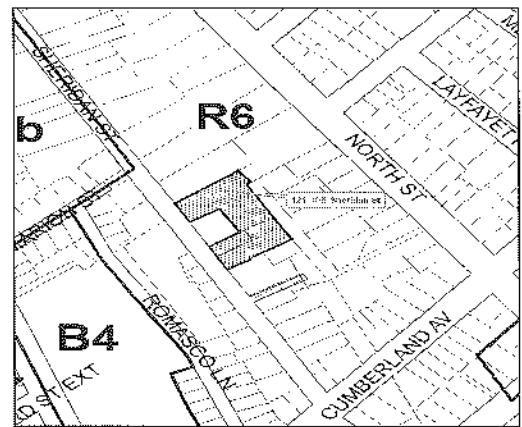
## II. PUBLIC OUTREACH AND RESPONSE

This hearing has been noticed to 247 owners within 500 feet of the property and interested citizens. A neighborhood meeting was held on 12.07.2006 and attended by three (3) people. Key items that were discussed were height and color of the proposed building.

Planning staff has not been contacted by any neighbor or abutting owner.

## III. SUMMARY OF FINDINGS

**Site and Land Area:** 121 Sheridan Street and 135 Sheridan Street, two sites with .67 acres.  
**Tax Maps:** Tax Map 13, Block K, Lots 2; and Block K, lot 17.  
**Existing Uses:** Vacant land and a single-family home  
**Current Zoning:** Conditional Rezone R-6  
**Total Units:** 21 residential condominiums at 135



	Sheridan Street and one single-family home at 121 Sheridan Street.
<b>Housing Mix:</b>	5 one-bedroom units, 16 two-bedroom units
<b>Building Height:</b>	The residential building at 135 Sheridan Street will be four stories above one level of parking for 17 vehicles and two one-bedroom units. The proposed maximum building height will not exceed 45'.
<b>Building Setbacks:</b>	Proposed front yard setback is 5 feet to the terrace wall. The northerly side yard is graduated from 3' along Sheridan Street to 14'5" at the rear of the site with a deck within 2' of the property line. The southerly side yard setback shall range from 3' to 5' at the location of the surface parking. The rear yard setback range is approximately 16' to 17'9". These setbacks are included in the Conditional Rezone Order as <u>Attachment 1k</u> .
<b>Proposed Parking:</b>	A total of 29 parking spaces are proposed. Seventeen (17) of these parking spaces will be in a car park on the ground floor of the building and 12 will be surface parking on the south side of the property.
<b>Parking Ratios:</b>	The proposed parking ratio for the residential units is 1.38:1

#### IV. PROPOSED DEVELOPMENT

The parcel located at 135 Sheridan Street is vacant. The proposed structure will have a total of 21 units constructed over one underground level of parking with seventeen (17) parking spaces. Twelve (12) surface parking spaces are also proposed. The units will be an average size of 1,100 square feet in floor area. On the ground level, there will be two one-bedroom units. Six units will be constructed on the first level; five will have two bedrooms; one unit will be a one bedroom. Seven two-bedroom units will be located on the second level. The remaining six units will have one or two bedrooms plus a den/family room located on the third and fourth floors and each unit will have an interior staircase.

Two stairwells will provide access to the upper floors and the applicant is proposing a centrally located elevator as well. On the first level a storage room will be located and each unit will have a storage compartment. All of the units will each have an attached porch or deck.

The applicant is proposing a solid waste room on the ground floor. Solid waste and recycling will be collected by a common collection within the Condominium building. The disposal will be picked up by a private contractor on a schedule to be determined. See Attachment 1g.

The applicant is proposing a brick sidewalk on the 135 Sheridan Street frontage, as required by the City's sidewalk policy.

#### V. STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the subdivision and site plan ordinances. Staff comments are

highlighted in this report.

## VI. SUBDIVISION REVIEW

1. Water and Air Pollution  
The project will not result in undue water or air pollution, as it is not in a flood plain and is for residential use.
  
- 2/3. Water  
An existing 4-inch water main will be upgraded to an 8-inch water main in Sheridan Street. The applicant has not provided a 'Capacity to Serve' letter but indicated these would be provided.
  
4. Soil Erosion  
The applicant has submitted an erosion plan. The applicant's erosion control plan has been reviewed and approved by the City's development review engineer.
  
5. Traffic  
The entrance and exit access to the building will be via a twenty-foot (20') driveway. The City of Portland's Technical and Design Standards and Guidelines specify that multi-family residential developments with three (3) or more units shall have a 24 foot wide driveway for any two-way ingress and egress. The proposed 20 foot wide drive driveway does not meet the City's design standards per Section III 2A (b); and the applicant is requesting a waiver of this requirement.

The City of Portland's Technical and Design Standards and Guidelines requires that a 24-foot aisle width be provided for 90° parking stalls. The applicant is proposing a 22-foot aisle width. The applicant has asked for a waiver of this requirement.

### **Parking**

The applicant is proposing twenty-nine (29) parking spaces of which 17 spaces will be in the ground level and 12 will be surface parking. Eight (8) of the surface parking bays are 8 feet by 16 feet parking bays, which does not meet the City's standards. The City of Portland's Technical and Design Standards and Guidelines, Section III (7) requires that bays to be 9 feet by 19 feet. The applicant has asked for a waiver of this requirement.

Department of Public Works has approves all three waivers, an email from Tom Errico is included as Attachment 10.

6. Sanitary Sewer/Soils  
The existing utilities located in Sheridan Street currently serve the house located at 121 Sheridan Street. The proposed building will also be served by existing utilities located in Sheridan Street. The existing 8-inch sanitary sewer main located in Sheridan Street will serve both buildings.

7. Stormwater  
Roof runoff will drain into buried StormChamber units located northeast of the parking lot and the parking area runoff will drain to the buried StormChamber units that will be located on the south side. These storm drains will connect to the City's sewer system. The foundation drainage will also be connected to the City's system. Oil/water separators are proposed at the roof drains and at the parking lot.

The existing 12-inch storm drain system that is located in Sheridan Street will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

8. Solid Waste Disposal  
Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined. See Attachment 12d letter from Waste Management Services dated October 26, 2006.

9. Scenic Beauty  
The site at 121 Sheridan Street has a single-family house and a garage. The garage will be removed and two surface parking spaces will be provided for the single-family home. The 135 Sheridan Street parcel is currently vacant. These lots are in an urban neighborhood. At present, the 135 Sheridan Street lot sits in an abandoned state and has not been maintained. The project will improve the aesthetic quality of the neighborhood. There are no known natural or manmade resources that will be adversely affected by this proposal.

10. Comprehensive Plan  
The Comprehensive Plan encourages development of infill projects on the peninsula, with less required parking spaces to promote walking to work and shopping or utilize public transportation. The East End School is located within walking distance, and the Portland Trail network is located adjacent to the site.

Sheridan Street is located on the peninsula and is within walking distance of downtown or other work places and shopping. To the east of the property is Shailer School, which is located on North Street, within the same block as the proposed development. Shailer School consists of 17 units. A mixture of density characterizes this area of the peninsula.

It will also provide compact in-city living for owners that represent a variety of income levels and household types. It is located near the downtown district and close to the Cumberland Avenue METRO line that serves Munjoy Hill.

11. Financial Capability  
The applicant has provided evidence of financial and technical capacity. A letter from Camden National Bank has been submitted. See Attachment 1i.

12. Groundwater  
The site at 135 Sheridan Street is a vacant lot in a developed neighborhood.



There are no known adverse impacts on groundwater quantity and quality, surface water quantity and quality, wetlands, unusual natural areas, wildlife and fisheries habitat. Public water and sewer will serve the site.

13. Flood Hazard/Shoreland/ Wetlands  
This project is not in a flood prone area and has no effect on wetlands or waterways.

## VII. SITE PLAN REVIEW

- 1/2. Traffic  
Please refer to Subdivision Plan Review, Paragraph 5: Traffic

- 3/4. Bulk, Location, Health, Safety Air and Height of Proposed Buildings  
The Sheridan Height Condominiums building is an L-shaped, five story structure at Sheridan Street (four stories and a mezzanine level with roof decks). The building has a flat roof with a railing. Balconies are shown along the front and side facades. The elevations indicate that the railing systems used on the fourth floor balconies differ from the floors below. The materials at the first floor include brick along the Sheridan Street facade, and split face concrete block where the building sets back from the street, and along the side elevations. The siding is cement fiber clapboards with a 5" exposure at the second, third and fourth floors, and an 8" exposure at the mezzanine level. Cement fiber panels are shown on the south and east elevations. The height of proposed building will not exceed 45' including the mechanical room.

This building provides a high level of visual interest, with design elements that enhance the streetscape and address the street. The façade along Sheridan Street is varied, articulated and human-scaled and contributes to the pedestrian environment with a main entrance and porch, and balconies that face the street. The entry, porch, fenestration, landscaping and architectural details are appropriately scaled along Sheridan Street, and serve to reinforce the public realm.

5. Sewers, Stormdrains, Water  
Please refer to Subdivision Plan Review, Paragraphs 2/3, 6 and 7.
6. Landscaping and Existing Vegetation

Jeff Tarling, City Arborist, has reviewed the submitted Landscape Plan. He has the following comments/issues to offer:

**a) Left, rear slope area.** The landscape plan proposes a "massing of Rhododendrons" to meet concern of the lack of landscape treatment near the left rear portion of the proposed building. This area is currently a steep slope containing invasive Japanese Knotweed. The number of plants needed to create an adequate 'massing' effect as proposed would require at least 18 plants. The area shown as 'loam & seed' should be detailed to include defined mulched plant beds for the proposed Rhodos along with conditions that the invasive plants existing would need to be removed or controlled to make the planting successful. It would be questionable if Rhododendrons would be the ideal plant to use in this dry, steep slope. The success would be tied to the level of maintenance provided,

i.e. irrigation. Recommendation to consider would be using additional landscape treatment on this slope that would include plants that could survive in this dry, steep slope conditions. A partial list of recommended plants would include: Sweet fern, Bayberry, and Red Cedar. Additional plants, defined plant beds and integrate the beds into the projects irrigation system would be a condition.

**b) Buffer area behind the "Jane Glass" Property directly in front of the proposed building.** Two large evergreens in the backyard of this property are the main screening / buffering component along with a proposed row of 12 'Sea Green' Junipers. This treatment would be adequate in the area directly behind the two evergreens, perhaps the first 9 proposed junipers. Upright trees with a greater vertical height than the 4-6' mature height of the Sea Greens would be more effective in buffering the building while adding shade to the entrance plaza and seat wall.

**c) Entrance drive landscape -** The revised landscape plan proposes 12 "Hiba" Arborvitae along with 4 Red Twig Dogwood plants. The proposed "Hiba" Arborvitae, while an attractive plant, list out as a USDA Zone 6 plant that is not guaranteed in Portland's climate (perhaps if global warming continues). Aside from the hardiness question the proposed plants are shown in a small, "5 -gallon" pot size that averages around 3-4' in height at installation. Upgrading this planting to "6' B&B" as shown on the plant selection for the "Hetzi Columnar" Junipers would be more effective. An extended plant guarantee for the "Hibas" or a more hardy substitute along with a upgraded plant size would be a condition.

**d) Additional tree planting / ('two-trees per unit' recommendation)-** Earlier workshop memos suggest interest in contributions to the City of Portland Tree Trust to target additional trees for the Sheridan Street neighborhood. One recommendation would be to consider using the adjacent city owned rights of way to the rear - that would provide landscape treatment from North Street and left of the proposed project - that would provide treatment for Sheridan Street. Clearly these are the closest areas in need. The land below Fort Summer Park enclosed in chain link fencing could use a vegetative approach. This adjacent land would meet the landscape goals usually met with the 'two-trees per unit' recommendation intent. Improving the nearby slope would be a 'win-win' for both the new Sheridan Height residents and existing abutters. A recommended condition would include an option of tree / shrub planting in the adjacent city owned area or contribution to Portland Tree Trust with a neighborhood target.

The City's Technical Standards regarding the provision of street trees has been applied in this type of subdivision to require two street trees per unit. For this proposal a total of forty-two (42) trees would be required. The applicant is proposing two (2) street trees within the right of way of Sheridan Street; please see Landscaping Plan Attachment 2o. The remaining of the required trees cannot be located on the site. The applicant has asked to contribute \$8,000 (40 x \$200). This money will be used toward landscaping on Sheridan Street.

Potential conditions of approval:

*The applicant shall coordinate with the City's Arborist to address the comments in his memo dated 01.02.2007.*

7. Soils and Drainage

Please refer to Subdivision Plan Review, Paragraphs 6 and 7.

8. Exterior Lighting

The applicant has submitted a lighting plan and a photometric plans. The applicant is proposing four poles mounted parking light, all having at 175-wattage. Three of the lighting poles are located on the eastside and south side of the surface parking lot. One pole is located on the 121 Sheridan Street property near the two surface parking. There will also be ten (10) wall lights on the east, west and south side of the buildings. The building mounted lights along the entrance walk at the rear of the Glass property have been replaced with landscape bollards. The parking ramp will have two landscaping bollards and the entry walk (behind the Glass Property) will have five (5) landscaping bollards. The applicant is proposing three recessed down light at the main entrance and three at the second entry. The proposed lighting plan meets the City's standards.

9. Fire

The City's Fire Prevention Officer has reviewed the site plan and has the following to offer:

- a. *The Fire Department checklist shall be completed.*
- b. *Fire flows and hydrant spacing shall be provided using Annex II and I of NFPA 1. "The Uniform Fire Code"*

These items have not be submitted and a potential condition of approval can be:

*All Fire Department issues shall be addressed and any information shall be submitted.*

10. City Infrastructure

The applicant is proposing a sidewalk along the 135 Sheridan Street frontage. Since the site is located on the peninsula, the City's Sidewalk Materials Policy requires a brick sidewalk along the street frontage, which the applicant is providing.

After review of the site plans, granite curb detail is not consistent with City's standards. Although a revised pipe trench detail has been submitted that is consistent with City standards, it is on a separate sheet of paper with no references. It needs to be incorporated into the full plan set. As a potential condition of approval:

*The applicant shall incorporate a revised granite curb detail and pipe trench detail on site plans that is consistent with City standard.*

11. Design Standards

Multiple-family development must meet the design standards as set out in 14-526 (15) which cover design, relationship to the street, design of open space on the site, windows, and screening of vehicles from adjacent properties and streets.

*A. Exterior Design*

The design, including architectural style, materials, roof pitch, form and height, complements and enhances the surrounding residential neighborhood and uses through the use of a variety of architectural elements and materials to break up the building mass and add interest to the facades. The materials reflect those in the vicinity.

*B. Relationship to the Street*

The building is sited at the street line like other buildings in the neighborhood. The plans include primary entrances that front on Sheridan Street. The front entry is well articulated and creates a welcoming entrance along the pedestrian streetscape.

*C. Design of Open Spaces on the Site*

The front entrance and decks enhance the sense of open space on the site for residents. Trees are proposed within the adjacent public sidewalk.

*D. Design of Windows and Storage Area*

The submitted building elevations and floor plans indicate there are an adequate number of windows in each dwelling for sunlight and air. The deck areas increase the opportunity for light and air. Each unit will have a storage area on the ground level.

*E. Screening of Vehicles*

The Ordinance requires that parking, driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets. Landscaping is proposed along the abutters' properties to screen the surface parking.

12. Condominium Documents

The project will have condominium documents but have not been submitted for review. As a potential condition of approval:

*The applicant shall submit a copy of the condominium documents for review and approval by the City's Associate Corporation Counsel.*

13. Easements

One of the conditions in the Conditional Rezone Agreement is that the applicant shall deed to the City an easement for public access over the driveway entrance for purposes of public pedestrian passage and access to the community gardens. A potential condition of approval

*The applicant shall submit a copy of the City public access easement for review and approval by the City's Associate Corporation Counsel.*

## VIII. STAFF RECOMMENDATION

This project, as proposed meets the Subdivision and Site Plan ordinance, along with the Conditional R-6 zoning. The Board will need to consider the requested driveway entrance width waiver and the required street tree waiver discussed previously in this report.

## IX. MOTIONS FOR THE BOARD TO CONSIDER

### 1. Subdivision:

On the basis of plans submitted by the applicant, the information contained in Planning Report #02-07 relevant to standards for subdivision regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:

- i. Applicant shall provide a capacity to serve letter from the Portland Water District

### 2. Site Plan:

On the basis of plans submitted by the applicant, the information contained in Planning Report #02-07 relevant to standards for site plan regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds:

#### A. Waivers:

1. The Planning Board voted 7-0 to waive the Technical Standard, Section III 2 A (b), which requires a 24 foot wide driveway for two-way ingress and egress, to allow the access to be 20 feet clear width at the building line on Sheridan Street as shown on the plan Attachment 2i.
2. The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires parking bays to be 9 feet by 19 feet, to allow interior parking bays shall be 9' x 17'11" and exterior parking bays number 23 to 30 shall be 9'x16'.
3. The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires a 24-foot aisle width for 90° parking stalls, to allow a 22-foot aisle width.

#### B. Site Plan

The Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

- i. The applicant shall coordinate with the City's Arborist to address the comments in his memo dated January 2, 2007 to include that a buffer of vegetation to be planted and to be maintained by the

Association to the rear of the City-owned property.

- ii. All Fire Department issues shall be addressed and any information shall be submitted per Attachment 7, correspondence from Captain Greg Cass.
- iii. The applicant shall incorporate a revised granite curb detail and pipe trench detail on site plans that is consistent with City standard.
- iv. The applicant shall submit a copy of the condominium documents for review and approval by the City's Associate Corporation Counsel.
- v. The applicant shall submit a copy of the City public access casement for review and approval by the City's Associate Corporation Counsel.
- vi. The applicant shall revise the plans in accordance with Michael Farmer's memo dated 01.05.2007, who submitted comments on behalf of Eric Labelle
- vii. The Applicant shall work with the Staff to determine an appropriate residential scale lighting pole heights and numbers and that the light level effecting 121 Sheridan Street will also be reduced to the fullest extend possible
- viii. Additional protective measures for the Glass home be implemented during the construction phase as determined by the appropriate entities.
- ix. The agreement between the applicant and Jane Glass regarding the appropriate landscaping buffering of the Glass home be formalized, as reference in Attachment 2p.
- x. The applicant shall enter into an license agreement with the City be approved by Corporate Counsel to enable installation and maintenance of the landscaping on the City-owned property.
- xi. The planting guarantee to the landscaping plan for all vegetation called by the plan and modified by Jeff Tarling shall be for three-years from the date of occupancy.

Attachments:

1. Application

- |  |  |
|--|--|
| a) Site Plan Application and Checklist | c) Deeds for 121 Sheridan Street & 135 Sheridan Street |
| b) USGS Map and Local Map              | d) Project Data  |

- e) Abutting Property Owners
- f) Public Utilities
- g) Solid Waste
- h) Technical Capacity
- i) Financial Capacity
- j) Project Schedule
- k) Conditional R-6 Contract Zone Agreement

2. Site Plan

- a) A2.2- West Elevation
- b) A1.0- Ground Floor
- c) A1.4- Mezzanine Floor
- d) A2.0- Exterior Elevation  
Materials Legend
- e) A2.1- Exterior Elevation  
Materials Legend
- f) A5.0- Details
- g) A5.3- Details
- h) C1- Existing Conditions
- i) C2- Site Plan
- j) C3- Grading Plan
- k) C4- Utility Plan
- l) C5- Details and Notes
- m) C-6- Drainage Profiles
- n) C7- Drainage Profiles
- o) L1- Landscaping Plan
- p) LG1- Glass Landscaping Plan
- q) Lighting Plans

- 3. Letter from Planner to Applicant Dated 11.09.2006
- 4. Letter from Applicant requesting waivers Dated 01.02.2007
  - a) Neighborhood Meeting and minutes Dated 12.20.2006
  - b) Correspondence from Applicant Dated 12.12.2006
- 5. Carrie Marsh Memo Dated 12.27.2006
- 6. Jeff Tarling memorandum Dated 01.02.2007
  - a) Memorandum Dated 11.17.2006
- 7. Captain Greg Cass memorandum Dated 11.13.2006
- 8. Dan Goyette memorandum Dated 12.20. 2006
  - a) Memorandum Dated 12.06.2006
  - b) Memorandum Dated 11.16.2006
  - c) Memorandum Dated 01.05.2007
- 9. Lighting Catalogue Cuts
- 10. Tom Errico Memo Dated 01.04.2007
- 11. Storm Chamber Catalogue Cuts
- 12. Capacity Letters
  - a) Sewer Capacity Letter Dated 12.28.2006
  - b) Electrical Capacity Letter Dated 12.21.2006
  - c) Natural Gas Capacity Letter Dated 12.20.2006
  - d) Waste Management for Solid Waste Dated 10.26.2006
  - e) Water Capacity Letter Dated 01.03.2007
- 13. Michael Farmer Memo Dated 01.05.2007

PORTLAND  
  
BUILDERS INC.

*file  
Sheridan Heights*  
AUG 02 REC'D

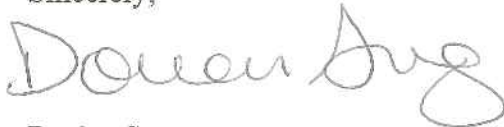
July 31, 2007

City of Portland  
c/o Corporation Counsel's Office  
389 Congress Street  
Portland, ME 04101-3509

Dear Penny:

Please review the attached documentation for use of the City's land abutting 135 Sheridan Street. We have also attached a certificate of insurance for the Sheridan Heights Project. Feel free to contact us with any questions or concerns.

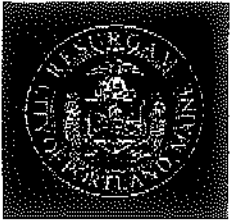
Sincerely,



Dorian Sweeney  
Administrative Assistant

Cc: William Cuddy, IV





*Strengthening a Remarkable City, Building a Community for Life* www.portlandmaine.gov

Corporation Counsel  
Gary C. Wood

Associate Counsel  
Elizabeth L. Boynton  
Penny Littell  
James R. Adolf  
Mary E. Costigan

July 23, 2007

William Cuddy IV  
Project Manager  
Portland Builders  
P.O. Box 4902  
Portland, Maine 04112

RECEIVED  
JUL 25 2007

BY:.....

Re: Sheridan Street (FAX) 772-8182

Dear Mr. Cuddy:

Enclosed please find a Construction License to be completed by you or your client and returned to the City (c/o Corporation Counsel's Office) with the required proof of insurance. Feel free to contact me should you have any questions.

Sincerely,

*Penny Littell*  
Penny Littell

Cc: Tom Civiello  
Jeff Tarling  
O:\OFFICE\PENNY\Letters2007\Cuddy072307.doc

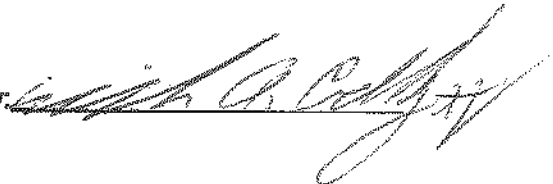
CONSTRUCTION LICENSE  
 FOR  
Portland Builders Inc.  
 RE: Sheridan Heights

A revocable construction license is hereby granted Portland Builders (hereinafter "licensee") to occupy portions of land owned by the City of Portland (hereinafter "owner"), which property is located at \_\_\_\_\_ Street (hereinafter "property"), for the purpose of construction work on property as depicted/described on attached Exhibit A. Occupancy of the property by Portland Builders is subject to the following conditions:

1. Licensee, its successors and assigns shall indemnify the owner from any and all claims which arise out of its use, or the use of others, of the property in conjunction with activities related to the construction activities on the property as shown on the attached plan.

2. Licensees shall procure and maintain liability insurance in an amount of not less than One Million Dollars (\$1,000,000) combined single limit, covering claims for bodily injury, death and property damage and shall either name the owner as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensees under the terms of this license.

3. This license is valid for \_\_\_\_\_ days/months during which construction shall be ongoing. Notwithstanding the foregoing, this license may be revoked upon \_\_\_\_\_ ( ) days written notice by the owner.

By: 

Seen and Agreed to by:

\_\_\_\_\_  
 Its: \_\_\_\_\_

**INDEMNITY AGREEMENT**

Portland Builders, a Maine corporation with a place of business at 85 York Street, Portland (City), County of Cumberland and State of Maine, its successors and assigns, in exchange for the permission granted by the City of Portland for construction traffic on public property abutting property owned by said corporation at 135 Sheridan Street Portland, Maine as shown on Attachment A, covenants and agrees to indemnify, defend and hold harmless the City of Portland, its agents, employees, officers, attorneys, successors and assigns, and each of them jointly and severally, from any and all damages; actions; causes of action; claims and demands of any nature, whether for property damage or personal injury (including death); and costs, including without limitation costs of attorneys' fees and defense, which Portland Builders, its successors and assigns, or which any other person, partnership, corporation, or other entity have or may have on account of said use of the public property.

Dated: 7/30/07

William A. Cuddy

By: William A Cuddy  
Print or Type Name

Its: Project Manager

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/30/2007

PRODUCER (207) 774-6257 x234, Fax (207) 774-2994  
Clark Associates  
2385 Congress Street  
P O Box 3543  
Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED  
Portland Builders Inc.  
PO Box 4902  
Portland ME 04112

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Acadia Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY	CP20020664	01/01/2007	01/01/2008	EACH OCCURRENCE
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)
		GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY
		<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC				GENERAL AGGREGATE
A		AUTOMOBILE LIABILITY	CAA0020670	01/01/2007	01/01/2008	COMBINED SINGLE LIMIT (Ea accident)
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)
		<input type="checkbox"/> HIRED AUTOS				
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC
						AUTO ONLY: AGG
A		EXCESS/UMBRELLA LIABILITY	CUA0020673	01/01/2007	01/01/2008	EACH OCCURRENCE
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE
		<input type="checkbox"/> DEDUCTIBLE				
		<input checked="" type="checkbox"/> RETENTION \$ 0				
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WCA0020671	01/01/2007	01/01/2008	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE
						E.L. DISEASE - POLICY LIMIT
		OTHER				

### DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Project: Sheridan Heights, 135 Sheridan Street, Portland ME. The City of Portland is an additional insured with respect to the operations of the named insured.

### CERTIFICATE HOLDER

City of Portland  
389 Congress Street  
Portland, ME 04101

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Lee Ramsdell/BRSC



## IMPORTANT

If the certificate holder is an *ADDITIONAL INSURED*, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If *SUBROGATION IS WAIVED*, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Memorandum  
Department of Planning and Development  
Planning Division

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**To:** Chair Patterson and Members of the City of Portland Planning Board

**From:** Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division  
Shukria Wiar, Planner, City of Portland, Planning Division

**Date:** 01/09/07

**Re:** Revisions to the Sheridan Height Condominiums Memorandum of 12/27/06

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*NOTE: This design memo is submitted in supplement to that which was included in the Planning Board packet dated 12/27/06. Additional discussion of the project as reviewed under Section 14-526 (15) has been inserted into the Discussion section on page 2 of this memo. Multiple-family development must meet the design standards in Section 14-526 (15). This additional information was largely contained in the Planning Board report prepared by Shukria Wiar dated 01/03/07. It is incorporated here for the sake of comprehensiveness.*

#### **Introduction**

The Sheridan Height Condominiums will be reviewed at an upcoming Planning Board hearing. This building will be reviewed for compliance with the Conditional R-6 Zone. Elevations dated October 31, 2006 were reviewed for this memo.

#### **Description**

The Sheridan Height Condominiums building is an L-shaped, five story structure at Sheridan Street (four stories and a mezzanine level with roof decks). The building has a flat roof with a railing. Balconies are shown along the front and side facades. The elevations indicate that the railing systems used on the fourth floor balconies differ from the floors below. The materials at the first floor include brick along the Sheridan Street facade, and split face concrete block where the building sets back from the street, and along the side elevations. The siding is cement fiber clapboards with a 5" exposure at the second, third and fourth floors, and an 8" exposure at the mezzanine level. Cement fiber panels are shown on the south and east elevations.

#### *West Elevation – Sheridan Street*

The west elevation along Sheridan Street consists of a portion of the building which is oriented directly to the street, and a portion which sits back from the street. The entrance on Sheridan Street consists of a Simpson Door that is mahogany with a clear finish, and fixed sidelights and raised metal panels. There is a recessed porch along the entrance. First floor terraces that are screened with slatted wood and brick fence are on either side of the main building entrance. A roof railing runs along the cornice line. There are balconies shown on this façade.

