065 D003

315 - 315 Valley street

Valley street Apartment

315 Valley street, LLC

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2005-0179
Application I. D. Number

8/12/2005
Application Date

315 Valley Street, LLC
Applicant

P.O. Box 560, Portland, ME 04112
Applicant's Mailing Address

Valley Street Apartments
Project Name/Description

Consultant/Agent

315 - 315 Valley Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 874-1080 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

065 D003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

17,400 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

R7
Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Pla $1,625.00 Subdivision Engineer Review Date 8/12/2005

Planning Approval Status:

Reviewer

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit
signature date

Performance Guarantee ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted
date amount expiration date

☐ Inspection Fee Paid
date amount

☐ Building Permit Issue
date

☐ Performance Guarantee Reduced
date remaining balance signature

☐ Temporary Certificate of Occupancy
date

☐ Conditions (See Attached)
expiration date

☐ Final Inspection
date signature

☐ Certificate Of Occupancy
date

☐ Performance Guarantee Released
date signature

☐ Defect Guarantee Submitted
submitted date amount expiration date

☐ Defect Guarantee Released
date signature

Valley St Apts

SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that SHALOM HOUSE, INC., a Maine nonprofit corporation with a principal place of business in Portland, Cumberland County, Maine ("Grantor"), FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT to 315 VALLEY STREET LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address of P.O. Box 560, Portland, Maine 04112, its successors and assigns (collectively the "Grantee"), forever, perpetual easements (collectively the "Easement") for the purposes described below, over a certain portion Grantor's land located at Gilman Street, Portland, Maine and more particularly described in a deed from J. Weston Walch, Publisher, dated October 7, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21871, Page 305 ("Grantor's Land"). Grantor's Land abuts certain land of Grantee's located at Gilman Street, Portland, Maine, and more particularly described in a deed from Grantor to Grantee dated June 24, 2005 and recorded in said Registry of Deeds in Book 22803, Page 27 (the "Grantee's Land"). The portion of Grantor's Land subject to the easement granted herein is more particularly described on Exhibit A attached hereto and made a part hereof and is referred to as the "Easement Area."

The Easement is granted for the following purposes:

1. Grantee shall have the right to enter the Easement Area by foot or motor vehicles in order to install, maintain, repair, replace and remove conduits or pipelines for conveying sewage from Grantee's Land across the Easement Area to public sewer lines in Gilman Street, with all necessary fixtures, valves, pump stations (if required), manholes, equipment and appurtenances; and

2. Grantee shall have the right to enter the Easement Area by foot or motor vehicle in order to install, maintain, repair and replace that portion of an ornamental metal fence and all related footings, posts and structures, which crosses over the Easement Area in a northerly direction from Grantee's Land.

Promptly upon completing any work in the Easement area, Grantee shall restore Grantor's Land to the condition it was in prior to such work being done, including grading and seeding as necessary.

TO HAVE AND TO HOLD the aforegranted and bargained Easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever. Grantor does hereby covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of Grantor's Land, that the same is free of all encumbrances except those of record at the time of recording of this instrument, that Grantor has good right to convey this easement to Grantee to hold as aforesaid and that Grantor and its successors and assigns shall and will warrant and defend the same to Grantee, its successors and

assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under Grantor

IN WITNESS WHEREOF, SHALOM HOUSE INC. has caused this instrument to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 12 day of Oct, 2005.

WITNESS:

SHALOM HOUSE, INC., Grantor

By: _____
Joseph C. Brannigan
Executive Director

STATE OF MAINE
CUMBERLAND, SS.

~~November~~ Oct 12, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of SHALOM HOUSE, INC., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

Print Name: Patricia O'Keefe
My commission expires: Oct 14, 2012

O:\MAS\81126 Shalom House\Valley Street\Title\Sewer easement.doc

EXHIBIT A

Beginning at a point on the westerly sideline of Gilman Street and the northeasterly corner of Grantee's Land; thence S79°06'00"W a distance of 53.07 feet to a point; thence turning and running N10°54'00"W a distance of 10.89 feet to a point; thence turning and running S83°10'27"W a distance of 7.15 feet to a point; thence turning and running N08°26'22"W a distance of 10.00 feet, more or less, to a point at the southerly side of the building on Grantor's Land identified as "1 Story Block" as depicted on the sketch attached hereto as Exhibit B, which sketch is a portion of a plan entitled "Site Plan for Valley Street Apartments" dated August 5, 2005, prepared by Sebago Technics (the "Site Plan"); thence turning and running in a northeasterly direction along the southerly side of said 1 Story Block building to a point at the westerly side of another building owned by Grantor and contiguous to said 1 Story Block building and identified as "2 Story Block & Steel" building as depicted on the Site Plan; thence turning and running in a southeasterly direction along the westerly side of said 2 Story Block & Steel building to the southwesterly corner thereof; thence turning and running in a northeasterly direction along the side of said 2 Stock Block & Steel building to Gilman Street; thence turning and running S10°54'00"E by Gilman Street 10.0 feet, more or less, to the point of beginning.