### *East Elevation*

The east elevation backs up to the hillside below North Street. This elevation has a concrete base, cement fiber clapboards, cement panels, and a standing seam metal roof over the stair tower. Rooftop mechanicals are visible on this elevation.

### *North and South Elevations*

The north and south elevations consist of split face concrete block bases and cement clapboards. The south elevation utilizes cement fiber panels. The elevations have balconies. The railing around the mezzanine level can be seen at the cornice line.

### **Discussion**

In general, this building provides a high level of visual interest, with design elements that enhance the streetscape and address the street. The façade along Sheridan Street is varied, articulated and human-scaled and contributes to the pedestrian environment with a main entrance and porch, and balconies that face the street, and serve to reinforce the public realm.

Multiple-family development must meet the design standards as set out in Section 14-526 (15) which cover design, relationship to the street, design of open space on the site, windows, and screening of vehicles from adjacent properties and streets.

### *Exterior Design*

Section 14-526 (15) requires that the exterior design, including architectural style, façade materials, roof pitch, building form and height, window pattern and spacing, porches and entryways, cornerboard and trim details, and façade variation in projecting or recessed building elements, shall be designed to complement and enhance the nearest residential neighborhood.

This project meets that standard through the use of a variety of architectural design, details and materials that break up the building massing along Sheridan Street, and add interest to the facade. The roof pitch, window patterns, balconies and entries, trim details and façade variation are consistent with those elements found in the surrounding neighborhood.

### *Relationship to the Street*

Section 14-526 (15) requires that the proposed development shall respect the existing relationship of buildings to public streets. New development shall be integrated with the existing city fabric and streetscape including building placement, landscaping, lawn areas, porch and entrance areas, fencing, and other streetscape elements.

This proposed building is sited at the street line like other buildings in the neighborhood. The plans include primary entrances and balconies that front on Sheridan Street. The front entry is well articulated and creates a welcoming entrance along the pedestrian streetscape.

### *Open Space*

Section 14-526 (15) requires that open space on the site be integrated into the development site. It shall be designed to complement and enhance the building form and development proposed on the site. Open space functions may include but are not limited to buffers and screening from streets and neighboring properties, yard space for residents, play areas, and planting strips along the perimeter of proposed buildings.

This requirement is discussed in the Planning Board Report of 01/03/07 and information from City Arborist Jeff Tarling.

### *Windows and Storage*

Section 14-526 (15) requires that the design of proposed dwellings shall provide ample windows to enhance opportunities for sunlight and air in each dwelling in principal living areas and shall also provide sufficient storage areas.

The submitted building elevations and floor plans indicate there are an adequate number of windows in each dwelling for sunlight and air. The deck areas increase the opportunity for light and air. Each unit will have a storage area on the ground level.

### *Screening of Vehicles*

Section 14-526 (15) requires that the scale and surface area of parking, driveways and paved areas be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

The proposed project includes landscaping is proposed along the abutters' properties to screen the surface parking.

### **Considerations**

The following items remain open for consideration:

1. The rooftop mechanicals and the visual impact from North Street have been a matter of discussion. The information that has been submitted in the application packet does not clearly answer this question. It may be necessary for the applicant to provide an analysis of the view from North Street, looking towards the project.

### **Attachments**

Section 14-526 (15)



5. *Private open spaces:* Open spaces designated for the individualized use of unit owners such as yards, decks, and patios;

(15) Two-family, special needs independent living unit, multiple-family development, lodging houses, bed and breakfasts, and emergency shelters shall meet the following standards:

a. Proposed structures and related site improvements shall meet the following standards:

1. (a) The exterior design of the proposed two-family structures, lodging houses and emergency shelters, including architectural style, facade materials, roof pitch, building form and height, shall be designed to complement and enhance the nearest residential neighborhood;

(b) The exterior design of the proposed special needs independent living unit, bed and breakfast or multiple-family structures, including architectural style, facade materials, roof pitch, building form and height, window pattern and spacing, porches and entryways, cornerboard and trim details, and facade variation in projecting or recessed building elements, shall be designed to complement and enhance the nearest residential neighborhood. The design of exterior facades shall provide positive visual interest by incorporating appropriate architectural elements;

2. The proposed development shall respect the existing relationship of buildings to public streets. New development shall be integrated with the existing city fabric and streetscape including building placement, landscaping, lawn areas, porch and entrance areas, fencing, and other streetscape elements;

3. Open space on the site for all two-family, special needs independent living unit, bed and breakfast and multiple-family development shall be integrated into the development site. Such open space in a special needs independent living unit or a multiple-family development shall be designed to complement and enhance the building form and development proposed on the site. Open space functions may include but are not limited to buffers and screening from streets and neighboring properties, yard space for residents, play areas, and planting strips along the perimeter of proposed buildings;
  4. The design of proposed dwellings shall provide ample windows to enhance opportunities for sunlight and air in each dwelling in principal living areas and shall also provide sufficient storage areas;
  5. The scale and surface area of parking, driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets;
    - a. Two-family or multiple-family dwellings shall not be converted to lodging houses unless all units in the building have been vacant for at least one (1) year prior to the date conversion is sought or unless the individual multiple-family units are less than one thousand (1,000) square feet in size. In no event shall any single-family dwelling in the R-5 or R-6 zone be converted in whole or in part to a lodging house.
- (16) Development located within the B-3 zone shall also meet the following standards. Adequacy in meeting these standards will be evaluated on the basis of descriptions and illustrations in the Downtown Urban Design Guidelines. Nothing in this section is intended to discourage creative and responsive design or to mandate similarity or mimicry of design in order to achieve the standards herein:

# **SHERIDAN HEIGHTS**

**135 SHERIDAN STREET  
PORTLAND, MAINE**

**MAJOR SITE PLAN  
REVIEW APPLICATION**

OCTOBER 30, 2006

APPLICANT

**Sheridan Street, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101**

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EXHIBIT 6	Public Utilities
EXHIBIT 7	Solid Waste
EXHIBIT 8	Technical Capacity
EXHIBIT 9	Financial Capacity
EXHIBIT 10	Project Schedule
EXHIBIT 11	Conditional R-6 Contract Zone Agreement

1a.2

SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax  
207 653 7510 Cell  
[glis@gwi.net](mailto:glis@gwi.net)

October 30, 2006

Mr. Alexander Jaegerman,  
Planning Division Director, City of Portland  
and City of Portland Planning Board Members  
389 Congress Street  
Portland, Maine 04101

**RE: Sheridan Heights Condominiums**  
135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

On behalf of Sheridan Street, LLC we are pleased to submit this Site Plan Application for a residential condominium development located at 135 Sheridan Street in Portland. This submission has been prepared in compliance with the Conditional R-6 Zone approved by the Portland City Council on October 16, 2006.

We have worked closely with our design professionals to assure that the building is consistent with the character and integrity of the neighborhood and includes the design elements that enhance the streetscape. In addition, the top floor of the building has been designed to respect the views of the neighbors nearby.

**The Site**

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The rear portion of the 121 Sheridan Street parcel has been added to the parcel located at 135 Sheridan Street. The

1a.3

121 Sheridan Street property will have a deed restriction in place that limits the use to a single family residence with 4560.2 square feet. The vacant parcel located at 135 Sheridan Street will have 24,567.1 square feet. The parcel at 121 Sheridan is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property. The property is located in the R-6 Residential Zone.

### **Project Description**

Sheridan Heights will have 21 units and 29 parking on site parking spaces.

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The existing detached garage will be removed and two parking spaces will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 21 units constructed over one underground level of parking with 17 spaces. The units will be an average size of 1,100 square feet in floor area. A centrally located elevator and two stairwells will provide access to the upper floors. Two units will be constructed on the ground level and have one bedroom. Six units will be constructed on the first level; five will have two bedrooms; one unit will be a one bedroom. Seven two bedroom units will be located on the second level. The remaining six units will have one to two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase.

A Storage Room will be located on the first level and each unit will have a storage compartment. All of the units will each have an attached porch or deck.

### **Utilities**

Water service to the site is currently provided by a 4-inch water main located in Sheridan Street. A new 8-inch water main will be extended down Sheridan Street to the site. Sanitary sewer will be connected into the existing 8-inch sewer main located in Sheridan Street. Underground electric, telephone and cable television will be provided from existing above ground services located along the east side of Sheridan Street. Natural gas will be provided from an existing 4-inch natural gas line located in Sheridan Street.

1a.4

**Submission**

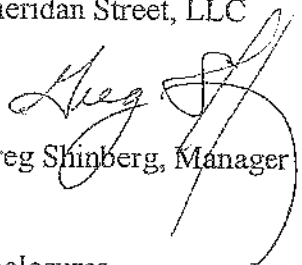
This submission includes the following information:

1. Cover letter, dated October 30, 2006
2. Site Plan Application and Checklist
3. Application Fee of \$1,725.00
4. Booklet of required exhibits
5. Nine sets of plans (11" x 17") plus 2 full size sets of plans (24" x 36")

We have worked diligently with our talented design professionals to create an exciting project that will be a wonderful addition to the community and trust that the Planning Board will consider this application for a workshop meeting. Please do not hesitate to contact me if you desire any additional information or have any questions.

Sincerely,

Sheridan Street, LLC



Greg Shinberg, Manager

Enclosures

1a.6

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

SHERIDAN STREET, LLC  
477 CONGRESS ST. 5<sup>TH</sup> FLOOR  
PORTLAND, ME 04101

GREG SHINBERG  
207 523 3410

Submittals shall include (9) separate folded packets of the following:

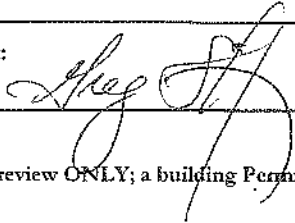
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 10/30/06
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This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



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# City of Portland, Maine Site Plan Checklist

SHERIDAN HEIGHTS 135 SHERIDAN ST.  
 Project Name, Address of Project PORTLAND, MAINE Application  
 Number

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	c
✓	(7)	Plans based on the boundary survey including:	2
✓	(8)	Existing soil conditions	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	c
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
NA	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	b
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
✓	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	i
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summary of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7
NA	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	8

<u>NA</u>	(44)	The status of any pending applications	8
<u>NA</u>	(45)	Anticipated timeframe for obtaining such permits	h8
<u>NA</u>	(46)	A letter of non jurisdiction	h8
<u>✓</u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

\*\* If project consists of soil disturbance of over one acre, a Maine Construction General Permit is required from the Maine Department of Environmental Protection.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- emissions; and
- a wind impact analysis.
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious
- a noise study;

Other comments:

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Att. 1b

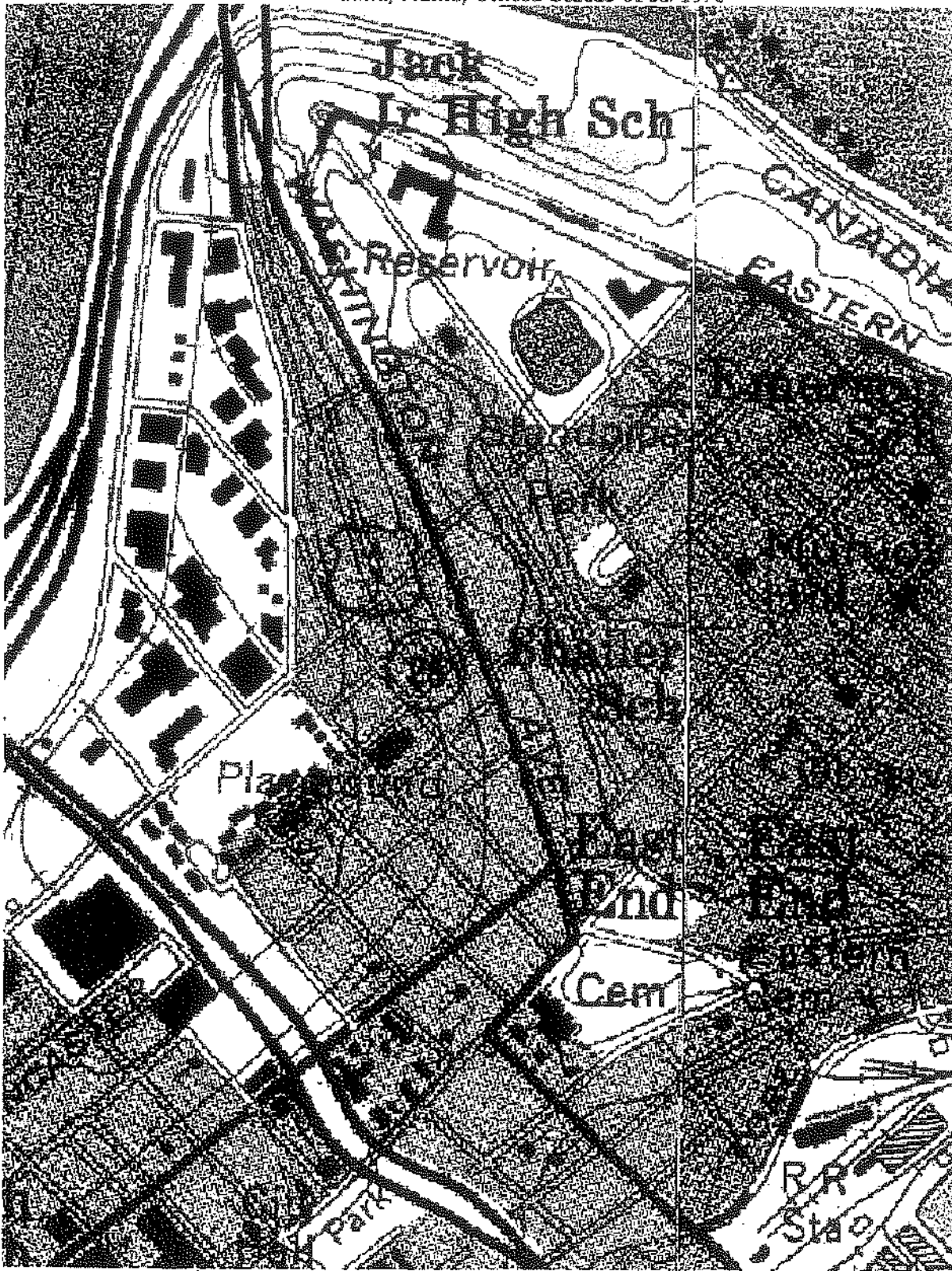


Image courtesy of the U.S. Geological Survey

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# SHERIDAN STREET PARCELS

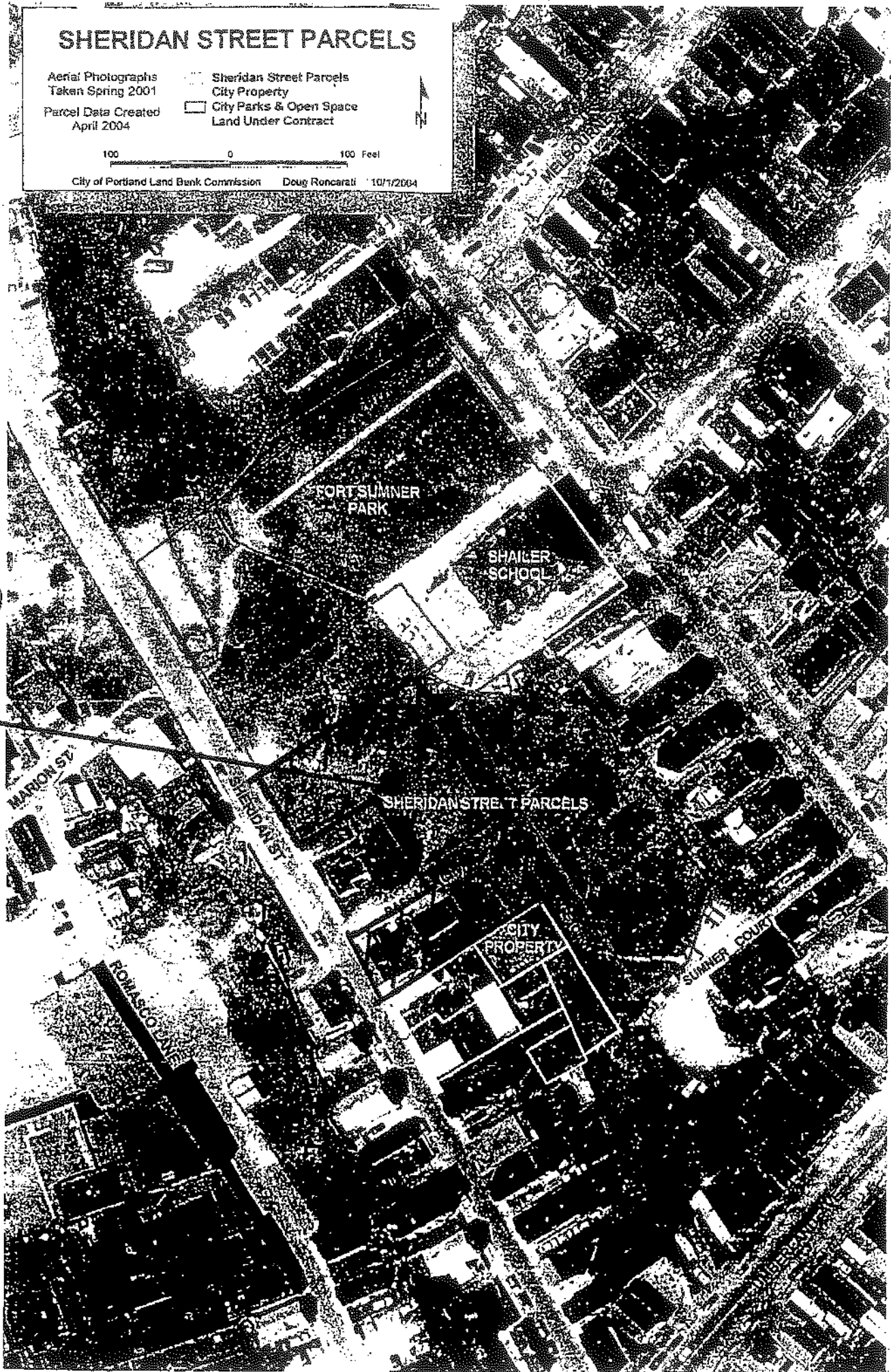
Aerial Photographs  
Taken Spring 2001  
Parcel Data Created  
April 2004

- ☐ Sheridan Street Parcels
- ☐ City Property
- ☐ City Parks & Open Space
- ☐ Land Under Contract

100 0 100 Feet

City of Portland Land Bank Commission Doug Rencarati 10/1/2004

10.1



135  
SHERIDAN  
ST  
SITE



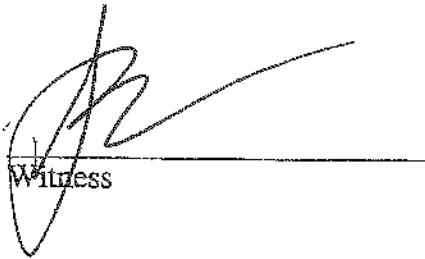
AH. 1C

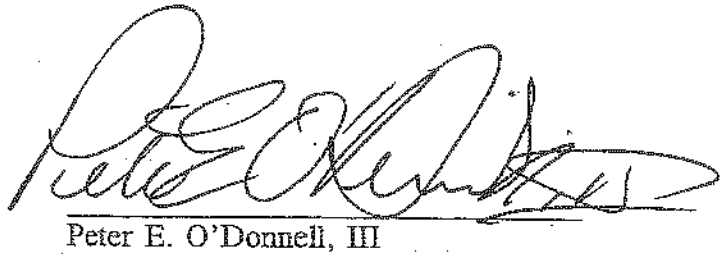
WARRANTY DEED - SHORT FORM DEEDS ACT  
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Peter E. O'Donnell, III, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels A, B & C in Exhibit A attached hereto and fully incorporated herein by reference, and does further grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with QUITCLAIM COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels D & E in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 15, 2005.

MAINE REAL ESTATE TAX FUND

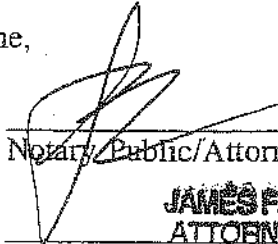
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Peter E. O'Donnell, III

STATE OF MAINE  
Cumberland, ss:

On June 15, 2005, personally appeared the above-named Peter E. O'Donnell, III and acknowledged the foregoing deed to be his/her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney At Law  
**JAMES F. CLOUTIER**  
ATTORNEY AT LAW  
Type or Print Name

10.1

## EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED  
in Cumberland County at 119-121 Sheridan Street, Portland, Maine

## Parcel A:

All that certain lot, piece or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land conveyed the first day of June, A.D. 1917, by Edward S. Everett to Rosa B. Reidy;

thence northerly and on a straight line with the rear line of said Reidy land forty-six (46) feet, more or less, to the southerly sideline of a contemplated Street;

thence westerly by said contemplated Street to the northeasterly corner of land now or formerly of Lewis Realty Company;

thence southerly along the easterly line of said Lewis Realty Company land forty-six (46) feet, more or less, to said Reidy land;

thence easterly along the northerly side of said Reidy land to the point of beginning;

also the right in common with others to use said contemplated Street extending from Sheridan Street, so-called, towards North Street.

## Parcel B:

Also another certain lot of land with the buildings thereon, situated on the northeasterly side of Sheridan Street, in said Portland, bounded and described as follows:

Beginning at the most westerly corner of land of one Reidy, formerly of J.F. Whelan;

thence running northwesterly by Sheridan Street forty-six (46) feet, more or less, to land formerly owned by J.P. Boyd;

thence northeasterly by said Boyd land;

thence southeasterly by said Everett land about forty-six (46) feet to said Reidy land;

thence southwestery by said Reidy land to the point of beginning.

## Parcel C:

Also another certain lot of land with any buildings thereon, situated in said Portland,

1c.2

bounded and described as follows:

Beginning at a point in the southeasterly sideline of a passageway running between Sheridan Street and Sumner Court, said point being the most westerly corner of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 49;

thence northeasterly from said point of beginning along the said southeasterly sideline of said passageway, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point and an angle in said passageway;

thence southeasterly along the southwesterly sideline of the aforementioned passageway, a distance of forty-six (46) feet to a point;

thence southwesterly, on a line which is parallel to and forty-six (46) feet southeasterly from the first course herein described, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point marking the northeasterly terminus of the division line between land now or formerly of Francis E. and Rita Caterina and land now or formerly of Howard S., Jr. and Bonnie G. Flash;

thence northwesterly along the northeasterly sideline of Caterina land a distance of forty-six (46) feet to the southeasterly sideline of the aforementioned passageway and the point of beginning.

The above-described parcel being the northerly portion of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 and contains 3,132 square feet of area.

This parcel C being the same parcel conveyed to the Grantor by confirmatory deed of the City of Portland of recent date herewith, to be recorded herewith.

Meaning and intending to convey and hereby conveying the same premises conveyed to Frank C. Witham, Jr. and Mary Witham by Warranty Deed of Antoinette Caterina and Anthony E. Caterina dated June 26, 1992 and recorded in Cumberland County Registry of Deeds in Book 10147, Page 1.

**Parcel D:**

Also conveying that parcel of land situated on the northeasterly side of Sheridan Street abutting the premises above, known as a passageway to Sumner Court, and formerly described as a proposed street, as conveyed to the Grantor herein by deed of Witham dated June 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14888, Page 55, as further described as follows:

Beginning at the northwesterly corner of the Witham lot,

10.3

thence, a distance of one hundred fifty (150) feet, more or less, easterly along the northerly sideline of the Witham lot, to a point;

thence northwesterly a distance of thirty (30) feet, more or less, along the southwesterly sideline of a passageway running between Sheridan Street and Sumner Court, to the southeasterly corner of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 6, to a point;

thence westerly along the southern sideline of Lot 6, a distance of fifty (50) feet, more or less, and continuing in a straight line across the southerly sideline of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 4, a distance of one hundred (100) feet, more or less, to the southwesterly corner of Lot 4 to a point;

thence southwesterly along the northeasterly sideline of Sheridan Street, a distance of thirty (30) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

**Parcel E:**

All that property located within the right of way of those proposed roads and passageways up to the centerline thereof shown on the plan "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 which have passed to the Grantor or his predecessors by operation of law, (and which are not otherwise conveyed by the aforesaid parcel descriptions,) the City of Portland having not accepted or reserved any right or interest in or to the aforesaid streets, where such roadways and passageways abut other premises hereby conveyed.

The aforesaid roadways and passageways being variously referred to as "Sumner Court" and "contemplated street" or contemplated Street extending from Sheridan Street, so-called, towards North Street in previous conveyances and other instruments of record.

**SURVEY DESCRIPTION**

The aforesaid premises are also described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the easterly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8 inch diameter drill hole found in the concrete walk at the front southwesterly lot corner of the herein described residence now known as #121 Sheridan Street, said drill hole being found at a distance of 386.67 feet from the street corner formed by the intersection of the aforementioned easterly sideline of Sheridan Street with the westerly sideline of Cumberland Avenue. Said drill hole also marking



104

the common property corner of the herein described lot and the land now or formerly of Fort Sumner LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 21832, Page 163;

Thence, by and along the easterly sideline of Sheridan Street, North  $11^{\circ}-56'-29''$  West, a distance of 44.86 feet to the sideline of a 30 foot wide passage way as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49;

Thence, by and along the aforementioned passage way, North  $75^{\circ}-16'-37''$  East, a distance of 150.38 feet to the westerly sideline of another passage way now or formerly owned by the City of Portland;

Thence, by and along the westerly sideline of said passage way, South  $13^{\circ}-45'-29''$  East, a distance of 46.00 feet to 1-  $\frac{1}{2}$  inch diameter iron pipe found flush with the ground at the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South  $76^{\circ}-16'-34''$  West, a distance of 67.28 feet to a capped  $\frac{5}{8}$  inch rebar inscribed with "SGC Inc. PLS 2294" found flush with the ground at or near the land now or formerly of the aforementioned Fort Sumner LLC;

Thence, by and along the land of the aforementioned Fort Sumner LLC, South  $75^{\circ}-35'-53''$  West a distance of 32.58 feet;

Thence, continuing by and along the land of Fort Sumner LLC, South  $12^{\circ}-30'-26''$  East, a distance of 2.43 feet;

Thence, continuing by and along the land of the aforementioned Fort Sumner LLC, South  $77^{\circ}-46'-33''$  West, a distance of 51.89 feet to the Point of Beginning.

Containing 6866.4 square feet or 0.16 acres.

Said parcel subject to a maintenance easement as described in a Quit claim deed from Fort Sumner LLC to Peter E. O'Donnell, III dated November 22, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22123, Page 60 on December 14, 2004.

All bearings based upon a magnetic North bearing observed on the herein described lot during 2005.

This description is based upon a Standard Boundary Survey for Sheridan Street Holdings LLC performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine during the month of June 2005 and an as yet unrecorded plan entitled "Standard Boundary Survey of 121 Sheridan Street Portland, Maine for Sheridan

10.5

Street LLC dated June 10, 2005.

Meaning to convey and hereby conveying the parcels or lots of land described in a deed from Frank C. Witham, Jr. and Mary Witham to Peter E. O'Donnell, III recorded in the Cumberland County Registry of Deeds in Book 14888, Page 054.

Passage Way:

Also conveying any right, title and interest to a certain lot or parcel of land, with any improvements thereon, situated on the easterly side of Sheridan Street, previously described as the "passage way" as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49; more particularly described as follows:

Beginning at the northwesterly property corner of the above described parcel or lot of land at the intersection formed at the easterly sideline of Sheridan Street and southerly sideline of the aforementioned 30 foot passage way, said intersection being North  $11^{\circ}-56'-29''$  West, a distance of 44.86 feet from the 5/8- inch drill hole described as the Point of Beginning of the above described lot;

Thence, by and along the easterly sideline of Sheridan Street, North  $11^{\circ}-45'-58''$  West, a distance of 30.04 feet to a 5/8-inch capped rebar inscribed with "PLS #2075" at or near the land now or formerly of Jane E. Glass as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14165, page 343;

Thence, by and along the land of the aforementioned Jane E. Glass and the land now or formerly of Douglass Goldhirsh and Sharon Goldhirsh as described in a deed recorded in the aforementioned Registry in Book 20967, Page 141, North  $75^{\circ}-16'-43''$  East, a distance of 150.01 feet to a passage way now or formerly of the City of Portland;

Thence, by and along the passage way, South  $12^{\circ}-28'24''$  East, a distance of 30.02 feet to the land now or formerly of the herein grantor Peter E. O'Donnell, III;

Thence, by and along the land of the aforementioned O'Donnell, South  $75^{\circ}-16'37''$  West, a distance of 150.38 feet to the Point of Beginning.

Containing 4505.6 square feet or 0.10 acres.

Received  
Recorded Register of Deeds  
Jun 15 2005 03:01:24P  
Cumberland County  
John B O'Brien

10.6

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH in consideration of One Dollar (\$1.00) and other valuable considerations, paid by SHERIDAN STREET, LLC, a Maine limited liability company with a mailing address of 477 Congress Street, 5<sup>th</sup> Floor, Portland, ME 04101, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said, SHERIDAN STREET, LLC, its successors and assigns forever,

See Attached Legal Description in Exhibit A

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SHERIDAN STREET, LLC, its successors and assigns, to its own use and behoof forever.

AND we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH have hereunto set our hands and seals this \_\_\_\_\_ day of May, 2006.

Signed, Sealed and Delivered  
in presence of

Barry Vogel  
Witness

to botz  
Witness

Douglas Goldhirsch  
Douglas Goldhirsch  
Sharon A. Goldhirsch  
Sharon A. Goldhirsch

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

May 30<sup>th</sup>, 2006

Then personally appeared the above named DOUGLAS GOLDHIRSCH and SHARON A. GOLDHIRSCH and acknowledged the foregoing instrument to be their free act and deed.

Before me, Barry Vogel  
Notary Public/Attorney-at-Law  
BARRY D. VOGEL  
Printed Name

MAINE REAL ESTATE TAX PAID

10.7

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, in the City of Portland, County of Cumberland, State of Maine, situated on the easterly side of Sheridan Street.

Beginning at a 5/8 inch rebar on the easterly bounds of Sheridan Street, being N 14° 37' 11" W 595.6 feet from the northerly corner of an old granite monument at the northerly corner of Sheridan Street and Cumberland Avenue. Also being the southwest corner of land of City of Portland described in Book 573, Page 82 and recorded in the Cumberland County Registry of Deeds.

Thence N 70° 09' 09" E 162.44 feet along land of City of Portland and land of Shailer Emmerson Associates to a point.

Thence S 19° 44' 18" E 39.99 feet along land of City of Portland to a point.

Thence S 70° 09' 09" W 15.58 feet along a paper street to a 5/8 inch rebar set.

Thence S 14° 37' 11" E 99.68 feet along a paper street to a 5/8 inch rebar set.

Thence S 72° 27' 49" W 79.01 feet along a paper street to a 5/8 inch rebar set.

Thence N 14° 37' 11" W 75.00 feet along land of grantors to a 5/8 inch rebar set.

Thence S 72° 27' 49" W 71.00 feet along land of grantors to a 5/8 inch rebar set on the east bounds of Sheridan Street.

Thence N 14° 37' 11" W 58.76 feet along the east bounds of Sheridan Street to the point of beginning.

Containing 15,721 square feet or 0.36 acres and being a portion of Parcel 1 and Parcel 2 in a deed from Robert and Doris Caterina described in Book 12840, Page 124 and recorded in the Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Frederick P. Goldhirsch dated February 9, 2004 and recorded in the Cumberland County Registry of Deeds at Book 16794, Page 141.

Also conveying, by quitclaim, all rights in and to any adjoining unaccepted or discontinued paper streets.

Received  
Recorded Register of Deeds  
May 31, 2006 02:05:38P  
Cumberland County  
John B O'Brien

**PROJECT DATA**

<b>Applicant</b>	Sheridan Street, LLC 477 Congress Street, 5 <sup>th</sup> Floor Portland, Maine 04101
<b>Owner</b>	Sheridan Street, LLC 477 Congress Street, 5 <sup>th</sup> Floor Portland, Maine 04101
<b>Zoning</b>	Residential 6 Proposed Residential 7
<b>Map and Lot Number</b>	Map 13, Block K Lot 2
<b>Land Area</b>	24,567.1 Square Feet
<b>Existing Land Use</b>	Privately owned vacant lot
<b>Proposed Land Use</b>	Residential Condominiums
<b>Water</b>	Proposed 8-inch main in Sheridan Street
<b>Sewer</b>	Existing 8-inch main in Sheridan Street
<b>Electric, Telephone and Cable TV</b>	Overhead services are located along Sheridan Street to go underground to building
<b>Natural Gas</b>	Existing 4-inch gas line in Sheridan Street

AH. 1F

## **PUBLIC UTILITIES**

The existing house located at 121 Sheridan Street is currently served by existing utilities located in Sheridan Street. The new units will be served by existing utilities located in Sheridan Street. The following utilities are available:

### WATER

An existing 4-inch water main in Sheridan Street will be upgraded to an 8-inch water main. See enclosed letter of availability from Portland Water District.

### SANITARY SEWER

There is an existing 8-inch sanitary sewer main located in Sheridan Street, which will serve both buildings.

### STORM DRAIN

There is an existing 12-inch storm drain system that is located in Sheridan Street that will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

### NATURAL GAS

There is an existing 4-inch natural gas line located in Sheridan Street that will serve the project.

### ELECTRIC, TELEPHONE AND CABLE TV

Electric, telephone and cable TV service will serve the project from existing overhead lines that will be run underground to the buildings. See enclosed letter from CMP.

Att. 19

## **SOLID WASTE**

Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined. See attached letter from Waste Management Services dated October 26, 2006

19.1



October 26, 2006

Mr. Greg Shinberg  
135 Sheridan Street  
Portland, ME 04103

Dear Mr. Shinberg,

It was a pleasure speaking with you today. As per your request, this letter confirms that we take all Portland commercial trash to Regional Waste Systems. We look forward to working with you on your upcoming project.

We at Waste Management are here to help you with your business by providing the best possible service. Please let us know if we can be of further assistance to you.

Yours truly,

A handwritten signature in cursive script that reads "Rebecca J. Halla".

Rebecca J Halla  
Outside Sales Representative  
Waste Management  
O: 207-797-2406 x119  
C: 603-235-8100  
[rhalla@wm.com](mailto:rhalla@wm.com)



## TECHNICAL CAPACITY

The following firms and individuals have provided technical information in support of this application:

Shinberg Consulting  
477 Congress Street  
Portland, Maine 04101  
207 523 3410  
Contact: Greg Shinberg

Project Management

TFH Architects  
100 Commercial Street  
Portland, Maine 04101  
207 775 6141  
Contact: Scott Teas

Architect / Planner

SGC Engineering, LLC  
501 County Road  
Westbrook, Maine 04092  
207 347 8100  
Contact: John Riordan

Civil Engineers

Back Bay Boundary  
643 Forest Avenue  
Portland, Maine 04101  
207 774 2855  
Contact: Robert Greenlaw

Surveyors

MRLD  
87 Main Street  
Yarmouth, ME 04096  
207 846 4966  
Contact: Mitchell Rasor

Landscape Architects



# Camden National Bank

5 Milk Street • Portland, Maine 04101 • [www.camdennational.com](http://www.camdennational.com)

207-774-6736 Member F.D.I.C. 800-860-8821

Att. 11

August 31, 2005

City of Portland  
Planning Department  
Portland, ME.  
(Hand Delivery)

RE: Sheridan Street LLC / 121 Sheridan Street Project

Gentleperson's:

The owners of the Sheridan Street Project have informed us of their plan to develop this project on lands that they currently own at 121 and 135 Sheridan Street in Portland.

Based upon Camden National Bank's credit review, knowledge of the project and the financial capacity of the developers, Joshua D. Marvil and Greg L. Shinberg, we believe there is adequate financial capacity and resources available in the market to undertake and complete this.

Should you have any questions on this matter, please do not hesitate to contact me at 207-774-6736.

Sincerely,

Richard Littlefield  
Senior Vice President  
Camden National Bank

1  
2  
3  
4  
10

Att. 15

### PROJECT SCHEDULE

The anticipated construction schedule for the project is approximately ten months. Construction is anticipated to commence in the spring of 2007.

ACTIVITY	ANTICIPATED DURATION
Rough out Site	March 2007 to March 2007
Remove Existing Garage	March 2007 to March 2007
Erosion Control Measures	March 2007 to March 2007
Utilities and Storm Drainage	April 2007 to May 2007
Building Construction	May 2007 to January 2008
Final Grading	October 2007 to November 2006
Paving / Planting & Seeding	October 2006 to November 2006

**Sheridan Street LLC**  
**Sheridan Street, Portland, Maine**

This contract made this 23<sup>rd</sup> day of October, 2006 by **SHERIDAN STREET LLC**, a Maine Limited Liability Corporation having a place of business at One Longfellow Square, Portland, Maine (hereinafter "Developer").

**WHEREAS, DEVELOPER** owns property at 121-135 Sheridan Street, Portland, Maine; and

**WHEREAS, DEVELOPER** filed a request for a Conditional Rezoning with the City of Portland ("City") to modify an existing R-6 zone to accommodate housing with reduced parking; and

**WHEREAS**, the at 121-135 Sheridan Street property is more specifically described and shown on the Portland Assessors Map, Parcels 13-K-2 and 13-K-17 (the "Property"); and

**WHEREAS**, the Portland Planning Board determined the rezoning would provide needed housing in the City and would not negatively impact the surrounding residential community; and

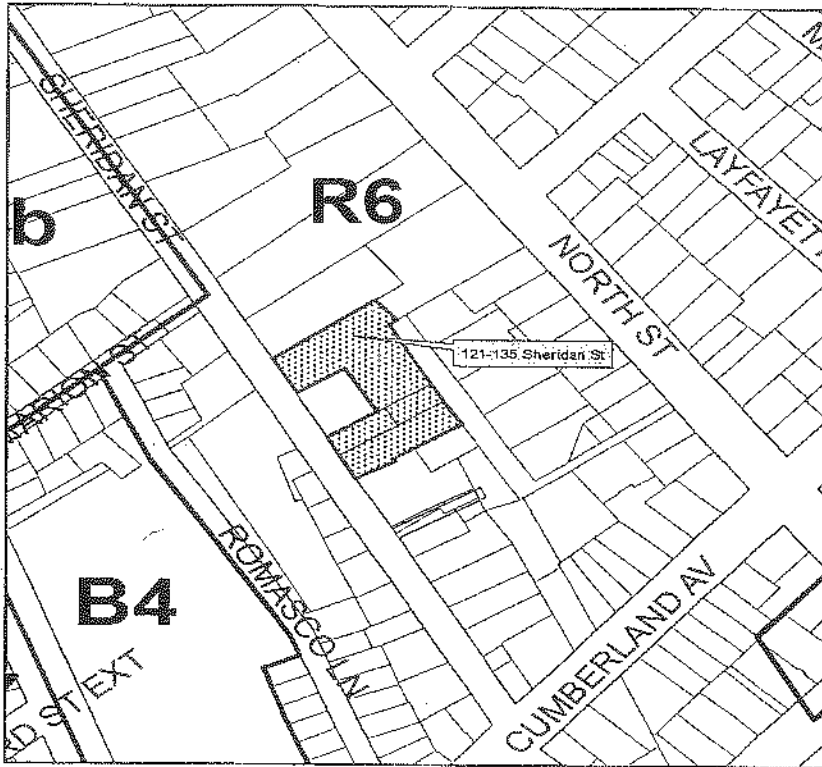
**WHEREAS**, the Portland Planning Board, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberations, recommended the rezoning of the Property, subject, however, to certain conditions; and

**WHEREAS**, the City, by and through its City Council, has determined that the rezoning, necessary because of the unusual nature of the development, with conditions and restrictions, would be pursuant to and consistent with the City's Comprehensive Plan and would not unreasonably interfere with the existing and permitted uses within the underlying R-6 zone; and

**WHEREAS**, the **DEVELOPER** has agreed to enter into this contract, with its concomitant terms and conditions, which shall hereinafter bind **DEVELOPER** its successors and assigns; and

**NOW, THEREFORE**, in consideration of the rezoning of the Property, **DEVELOPER** contracts to be bound by the following terms and conditions:

1. The CITY shall amend the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the following map change.



City of Portland  
 Proposed Conditional Rezoning  
 for 121 -135 Sheridan Street

Map prepared by the City of Portland's Department of Planning & Development

2. The use of the Property shall consist of a building containing a maximum of twenty one (21) unit residential units located at the rear of the site (the "Residential Condominium") with at least twenty-nine (29) on-site parking spaces for the use of the Residential Condominium; and an existing single family residential house located at the front of the lot along Sheridan Street (the Single-Family House") with two 2 on-site parking spaces for the use of the Single Family House (hereinafter collectively, the "Development").
3. The Property will be developed substantially in accordance with the Site Layout Plan (the "Site Plan"), Attachment 1, by MRLD, LLC dated June 7, 2006 and the conceptual elevations (the "Elevations"), Attachment 2, by TFH Architects dated August 29, 2006.
4. The Planning Board shall review and approve the Site Plan according to the site plan and subdivision provisions of the Portland Land Use Code and nothing herein shall prevent the Planning Board from imposing conditions otherwise

required to bring this development into compliance with those subdivision and site plan standards.

5. The underlying zoning requirements of the R-6 zone are modified as follows:
  - a. The maximum density shall be no greater than twenty one (21) residential units to be located on the lot within the Residential Condominium shown on Attachment 1 and the existing Single Family House located at the front of the lot as shown on Attachment 1; and
  - b. A minimum of thirty one (31) on-site parking spaces (29 shown for the Residential Condominium and 2 shown for the Single Family House) shall be provided and each unit shall be designated at least one (1) on-site parking space; and
  - c. The front yard setback shall be five (5) feet to the terrace wall as shown on Attachment 1; the northerly side yard setback shall be graduated from 3 feet along Sheridan Street to 14'5" feet at the rear of the site with a deck within 2' of the property line and the southerly side yard setback shall range from three (3) to five (5) feet at the location of the surface parking all as more particularly shown on Attachment 1. The rear yard setback range shall be approximately 16' to 17'9".

Otherwise, the provisions of §14-139 through 14-140 (the R-6 Zone) of the Portland City Code shall apply to this development. Alterations and improvements may be made to the Single Family House in accordance with the provisions of the R-6 Zone, but no change in use or the number of residential units in excess of one may be made to the Single Family House, except that home occupations shall be permitted therein in accordance with the provisions of the R-6 Zone. The conveyance of any property interest in the single family house shall contain a restriction on the residential use of the property to no more than one residential unit.

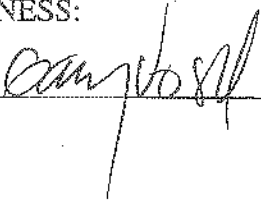
6. The **DEVELOPER** shall undertake the following:
  - a. The **DEVELOPER** shall deed to the City an easement for public access over the driveway shown on Attachment 1 for purposes of public pedestrian passage and access to the community gardens. The final location of the easement to be determined by the City and a deed executed at time of site plan approval; and
  - b. The installation of utilities stubs (water and electric) from the building to the boundaries of the adjacent City Owned property as shown on Attachment 3; and
  - c. The payment of a monetary contribution in the amount of \$23,000.00 to be allocated as follows: \$5,000 toward the implementation of the improvement project at the Washington Avenue/Walnut Street

intersection; \$18,000 to be placed in an established Parks and Recreation fund to contribute to the cost of providing community improvements, such as trails, community gardens, park improvements, etc. in the vicinity of the development.

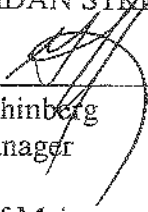
7. The initial price of at least two dwelling units shall not exceed \$200,000.
8. No fewer than two units in the residential condominium shall be more than 850 square feet, no more than one bedroom occupancy, and shall be located generally in the eastern wing of the building and neither of such units can be combined with any other unit in the condominium.
9. In the event the development described herein is not commenced within two (2) years from the date of this rezoning, or an additional one year if, in the sole discretion of the City Planning Department, it deems such extension to be appropriate, this contract shall become null and void and the Property shall revert back to the underlying R-6 zone.
10. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit **DEVELOPER**, and any of its successors and assigns, and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives. **DEVELOPER** shall file a copy of this Agreement in the Cumberland County Registry of Deeds, along with a reference to the Book and Page locations of the deeds for the Property. The **DEVELOPER** shall provide to the City the Book and Page number of said recording.
11. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.
12. Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.
13. In the event that **DEVELOPER**, or any successor fails to continue to utilize the Property in accordance with this Agreement, or in the event of an uncured breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing and notice to the developer, to resolve the issue resulting in the breach. The resolution may include a recommendation to the City Council

that the Agreement be terminated, requiring cessation of the use of the development authorized herein.

WITNESS:

  
\_\_\_\_\_

SHERIDAN STREET LLC

By   
\_\_\_\_\_


Greg Shinberg  
Its: Manager

State of Maine

Date: *October 23, 2006*

Cumberland, ss.

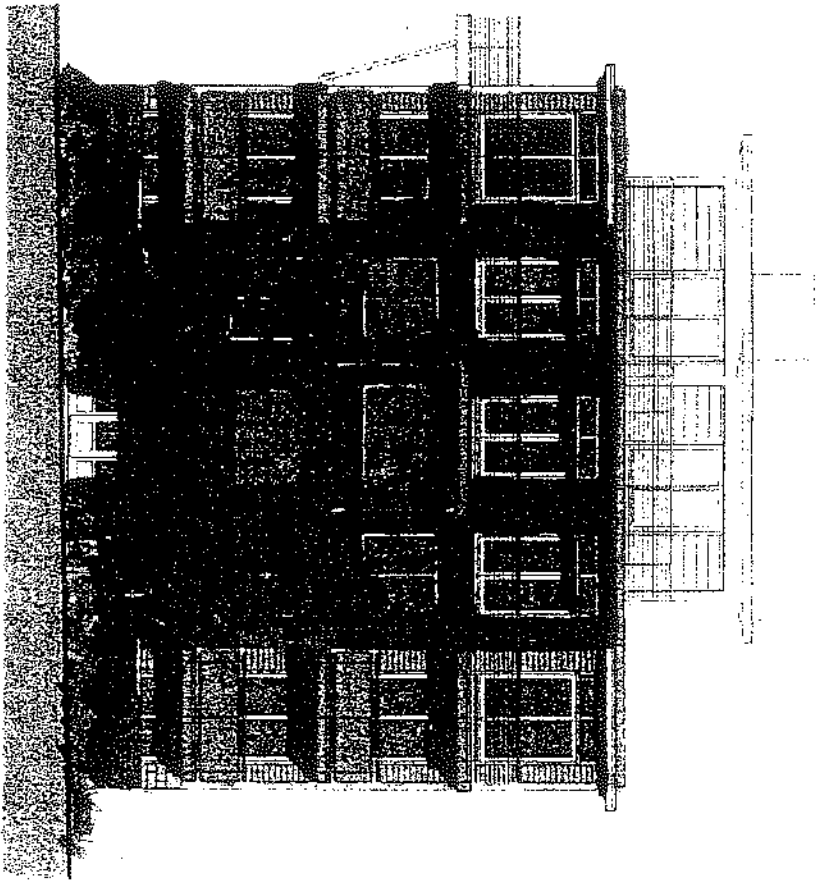
Personally appeared the above-named Greg Shinberg, Manager of Sheridan Street LLC and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Sheridan Street LLC.

  
\_\_\_\_\_

Notary Public

*Gary D. VOEGE*





SHERIDAN STREET ELEVATION



ARCHITECT

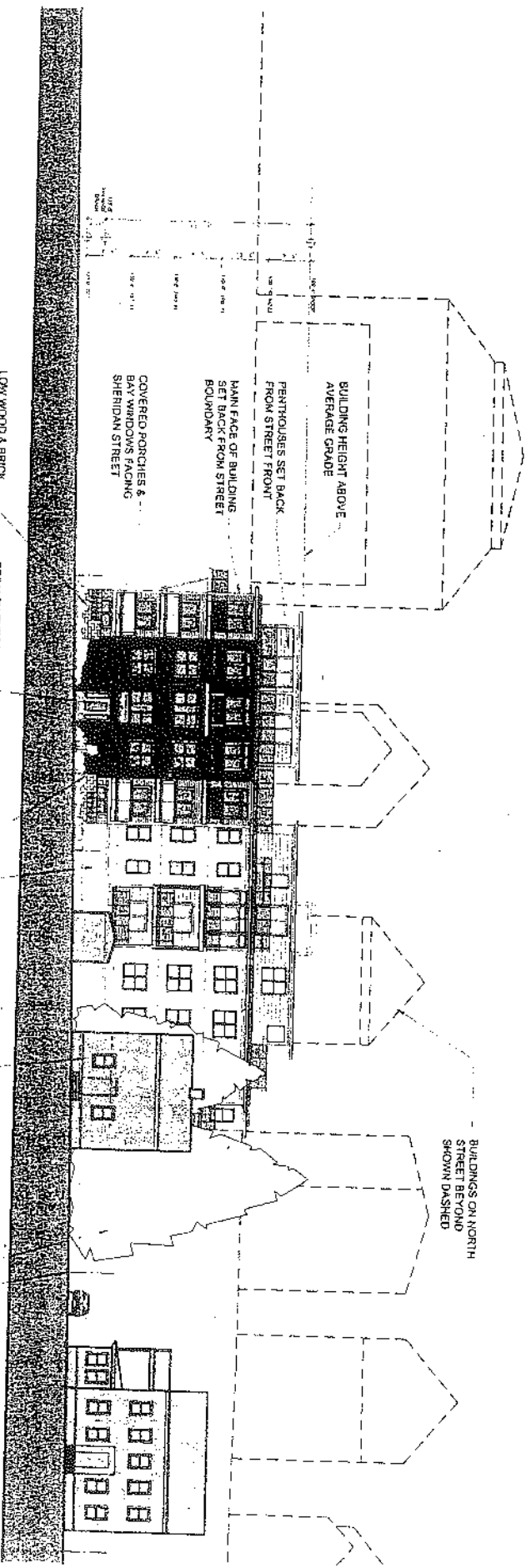


SHERIDAN HEIGHTS  
135 SHERIDAN STREET  
PORTLAND, MAINE  
SHERIDAN STREET LLC

A2.0

SHERIDAN HEIGHTS

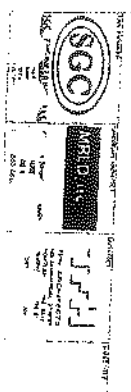
SHERIDAN HEIGHTS  
 1000 BROADWAY  
 NEW YORK, NY 10018  
 TEL: 212 693 9000  
 FAX: 212 693 9001  
 WWW: WWW.SGCARCHITECTS.COM