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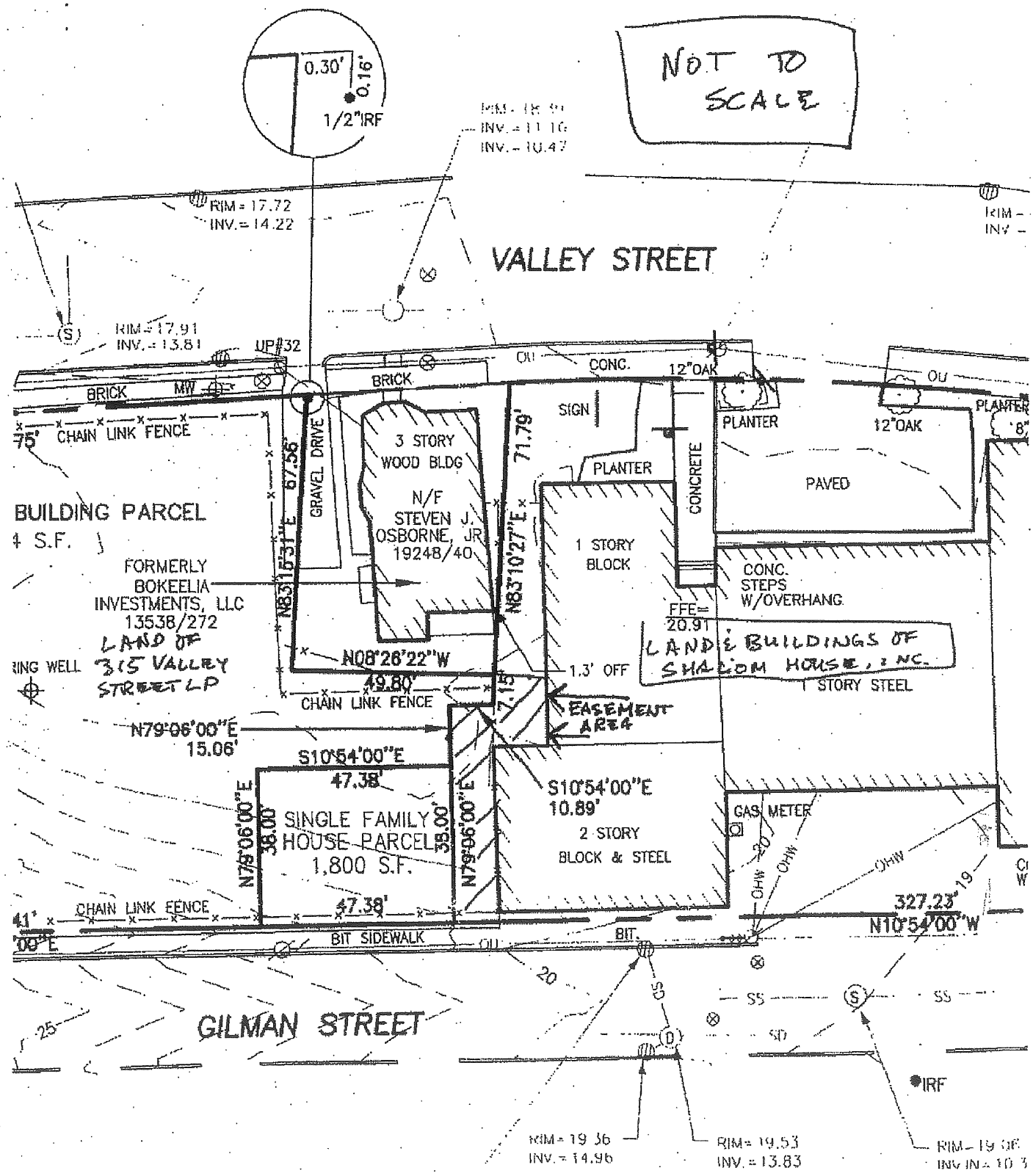
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SEBAGO TECHNICS, INC.
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

Phone (207) 856-0277 FAX (207) 856-2206

LETTER OF TRANSMITTAL

Hand Carried 9246

DATE	JOB NO.
12-22-05	04040

ATTENTION Barbara Barhydt

RE: Valley St. Apartments

TO Portland Planning Dept.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			CMP letter

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Merry Christmas!

COPY TO John Shields

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

Central Maine Power

December 16, 2005

Mr. Jon H. Whitten
C/O Sebago Technics
One Chabot Street
PO Box 1339
Westbrook, Maine 04098-1339

RE: Valley Street Apartments, Valley and Gilman Streets, Portland, Maine

Dear Mr. Whitten,

This letter is to advise you Central Maine Power has sufficient single 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 any Central Maine Power assets are required to be placed on the customers property an easement will be required.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre

Paul DuPerre
Technical Advisor

SEWER EASEMENT

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assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under Grantor

IN WITNESS WHEREOF, SHALOM HOUSE INC. has caused this instrument to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 17 day of Oct, 2005.

WITNESS:

SHALOM HOUSE, INC., Grantor

By: _____
Joseph C. Brannigan
Executive Director

STATE OF MAINE
CUMBERLAND, SS.

~~November~~ Oct 17, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of SHALOM HOUSE, INC., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

Print Name: Patricia O'Keefe
My commission expires: Oct 14, 2012

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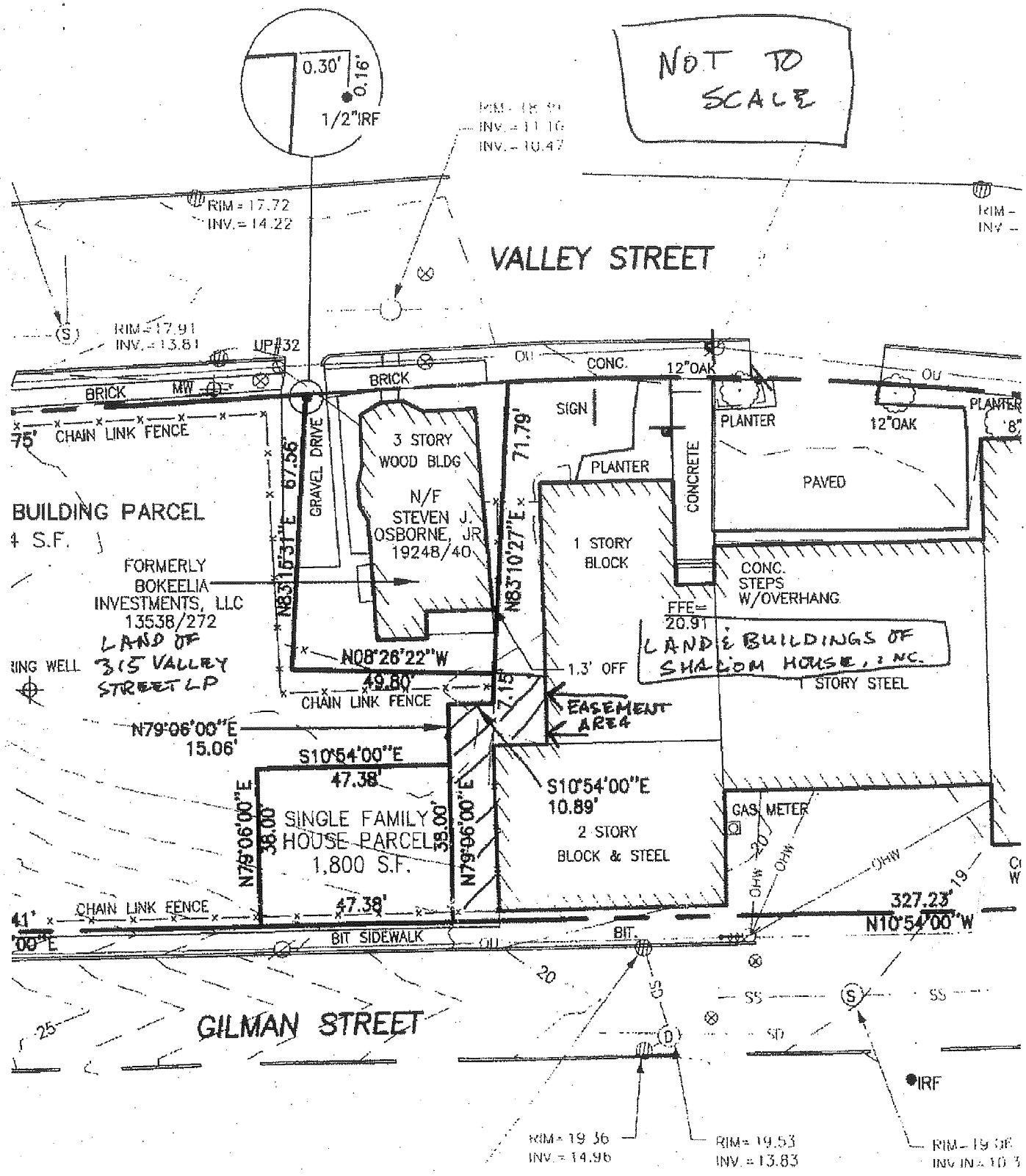
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_____
Notary Public/~~Attorney-at-Law~~