135

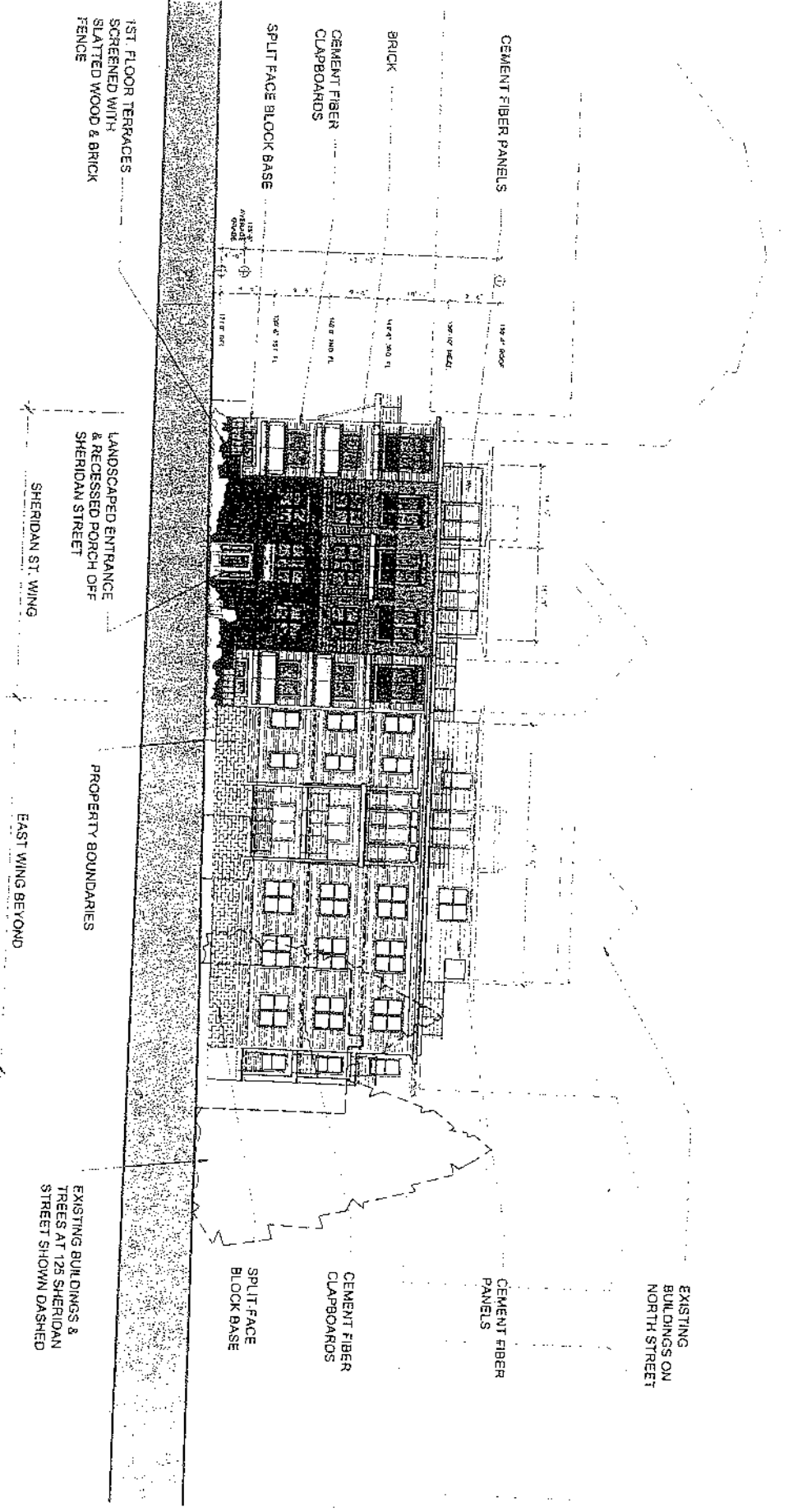
125

121



WEST EVANSTON

SHERIDAN ST. WING



1ST FLOOR TERRACES  
SCREENED WITH  
SLATTED WOOD & BRICK  
FENCE

CEMENT FIBER PANELS  
BRICK  
CEMENT FIBER  
CLAPBOARDS  
SPLIT FACE BLOCK BASE

LANDSCAPED ENTRANCE  
& RECESSED PORCH OFF  
SHERIDAN STREET

SHERIDAN ST. WING

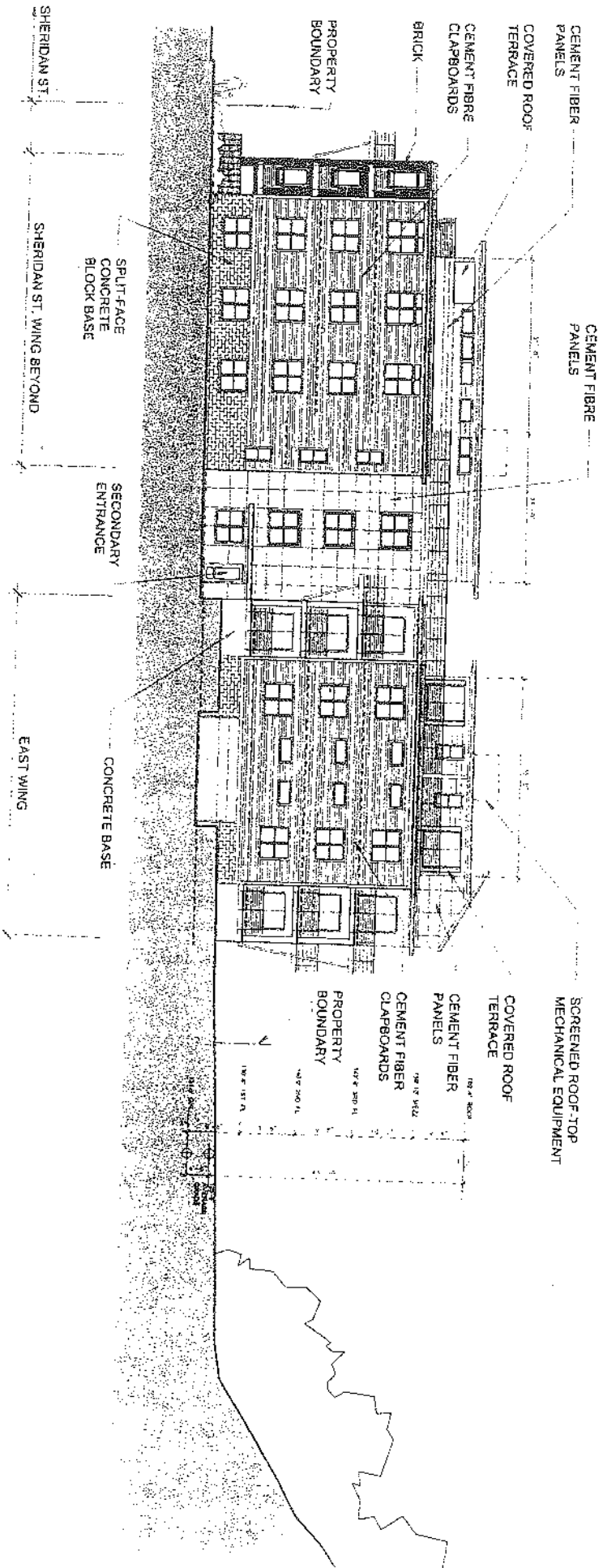
PROPERTY BOUNDARIES

EAST WING BEYOND

SPLIT FACE  
BLOCK BASE  
CEMENT FIBER  
CLAPBOARDS

EXISTING BUILDINGS &  
TREES AT 125 SHERIDAN  
STREET SHOWN DASHED

EXISTING  
BUILDINGS ON  
NORTH STREET  
CEMENT FIBER  
PANELS

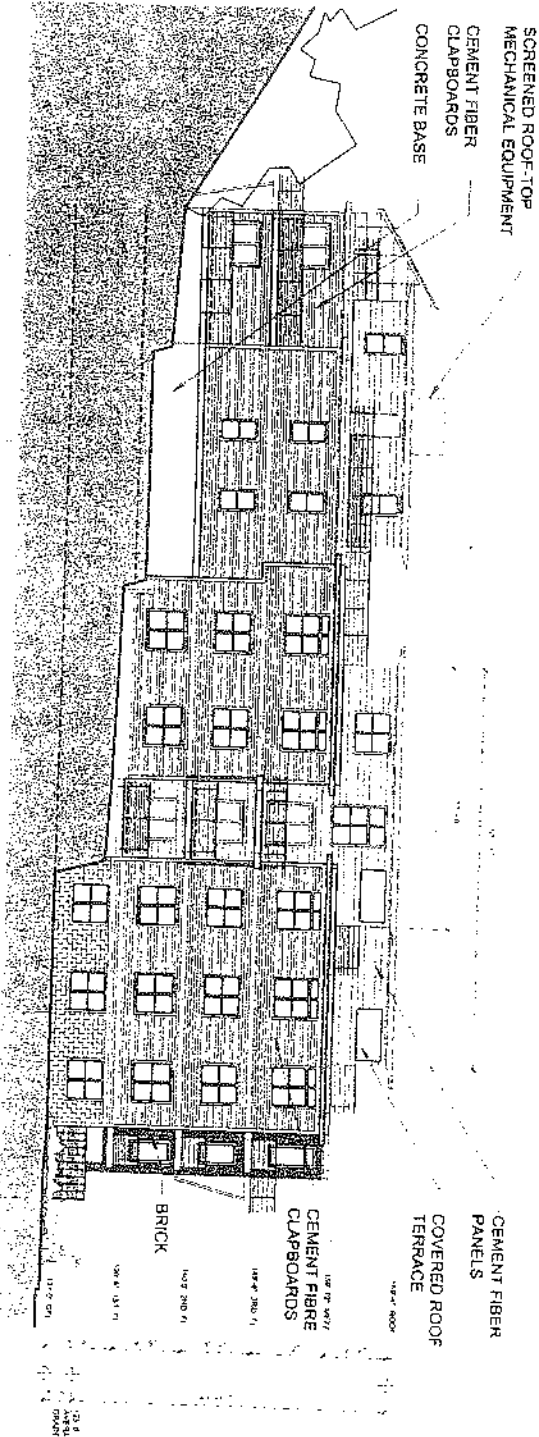



  
**SGC**
  
 SHERIDAN HEIGHTS

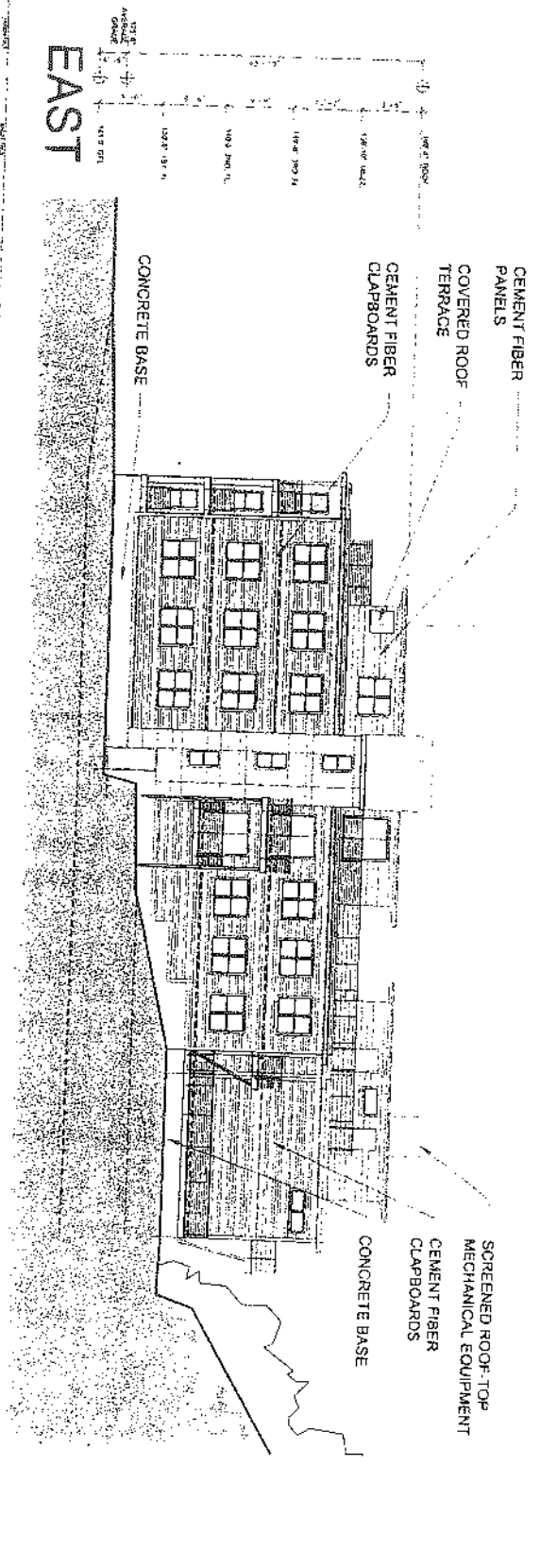
# SOUTH ELEVATION

**SHERIDAN HEIGHTS**
  
 12 SHERIDAN STREET
   
 PORTLAND, MAINE
   
 SHERIDAN STREET U.S. 423

NORTH



EAST



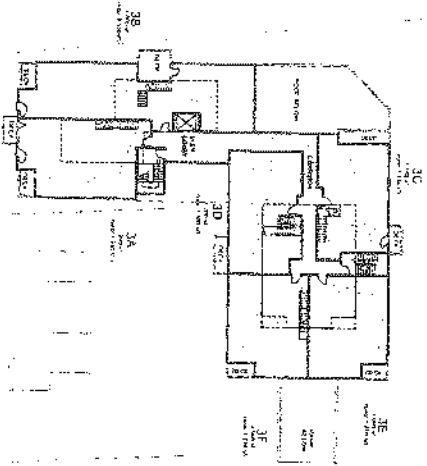
# NORTH & EAST ELEVATIONS

**SGC**  
 SHERIDAN HEIGHTS  
 103 SHERIDAN STREET  
 FORTLAND, MAINE 04743  
 TEL: 603-878-1111  
 FAX: 603-878-1112

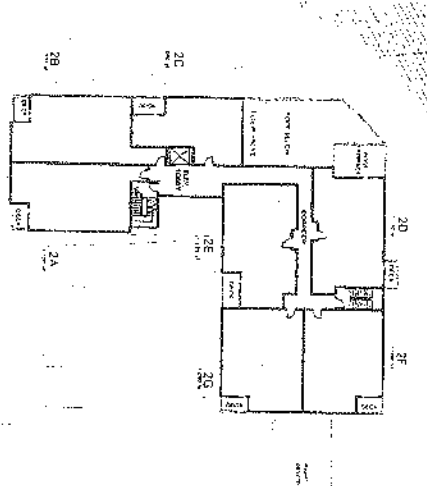
**MHO**  
 MORTON HUNTER & O'NEILL  
 100 WATER STREET  
 PORTLAND, MAINE 04101  
 TEL: 603-878-1111  
 FAX: 603-878-1112

**SHERIDAN HEIGHTS**  
 103 SHERIDAN STREET  
 FORTLAND, MAINE 04743  
 TEL: 603-878-1111  
 FAX: 603-878-1112

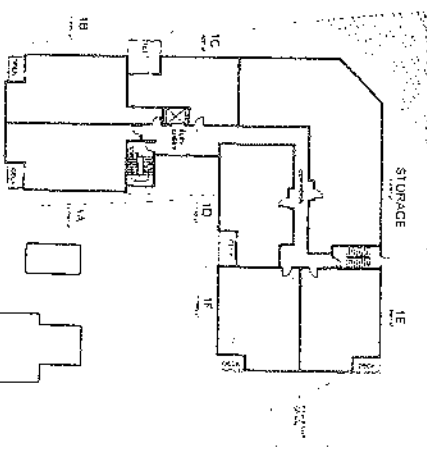
**A2, A**



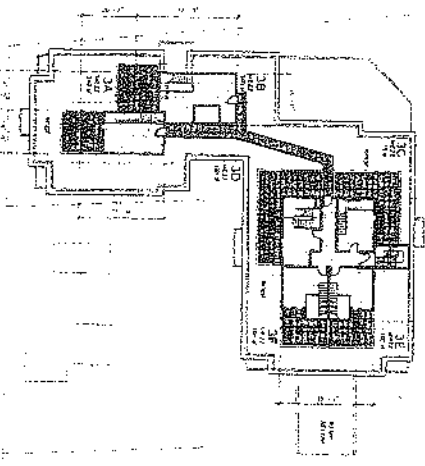
3RD FLOOR (6 UNITS)



2ND FLOOR (7 UNITS)



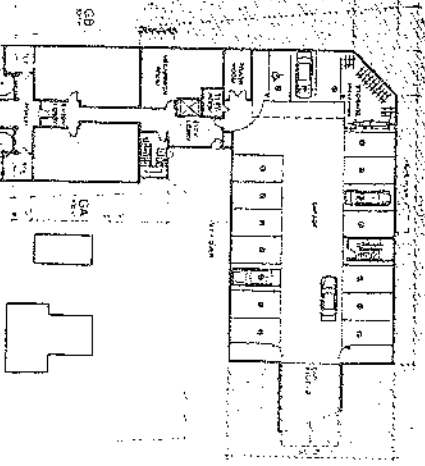
1ST FLOOR (6 UNITS)



MEZZANINE FLOOR

**SHERIDAN HEIGHTS  
SCHEDULE OF AREAS & UNIT TYPES**

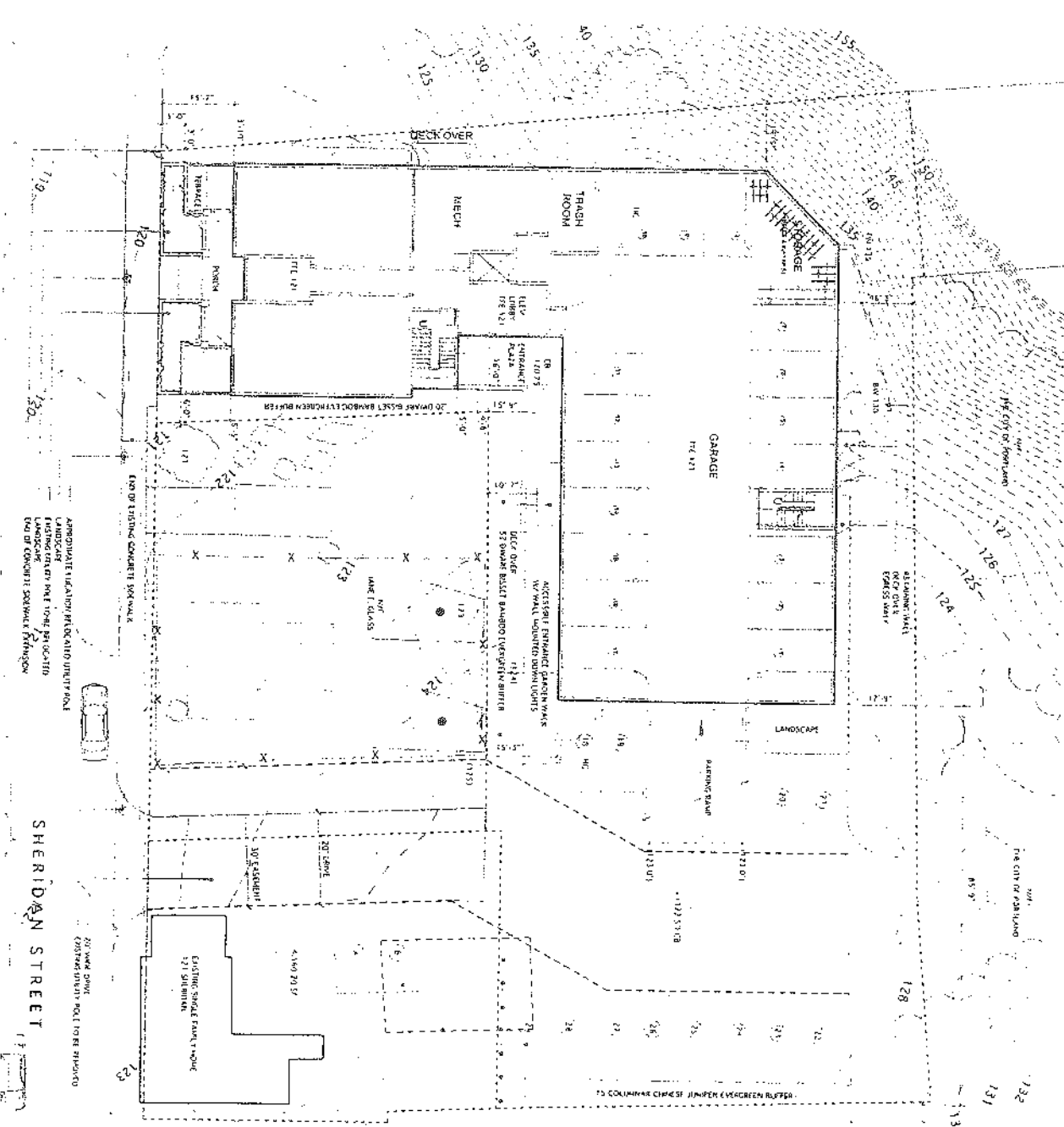
FLOOR AREAS	UNITS			
	1200 SQ FT	1400 SQ FT	1600 SQ FT	1800 SQ FT
CONVERTIBLE LABORATORY				
PROVIDE OFFICE/STORAGE				
MULTI-FUNCTION				
OFFICE				
UNIT TYPE	1200	1400	1600	1800
NUMBER OF 1-BEDROOMS				
NUMBER OF 2-BEDROOMS				
NUMBER OF 3-BEDROOMS				
NUMBER OF 4-BEDROOMS				
NOTE	*100% FINISHES AND UTILS SET APPROXIMATE			



GROUND FLOOR (12 UNITS+ 17 CARPARKS)

FLOOR PLANS

SHERIDAN HEIGHTS  
120 SHERIDAN STREET  
PORTLAND, MAINE  
SHERIDAN STREET LLC  
A1.1  
DATE: 11/15/11



APPROPRIATE LOCATION FOR SIGNAGE AND LIGHT FIXTURES  
 LANDSCAPE  
 EXISTING GARAGE PAINT TO BE RE-PAINTED  
 LANDSCAPE  
 AND TO CONDUIT TO EXISTING PARKING

SHERIDAN STREET  
 20' WIDE DRIVE  
 EXISTING DRIVEWAY TO BE RE-PAVED

126  
 LANDSCAPE BUFFERING PLANT  
 TREES  
 15' x 4'  
 22' x 5'  
 127  
 THE CITY OF SHERIDAN

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**SHERIDAN HEIGHTS**  
 121 Sheridan Street  
 Portland, Maine

**MRLD, LLC**

91 Main Street, Suite 100  
 Portland, ME 04101  
 Phone: 603.733.8141  
 Fax: 603.733.8142  
 Email: info@mrld.com

**LANDSCAPE PLAN**

DATE: 08/15/2018  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN

**11**



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Att. 3

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

Greg Shinberg  
Shinberg Consulting, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, ME 04101

November 9, 2006

**RE: Site Plan Review: 135 Sheridan Street  
20-Unit Condominiums  
Application # 2006-0214; CBL 013 K002001**

Dear Mr. Shinberg,

I refer to the Site Plan Review Application for a proposed 20 unit residential building located on Sheridan Street, as submitted on October 31, 2006.

The various departments are reviewing the proposal and any comments will be forwarded to you. There are a number of issues that need to be addressed for the November 28<sup>th</sup> Planning Board Workshop:

1. Utilities capacity letters needs to be submitted.
2. Submit Catalogue cuts and photometric plan for proposed lighting.
3. Proposed sidewalk needs to be brick per City Sidewalk Policy.
4. No detail of sidewalk has been provided.
5. Need to show a typical for the screening fence.
6. Show exiting and/or proposed hydrants on the site plan.
7. Condo Docs need to be submitted.
8. A stub for water has been provided for the City but not provided the electricity. This is a condition for the Conditional Rezoning Agreement.
9. Provide a schedule of the proposed unit types and areas.
10. The eight parking bays are not meeting the City's standards of 9'x19'.

Please submit the information at your earliest convenience. If you have any questions please do not hesitate to call me on (207) 756-8083 or at [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,

Shukria Wiar  
Planner

Cc Barbara Barhydt, Interim Development Review Manager



AH.4

SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax

January 2, 2007

Mr. Alexander Jaegerman  
Planning Division Director, City of Portland  
and City of Portland Planning Board Members  
389 Congress Street  
Portland, Maine 04101

**RE: Sheridan Heights Condominiums  
135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

As discussed at the Planning Board Workshop, we request a waiver for the following site items:

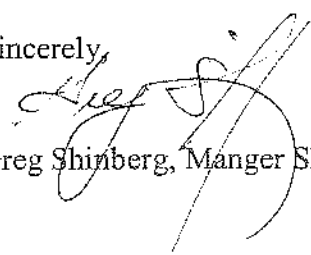
1. The entrance to the site shall be 20 feet rather than 24';
2. The interior parking spaces shall be 9' x 17'11" rather than 9' x 19';
3. The interior circulation isle width shall be 22' rather than 24';
4. The exterior surface parking spaces number 23 to 30 shall be 9' x 16' rather than 9' x 19'.

Additionally:

Sheridan Street, LLC shall contribute \$8,000 towards the City of Portland Tree fund. This is based upon the need for 40 additional trees at \$200 per tree (2 trees are proposed to be installed). We request that this money be earmarked for improvements on Sheridan Street by the City.

Sheridan Street, LLC shall install one 4 inch schedule 40 direct burial electric conduit for the future installation of an electric meter to serve the adjacent City Owned property

Sincerely,

  
Greg Shinberg, Manger Sheridan Street, LLC

SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax

December 20, 2006

Mr. Alexander Jaegerman  
Planning Division Director, City of Portland  
and City of Portland Planning Board Members  
389 Congress Street  
Portland, Maine 04101

**RE: Sheridan Heights Condominiums**  
**135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

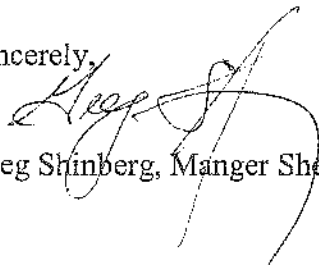
We are pleased to present the Sheridan Heights project for your review for the Planning Board Meeting and Public Hearing scheduled for January 9, 2007.

We have met several times with the City Staff and neighbors to respond to concerns and ideas that have improved the project since starting the design and approval process in the Spring of 2005.

No significant changes have been made to the project since the last Planning Board Workshop held on November 28, 2006.

Enclosed are materials requested by the Staff and members of the Planning Board at that Workshop and the Neighborhood Meeting Certification with attachments.

Sincerely,



Greg Shinberg, Manger Sheridan Street, LLC

4a

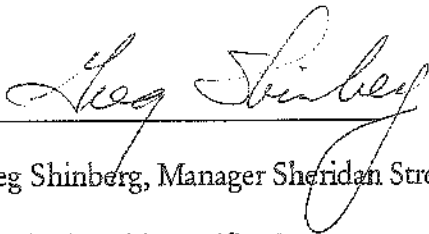
SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax

### Neighborhood Meeting Certification

I, Greg Shinberg, Manager for Sheridan Street, LLC hereby certify that a neighborhood meeting was held on December 07, 2006 at the Cummings Community Center, 2<sup>nd</sup> floor, 134 Congress Street, Portland, Maine at 6:30 to 8 PM.

I also hereby certify that on November 29, 2006 invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed



Greg Shinberg, Manager Sheridan Street, LLC

December 20, 2006

Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

4a.1

**SHERIDAN STREET, LLC**

477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427

207 523 3410 Office  
207 773 8597 Fax

November 29, 2006

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a 21 Unit Condominium Project located at 135 Sheridan Street, in Portland, Maine.

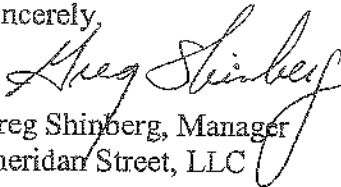
Meeting Location: Cummings Community Center, 2<sup>nd</sup> Floor, 134 Congress Street, Portland, Maine

Meeting Date: Thursday, December 7<sup>th</sup>, 2006

Meeting Time: 6:30 to 8 PM

If you have any questions, please call Greg Shinberg at 207 523 3410

Sincerely,



Greg Shinberg, Manager  
Sheridan Street, LLC

**Note:**

Under Section 14-32 ( C ) of the City of Code Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

~~DECEMBER~~ 7, 2006

SHERIDAN HEIGHTS  
NEIGHBORHOOD MEETING

NAME

ADDRESS

Pamela Jack

26 North Street

DEVON FLATTE

26 NORTH STREET

Jane Goss

125 Sheridan

SHERIDAN STREET, LLC  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, Maine 04101-3427  
207 523 3410 Office  
207 773 8597 Fax

To: Alex Jaegerman, Shukria Wiar and Portland Planning Board Members  
From: Greg Shinberg, Manager Sheridan Street, LLC  
Date: December 20, 2006  
RE: Minutes from the Neighborhood Meeting held on December 07, 2006 for the Sheridan Heights project located 135 Sheridan Street

The following is a record of the Neighborhood Meeting held from 6:30 to 8 PM at the Cummings Community Center on December 07, 2006.

Present on behalf of Sheridan Street, LLC:

Greg Shinberg, Manager, Sheridan Street, LLC (GS)  
Richard Lo, Architect TFH Architects (RL)

The following neighbors were present:

Pamela Jack 26 North Street, Portland ME (PJ)  
Devon Platte 26 North Street, Portland ME (DP)  
Jane Glass 125 Sheridan Street, Portland ME (JG)

The meeting started at 6:45 PM to allow for some late arrivals.

GS introduced Richard Lo from TFH Architects then presented the a review of the project to the neighbors.

GS explained that the penthouse units were removed and that the building is now shorter than the last height that was 44 feet tall. GS explained that it is the intent of Sheridan Street LLC to continue to work with the neighbors to build a project that is welcome in the neighborhood.

GS presented to the neighbors an approximate schedule for the next steps -- the Public Hearing scheduled for January 9, 2007.

RL presented a review of the site plan and architectural plans and elevations.

GS noted that he has met with JG to discuss plans for landscaping and fencing that Sheridan Street will provide to JG at no cost.

JG acknowledged that this was true.

RL stated that the building is now shorter than the new 8 unit condominium located next door to 121 Sheridan Street.

RL explained how the 45' height limit for structure is calculated.

RL reviewed the rooftop plan – mechanical equipment, elevator override, etc.

GS noted that the building will now have less square feet built (no penthouse units – no rooftop decks etc).

JG expressed a concern with how the project will be built without affecting her property. JG asked if there will be a construction fence.

GS stated that temporary erosion control, fencing and other methods and practices will be in place to assure safety and protect the neighboring properties.

RL reviewed the proposed exterior materials for the building.

RL noted that building will “read” as two structures – one close to the road and one that sets behind the JG property.

GS noted that a condominium association will be created that it will likely hire a professional property management company to address such items as plowing, maintenance of the landscaping, trash removal etc.

RL presented a colored elevation for discussion.

GS noted that the colors are a starting point and asked for input from the neighbors.

JG liked the gray and blue colors.

JG wanted to “flip” the colors – darker colors where the lighter colors are shown etc.

JG thought that a darker color for the back part is preferred.

PJ stated that she thought the building looked nice and that she is glad that the height has been lowered.

DP agreed with PJ.

DP likes the colors presented.

GS stated that the intent is to utilize the characteristics of the neighborhood in the design and color selections – noting the triple deckers on the street etc.

PJ asked when the anticipated start of construction is.

GS stated that with based upon approval on January 9, 2007, construction is scheduled to commence in March, 2007 and completion is anticipated in 10 to 12 months.

GS discussed the plans for the exterior lighting.

Meeting adjourned at 8:05.



**SGC ENGINEERING, LLC**

- Civil Design & Survey Engineering
- Environmental & Regulatory Permitting
- Electrical Power Systems Engineering

Offices - Westbrook & Orono, Maine

December 12, 2006

468001

Ms. Shukria Wiar, Planner  
 City of Portland  
 Planning and Development Department  
 389 Congress Street  
 Portland, Maine 04101

RE: **Sheridan Heights**  
**Site Plan Review**  
**Response to Peer Review Comments**

Dear Ms. Wiar:

We are in receipt of peer review comments from Woodard & Curran in a memo to you, dated December 6, 2006. For clarity we have reiterated Day Goyette's comments below. Our proposed resolutions to the comments are then presented in bold italics.

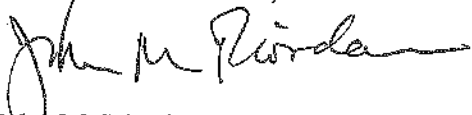
1. The application does not include any storm water calculations. Calculations must be provided to insure that the existing collection system can handle the proposed flows. ***The proposed stormwater chamber system, is sized to allow for retention and infiltration of the runoff from the proposed building and adjacent parking area under all events, up to and including a 25-year storm event. Overflows to the City's storm drain system will only occur during storm events that exceed the system's substantial storage capacity. These calculations have been previously submitted.***
2. Invert elevations for SMH #1 have not been provided. These need to be determined to insure that the 8" sewer extension will work. ***Sheet C4 has been revised to include inverts for SMH#1 and the existing sewer manhole in Sheridan Street. Using appropriate slopes for the 8-inch gravity sewer main and the 6-inch sewer service it is noted that the lowest dwelling units can easily be served by gravity. The cover in the street will require the use of trench insulation in those areas where the cover is less than 5 feet.***
3. The underground parking garage layout dimensions have not been shown. ***The Architectural plans show the underground parking garage layout and dimensions.***
4. The tip-down curbs need to be 7' long not 6' as provided. ***The plans have been revised to specify a 7-foot long curb tip-down as requested.***



- 5. Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided. *We understand that our client, Greg Shinberg will contact the Portland Department of Public Works directly regarding the capacity letters.*
- 6. The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance. *We understand that Greg Shinberg will address this directly with the City staff.*
- 7. Details for the reconstruction of the sidewalk have not been provided. *A detail of the proposed brick sidewalk has been added to Sheet C5. The detail conforms to the City's standard design.*
- 8. Casco traps need to be provided for the catch basins. *The catch basin detail has been revised to require casco traps.*
- 9. Catch basin covers should be round, consistent with the City of Portland Technical Standards. *The plans have been revised to specify round catch basin grates as requested.*
- 10. DMH #3 could be eliminated by making an inline connection to the storm drain line with the foundation drain and continuing the new drain line to the existing catch basin rather than connecting to the existing manhole. *Since the new storm drain is 12-inch, it is considered more appropriate to extend the 12-inch drain line to make the connection to the existing drain manhole, as opposed to the existing catch basin which discharges through a 10-inch drain line from the catch basin to the drain manhole. The new DMH#3 will also provide convenient access to the building's foundation drain.*
- 11. Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'. *All parking spaces are 9 feet by 19 feet except those along the southern property line which are 9 feet by 16 feet. A waiver will be requested for those parking spaces which are not 9 feet by 19 feet.*

We trust that you will find these responses to adequately address the outstanding comments, and respectfully request that the project be granted Site Plan Approval. Thank you.