Print Name: Patricia O'Keefe
My commission expires: Oct 14, 2012

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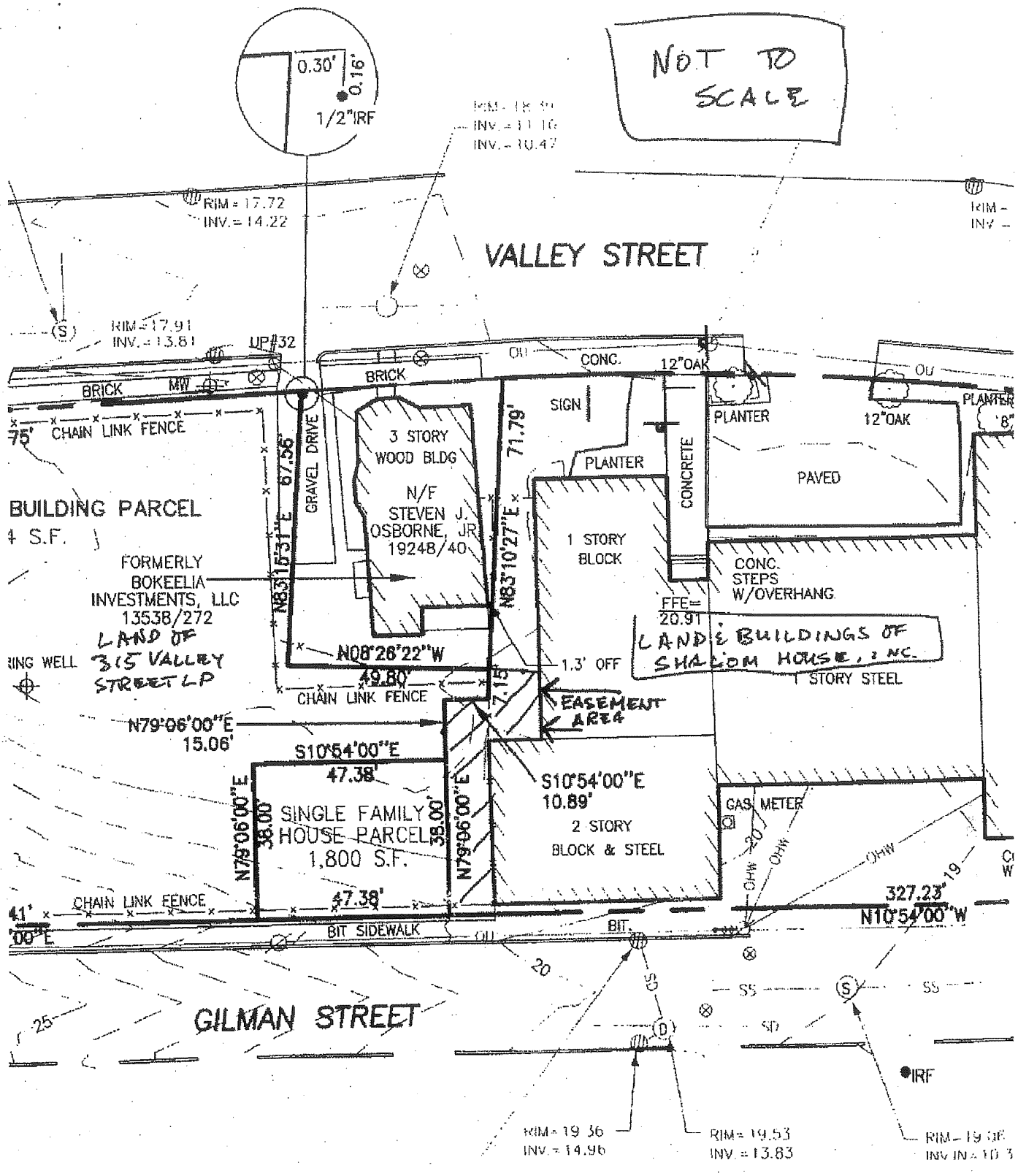
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IMPORTANT NOTICE

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF 106 GILMAN STREET – PORTLAND, MAINE

WHAT:

There will be a Neighborhood Meeting regarding the proposed construction of a (24) unit apartment building and a single family house on Gilman Street by Shalom House Inc.

WHERE:

Shalom House Inc. Office – 106 Gilman Street on Wednesday – Oct. 5, 2005 @ 6 PM

FOR MORE INFORMATION:

If you have any questions, please call:

Bill Floyd
Shalom House Inc.
106 Gilman Street
Portland, ME 04112
(207) 874-1080

SEBAGO TECHNICS, INC.
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

Phone (207) 856-0277 FAX (207) 856-2206

LETTER OF TRANSMITTAL

Hand Carried 11111

DATE	JOB NO.
10-6-05	04040

ATTENTION Barbara Barhydt

RE: Valley St. Apartments

TO Portland Planning Dept.