Very truly yours,  
SGC ENGINEERING, LLC



John M. Riordan, P.E.  
Director of Civil Engineering

cc: Greg Shiberg  
Richard Lo  
Mitchell Rasor



46.2

87 Main Street  
Yarmouth | Maine 04096  
T 207 846 4966  
F 207 846 4596

www.mrld.net  
info@mrld.net

MRLD LLC

# M E M O

DATE: 12 December 2006  
PROJECT: Sheridan Heights  
TO: Greg Shinberg  
FROM: Mitchell Rasor  
RE: Landscape Plan Revisions

In response to Jeff Tarling's memo dated 11.17.06, several changes have been made to the Landscape Plan. Almost all the changes and enhancements as recommended by Jeff Tarling have been made except where there is a conflict with utilities, site access and concerns of an abutter.

## Variety and Interest

The variety of plant material has increased from four to eleven species, providing more texture, color, seasonality and buffering.

## David Bisset Bamboo:

This plant has been removed from the buffer area along the abutting property line to avoid issues with maintenance. It is now located in a smaller quantity in a defined planting bed between the parking lot and the building where the growth can be controlled. The buffer along the said abutting line is now a type of juniper ideal for screening while meeting the design intent and changes to the walkway lighting system.

## Baltic Ivy:

The extent of this ivy has been reduced to just an under planting for the street trees. Per Jeff Tarling's request, yarrow has been interspersed in these two planting beds to provide more variety and scale. Rugosa rose has also been introduced along part of the street frontage to provide more color and texture.

Additional Tree Plantings:

As discussed at the Planning Board workshop, due to the configuration of the lot it is difficult to meet the two street trees per unit requirement. The developer is working with the City on alternatives such as contributing to a tree fund.

Large infiltration tanks are buried at the back of the building. Jeff Tarling recommended planting trees in this location as buffering. There is a concern that any tree plantings might interfere with the proposed buried stormwater system. However, massings of rhododendrons are now shown on the hillside to the north and north east of the project.

Due to subsurface utilities, a subsurface drainage system, the proximity of the lot line and the need to access the electric meters, it is difficult to install plantings along the north face of the building. This area will be kept in a clean natural condition.

Entrance Drive:

It was recommended that shrubs be planted along the entrance drive. Two different plant types are now located along the northern edge of the drive, providing interest while addressing the concerns of the abutter.

AH.5



Memorandum  
Department of Planning and Development  
Planning Division

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**To:** Chair Patterson and Members of the City of Portland Planning Board  
**From:** Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division  
**Date:** 12/27/06  
**Re:** Sheridan Height Condominiums, 135 Sheridan Street

---

**Introduction**

The Sheridan Height Condominiums will be reviewed at an upcoming Planning Board hearing. This building will be reviewed for compliance with the Conditional R-6 Zone. Elevations dated October 31, 2006 were reviewed for this memo.

**Description**

The Sheridan Height Condominiums building is an L-shaped, five story structure at Sheridan Street (four stories and a mezzanine level with roof decks). The building has a flat roof with a railing. Balconies are shown along the front and side facades. The elevations indicate that the railing systems used on the fourth floor balconies differ from the floors below. The materials at the first floor include brick along the Sheridan Street facade, and split face concrete block where the building sets back from the street, and along the side elevations. The siding is cement fiber clapboards with a 5" exposure at the second, third and fourth floors, and an 8" exposure at the mezzanine level. Cement fiber panels are shown on the south and east elevations.

*West Elevation – Sheridan Street*

The west elevation along Sheridan Street consists of a portion of the building which is oriented directly to the street, and a portion which sits back from the street. The entrance on Sheridan Street consists of a Simpson Door that is mahogany with a clear finish, and fixed sidelights and raised metal panels. There is a recessed porch along the entrance. First floor terraces that are screened with slatted wood and brick fence are on either side of the main building entrance. A roof railing runs along the cornice line. There are balconies shown on this façade.

*East Elevation*

The east elevation backs up to the hillside below North Street. This elevation has a concrete base, cement fiber clapboards, cement panels, and a standing seam metal roof over the stair tower. Rooftop mechanicals are visible on this elevation.

*North and South Elevations*

The north and south elevations consist of split face concrete block bases and cement clapboards. The south elevation utilizes cement fiber panels. The elevations have balconies. The railing around the mezzanine level can be seen at the cornice line.

**Discussion**

In general, this building provides a high level of visual interest, with design elements that enhance the streetscape and address the street. The façade along Sheridan Street is varied, articulated and human-scaled and contributes to the pedestrian environment with a main entrance and porch, and balconies that face the street. The entry, porch, fenestration, landscaping and architectural details are appropriately scaled along Sheridan Street, and serve to reinforce the public realm.

**Considerations**

The following items remain open for consideration:

1. The rooftop mechanicals and the visual impact from North Street have been a matter of discussion. The information that has been submitted in the application packet does not clearly answer this question. It may be necessary for the applicant to provide an analysis of the view from North Street, looking towards the project.

AH.6a

**From:** Jeff Taring  
**To:** Shukria Wiar  
**Date:** 1/2/2007 6:09:08 PM  
**Subject:** Sheridan Heights

Shukria -

Sheridan Height Landscape Review.

In review of the revised landscape plan from Sheridan Heights received last week, I offer the following comments / suggestions:

**a) Left, rear slope area.** The landscape plan proposes a "massing of Rhododendrons" to meet concern of the lack of landscape treatment near the left rear portion of the proposed building. This area is currently a steep slope containing invasive Japanese Knotweed. The number of plants needed to create an adequate 'massing' effect as proposed would require at least 18 plants. The area shown as 'loam & seed' should be detailed to include defined mulched plant beds for the proposed Rhodos along with conditions that the invasive plants existing would need to be removed or controlled in make the planting successful. It would be questionable if Rhododendrons would be the ideal plant to use in this dry, steep slope. The success would be tied to the level of maintenance provided, ie. irrigation. Recommendation to consider would be using additional landscape treatment on this slope that would include plants that could survive in this dry, steep slope conditions. A partial list of recommended plants would include: Sweetfern, Bayberry, Red Cedar. Additional plants, defined plant beds and integrate the beds into the projects irrigation system would be a condition.

**b) Buffer area behind the "Jane Glass" Property directly in front of the proposed building.** Two large evergreens in the backyard of this property are the main screening / buffering component along with a proposed row of 12 'Sea Green' Junipers. This treatment would be adequate in the area directly behind the two evergreens, perhaps the first 9 proposed junipers. Upright trees with a greater vertical height than the 4-6' mature height of the Sea Greens would be more effective in buffering the building while adding shade to the entrance plaza and seat wall.

**c) Entrance drive landscape -** The revised landscape plan proposes 12 "Hiba" Arborvitae along with 4 Red Twig Dogwood plants. The proposed "Hiba" Arborvitae, while an attractive plant, list out as a USDA Zone 6 plant that is not guaranteed in Portland's climate (perhaps if global warming continues). Aside from the hardiness question the proposed plants are shown in a small, "5 -gallon" pot size that averages around 3-4' in height at installation. Upgrading this planting to "6' B&B" as shown on the plant selection for the "Hetzi Columnar" Junipers would be more effective. An extended plant guarantee for the "Hibas" or a more hardy substitute along with a upgraded plant size would be a condition.

**d) Additional tree planting / ('two-trees per unit' recommendation)-** Earlier workshop memos suggest interest in contributions to the City of Portland Tree Trust to target additional trees for the Sheridan Street neighborhood. One recommendation would be to consider using the adjacent city owned rights of way to the rear - that would provide landscape treatment from North Street and left of the proposed project - that would provide treatment for Sheridan Street. Clearly these are the closest areas in need. The land below Fort Sumner Park enclosed in chain link fencing could use a vegetative approach. This adjacent land would meet the landscape goals usually met with the 'two-trees per unit' recommendation intent. Improving the nearby slope would be a 'win-win' for both the new Sheridan Height residents and existing abutters. Condition would include option of tree / shrub planting in the adjacent city owned area or contribution to Portland Tree Trust with a neighborhood target.

**CC:** ALEX JAEGERMAN; Phillip Labbe; Tom Civiello

6b

**From:** Jeff Tarling  
**To:** Shukria Wiar  
**Date:** 11/17/2006 4:22:43 PM  
**Subject:** Sheridan Heights Landscape Review

Shukria -

I have reviewed the landscape plan for the proposed Sheridan Heights project and offer the following comments.

Proposed plantings - a) 'David Bisset' Bamboo: while this plant appears hardy to -15 and quite dense, this bamboo can also be quite invasive even with the proposed root barrier. Alternative plant types might be considered to be planted along the entire length of the adjacent residential back yard. Perhaps a mixture of tree / shrub plantings. This plant may be considered for smaller landscape area within the proposed project vs next to the neighbors.

Proposed plantings - b) Baltic Ivy: while this ground cover works well as a low groundcover, the entranceway into the proposed building should include plantings with a greater definition or scale to help define the entrance. This plant could be used as a groundcover along with companion plant material.

Proposed tree planting - The proposed plan locates two 'Armstrong' Red Maples which would be a good choice in the restricted area along Sheridan Street. Additional tree planting on site and / or neighborhood would be suggested to meet the 2 trees per unit guidelines. Two sides of the proposed building do not appear to have a landscape treatment of trees or shrubs.

Recommendations - the proposed Sheridan Heights building landscape plan could use improvements by adding additional plantings. This site is very visible from surrounding existing residential properties. Considerations might include buffering / accent trees and shrubs. This would include trees / shrubs along entrance drive and easterly corner that shows 'loam & seed'.

In review - The Sheridan Heights landscape plan could use additional landscape treatments. I would be willing to meet with the project team to better identify concerns.

Jeff Tarling  
City Arborist

AH.7

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**MEMORANDUM**

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**To:** FILE

**From:** Greg Cass

**Dept:** Fire

**Subject:** Application ID: 2006-0214

**Date:** 11/13/2006

---

The Fire dept checklist shall be completed.

Fire flows and hydrant spacing shall be provided using Annex H and I of NFPA 1. "The Uniform Fire Code"



**MEMORANDUM**

**TO:** Shukria Wiar, City Planner  
**FROM:** Dan Goyette, PE - Development Review Engineer, Woodard & Curran  
**DATE:** December 20, 2006  
**RE:** Sheridan Heights

---

Woodard & Curran has reviewed the Major Site Plan submission for the proposed condominium project on Sheridan Street. The project proposes to construct 21 units and 29 parking spaces.

**Documents Reviewed**

- Response to Peer Review Comments including A1.0, dated December 12, 2006 and December 11, 2006 respectively by SGC and TFH Architects.

**Comments**

- A number of items raised in the December 6, 2006 Peer Review memo are said to be addressed in revised plans. However, revised plans have not been submitted for review.
- Capacity letters for the connections to the existing sewer and stormdrain systems have still not been provided.
- The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance. The developer should contact Mike Farmer at Portland DPW to review the condition of the existing sidewalk.
- The typical pipe trench detail is incorrect. It should have 6" of stone below the pipe and 12" of stone above the pipe.
- A waiver is being requested for a reduction in the parking stall width for the stalls located on the southern property line. Due to the 33' adjacent aisle width, the waiver request is supported.

Please contact our office if you have any questions.

DRG  
203848.83

**MEMORANDUM**

**TO:** Shukria Wiar, City Planner  
**FROM:** Dan Goyotte, PE – Development Review Engineer, Woodard & Curran  
**DATE:** December 6, 2006  
**RE:** Sheridan Heights

---

Woodard & Curran has reviewed the Major Site Plan submission for the proposed condominium project on Sheridan Street. The project proposes to construct 21 units and 29 parking spaces.

**Documents Reviewed**

- Engineering Plan Sheets, C1 to C7, dated November 21, 2006 by SGC.

**Comments**

- The application does not include any storm water calculations. Calculations must be provided to insure that the existing collection system can handle the proposed flows.
- Invert elevations for SMH #1 have not been provided. These need to be determined to insure that the 8" sewer extension will work.
- The underground parking garage layout dimensions have not been shown.
- The tip-down curbs need to be 7' long not 6' as provided.
- Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided.
- The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance.
- Details for the reconstruction of the sidewalk have not been provided.
- Casco traps need to be provided for the catch basins.
- Catch basin covers should be round, consistent with the City of Portland Technical Standards.
- The typical pipe trench detail is incorrect. It should have 6" of stone below the pipe and 12" of stone above the pipe.
- DMH #3 could be eliminated by making an inline connection to the storm drain line with the foundation drain and continuing the new drain line to the existing catch basin rather than connecting to the existing manhole.
- Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'.

Please contact our office if you have any questions.

DRG  
203848.83

**MEMORANDUM**

**TO:** Eric Labelle, City Engineer  
**FROM:** Dan Goyette, PE – Development Review Engineer, Woodard & Curran  
**DATE:** November 16, 2006  
**RE:** Sheridan Heights

Woodard & Curran has reviewed the Major Site Plan submission for the proposed condominium project on Sheridan Street. The project proposes to construct 21 units and 29 parking spaces.

**Documents Reviewed**

- Major Site Plan Review Application dated October 30, 2006.
- Engineering Plan Sheets, C1 to C5, L1 and L2, A1.0 to A1.4, A2.0 to A2.3 dated October 31, 2006 by SGC and TFH Architects.

**Comments**

- The application does not include any storm water calculations. Calculations must be provided to insure that the existing collection system can handle the proposed flows.
- No details have been provided for the buried storm chamber units.
- The catch basin structure at the driveway entrance will need to be modified to accept a frame and cover without an inlet. The modification will need to be approved by the City Engineer.
- Invert elevations have not been provided for the proposed sewer and stormdrain systems.
- Soils information below the proposed storm chamber units and the 8' diameter dry well have not been provided.
- The underground parking garage layout dimensions have not been shown.
- Tip-downs and handicap ramps should be installed on both sides of the proposed driveway.
- Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided.
- The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance.
- Details for the reconstruction of the sidewalk have not been provided.
- The types of pipes being proposed for the stormdrain and sewer systems have not been provided.
- Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'.

Please contact our office if you have any questions.

DRG  
203848

**MEMORANDUM**

**TO:** Shukria Wiar, City Planner  
**FROM:** Dan Goyette, PE – Development Review Engineer, Woodard & Curran  
**DATE:** January 5, 2007  
**RE:** Sheridan Heights

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Woodard & Curran has reviewed the Major Site Plan submission for the proposed condominium project on Sheridan Street. The project proposes to construct 21 units and 29 parking spaces.

**Documents Reviewed**

- Additional Information and Response to Peer Review Comments dated December 20, 2006 by Greg Shinberg.
- Engineering Plan Sheets, C1 to C7, L1, A1.0 and A1.4, A2.0 to A2.2 and A5.0 dated December 21, 2006 by SGC and TFH Architects.
- Engineering Plan Sheet C3 dated January 2, 2007 by SGC.
- Typical Pipe Trench Detail, no date or reference.

**Comments**

- Capacity letters for the connections to the existing sewer and stormdrain systems have still not been provided.
- The granite curb detail is not consistent with City standards.
- Although a revised pipe trench detail has been submitted that is consistent with City standards, it is on a separate sheet of paper with no references. It needs to be incorporated into the full plan set.

Please contact our office if you have any questions.

DRG  
203848.83



Date: Nov 15, 2006

Att. 9

Swaney Lighting Associates  
15 Pleasant Hill Road  
Scarborough ME 04070  
Phone: (207) 883-7100  
Fax: (207) 885-9606

Job Name  
**Sheridan Heights**  
Portland ME

Bid Date  
Nov 14, 2006

Submittal Date  
Nov 14, 2006

*Architect:*  
MRLD, LLC  
87 MAIN STREET  
YARMOUTH ME 04096

9.1

Date: Nov 15, 2006

Page 1/1



# Transmittal

Swaney Lighting Associates Inc  
15 Pleasant Hill Road  
Scarborough ME 04070  
Phone: (207) 883-7100  
From: CINDY SHEPARD X 110

**Project** Sheridan Heights  
**Location** Portland ME  
**To** MRLD, LLC  
87 MAIN STREET  
YARMOUTH ME 04096  
Contact: MITCHELL RASOR

ATTACHED WE ARE SENDING YOU 1 COPIES OF THE FOLLOWING ITEMS:

- |                                   |  |        |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications        | Other: |
| <input type="checkbox"/> Prints   | <input type="checkbox"/> Information           |        |
| <input type="checkbox"/> Plans    | <input checked="" type="checkbox"/> Submittals |        |

THESE ARE TRANSMITTED FOR:

- |  |   |                                 |
|--|---|---------------------------------|
| <input type="checkbox"/> Prior Approval        | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input checked="" type="checkbox"/> Approval   | <input type="checkbox"/> Corrections              | Bids due on:                    |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use                 | Other:                          |
| <input type="checkbox"/> Approval as Noted     | <input type="checkbox"/> Review and Comment       |                                 |

Qty	Type	MFG	Part
2	G	KIM	GEM1/70MH-VOLT/COLOR
1	GS	KIM	GEM1/70MH-VOLT/COLOR
1	S3HS	KIM	1SA/SAR3/175MH-VOLT/COLOR/HS
1	S3HS	KIM	KSS16-4120/SA/COLOR
3	S4HS	KIM	1SA/SAR4/175MH-VOLT/COLOR/HS
3	S4HS	KIM	KSS16-4120/SA/COLOR
6	W	KIM	WD14D3/50MH-VOLT/COLOR
4	WG	KIM	WD14DG/50MH-VOLT/COLOR

9.2

Submitted by Swaney Lighting Associates Inc



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Catalog Number:  
GEM1/70MH-VOLT/COLOR

Notes:

Type:

G

SLA06-6130



GEM1 Performance Bollard  
Aluminum Shaft  
revision 10/9/00 • gem1.pdf

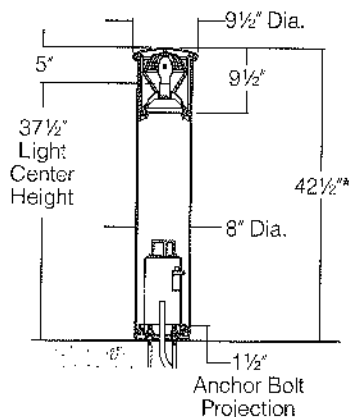
Type:  
Job:  
Catalog number:

Approvals:

GEM1	/	/	/
Fixture	Electrical Module	Luminaire Finish (Includes top cap and shaft)	Optional Houseside Shield
See page 2			

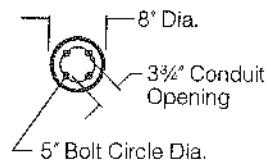
Date:  
Page: 1 of 2

### Specifications



\*30" or 36" overall height available.  
Contact Kim representative.

#### Base Plan



**Top Cap:** Die-cast aluminum secured to rib body by captive stainless steel allen cap screws. For lamp access, allen screws shall not require complete removal.

**Supports:** Die-cast aluminum supports secured in place as a complete cage assembly. The top section provides a cutoff lamp compartment. The supports are secured to the shaft by four stainless steel tie rods.

**Refractor:** Thermally tempered soda lime glass sealed with silicone gaskets top and bottom.

**Socket:** Porcelain medium base socket rated 4KV for H.I.D. Plastic socket for Fluorescent.

**Shaft:** One piece aluminum extrusion, .125" minimum wall thickness with a heavy cast aluminum anchor base concealed within the shaft. Hex socket stainless steel set screws shall lock the shaft onto the cast frangible anchor base.

**Ballast:** High power factor with starting temperatures of -40°F. for HPS and -20°F. for MH lamp modes, factory mounted to the anchor base and prewired.

**Anchor Bolts** shall be four 3/8" x 10" + 2" zinc plated J-bolts, each with two nuts, washers and a rigid pressed board template.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO 9001 standards.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

9.3

Submitted by Swaney Lighting Associates Inc

Catalog Number:  
GEM1/70MH-VOLT/COLOR

Type:

G

Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Notes:

SLA06-6130



# GEM1 Performance Bollard

Aluminum Shaft  
revision 10/9/00 • gem1.pdf

Type:  
Job:

Page: 2 of 2



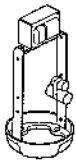
## Standard and Optional Features

Fixture

Cat. No. **GEM1** Fixture with Aluminum Shaft

Electrical Module

HPS = High Pressure Sodium  
MH = Metal Halide  
PL = Compact Fluorescent



Cat. Nos. for Electrical Modules available:

Lamp Watts	Lamp Type	Line Volts
70	MH	120

**PLEASE SPECIFY VOLTAGE**

- |                                   |                                    |   |                                   |
|-----------------------------------|------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> 70HPS120 | <input type="checkbox"/> 100HPS120 | <input checked="" type="checkbox"/> 70MH120 | <input type="checkbox"/> 100MH120 |
| <input type="checkbox"/> 70HPS208 | <input type="checkbox"/> 100HPS208 | <input type="checkbox"/> 70MH208            | <input type="checkbox"/> 100MH208 |
| <input type="checkbox"/> 70HPS240 | <input type="checkbox"/> 100HPS240 | <input type="checkbox"/> 70MH240            | <input type="checkbox"/> 100MH240 |
| <input type="checkbox"/> 70HPS277 | <input type="checkbox"/> 100HPS277 | <input type="checkbox"/> 70MH277            | <input type="checkbox"/> 100MH277 |
| <input type="checkbox"/> 70HPS347 | <input type="checkbox"/> 100HPS347 | <input type="checkbox"/> 70MH347            | <input type="checkbox"/> 100MH347 |

Lamp	E-17, Clear	E-17, Clear	E-17, Clear	E-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Code	S-62	S-54	M-98	M-90

32PL<sup>1</sup>

Lamp: Coated  
Socket: GX24q-3 Base

<sup>1</sup>NOTE: 32PL operates 26 and 32 watt lamps at 120 thru 277 volts (50-60 Hz).

Luminaire Finish

Super TGIC powder coat paint over a chromate conversion coating on fixture and shaft.

Color: Black Dark Bronze Light Gray Platinum Silver White <sup>2</sup>Custom Color  
Cat. No.:  BL-P  DB-P  LG-P  PS-P  WH-P  CC-P

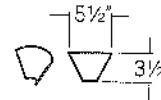
**PLEASE SPECIFY COLOR**

<sup>2</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

Houseside Shield

Cat. No.  HS  
 No Option

.032" thick raw aluminum 180° shield, may be field trimmed to 90° shield.





9.4

Submitted by Swaney Lighting Associates Inc	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> GEM1/70MH-VOLT/COLOR  Notes:	<b>Type:</b>  <b>GS</b>  SLA06-6130
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**GEM1 Performance Bollard**  
 Aluminum Shaft  
 revision: 10/9/00 • gem1.pdf

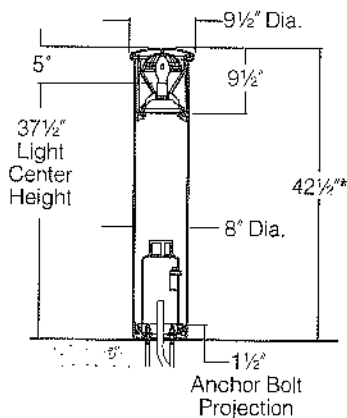
**Type:**  
**Job:**  
**Catalog number:**

**Approvals:**

<b>GEM1</b>	/	/	/
Fixture	Electrical Module	Luminaire Finish (Includes top cap and shaft)	Optional Houseside Shield
See page 7			

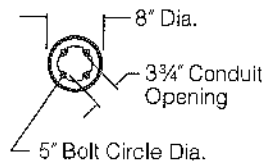
**Date:**  
**Page: 1 of 2**

### Specifications



\*30" or 36" overall height available.  
 Contact Kim representative.

#### Base Plan



**Top Cap:** Die-cast aluminum secured to rib body by captive stainless steel allen cap screws. For lamp access, allen screws shall not require complete removal.

**Supports:** Die-cast aluminum supports secured in place as a complete cage assembly. The top section provides a cutoff lamp compartment. The supports are secured to the shaft by four stainless steel tie rods.

**Refractor:** Thermally tempered soda lime glass sealed with silicone gaskets top and bottom.

**Socket:** Porcelain medium base socket rated 4KV for H.I.D. Plastic socket for Fluorescent.

**Shaft:** One piece aluminum extrusion, .125" minimum wall thickness with a heavy cast aluminum anchor base concealed within the shaft. Hex socket stainless steel set screws shall lock the shaft onto the cast frangible anchor base.

**Ballast:** High power factor with starting temperatures of -40°F. for HPS and -20°F. for MH lamp modes, factory mounted to the anchor base and prewired.


**Anchor Bolts** shall be four 3/8" x 10" + 2" zinc plated J-bolts, each with two nuts, washers and a rigid pressed board template.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO 9001 standards.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

9.5

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> GEM1/70MH-VOLT/COLOR	<b>Type:</b> <b>GS</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130

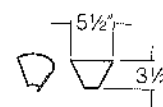


**GEM1 Performance Bollard**  
Aluminum Shaft  
revision 10/9/00 • gem1.pdf

Type:  
Job: Page: 2 of 2



**Standard and Optional Features**

<b>Fixture</b>	Cat. No. <b>GEM1</b> Fixture with Aluminum Shaft																																																				
<b>Electrical Module</b> HPS = High Pressure Sodium MH = Metal Halide PL = Compact Fluorescent	<p>Cat. Nos. for Electrical Modules available:</p> <table border="1"> <thead> <tr> <th rowspan="2">Lamp Watts</th> <th rowspan="2">Lamp Type</th> <th colspan="2">Line Volts</th> </tr> <tr> <th>70</th> <th>120</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><b>PLEASE SPECIFY VOLTAGE</b></td> </tr> <tr> <td><input type="checkbox"/> 70HPS120</td> <td><input type="checkbox"/> 100HPS120</td> <td><input checked="" type="checkbox"/> 70MH120</td> <td><input type="checkbox"/> 100MH120</td> </tr> <tr> <td><input type="checkbox"/> 70HPS208</td> <td><input type="checkbox"/> 100HPS208</td> <td><input type="checkbox"/> 70MH208</td> <td><input type="checkbox"/> 100MH208</td> </tr> <tr> <td><input type="checkbox"/> 70HPS240</td> <td><input type="checkbox"/> 100HPS240</td> <td><input type="checkbox"/> 70MH240</td> <td><input type="checkbox"/> 100MH240</td> </tr> <tr> <td><input type="checkbox"/> 70HPS277</td> <td><input type="checkbox"/> 100HPS277</td> <td><input type="checkbox"/> 70MH277</td> <td><input type="checkbox"/> 100MH277</td> </tr> <tr> <td><input type="checkbox"/> 70HPS347</td> <td><input type="checkbox"/> 100HPS347</td> <td><input type="checkbox"/> 70MH347</td> <td><input type="checkbox"/> 100MH347</td> </tr> <tr> <td>Lamp</td> <td>E-17, Clear</td> <td>E-17, Clear</td> <td>E-17, Clear</td> <td>E-17, Clear</td> </tr> <tr> <td>Socket</td> <td>Medium Base</td> <td>Medium Base</td> <td>Medium Base</td> <td>Medium Base</td> </tr> <tr> <td>ANSI Code</td> <td>S-62</td> <td>S-54</td> <td>M-98</td> <td>M-90</td> </tr> </tbody> </table> <p><input type="checkbox"/> 32PL<sup>1</sup></p> <table border="1"> <tr> <td>Lamp</td> <td>Coated</td> </tr> <tr> <td>Socket</td> <td>GX24q-3 Base</td> </tr> </table> <p><sup>1</sup> NOTE: 32PL operates 26 and 32 watt lamps at 120 thru 277 volts (50-60 Hz).</p>				Lamp Watts	Lamp Type	Line Volts		70	120	<b>PLEASE SPECIFY VOLTAGE</b>				<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input checked="" type="checkbox"/> 70MH120	<input type="checkbox"/> 100MH120	<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 70MH208	<input type="checkbox"/> 100MH208	<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 70MH240	<input type="checkbox"/> 100MH240	<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 70MH277	<input type="checkbox"/> 100MH277	<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 70MH347	<input type="checkbox"/> 100MH347	Lamp	E-17, Clear	E-17, Clear	E-17, Clear	E-17, Clear	Socket	Medium Base	Medium Base	Medium Base	Medium Base	ANSI Code	S-62	S-54	M-98	M-90	Lamp	Coated	Socket	GX24q-3 Base
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<b>Luminaire Finish</b> Super TGIC powder coat paint over a chromate conversion coating on fixture and shaft.	<p>Color: Black    Dark Bronze    Light Gray    Platinum Silver    White    <sup>2</sup>Custom Color</p> <p>Cat. No.: <input type="checkbox"/> BL-P    <input type="checkbox"/> DB-P    <input type="checkbox"/> LG-P    <input type="checkbox"/> PS-P    <input type="checkbox"/> WH-P    <input type="checkbox"/> CC-P</p> <p style="text-align: center;"><b>PLEASE SPECIFY COLOR</b></p> <p><sup>2</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>																																																				
<b>Houseside Shield</b> Cat. No. <input type="checkbox"/> HS <input type="checkbox"/> No Option	.032" thick raw aluminum 180° shield, may be field trimmed to 90° shield.																																																				

9.6

Submitted by Swaney Lighting Associates Inc

Catalog Number:  
1SA/SAR3/175MH-VOLT/COLOR/  
HS  
Notes:

Type:  
**S3HS**

SLA06-8130



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC



The Archetype®  
revision 3/17/03 • sar.pdf

Type:  
Job:  
Catalog number:

Approvals:

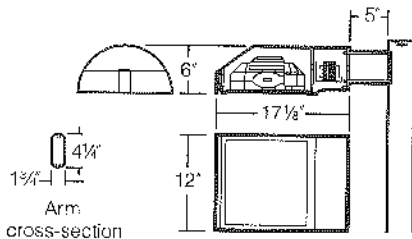
Mfg.	Fixture	Electrical Module	Finish	Options	Optional Vertical Splitter Mount
		See page 2		See pages 3-4	See page 5

Date:  
Page: 1 of 5

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

### Specifications

70 to 175 watt  
Medium Base Lamps  
Maximum Fixture weight (150HPS) = 25 lb



**Housing:** One piece low copper (less than .6%) die-cast aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. The fixture's housing forms a half cylinder with 58° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.

**Lens Frame:** One piece low copper (less than .6%) die-cast aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one piece extruded and vulcanized silicone gasket. Clear 3/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

**Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing as a one-piece module. Reflector module is field rotatable in 90° increments. MI and HPS sockets are porcelain 4KV pulse rated medium base. All reflector modules are factory prewired with quick-disconnect plug and include silicone seal at the penetration of the internal barrier wall in the luminaire housing.

**Electrical Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. All ballasts are high power factor rated -20°F. starting.

**Support Arm:** One piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

**Optional Wall Mounting:** Fixture mounts to 3" or 4" Junction Boxes by a cast aluminum adapter plate with fixture mounting bolts.

**NOTE:** Junction Box in wall must provide adequate fixture support. See NEC sections 370-13, 17 and 410-14, 16. Quick-disconnect plug and wiring are provided to allow field connections prior to fixture mounting.


**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001:2000 standard.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.



9.7

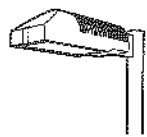
Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> 1SA/SAR3/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S3HS</b> SEA06-6130
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC		



**SAR**  
The Archetype®  
revision 3/17/03 • sar.pdf

**Type:**  
**Job:**








Page: 2 of 5



### Standard Features






**Mounting**  
3SY configuration is available for round poles only.

Plan View:

						
EPA: 0.7	1.4	1.2	1.9	1.9	2.5	
Cat. No.: <input checked="" type="checkbox"/> 1SA	<input type="checkbox"/> 2SB	<input type="checkbox"/> 2SL	<input type="checkbox"/> 3ST	<input type="checkbox"/> 3SY	<input type="checkbox"/> 4SC	<input type="checkbox"/> 1W

**Fixture**  
Cat. No. designates fixture and light distribution.  
See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Light Distribution:

				
Flat Lens	Type II	Type III	Type IV	Type V
	Full Cutoff	Full Cutoff	Forward Throw	Square
		Full Cutoff	Full Cutoff	Full Cutoff
Cat. No.:	<input type="checkbox"/> SAR2	<input checked="" type="checkbox"/> SAR3	<input type="checkbox"/> SAR4	<input type="checkbox"/> SAR5

**Electrical Module**  
HPS = High Pressure Sodium  
MH = Metal Halide

Cat. Nos. for Electrical Modules available:

<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input type="checkbox"/> 150HPS120
<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 150HPS208
<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 150HPS240
<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 150HPS277
<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 150HPS347
Lamp: ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket: Medium Base	Medium Base	Medium Base
ANSI Ballast Type: S-62	S-54	S-55

**PLEASE SPECIFY VOLTAGE**

**175MH**

<input type="checkbox"/> 70MH120	<input type="checkbox"/> 100MH120	<input type="checkbox"/> 150MH120	<input type="checkbox"/> 175MH120
<input type="checkbox"/> 70MH208	<input type="checkbox"/> 100MH208	<input type="checkbox"/> 150MH208	<input type="checkbox"/> 175MH208
<input type="checkbox"/> 70MH240	<input type="checkbox"/> 100MH240	<input type="checkbox"/> 150MH240	<input type="checkbox"/> 175MH240
<input type="checkbox"/> 70MH277	<input type="checkbox"/> 100MH277	<input type="checkbox"/> 150MH277	<input type="checkbox"/> 175MH277
<input type="checkbox"/> 70MH347	<input type="checkbox"/> 100MH347	<input type="checkbox"/> 150MH347	<input type="checkbox"/> 175MH347
Lamp: ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket: Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type: M-98	M-90	M-102	M-57

**Finish**  
Super TGIC powder coat paint over a chromate conversion coating.


Color: Black Dark Bronze Light Gray Platinum Silver White Custom Color\*

Cat. No.:  BL-P  DB-P  LG-P  PS-P  WH-P  CC-P

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

**PLEASE SPECIFY COLOR**

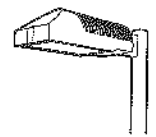
9.8

Submitted by Swaney Lighting Associates Inc		Catalog Number: 1SA/SAR3/175MH-VOLT/COLOR/ HS Notes:	Type: <b>S3HS</b> SLA06-6130
	Job Name: Sheridan Heights Architect: MRLD, LLC		

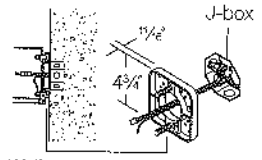
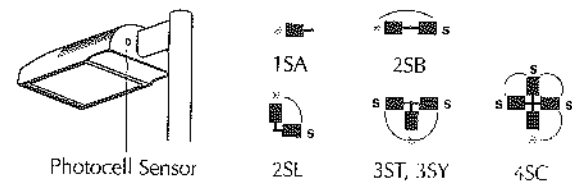
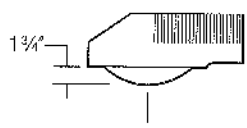
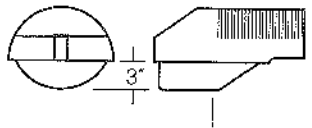



**SAR**  
The Archetype®  
revision 3/17/03 • sar.pdf

Type:  
Job:



### Optional Features

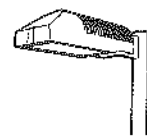
<p><b>Wall Mounting</b> Cat. No. 1W Select from Mounting on page 2.</p>	<p>Fixture mounts to 3" or 4" Junction Boxes by a cast aluminum adapter plate with fixture mounting bolts. <b>NOTE:</b> Junction Box in wall must provide adequate fixture support. See NEC sections 370-13, 17 and 410-14, 16. Quick-disconnect plug and wiring are provided to allow field connections prior to fixture mounting.</p>	 <p>Wall mount using adapter plate 3" or 4" J-box in wall (by others)</p>
<p><b>Photocell Control</b> Cat. No. (See right) <input type="checkbox"/> No Option</p>	<p>Fixture supplied with an internal photocell with the sensor on the fixture end facing the pole. For multiple-fixture pole mountings, one fixture has a photocell to operate the others. Not available if wall mounted (1W).</p> <p>Cat. No. Line Volts:  <input type="checkbox"/> A-30 120V  <input type="checkbox"/> A-31 208V  <input type="checkbox"/> A-32 240V  <input type="checkbox"/> A-33 277V  <input type="checkbox"/> A-35 347V</p>	<p>Mounting Configuration:          * - Fixture with Photocell Sensor          S - slave unit(s)          No fixture wattage limit.</p>  <p>Photocell Sensor</p>
<p><b>Convex Glass Lens</b> Cat. No. <input type="checkbox"/> CGL <input type="checkbox"/> No Option</p>	<p>The 3/8" thick clear convex tempered glass lens replaces the standard flat glass lens. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houseside shielding.</p>	 <p>Convex Glass Lens</p>
<p><b>Polycarbonate Lens</b> Cat. No. <input type="checkbox"/> LS <input type="checkbox"/> No Option</p>	<p>Fixture supplied with a one piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens. <b>CAUTION:</b> Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.</p>	 <p>Polycarbonate Lens</p>

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> 1SA/SAR3/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S3HS</b> SL406-6130
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC		

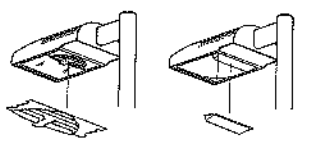
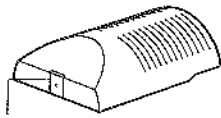
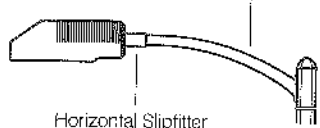
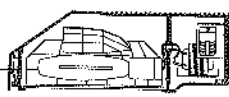


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Type:  
Job:



### Optional Features

<p><b>Houseside Shield</b> Cat. No. (See right) <input type="checkbox"/> No Option</p>	<p>(Types II, III, and IV only). Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass streetside light and block houseside light, and a blackened panel added to the reflector to reduce houseside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, and a black anodized panel added to the reflector to reduce houseside reflections. Use with clear lamps only, as coated lamps reduce effectiveness.</p>	 <p><b>HS</b> for flat lens</p> <p><b>HSC</b> for convex lens or polycarbonate lens</p>
<p><b>Tamper-Resistant Latch</b> Cat. No. <input type="checkbox"/> TL <input type="checkbox"/> No Option</p>	<p>Standard die-cast latch is provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening.</p> <p><b>NOTE:</b> Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.</p>	 <p>Tamper-Resistant Latch</p>
<p><b>Horizontal Slipfitter Mount</b> Cat. No. <input type="checkbox"/> HSF <input type="checkbox"/> No Option</p>	<p>Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Cast aluminum clamp-type slipfitter with set screw anti-rotation lock. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture and arm.</p>	<p>Davit-arm with 2" pipe-size fixture mount (by others)</p>  <p>Horizontal Slipfitter Mount by Kim</p>
<p><b>Special Options for Street Lighting</b> Cat. No. <input type="checkbox"/> AF <input type="checkbox"/> No Option</p>	<p><b>Air Filter (AF):</b> Allows for ventilation through the optical chamber, filtering all air particles above 500 microns. Multi-layer disc assembly mounted on solid wall between optical compartment and latch cavity.</p>	<p>Air Filter</p> 

9.10

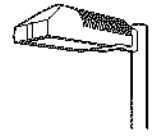
Submitted by Swaney Lighting Associates Inc 	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> 1SA/SAR3/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S3HS</b> SLA06-6130
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revision 3/17/03 • sar.pdf

Type:  
Job:

Page: 5 of 5

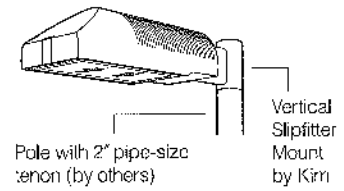


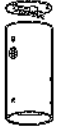

### Optional Features

**Vertical Slipfitter Mounts**  
Cat. No. includes Mounting  
Cat. No. (See right)  
 No Option


Allows fixture with standard support arm to be mounted to poles having a 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). All mounting configurations can be used (1SA, 2SB, 2SL, 3ST, 3SY, 4SC). 4" square or round die-cast aluminum with flush cap, secured by four 3/8" stainless steel set point allen screws, finished to match fixture and arm.

**NOTE:** 3SY only available on round slipfitter.



Cat. No. <input type="checkbox"/> VSF-1SA <input type="checkbox"/> VSF-2SB <input type="checkbox"/> VSF-2SL <input type="checkbox"/> VSF-3ST <input type="checkbox"/> VSF-3SY <input type="checkbox"/> VSF-4SC	 Round	Stainless steel set screws	 Square	Cat. No. <input type="checkbox"/> SVSF-1SA <input type="checkbox"/> SVSF-2SB <input type="checkbox"/> SVSF-2SL <input type="checkbox"/> SVSF-3ST <input type="checkbox"/> SVSF-4SC	Mounting Configuration <b>1SA</b> - single arm mount <b>2SB</b> - 2 at 180° <b>2SL</b> - 2 at 90° <b>3ST</b> - 3 at 90° <b>3SY</b> - 3 at 120° <b>4SC</b> - 4 at 90°
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9.11

Submitted by Swaney Lighting Associates Inc.		<b>Catalog Number:</b>	<b>Type:</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



9.12

Submitted by Swaney Lighting Associates Inc

Catalog Number:  
KSS16-4120/SA/COLOR

Type:  
**S3HS**



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Notes:

SLA00-6130



SAR, SET fixtures only

Square Steel Non-Tapered Pole  
revision 8/1/99 • ksssar.pdf

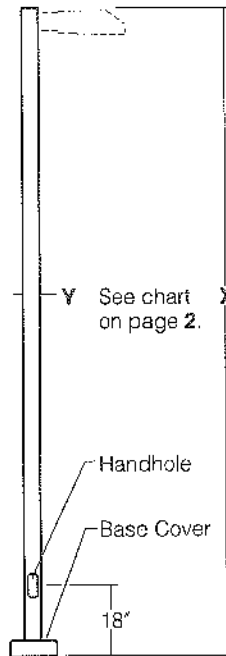
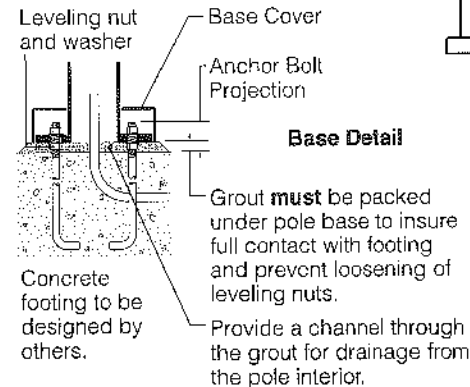
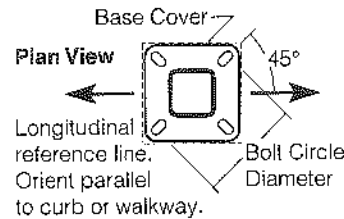
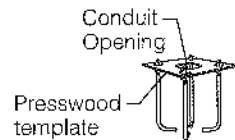
Type:  
Job:  
Catalog number:

Approvals:

Pole Cat. No.	Mounting	Pole Finish	Optional Duplex Receptacle
	See page 2		See page 3

Date:  
Page: 1 of 4

### Specifications



**Pole Construction:** One piece non-tapered square shaft of low carbon steel (ASTM-A500, Grade B, 46,000 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.

**Pole Cap:** A flush-sided cast aluminum pole cap is provided.

**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, 2.5 mil nominal thickness. 5 stage steel pretreatment to include phosphoric acid etch, followed by iron phosphate bath and chromate sealer for corrosion resistance. Standard colors are Black (BL-P), Dark Bronze (DB-P), Light Gray (LG-P), Platinum Silver (PS-P), and White (WH-P). Custom colors are available.

**CAUTION:** Do not install poles without luminaires or strength guarantee is voided. Any unauthorized accessories secured to pole shall void strength guarantee.

**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 eventual pole collapse and serious personal injury.

9.13

Submitted by Swaney Lighting Associates Inc	<b>Catalog Number:</b> KSS16-4120/SA/COLOR	<b>Type:</b> <b>S3HS</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes: SLA06-6130



SAR, SET fixtures only

**Square Steel Non-Tapered Pole**  
revision 8/1/99 • ksssar.pdf

<b>Type:</b>	<b>Date:</b>
<b>Job:</b>	<b>Page: 2 of 4</b>

**Standard Features**

**NOTE:** All allowable pole and fixture EPAs (Effective Projected Area, which is Fixture Area x Drag Factor) are derived from the AASHTO standard (American Association of State Highway and Transportation Officials). Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location (See page 4).

**Pole Catalog No.**

**Allowable Pole EPA**

Pole Catalog Number	X	Y	Bolt Circle Dia.	Anchor Bolt Projection	Anchor Bolts	Base Cover Size	Conduit Opening Dia.	Wind Map Steady Wind				
								70/91	80/104	90/117	100/130	
<input type="checkbox"/> KSS10-4120	10'	4"	11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	29.3	21.9	16.8	13.1
<input type="checkbox"/> KSS12-4120	12'	4"	11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	23.5	17.3	13.1	10.1
<input type="checkbox"/> KSS14-4120	14'	4"	11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	19.3	14.0	10.3	7.7
<input checked="" type="checkbox"/> KSS16-4120	16'	4"	11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	15.6	11.0	7.9	5.7
<input type="checkbox"/> KSS20-4120	19.5'	4"	11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 30" + 4"	3 1/4" x 8 5/8" sq.	3"	10.1	6.7	4.4	2.7

**Mounting Arrangements**

\*Allowable pole EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA.

<b>Plan Views:</b>					
<b>Mounting:</b>	<input checked="" type="checkbox"/> SA	<input type="checkbox"/> SB	<input type="checkbox"/> SL	<input type="checkbox"/> ST	<input type="checkbox"/> SC
<b>Kim Fixture and EPA:</b>					
SAR	0.7	1.4	1.2	1.9	2.5
SET	1.0	2.0	1.5	2.4	2.7

**Finish**

Super TGIC thermoset polyester powder coat paint.

Color:	Black	Dark Bronze	Light Gray	Platinum Silver	White
Cat. No.:	<input type="checkbox"/> BL-P	<input type="checkbox"/> DB-P	<input type="checkbox"/> LG-P	<input type="checkbox"/> PS-P	<input type="checkbox"/> WH-P
Color:	*Custom Color <span style="border: 1px solid black; padding: 2px;">PLEASE SPECIFY COLOR</span>				
Cat. No.:	<input type="checkbox"/> CC-P				
* Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____					

9.14

Submitted by Swaney Lighting Associates Inc

Catalog Number:  
KSS16-4120/SA/COLOR

Type:  
**S3HS**



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Notes:

SLA06-6130



**KSS**

SAR, SET fixtures only

Square Steel Non-Tapered Pole  
revision 8/1/99 • ksssar.pdf

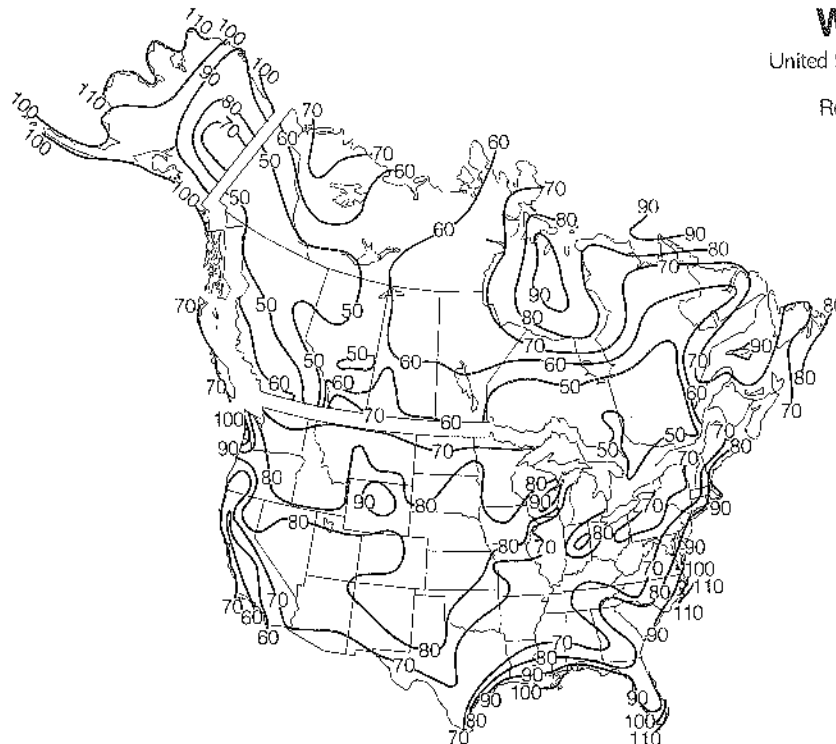
Type:  
Job:

Date:  
Page: 4 of 4

### Wind Map

United States and Canada

Ref: AASHTO 1985




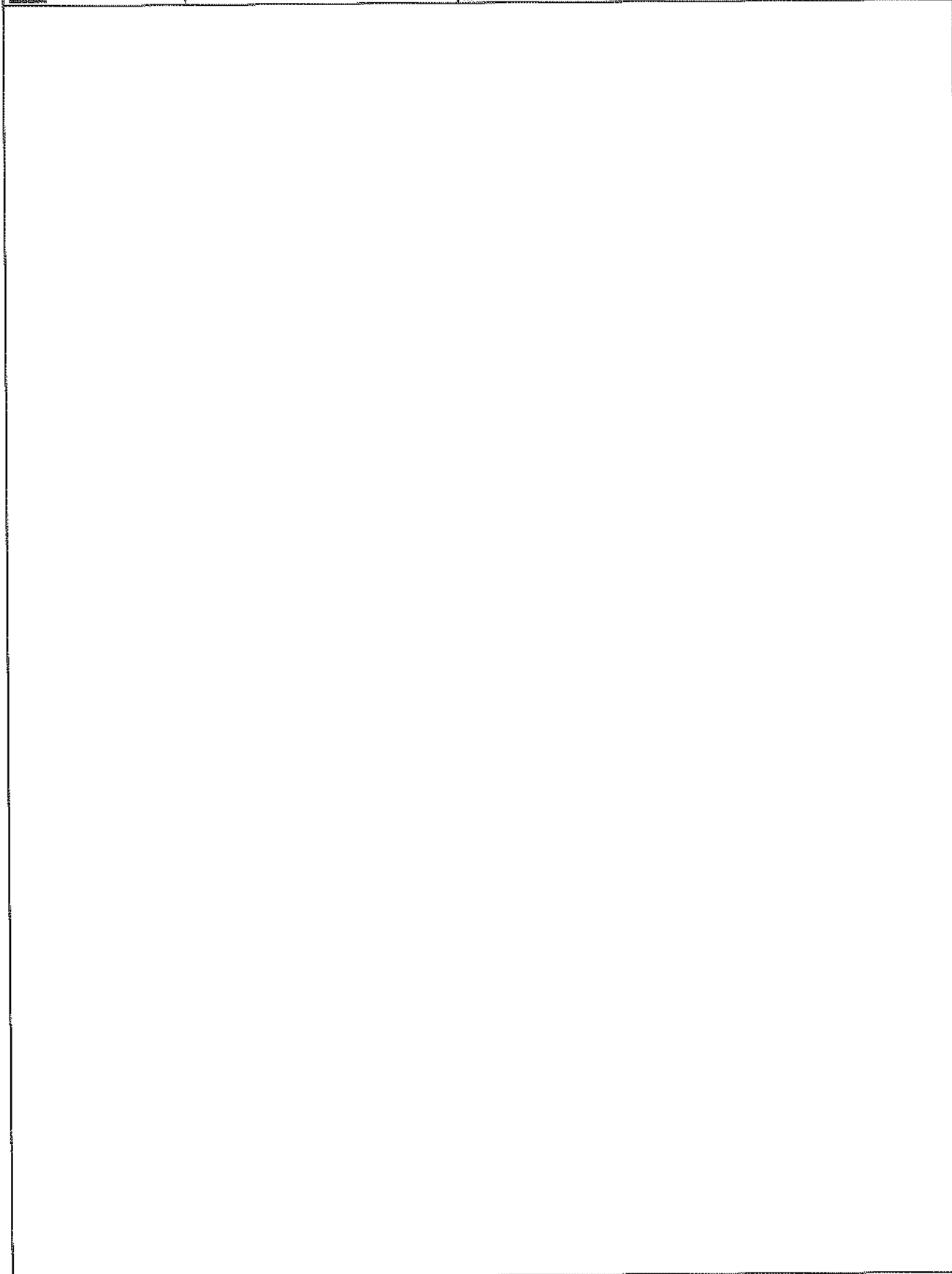
**NOTES:**

- Values are based on 50 year mean recurrence interval (United States), 30 year mean in Canada, 30' above grade.
- Hawaii has an 80 mph wind velocity.
- Puerto Rico has a 95 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. Consult factory for special pole requirements where risk of exposure to extreme wind conditions exists.
- 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.

9.15

Submitted by Swaney Lighting Associates Inc		Catalog Number:	Type:
	Job Name: Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



Submitted by Swaney Lighting Associates Inc

Catalog Number:

Type:



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

1SA/SAR4/175MH-VOLT/COLOR/  
HS  
Notes:

S4HS

SLA06-6130



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Type:  
Job:  
Catalog number:

Approvals:

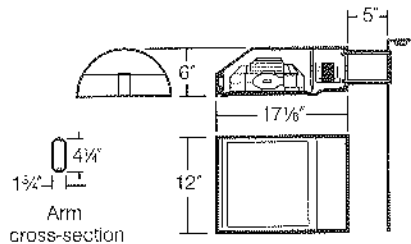
Mfg.	Fixture	Electrical Module	Finish	Options	Optional Vertical Slipfit Mount
		See page 2		See pages 3-4	See page 5

Date:  
Page: 1 of 5

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

### Specifications

70 to 175 watt  
Medium Base Lamps  
Maximum Fixture weight (150HPS) = 25 lb



**Housing:** One piece low copper (less than .6%) die-cast aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. The fixture's housing forms a half cylinder with 58° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.

**Lens Frame:** One piece low copper (less than .6%) die-cast aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one piece extruded and vulcanized silicone gasket. Clear 3/16" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

**Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing as a one-piece module. Reflector module is field rotatable in 90° increments. MH and IES sockets are porcelain 4KV pulse rated medium base. All reflector modules are factory prewired with quick-disconnect plug and include silicone seal at the penetration of the internal barrier wall in the luminaire housing.

**Electrical Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. All ballasts are high power factor rated -20°F. starting.

**Support Arm:** One piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

**Optional Wall Mounting:** Fixture mounts to 3" or 4" Junction Boxes by a cast aluminum adapter plate with fixture mounting bolts.

**NOTE:** Junction Box in wall must provide adequate fixture support. See NEC sections 370-13, 17 and 410-14, 16. Quick-disconnect plug and wiring are provided to allow field connections prior to fixture mounting.

**Finish:** Super TGIC thermostat polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001:2000 standard.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.