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9			Full size
9			11x17 size
			REVISED PLAN SET

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☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Barbara, I called Steve B. but he was not able to get back to me before now. I have added a catch basin to the exterior parking area near the apartment building and put a trap on it and the floor drains that will be placed in the garage area. We have also added a catch basin in the peninsula parking area for the ADS System as requested. We have included a revised set of plans showing a change to the Landscape Plan, Grading Plan and Detail sheet (light pole detail). We hope that when combined with materials from the applicant and architect that our application will be sufficient for the agenda on the 18th.

Thanks

COPY TO Shalom House
Archetype

SIGNED: Jon Whitten

If enclosures are not as noted, kindly notify us at once.

Subcatchment 1S: Drainage Area to ADS Unit

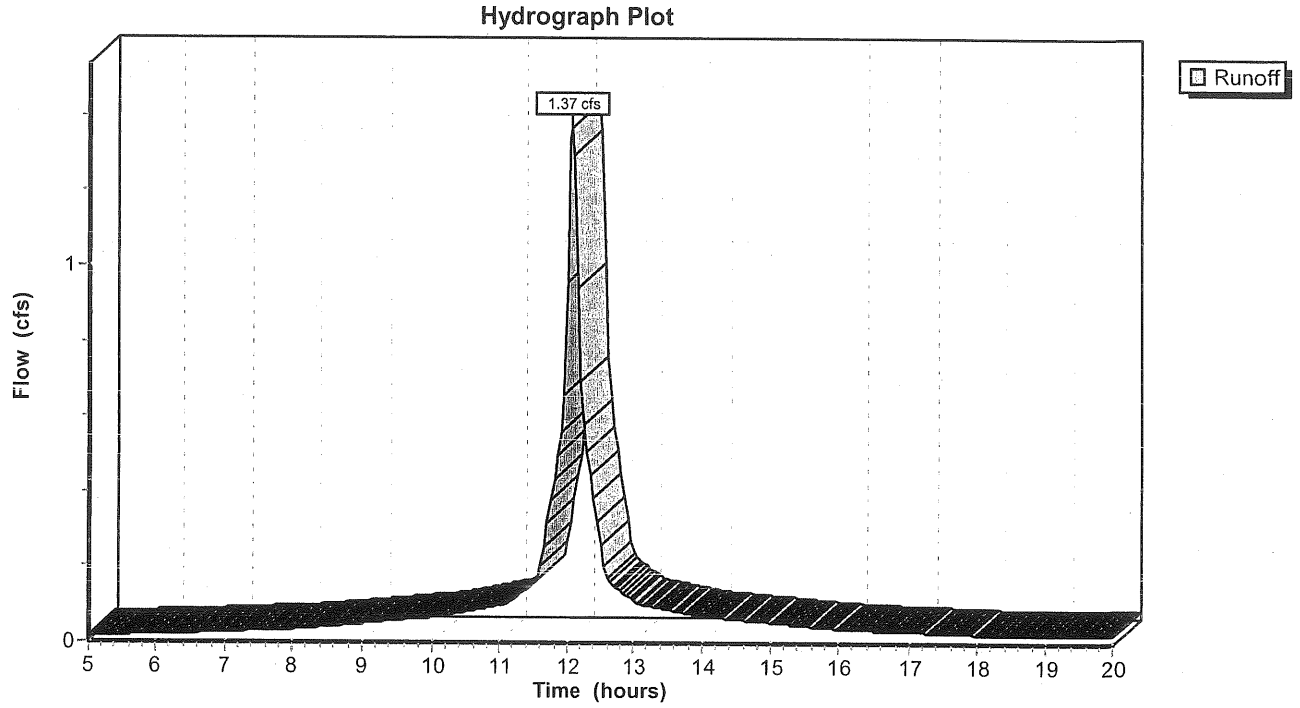
Runoff = 1.37 cfs @ 12.07 hrs, Volume= 0.103 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
11,000	98	Paved parking & roofs