9.16

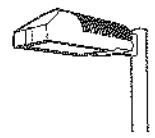
9.17

Submitted by Swaney Lighting Associates Inc	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> 1SA/SAR4/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S4HS</b> SLA06-6130
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Type: \_\_\_\_\_ Page: 2 of 5  
Job: \_\_\_\_\_



### Standard Features

**Mounting**  
3SY configuration is available for round poles only.

Plan View: Wall Mount

EPA: 0.7 1.4 1.2 1.9 1.9 2.5

Cat. No.:  1SA  2SB  2SL  3ST  3SY  4SC  1W

**Fixture**  
Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Flat Lens Light Distribution: Type II Full Cutoff Type III Full Cutoff Type IV Forward Throw Full Cutoff Type V Square Full Cutoff

Cat. No.:  SAR2  SAR3  SAR4  SAR5

**Electrical Module**  
HPS = High Pressure Sodium  
MH = Metal Halide

Cat. Nos. for Electrical Modules available:

<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input type="checkbox"/> 150HPS120
<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 150HPS208
<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 150HPS240
<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 150HPS277
<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 150HPS347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-62	S-54	S-55

**PLEASE SPECIFY VOLTAGE**  
175MH

<input type="checkbox"/> 70MH120	<input type="checkbox"/> 100MH120	<input type="checkbox"/> 150MH120	<input type="checkbox"/> 175MH120
<input type="checkbox"/> 70MH208	<input type="checkbox"/> 100MH208	<input type="checkbox"/> 150MH208	<input type="checkbox"/> 175MH208
<input type="checkbox"/> 70MH240	<input type="checkbox"/> 100MH240	<input type="checkbox"/> 150MH240	<input type="checkbox"/> 175MH240
<input type="checkbox"/> 70MH277	<input type="checkbox"/> 100MH277	<input type="checkbox"/> 150MH277	<input type="checkbox"/> 175MH277
<input type="checkbox"/> 70MH347	<input type="checkbox"/> 100MH347	<input type="checkbox"/> 150MH347	<input type="checkbox"/> 175MH347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	M-98	M-90	M-102	M-57

Lamp Watts Type Line Volts  
150 HPS 120


**Finish**  
Super TGIC powder coat paint over a chromate conversion coating.

Color: Black Dark Bronze Light Gray Platinum Silver White Custom Color  
Cat. No.:  BL-P  DB-P  LG-P  PS-P  WH-P  CC-P

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

**PLEASE SPECIFY COLOR**

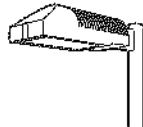
9.18

Submitted by Swaney Lighting Associates Inc 	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> 1SA/SAR4/175MH-VOLT/COLOR/HS Notes:	<b>Type:</b> <b>S4HS</b> SLA06-6130
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**SAR**  
 The Archetype®  
 revision 3/17/03 • sar.pdf

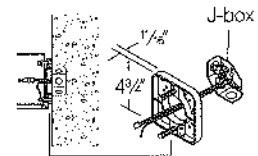
Type:  
 Job:



### Optional Features

**Wall Mounting**  
 Cat. No. **1W**  
 Select from Mounting on page 2.

Fixture mounts to 3" or 4" Junction Boxes by a cast aluminum adapter plate with fixture mounting bolts.  
**NOTE:** Junction Box in wall must provide adequate fixture support. See NEC sections 370-13, 17 and 410-14, 16. Quick-disconnect plug and wiring are provided to allow field connections prior to fixture mounting.



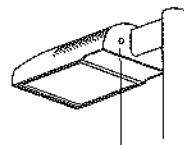
Wall mount using adapter plate 3" or 4" J-box in wall (by others)

**Photocell Control**  
 Cat. No. (See right)  
 No Option

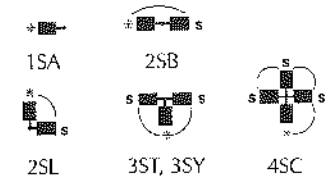
Fixture supplied with an internal photocell with the sensor on the fixture end facing the pole. For multiple-fixture pole mountings, one fixture has a photocell to operate the others. Not available if wall mounted (1W).

Mounting Configuration:  
 \* - Fixture with Photocell Sensor  
 S - slave unit(s)  
 No fixture wattage limit.

- |                               |             |
|-------------------------------|-------------|
| Cat. No.                      | Line Volts: |
| <input type="checkbox"/> A-30 | 120V        |
| <input type="checkbox"/> A-31 | 208V        |
| <input type="checkbox"/> A-32 | 240V        |
| <input type="checkbox"/> A-33 | 277V        |
| <input type="checkbox"/> A-35 | 347V        |

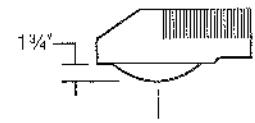


Photocell Sensor



**Convex Glass Lens**  
 Cat. No.  CGL  
 No Option

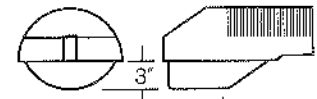
The 3/8" thick clear convex tempered glass lens replaces the standard flat glass lens. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houseside shielding.



Convex Glass Lens


**Polycarbonate Lens**  
 Cat. No.  LS  
 No Option

Fixture supplied with a one piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens.  
**CAUTION:** Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.



Polycarbonate Lens

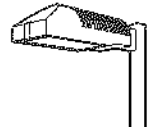
9.19

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> 1SA/SAR4/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S4HS</b> SLA06-6130
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC		

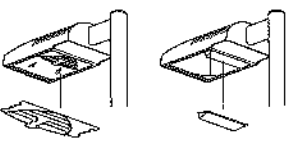
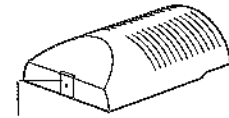
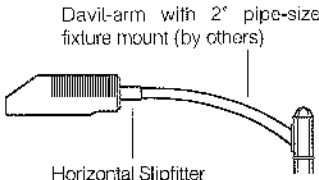
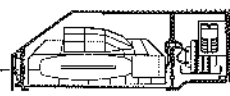


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revision 3/17/03 \* sar.pdf

Type: \_\_\_\_\_ Page: 4 of 5  
Job: \_\_\_\_\_




### Optional Features

<p><b>Houseside Shield</b> Cat. No. (See right) <input type="checkbox"/> No Option</p>	<p>(Types II, III, and IV only). Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass streetside light and block houseside light, and a blackened panel added to the reflector to reduce houseside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, and a black anodized panel added to the reflector to reduce houseside reflections. Use with clear lamps only, as coated lamps reduce effectiveness.</p>	 <p><b>HS</b> for flat lens</p> <p><b>HSC</b> for convex lens or polycarbonate lens</p>
<p><b>Tamper-Resistant Latch</b> Cat. No. <input type="checkbox"/> TL <input type="checkbox"/> No Option</p>	<p>Standard die-cast latch is provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening.</p> <p><b>NOTE:</b> Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.</p>	 <p>Tamper-Resistant Latch</p>
<p><b>Horizontal Slipfitter Mount</b> Cat. No. <input type="checkbox"/> HSF <input type="checkbox"/> No Option</p>	<p>Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Cast aluminum clamp-type slipfitter with set screw anti-rotation lock. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture and arm.</p>	 <p>Davit-arm with 2" pipe-size fixture mount (by others)</p> <p>Horizontal Slipfitter Mount by Kim</p>
<p><b>Special Options for Street Lighting</b> Cat. No. <input type="checkbox"/> AF <input type="checkbox"/> No Option</p>	<p><b>Air Filter (AF):</b> Allows for ventilation through the optical chamber, filtering all air particles above 500 microns. Multi-layer disc assembly mounted on solid wall between optical compartment and latch cavity.</p>	 <p>Air Filter</p>



9.20

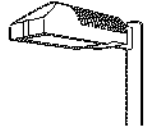
Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> 1SA/SAR4/175MH-VOLT/COLOR/ HS Notes:	<b>Type:</b> <b>S4HS</b> SLA06-6130
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC		



**SAR**  
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Type:  
Job:

Page: 5 of 5

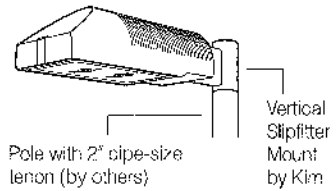




### Optional Features

**Vertical Slipfitter Mounts**  
Cat. No. includes Mounting  
Cat. No. (See right)  
 No Option


Allows fixture with standard support arm to be mounted to poles having a 2" pipe-size tenon (2 3/4" O.D. x 4 1/2" min. length). All mounting configurations can be used (1SA, 2SB, 2SL, 3ST, 3SY, 4SC). 4" square or round die-cast aluminum with flush cap, secured by four 3/8" stainless steel set point allen screws, finished to match fixture and arm.

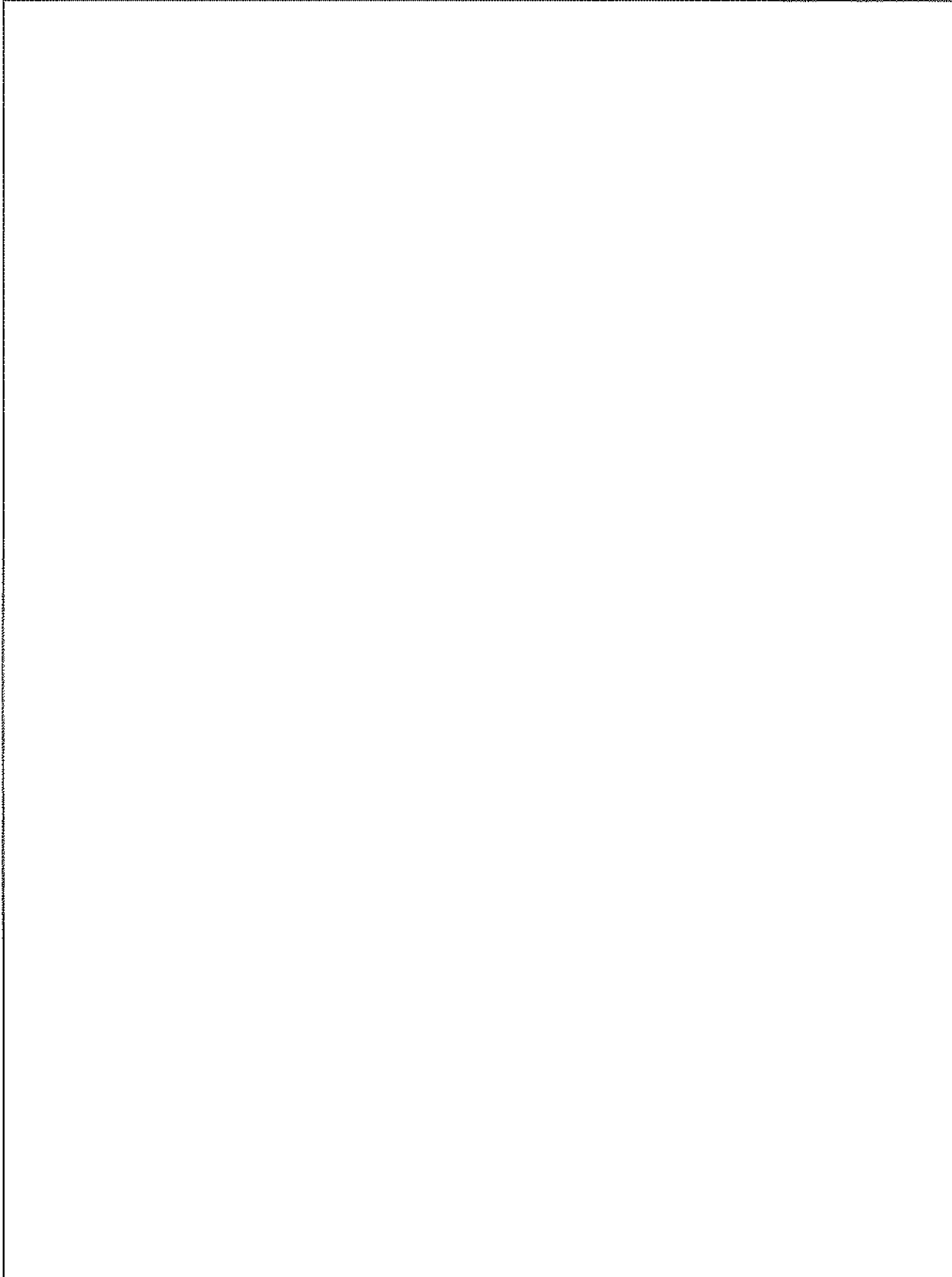
**NOTE:** 3SY only available on round slipfitter.



Cat. No.		Stainless steel set screws		Cat. No.	Mounting Configuration
<input type="checkbox"/> VSF-1SA				<input type="checkbox"/> SVSF-1SA	1SA - single arm mount
<input type="checkbox"/> VSF-2SB				<input type="checkbox"/> SVSF-2SB	2SB - 2 at 180°
<input type="checkbox"/> VSF-2SL				<input type="checkbox"/> SVSF-2SL	2SL - 2 at 90°
<input type="checkbox"/> VSF-3ST				<input type="checkbox"/> SVSF-3ST	3ST - 3 at 90°
<input type="checkbox"/> VSF-3SY					3SY - 3 at 120°
<input type="checkbox"/> VSF-4SC	Round		Square	<input type="checkbox"/> SVSF-4SC	4SC - 4 at 90°

9.21

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b>	<b>Type:</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



9.22

Submitted by Swaney Lighting Associates Inc



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Catalog Number:  
KSS16-412D/SA/COLOR

Notes:

Type:

S4HS

SLA08-8130



KIM LIGHTING



SAR, SET fixtures only

Square Steel Non-Tapered Pole

revision 8/1/99 • ksssar.pdf

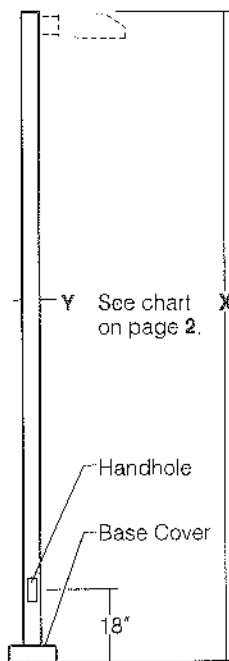
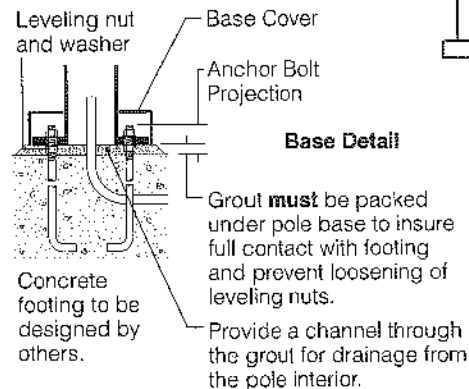
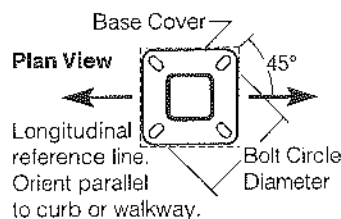
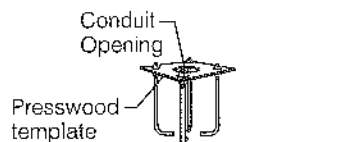
Type:  
Job:  
Catalog number:

Approvals:

Pole Cat. No.	Mounting	Pole Finish	Optional Duplex Receptacle
	/	/	/
	See page 2		See page 3

Date:  
Page: 1 of 4

### Specifications



**Pole Construction:** One piece non-tapered square shaft of low carbon steel (ASTM-A500, Grade B, 46,000 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.

**Pole Cap:** A flush-sided cast aluminum pole cap is provided.

**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, 2.5 mil nominal thickness. 5 stage steel pretreatment to include phosphoric acid etch, followed by iron phosphate bath and chromate sealer for corrosion resistance. Standard colors are Black (BL-P), Dark Bronze (DB-P), Light Gray (LG-P), Platinum Silver (PS-P), and White (WH-P). Custom colors are available.

**CAUTION:** Do not install poles without luminaires or strength guarantee is voided. Any unauthorized accessories secured to pole shall void strength guarantee.

**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 eventual pole collapse and serious personal injury.

9.23

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> KSS16-4120/SA/COLOR	<b>Type:</b> <b>S4HS</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



**KSS**

SAR, SET fixtures only

Square Steel Non-Tapered Pole  
revision 8/1/99 • kssar.pdf

<b>Type:</b>	<b>Date:</b>
<b>Job:</b>	<b>Page: 2 of 4</b>

**Standard Features**

**NOTE:** All allowable pole and fixture EPAs (Effective Projected Area, which is Fixture Area x Drag Factor) are derived from the AASHTO standard (American Association of State Highway and Transportation Officials). Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location (See page 4).

**Pole Catalog No.**

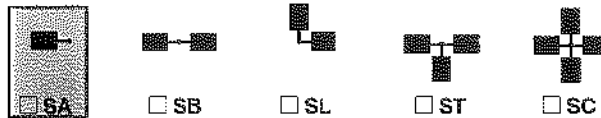
**Allowable Pole EPA**

Pole Catalog Number	X	Y	Bolt Circle Dia.	Anchor Bolt Projection	Anchor Bolts	Base Cover Size	Conduit Opening Dia.	Wind Map Steady Wind			
								70/91	80/104	90/117	100/130
<input type="checkbox"/> KSS10-4120	10'	4' x 11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	29.3	21.9	16.8	13.1
<input type="checkbox"/> KSS12-4120	12'	4' x 11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	23.5	17.3	13.1	10.1
<input type="checkbox"/> KSS14-4120	14'	4' x 11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	19.3	14.0	10.3	7.7
<input checked="" type="checkbox"/> KSS16-4120	16'	4' x 11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 15" + 3"	3 1/4" x 8 5/8" sq.	3"	15.6	11.0	7.9	5.7
<input type="checkbox"/> KSS20-4120	19.5'	4' x 11 ga.	7 1/2"-8 1/2"	3 3/8"	3/4" x 30" + 4"	3 1/4" x 8 5/8" sq.	3"	10.1	6.7	4.4	2.7

**Mounting Arrangements**

\*Allowable pole EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA.

**Plan Views:**



**Mounting:**

SA   
  SB   
  SL   
  ST   
  SC

**Kim Fixture and EPA:**

SAR	0.7	1.4	1.2	1.9	2.5
SET	1.0	2.0	1.5	2.4	2.7

**Finish**

Super TGIC thermoset polyester powder coat paint.

Color: Black    Dark Bronze    Light Gray    Platinum Silver    White  
 Cat. No.:  BL-P     DB-P     LG-P     PS-P     WH-P

Color: \*Custom Color    **PLEASE SPECIFY COLOR**  
 Cat. No.:  CC-P

\* Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

9.24

Submitted by Swaney Lighting Associates Inc	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> KSS16-4120/SA/COLOR  Notes:	<b>Type:</b> <b>S4HS</b>  SLA06-6130
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**KSS**

SAR, SET fixtures only

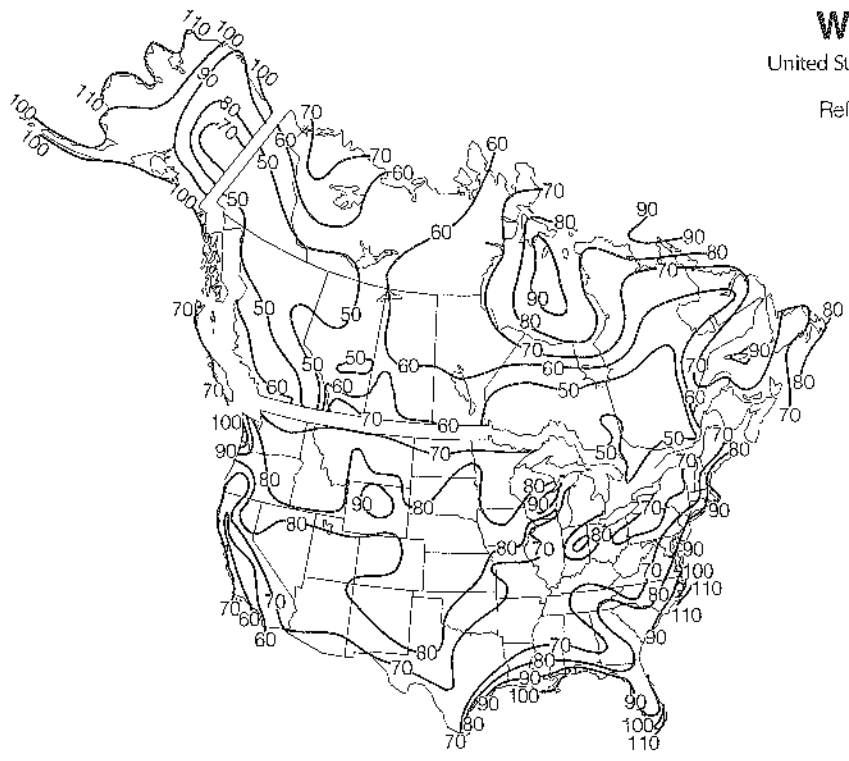
Square Steel Non-Tapered Pole  
 revision 8/1/99 • ksssar.pdf

<b>Type:</b>	<b>Date:</b>
<b>Job:</b>	<b>Page: 4 of 4</b>

### Wind Map

United States and Canada


Ref: AASHTO 1985



**NOTES:**

- Values are based on 50 year mean recurrence interval (United States), 30 year mean in Canada, 30' above grade.
- Hawaii has an **80 mph** wind velocity.
- Puerto Rico has a **95 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. Consult factory for special pole requirements where risk of exposure to extreme wind conditions exists.
- 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.

9.25

Submitted by Swaney Lighting Associates Inc		Catalog Number:	Type:
	Job Name: Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



Job Name:  
Sheridan Heights  
Architect: MRLD, LLC

Notes:

W

SLA06-6130



KIM LIGHTING

WD14

14" Wall Director®

revision 4/1/02 • wd14.pdf

Type:

Job:

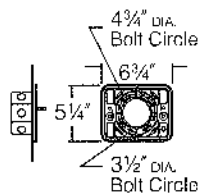
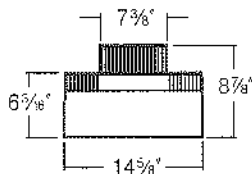
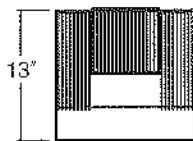
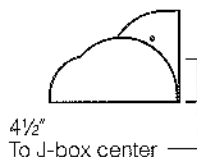
Catalog number:

Approvals:


Fixture	Electrical Module	Finish	Options
	See page 2		See pages 3-4

Date:  
Page: 1 of 4

## Specifications

Maximum Fixture  
Weight (150HPS) = 26 lb**Mounting Plate**  
Attaches directly to any  
standard 4" J-box (by others)**Reflector Housing:** One piece die-cast aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.**Ballast Housing:** One piece die-cast aluminum with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.**Lens Frame:** One piece die-cast aluminum with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.**Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted to an aluminum module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.**Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.**Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.**Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH lamp modes.**Mounting Plate:** Mounting plate attaches directly to any standard 4" Junction Box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry Junction Box.**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001 standard.**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

9.27

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> WD14D3/50MH-VOLT/COLOR	<b>Type:</b> <b>W</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130



**WD14**  
14" Wall Director<sup>®</sup>  
revision 4/1/02 • wd14.pdf

Type:  
Job:

Page: 2 of 4



### Standard Features

**Fixture**  
Cat. No. designates **WD14** fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).



WD Fixture

Light Distribution:



Type II



Type III



Type IV



Wall Grazer



Spot

Cat. No.: (Up 14")  **WD14U2**  **WD14U3**  **WD14U4**  **WD14UG** |  **WD14US**  
 Cat. No.: (Down 14")  **WD14D2**  **WD14D3**  **WD14D4**  **WD14DG**  **WD14DS**

**Electrical Module**  
HPS = High Pressure Sodium  
MH = Metal Halide



Lamp Lamp Line  
Watts Type Volts  
**150 HPS 120**

Cat. Nos. for Electrical Modules available:

<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input type="checkbox"/> 150HPS120
<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 150HPS208
<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 150HPS240
<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 150HPS277
<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 150HPS347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-62	S-54	S-55

<input checked="" type="checkbox"/> <b>50MH</b>	<input type="checkbox"/> 70MH120	<input type="checkbox"/> 100MH120	<input type="checkbox"/> 150MH120	<input type="checkbox"/> 175MH120
<b>PLEASE SPECIFY VOLTAGE</b>	<input type="checkbox"/> 70MH208	<input type="checkbox"/> 100MH208	<input type="checkbox"/> 150MH208	<input type="checkbox"/> 175MH208
	<input type="checkbox"/> 70MH240	<input type="checkbox"/> 100MH240	<input type="checkbox"/> 150MH240	<input type="checkbox"/> 175MH240
	<input type="checkbox"/> 70MH277	<input type="checkbox"/> 100MH277	<input type="checkbox"/> 150MH277	<input type="checkbox"/> 175MH277
	<input type="checkbox"/> 70MH347	<input type="checkbox"/> 100MH347	<input type="checkbox"/> 150MH347	<input type="checkbox"/> 175MH347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	M-98	M-90	M-102	M-57


**Finish**  
Super TGIC powder coat paint over a chromate conversion coating.

Color: Black Dark Bronze Light Gray Platinum Silver White \*Custom Colors  
 Cat. No.:  **BL-P**  **DB-P**  **LG-P**  **PS-P**  **WH-P**  **CC-P**

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

**PLEASE SPECIFY COLOR**



Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> WD14D3/50MH-VOLT/COLOR	<b>Type:</b> <b>W</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Notes:</b>	SLA06-6130

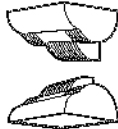


**WD14**

14" Wall Director®  
revision 4/1/02 \* wd14.pdf

Type:  
Job:

Page: 3 of 4

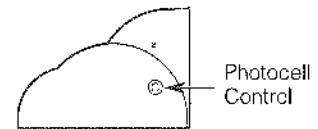


### Optional Features

**Photocell Control**  
Cat. No. (see right)  
 No Option

Factory installed inside housing with fully gasketed sensor on side wall.

Cat. No.	Line Volts:	Cat. No.	Line Volts:
<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V
<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-35	347V
<input type="checkbox"/> A-32	240V		



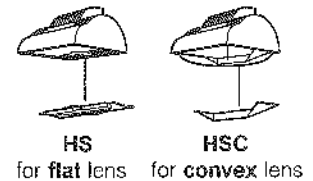
**Houseside Shield**  
Cat. No. (see right)  
 No Option

Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.

**CAUTION:** Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.

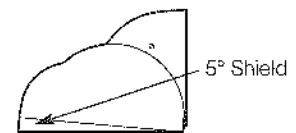
Approximate Light Reduction Toward Wall	Type II	Type III	Type IV
	-43%	-74%	-77%

Cat. No.  
 HS for flat lens  
 HSC for fixtures with optional convex glass lens.



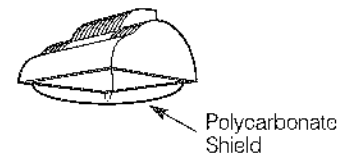
**5° Shield**  
Cat. No.  SDS14  
 No Option

Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.



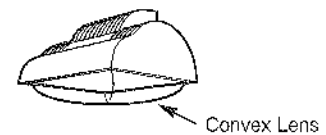
**Polycarbonate Shield**  
Cat. No.  LS  
 No Option

**For DOWN fixture models only.** Fully gasketed one piece vacuum formed clear UV stabilized polycarbonate shield replaces standard tempered glass lens.




**Convex Glass Lens**  
Cat. No.  CGL  
 No Option

Tempered convex glass lens replaces standard flat lens.