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

Subcatchment 1S: Drainage Area to ADS Unit



Water Quality Product Numbers													
Product Number	Diameter		Length		Inlet Size		Outlet Size		Treated Flow Rate		Sed. Vol.		Oil Vol.		Sieve Size
	(in)	(mm)	(ft)	(mm)	(in)	(mm)	(in)	(mm)	(cfs)	(L/s)	(ft^3)	(m^3)	(ft^3)	(m^3)	
3620WQA	36	(900)	20	(6)	10	(250)	8	(200)	1.5	(42)	65	(1.8)	30	(0.8)	140
3640WQA	36	(900)	40	(12)	10	(250)	10	(250)	3.2	(91)	137	(3.9)	63	(1.8)	140
3620WQB	36	(900)	20	(6)	10	(250)	6	(150)	0.7	(20)	65	(1.8)	30	(0.8)	200
3640WQB	36	(900)	40	(12)	10	(250)	8	(200)	1.6	(45)	137	(3.9)	63	(1.8)	200
4220WQA	42	(1050)	20	(6)	12	(300)	8	(200)	1.8	(49)	83	(2.3)	38	(1.1)	140
4240WQA	42	(1050)	40	(12)	12	(300)	12	(300)	3.7	(104)	175	(5)	81	(2.3)	140
4220WQB	42	(1050)	20	(6)	12	(300)	6	(150)	0.9	(24)	83	(2.3)	38	(1.1)	200
4240WQB	42	(1050)	40	(12)	12	(300)	8	(200)	1.8	(52)	175	(5)	81	(2.3)	200
4820WQA	48	(1200)	20	(6)	12	(300)	8	(200)	2.3	(64)	116	(3.3)	55	(1.6)	140
4840WQA	48	(1200)	40	(12)	12	(300)	12	(300)	4.8	(135)	245	(6.9)	115	(3.3)	140
4820WQB	48	(1200)	20	(6)	12	(300)	6	(150)	1.1	(32)	116	(3.3)	55	(1.6)	200
4840WQB	48	(1200)	40	(12)	12	(300)	10	(200)	2.4	(68)	245	(6.9)	115	(3.3)	200
6020WQA	60	(1500)	20	(6)	15	(375)	10	(250)	3.0	(84)	183	(5.2)	87	(2.5)	140
6040WQA	60	(1500)	40	(12)	15	(375)	15	(375)	6.2	(176)	385	(10.9)	184	(5.2)	140
6020WQB	60	(1500)	20	(6)	15	(375)	8	(200)	1.5	(42)	183	(5.2)	87	(2.5)	200
6040WQB	60	(1500)	40	(12)	15	(375)	10	(250)	3.1	(88)	385	(10.9)	184	(5.2)	200

*140 sieve is equal to a particle size of 0.0042" (0.106mm)

*200 sieve is equal to a particle size of 0.0030" (0.075mm)

The standard models listed above will provide efficient removal of pollutant particles and hydrocarbons for the majority of site conditions.

The by-pass pipe of the ADS WQU is designed to convey the peak storm water flow of the storm line. For example, @ a 1% slope, peak flow rates for the by-pass line are as follows:

Peak Flow Rate		
Diameter	CFS	L/s
12"	4	100
15"	7	190
18"	11	300
24"	24	660
30"	44	1200
36"	72	1900
42"	110	2900
48"	160	4200
60"	280	7600

SEBAGO TECHNICS, INC.
1 Chabot Street
P.O. Box 1339
WESTBROOK, MAINE 04098
(207) 856-0277 FAX (207) 856-2206

JOB Valley Street Apartments 04040
SHEET NO. _____ OF _____
CALCULATED BY JHW DATE _____
CHECKED BY _____ DATE _____
SCALE _____

STORMWATER CALCULATIONS:

PRE-DEVELOPMENT CONDITION:

approx. 20,000 s.f. of poorly vegetated area currently flows to Valley Street

$Q = CIA$

$A = 0.46$ Ac.
$C = 0.15$
$I = 5.5$ in/24 hr.

$Q = (0.46)(0.15)(5.5)$

$\boxed{Q = 0.38 \text{ cfs}}$

POST DEVELOPMENT CONDITION:

approx. 2,400 s.f. of pavement will now flow to Valley Street

$Q = CIA$

$A = 0.055$ Ac
$C = 0.85$
$I = 5.5$ in/24 hr.

$Q = (0.055)(0.85)(5.5)$

$\boxed{Q = 0.26 \text{ cfs}}$

This represents a reduction in the peak rate of runoff entering the Valley Street combined system.

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sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 14, 2005
04040

Mr. Terry Bradish, Engineering Dept.
Central Maine Power Co.
162 Canco Road
Portland, ME 04104

Service Request, Valley Street Apartments, Valley and Gilman Streets, Portland, ME

Dear Mr. Bradish:

The 315 Valley Street, LP, a limited partnership of Shalom House, Inc., is currently under subdivision and site plan review with the City of Portland for the proposed development of a 24 unit apartment building and a 6 bedroom home on their property which is bordered by Gilman Street, Valley Street and Park Avenue.

The City is requesting that we contact you regarding the eventual electrical services to the two proposed buildings. We have included our Grading and Utility Plan for your review and comment. We would like to respectfully request a response from you as to your ability to serve this project with electricity as requested by the City of Portland.