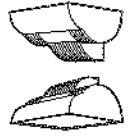
9.29

Submitted by Swaney Lighting Associates Inc 	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Catalog Number:</b> WD14D3/50MH-VOLT/COLOR  <b>Notes:</b>	<b>Type:</b> <div style="text-align: center; font-size: 2em; font-weight: bold;">W</div> SLA06-6130
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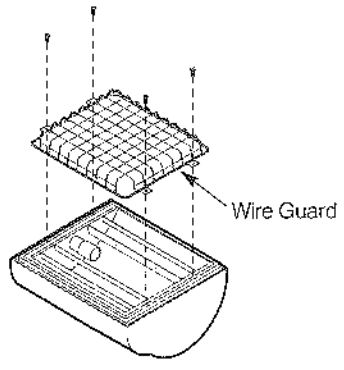
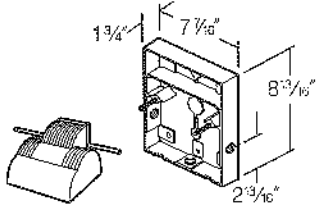
**WD14**  
 14" Wall Director®  
 revision 4/1/02 • wd14.pdf

Type: \_\_\_\_\_  
 Job: \_\_\_\_\_ Page: 4 of 4




### Optional Features

<b>Fusing</b> Cat. No. <input type="checkbox"/> (see right) <input type="checkbox"/> No Option	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Line Volts:</td> <td style="text-align: center;">120V</td> <td style="text-align: center;">208V</td> <td style="text-align: center;">240V</td> <td style="text-align: center;">277V</td> <td style="text-align: center;">347V</td> </tr> <tr> <td style="text-align: left;">Cat. No.:</td> <td style="text-align: center;"><input type="checkbox"/> SF</td> <td style="text-align: center;"><input type="checkbox"/> DF</td> <td style="text-align: center;"><input type="checkbox"/> DF</td> <td style="text-align: center;"><input type="checkbox"/> SF</td> <td style="text-align: center;"><input type="checkbox"/> SF</td> </tr> </table>	Line Volts:	120V	208V	240V	277V	347V	Cat. No.:	<input type="checkbox"/> SF	<input type="checkbox"/> DF	<input type="checkbox"/> DF	<input type="checkbox"/> SF	<input type="checkbox"/> SF
Line Volts:	120V	208V	240V	277V	347V								
Cat. No.:	<input type="checkbox"/> SF	<input type="checkbox"/> DF	<input type="checkbox"/> DF	<input type="checkbox"/> SF	<input type="checkbox"/> SF								
<b>Quartz Standby</b> Cat. No. <input type="checkbox"/> QS <input type="checkbox"/> No Option	Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.												
<b>Surface Conduit Mount</b> Cat. No. <input type="checkbox"/> SCM14U <input type="checkbox"/> SCM14D <input type="checkbox"/> No Option	Cast aluminum Junction Box and fixture mount for attachment (by others) to existing walls, beams or columns. SCM14 has one 3/4" conduit tap in each side and bottom only. Must be securely mounted to wall surface. Finished to match the fixture.  <b>SCM14U</b> for UP fixtures only. <b>SCM14D</b> for DOWN fixtures only.												
<b>Wire Guard</b> Cat. No. <input type="checkbox"/> WG <input type="checkbox"/> No Option	11 ga. (.12" dia.) BB Wire, 12 3/8" x 10 1/2" x 1 1/2" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform.  <b>NOTE:</b> Only available with flat lens applications.												



9.30

Submitted by Swaney Lighting Associates Inc 	<b>Job Name:</b> Sheridan Heights <b>Architect:</b> MRLD, LLC	<b>Catalog Number:</b> WD14DG/50MH-VOLT/COLOR  Notes:	<b>Type:</b> <b>WG</b>  SLA06-6130
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**WD14**

14" Wall Director®  
 revision 1/1/02 • wd14.pdf

**Type:**  
**Job:**  
**Catalog number:**

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1	1	1
Fixture	Electrical Module	Options
See page 2		See pages 3-4

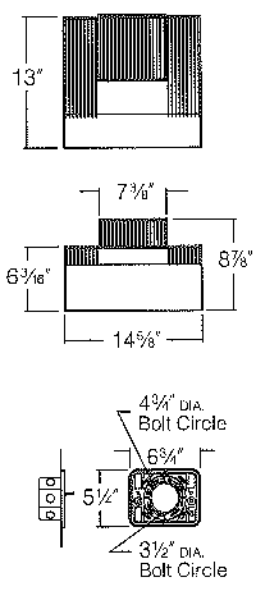
**Date:**  
**Page: 1 of 4**

**Approvals:**

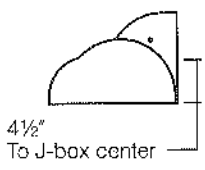
  
  
  
  

**Specifications**

Maximum Fixture Weight (150HPS) = 26 lb



**Mounting Plate**  
 Attaches directly to any standard 4" J-box (by others)



**Reflector Housing:** One piece die-cast aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

**Ballast Housing:** One piece die-cast aluminum with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

**Lens Frame:** One piece die-cast aluminum with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

**Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted to an aluminum module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

**Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH lamp modes.


**Mounting Plate:** Mounting plate attaches directly to any standard 4" Junction Box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry Junction Box.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001 standard.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

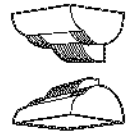
9.31

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> WD14DG/50MH-VOLT/COLOR	<b>Type:</b> <b>WG</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA08-6130









14" Wall Director®  
revision 4/1/02 • wd14.pdf

Type:  
Job: Page: 2 of 4



### Standard Features

**Fixture**  
Cat. No. designates **WD14** fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).

					
WD Fixture	Type II	Type III	Type IV	Wall Grazer	Spot

Cat. No.: (Up 14")  WD14U2  WD14U3  WD14U4  **WD14UG**  WD14US  
 Cat. No.: (Down 14")  WD14D2  WD14D3  WD14D4  **WD14DG**  WD14DS

**Electrical Module**  
HPS = High Pressure Sodium  
MH = Metal Halide



Lamp Lamp Line  
Watts Type Volts  
**150 HPS 120**

Cat. Nos. for Electrical Modules available:

<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input type="checkbox"/> 150HPS120
<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 150HPS208
<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 150HPS240
<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 150HPS277
<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 150HPS347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-62	S-54	S-55

**50MH**

<input type="checkbox"/> 70MH120	<input type="checkbox"/> 100MH120	<input type="checkbox"/> 150MH120	<input type="checkbox"/> 175MH120
<input type="checkbox"/> 70MH208	<input type="checkbox"/> 100MH208	<input type="checkbox"/> 150MH208	<input type="checkbox"/> 175MH208
<input type="checkbox"/> 70MH240	<input type="checkbox"/> 100MH240	<input type="checkbox"/> 150MH240	<input type="checkbox"/> 175MH240
<input type="checkbox"/> 70MH277	<input type="checkbox"/> 100MH277	<input type="checkbox"/> 150MH277	<input type="checkbox"/> 175MH277
<input type="checkbox"/> 70MH347	<input type="checkbox"/> 100MH347	<input type="checkbox"/> 150MH347	<input type="checkbox"/> 175MH347

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	M-98	M-90	M-102	M-57

**PLEASE SPECIFY VOLTAGE**


**Finish**  
Super TGIC powder coat paint over a chromate conversion coating.

Color: Black Dark Bronze Light Gray Platinum Silver White \*Custom Colors  
 Cat. No.:  BL-P  DB-P  LG-P  PS-P  WH-P  CC-P

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

**PLEASE SPECIFY COLOR**

9.32

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> WD14DG/50MH-VOLT/COLOR	<b>Type:</b> <b>WG</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	<b>Notes:</b>	SLA06-6130



**WD14**  
14" Wall Director®  
revision 4/1/02 • wd14.pdf

Type:  
Job: Page: 3 of 4

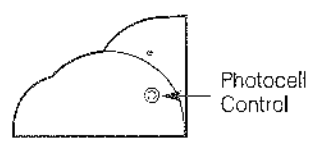


### Optional Features

**Photocell Control**  
Cat. No. (see right)  
 No Option

Factory installed inside housing with fully gasketed sensor on side wall.

Cat. No.	Line Volts:	Cat. No.	Line Volts:
<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V
<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-35	347V
<input type="checkbox"/> A-32	240V		



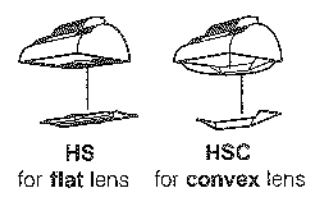
**Houseside Shield**  
Cat. No. (see right)  
 No Option

Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.

**CAUTION:** Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.

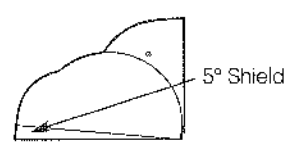
Approximate Light Reduction Toward Wall	Type II	Type III	Type IV
	-43%	-74%	-77%

Cat. No.  
 HS for flat lens  
 HSC for fixtures with optional convex glass lens.



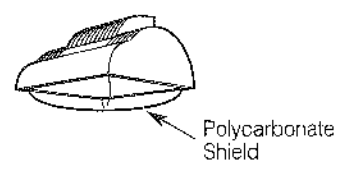
**5° Shield**  
Cat. No.  SDS14  
 No Option

Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.



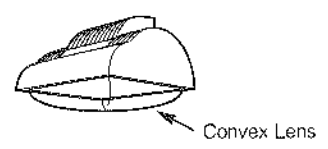
**Polycarbonate Shield**  
Cat. No.  LSL  
 No Option

**For DOWN fixture models only.** Fully gasketed one piece vacuum formed clear UV stabilized polycarbonate shield replaces standard tempered glass lens.




**Convex Glass Lens**  
Cat. No.  CGL  
 No Option

Tempered convex glass lens replaces standard flat lens.



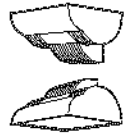
9.33

Submitted by Swaney Lighting Associates Inc		<b>Catalog Number:</b> WD14DG/50MH-VOLT/COLOR	<b>Type:</b> <b>WG</b>
	<b>Job Name:</b> Sheridan Heights Architect: MRLD, LLC	Notes:	SLA06-6130

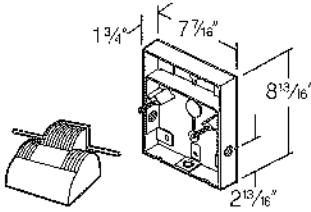
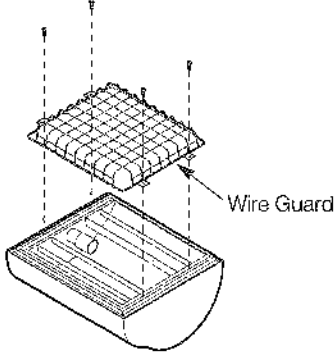


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revision 4/1/02 \* wd14.pdf

Type:  
Job: Page: 4 of 4



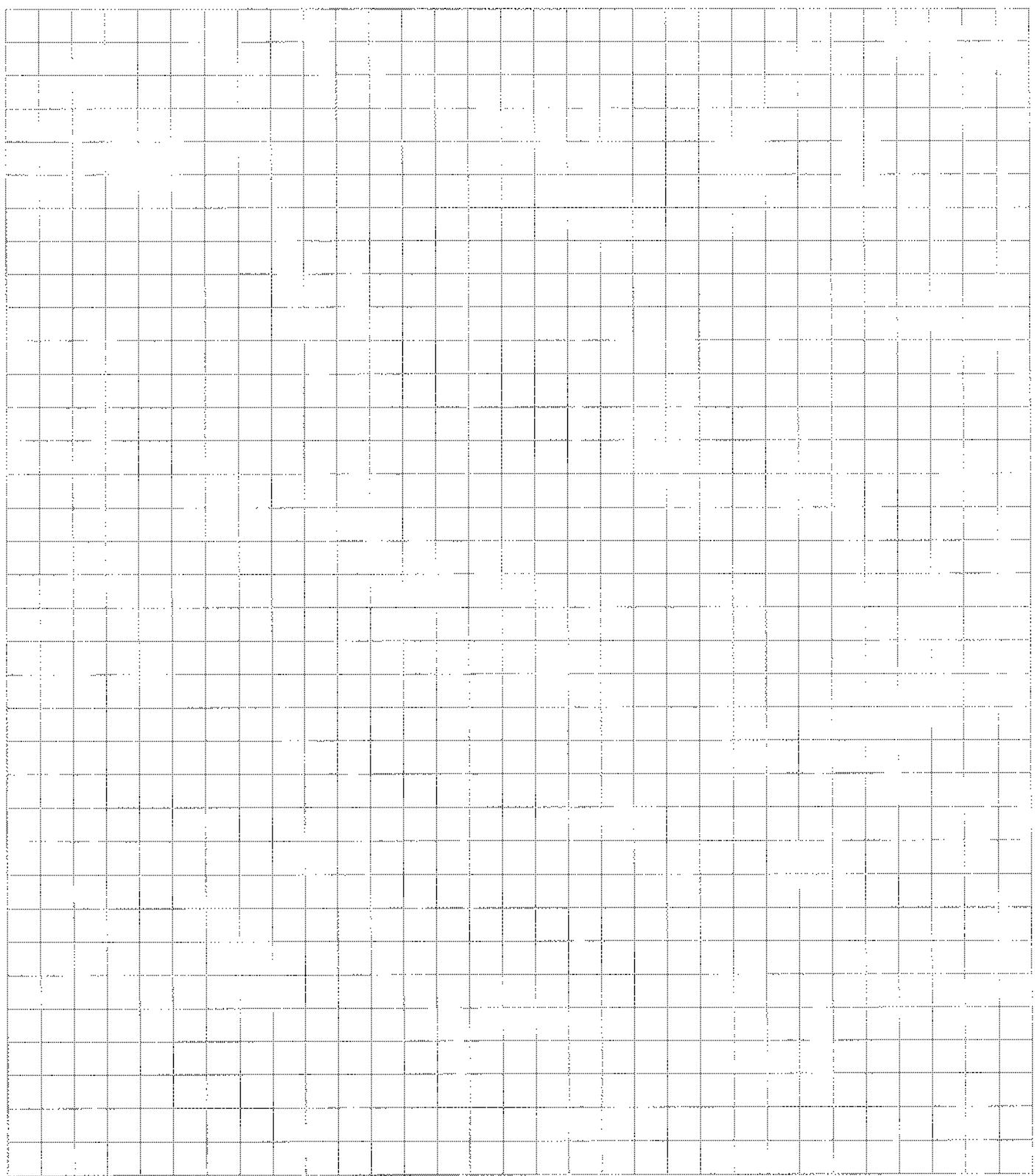
**Optional Features**

<p><b>Fusing</b> Cat. No. <input type="checkbox"/> (see right) <input type="checkbox"/> No Option</p>	<p>Line Volts:    120V    208V    240V    277V    347V Cat. No.:    <input type="checkbox"/> SF    <input type="checkbox"/> DF    <input type="checkbox"/> DF    <input type="checkbox"/> SF    <input type="checkbox"/> SF</p>
<p><b>Quartz Standby</b> Cat. No.    <input type="checkbox"/> QS <input type="checkbox"/> No Option</p>	<p>Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.</p>
<p><b>Surface Conduit Mount</b> Cat. No.    <input type="checkbox"/> SCM14U <input type="checkbox"/> SCM14D <input type="checkbox"/> No Option</p>	<p>Cast aluminum Junction Box and fixture mount for attachment (by others) to existing walls, beams or columns. SCM14 has one 3/4" conduit tap in each side and bottom only. Must be securely mounted to wall surface. Finished to match the fixture.</p> <p><b>SCM14U</b> for UP fixtures only. <b>SCM14D</b> for DOWN fixtures only.</p> 
<p><b>Wire Guard</b> Cat. No.    <input type="checkbox"/> WG <input type="checkbox"/> No Option</p>	<p>11 ga. (.12" dia.) BB Wire, 12 3/8" x 10 1/4" x 1 1/2" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform.</p> <p><b>NOTE:</b> Only available with flat lens applications.</p> 

9.34

# shinberg

CONSULTING, LLC



Att. 10

**From:** "Thomas Errico" <terrigo@wilbursmith.com>  
**To:** "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>  
**Date:** 1/4/2007 11:56:18 AM  
**Subject:** Sheridan Heights Subdivision

Shukria -

Based upon my coordination with Jim Carmody, the City support waivers for the parking lot layout inclusive of parking stall size, aisle width, and driveway dimensions. If you have any questions, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com

**CC:** <jpc@portlandmaine.gov>



Att. 11



# STORMCHAMBER™

THE LOW COST, LOW IMPACT DEVELOPMENT SOLUTION  
FOR RETENTION, DETENTION, RECHARGE.



StormChamber™ storage= 75CF  
 Design storage capacity= 115CF

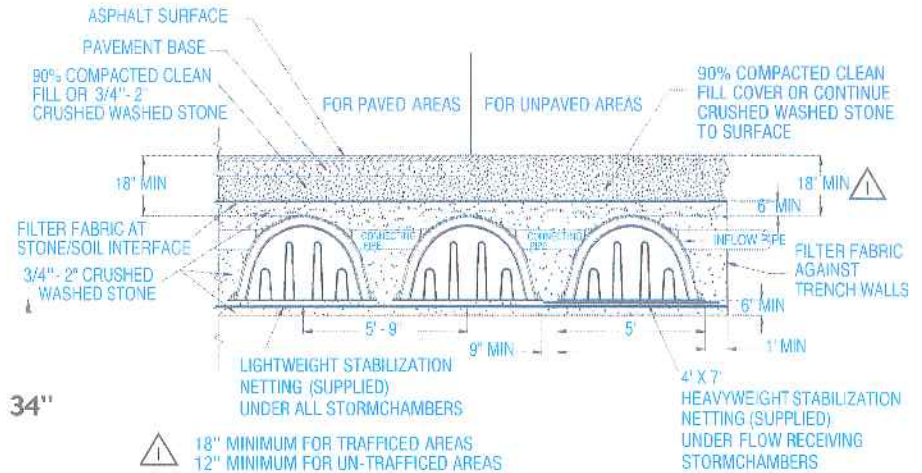


34"

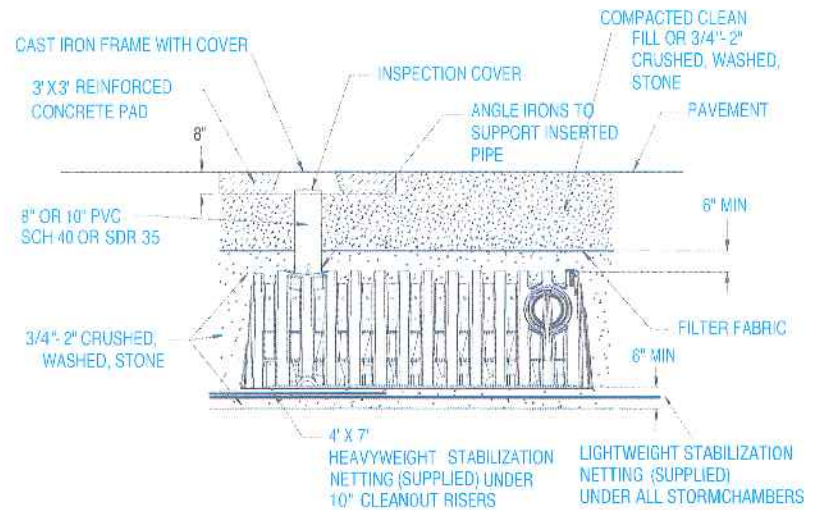
5'



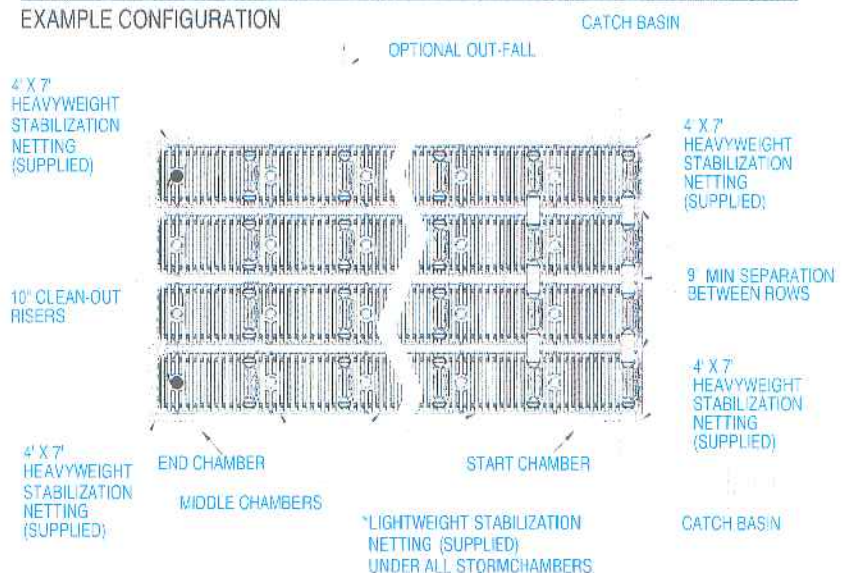
RECOMMENDED INSTALLATION



CLEAN OUT / INSPECTION WELL



EXAMPLE CONFIGURATION



## BENEFITS OVER OTHER TYPES OF BMPS

- » Helps counter drought conditions by maintaining groundwater base flow to streams.
- » Replicates pre-development hydrology.
- » Eliminates thermal discharge loadings.
- » Replenishes groundwater supplies.
- » Achieves higher pollutant removal rates through soil filtration and accelerated microbial actions (bio-remediation).\*
- » Achieves Low Impact Development, LEED and Zero Discharge goals.
- » Reduces dependence on stormwater ponds and associated maintenance costs, liability and mosquito problems and allows for use of higher value real estate.
- » Provides a lower cost and longer effective life alternative to perforated pipe.
- » Provides a lower cost alternative to drainage pipe for conveyance, with added benefits of groundwater recharge and water quality enhancement.

\* In soils that do not perk well, the benefits of microbial actions still occur.

### AVERAGE % REMOVAL RATES

POLLUTANT PARAMETER	INFILTRATION	Wetland	Water Quality Pond	Filtering System	Water Quality Swale
Total Phosphorus	65	51	45.5	45	14.5
Total Nitrogen	82.5	20.9	30	32	10.5
Lead	98	63	66.5	71	50
Zinc	99	53.5	50.5	69	49
Suspended Solids	88.5	78	70	81	66
Organic Carbon	82	28	35	57	23

8.5'

Source: Brown, Whitney, Schueler, Thomas. National Pollutant Removal Performance Database for Stormwater BMPS, August 1997, Center for Watershed Protection, Ellicott City, Maryland.

## BENEFITS OVER SIMILAR TECHNOLOGIES

- » Direct connect side portals eliminate expensive header pipe manifold feed and discharge pipe systems and related extra excavation and stone.
- » Approximately 40% fewer chambers needed due to significantly greater storage capacity.
- » Significantly less time and labor cost for installation.
- » Significantly less excavation, stone, backfill, compaction, grading, and filter fabric required.
- » Exceeds AASHTO H-20 wheel load rating by 3 times.
- » Integrated end walls; no extra cost for end plates.
- » 10" inspection/clean out risers for low cost and easy sediment removal.



“A Septic Drainfield for Stormwater”™

## THE COMPANY

We are a multi-disciplinary environmental consulting and water resources research company, founded and operated by ecologists, biologists and engineers.

The StormChamber™ was developed to exceed stormwater quality requirements and to overcome the deficiencies of alternative technologies.

## WARRANTY

StormChambers are covered by a 10 year limited warranty. See our design manual for more details.

## CUSTOMER SUPPORT

- » Free design manual and CD. The CD contains a detailed sheet drawing, CAD files that can be copied directly to plans, and an Excel program for calculating the numbers of StormChambers needed, alternative chamber configurations, trench dimensions, and the amount of excavation, stone and filter fabric needed.
- » Free StormChamber™ system design assistance.
- » Free on-site installation assistance.

## CONTACT INFORMATION

(877) 426-9128 (Toll-Free)

(703) 492-0686 (Local)

(703) 491-9656 (Fax)

info@hydrologicsolutions.com (Email Us)

PO Box 672, Occoquan, Virginia 22125

www.hydrologicsolutions.com



Free design assistance  
and installation oversight.

28 December 2006

Mr. Greg Shinberg,  
Shinberg Consulting, L.L.C.,  
477 Congress Street, Fifth Floor,  
Portland, Maine 04101-3427

**RE: The Capacity to Handle Wastewater Flows, from the Proposed  
"Sheridan Heights," a Proposed Condominium, at 135 Sheridan Street.**

Dear Mr. Shinberg:

The existing eight-inch diameter sewer pipe located in Sheridan Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the total anticipated wastewater flows of **5,040 GPD**, from the proposed development.

**Anticipated Wastewater Flows from the Proposed Project:**

Twenty-One Proposed Condominium Units @ 240 GPD/Unit	= 5,040 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 5,040 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If the City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**

Frank J Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland  
Shukria Wiar, Planner, Department of Planning, and Urban Development, City of Portland  
Eric Labelle, P.E., City Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Stephen K. Harris, Assistant Engineer, City of Portland  
Jane Ward, Administrative Assistant, City of Portland  
Desk file

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Central Maine Power

December 21, 2006

Mr. Greg Shinberg  
477 Congress Street  
Fifth Floor  
Portland, Maine 04101

RE: Sheridan Heights, Portland

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient three phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre  
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, Maine 04103  
tel (800) 750-4000

[www.cmpco.com](http://www.cmpco.com)

An Energy East Company

12c



12/20/2006

Sheridan Street LLC  
Greg Shinberg  
477 Congress Street Floor 5  
Portland, ME 04101

**Re: 135 Sheridan Street Portland ME**

Dear Mr. Greg Shinberg,

According to our records it appears that natural gas is available for the location above.

In order to confirm availability we request that you provide us with a utility plot plan along with length of service from the street to the project location.

Thank you for your interest in using natural gas for your energy needs.

Sincerely,

A handwritten signature in cursive script that reads "Katie Hills Grove".

Katie Hills Grove  
New Business Representative

12d



October 26, 2006

Mr. Greg Shinberg  
135 Sheridan Street  
Portland, ME 04103

Dear Mr. Shinberg,

It was a pleasure speaking with you today. As per your request, this letter confirms that we take all Portland commercial trash to Regional Waste Systems. We look forward to working with you on your upcoming project.

We at Waste Management are here to help you with your business by providing the best possible service. Please let us know if we can be of further assistance to you.

Yours truly,

A handwritten signature in cursive script that reads "Rebecca J. Halla".

Rebecca J Halla  
Outside Sales Representative  
Waste Management  
O: 207-797-2406 x119  
C: 603-235-8100  
[rhalla@wm.com](mailto:rhalla@wm.com)



Att. De p.3



# Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

CUSTOMER SERVICE  
Office Hours  
8:30 a.m. - 4:30 p.m.

January 3, 2007

Sheridan Heights, I.L.C.  
477 Congress Street, 5<sup>th</sup> Floor  
Portland, ME 04101-3427

Attn: Greg Shinberg, Project Manager  
Re: Sheridan Heights Condominiums, Portland

Dear Mr. Shinberg:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 21-unit condominium building on Sheridan Street in Portland, Maine. However, based on the current infrastructure in Sheridan Street and the needs of your project, an 8-inch diameter main extension will be required on Sheridan Street to serve the project.

We have reviewed the Utility Plan submitted from SGC Engineering which shows your plans for this extension and we will work with you and the engineering firm to finalize design issues related to the extension. However, with the details of this main extension worked out, the Portland Water District will be able to serve the proposed project.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sheridan Street (300' north of Cumberland Avenue)  
Hydrant # POD-HYD00360  
Static Pressure = 62 PSI  
Flow = 1111 GPM  
Last Tested = 05/20/2005

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Rico Spugnardi, P.E.  
Business Development Engineer  
[rspugnardi@pwd.org](mailto:rspugnardi@pwd.org)

**From:** Michael Farmer  
**To:** Shinberg, Greg  
**Date:** 1/5/2007 11:52:26 AM  
**Subject:** Sheridan Heights Project, 135 Sheridan Street

This message acknowledges that I met you at the Sheridan Heights project site this morning to consider the sidewalk and curb construction issues connected with your project.

The existing granite curb at the site is relatively new and in good condition. Therefore, the curb does not need to be replaced. However, you would have to place new curbing on each side of the new driveway to define the curb cut. You would also have to replace or reset any existing curbing that is disturbed by your proposed storm drain extension.

The new sidewalk extension in front of your proposed building is about 67 feet long. This extension should be constructed in brick. If your proposed storm drain extension in Sheridan Street disturbs the sidewalk in front of 125 Sheridan Street, then this section of sidewalk should be replaced with new brick sidewalk.

Constructing your new asphalt driveway will require removing and replacing sections of existing concrete sidewalk that are adjacent to the proposed driveway location. You can replace the sidewalk on each side of your driveway with new concrete sidewalk material, to match the existing sidewalk material, as long as these replacement sections are small in area. However, if you have to replace all of the existing sidewalk in front of 125 Sheridan Street with a new brick sidewalk (as described above), the new brick sidewalk construction should run all the way to the north side of your proposed driveway.

All sidewalk and curb construction should meet City standards. New sidewalks should be constructed adjacent to the curb (with no esplanade). The sidewalks should have a consistent width that provides a clear path at least 54 inches wide behind utility poles and other obstructions in the sidewalk and the minimum sidewalk width should be 5 feet.

Your site plan shows circular curb transitions on both sides of your proposed driveway apron. Our standard design detail for driveway aprons uses straight curb tipdown pieces at each side of the driveway, in lieu of circular curb transitions. Therefore, we request that you change your driveway apron design to match our standard.

Michael Farmer, Project Engineer  
Dept. of Public Works  
55 Portland Street  
Portland, ME 04101  
phone: 207-874-8845  
fax: 207-874-8852

**CC:** Wiar, Shukria