We thank you in advance for your attention to this matter and please feel free to contact us with any questions or comments.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/kn

Cc: Bill Floyd, Shalom House, Inc.
John Shields, Archetype

Valley St Apts

SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that SHALOM HOUSE, INC., a Maine nonprofit corporation with a principal place of business in Portland, Cumberland County, Maine ("Grantor"), FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT to 315 VALLEY STREET LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address of P.O. Box 560, Portland, Maine 04112, its successors and assigns (collectively the "Grantee"), forever, perpetual easements (collectively the "Easement") for the purposes described below, over a certain portion Grantor's land located at Gilman Street, Portland, Maine and more particularly described in a deed from J. Weston Walch, Publisher, dated October 7, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21871, Page 305 ("Grantor's Land"). Grantor's Land abuts certain land of Grantee's located at Gilman Street, Portland, Maine, and more particularly described in a deed from Grantor to Grantee dated June 24, 2005 and recorded in said Registry of Deeds in Book 22803, Page 27 (the "Grantee's Land"). The portion of Grantor's Land subject to the easement granted herein is more particularly described on Exhibit A attached hereto and made a part hereof and is referred to as the "Easement Area."

The Easement is granted for the following purposes:

1. Grantee shall have the right to enter the Easement Area by foot or motor vehicles in order to install, maintain, repair, replace and remove conduits or pipelines for conveying sewage from Grantee's Land across the Easement Area to public sewer lines in Gilman Street, with all necessary fixtures, valves, pump stations (if required), manholes, equipment and appurtenances; and

2. Grantee shall have the right to enter the Easement Area by foot or motor vehicle in order to install, maintain, repair and replace that portion of an ornamental metal fence and all related footings, posts and structures, which crosses over the Easement Area in a northerly direction from Grantee's Land.

Promptly upon completing any work in the Easement area, Grantee shall restore Grantor's Land to the condition it was in prior to such work being done, including grading and seeding as necessary.

TO HAVE AND TO HOLD the aforegranted and bargained Easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever. Grantor does hereby covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of Grantor's Land, that the same is free of all encumbrances except those of record at the time of recording of this instrument, that Grantor has good right to convey this easement to Grantee to hold as aforesaid and that Grantor and its successors and assigns shall and will warrant and defend the same to Grantee, its successors and

assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under Grantor

IN WITNESS WHEREOF, SHALOM HOUSE INC. has caused this instrument to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 17 day of Oct, 2005.

WITNESS:

SHALOM HOUSE, INC., Grantor

By: _____
Joseph C. Brannigan
Executive Director

STATE OF MAINE
CUMBERLAND, SS.

~~November~~ Oct 17, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of SHALOM HOUSE, INC., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

Print Name: Patricia O'Keefe
My commission expires: Oct 14, 2012

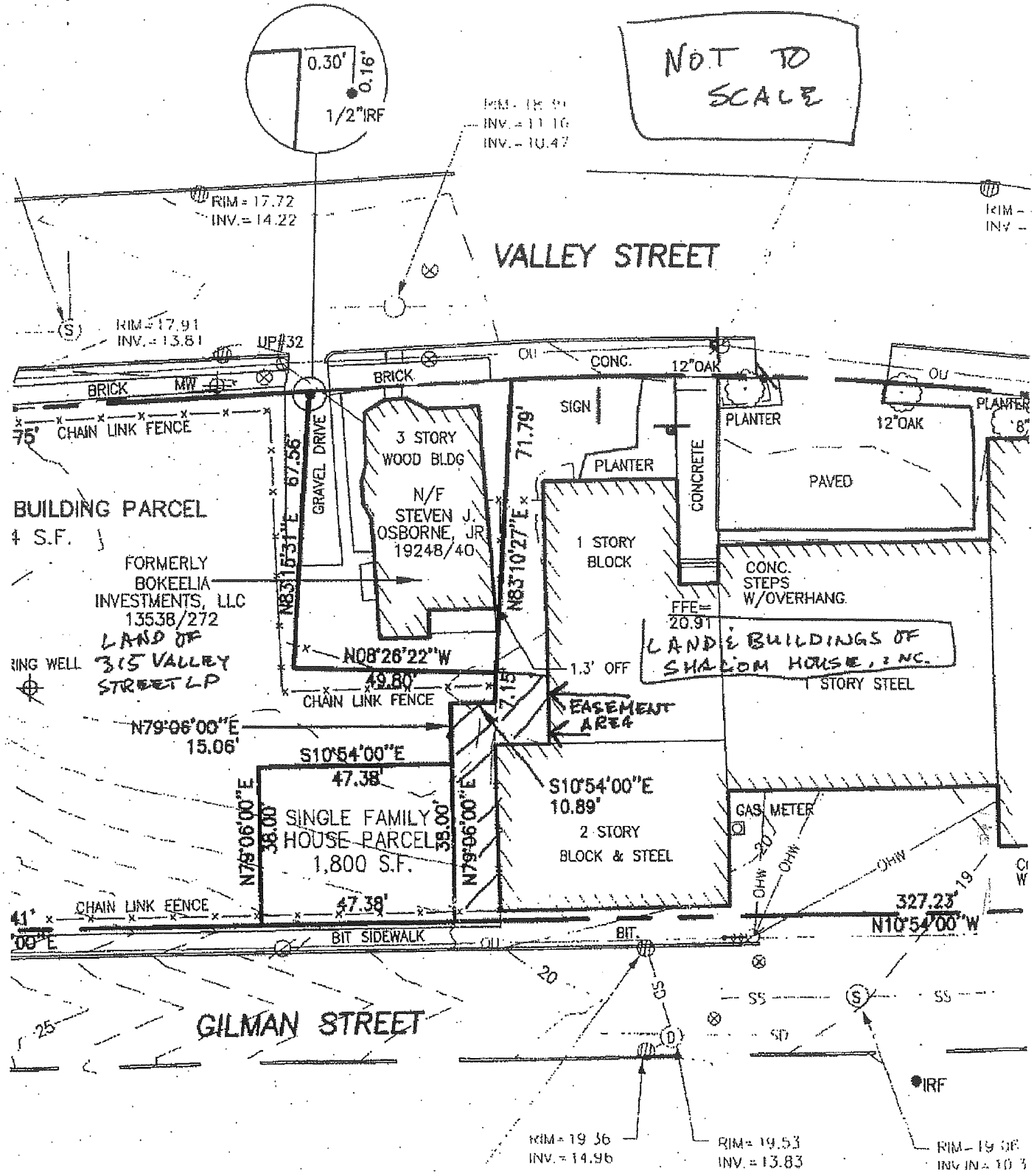
O:\MAS\81126 Shalom House\Valley Street\Title\Sewer easement.doc

EXHIBIT A

Beginning at a point on the westerly sideline of Gilman Street and the northeasterly corner of Grantee's Land; thence S79°06'00"W a distance of 53.07 feet to a point; thence turning and running N10°54'00"W a distance of 10.89 feet to a point; thence turning and running S83°10'27"W a distance of 7.15 feet to a point; thence turning and running N08°26'22"W a distance of 10.00 feet, more or less, to a point at the southerly side of the building on Grantor's Land identified as "1 Story Block" as depicted on the sketch attached hereto as Exhibit B, which sketch is a portion of a plan entitled "Site Plan for Valley Street Apartments" dated August 5, 2005, prepared by Sebago Technics (the "Site Plan"); thence turning and running in a northeasterly direction along the southerly side of said 1 Story Block building to a point at the westerly side of another building owned by Grantor and contiguous to said 1 Story Block building and identified as "2 Story Block & Steel" building as depicted on the Site Plan; thence turning and running in a southeasterly direction along the westerly side of said 2 Story Block & Steel building to the southwesterly corner thereof; thence turning and running in a northeasterly direction along the side of said 2 Stock Block & Steel building to Gilman Street; thence turning and running S10°54'00"E by Gilman Street 10.0 feet, more or less, to the point of beginning.

O:\MAS\81126 Shalom House\Valley Street\Title\Sewer easement.doc

EXHIBIT B


NOT TO SCALE
0.30'
0.16'
1/2"IRF
RIM = 17.72
INV. = 14.22
VALLEY STREET
RIM = 17.91
INV. = 13.81
UP#32
BRICK
MW
CHAIN LINK FENCE
OU
CONC.
12"OAK
BRICK
SIGN
PLANTER
12"OAK
PLANTER
PAVED
CONCRETE
3 STORY
WOOD BLDG
N/F
STEVEN J.
OSBORNE, JR.
19248/40
GRAVEL DRIVE
67.56'
N83°15'31"E
71.79'
N83°10'27"E
BUILDING PARCEL
4 S.F.
FORMERLY
BOKEELIA
INVESTMENTS, LLC
13538/272
LAND OF
315 VALLEY
STREET LP
1 STORY
BLOCK
CONC.
STEPS
W/OVERHANG
FFE=
20.91
LAND & BUILDINGS OF
SHALOM HOUSE, INC.
1 STORY STEEL
RING WELL
N08°26'22"W
49.80'
CHAIN LINK FENCE
1.3' OFF
7.15'
EASEMENT
AREA
N79°06'00"E
15.06'
S10°54'00"E
47.38'
SINGLE FAMILY
HOUSE PARCEL
1,800 S.F.
38.00'
N79°06'00"E
38.00'
S10°54'00"E
10.89'
2 STORY
BLOCK & STEEL
GAS METER
OHW
20
19
327.23'
N10°54'00"W
CHAIN LINK FENCE
47.38'
BIT SIDEWALK
OU
BIT.
20
25
GILMAN STREET
CS
SS
SD
IRF
RIM = 19.36
INV. = 14.96
RIM = 19.53
INV. = 13.83

TD Banknorth
Maine

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500
Toll Free: 800 761-3666

January 18, 2006

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Attn: Lee Urban

RE: 315 Valley LP (Shalom House, Inc., General Partner)

Lee:

This letter is written on behalf of 315 Valley LP with regard to the proposed construction of 24 units of low income housing to be located on Valley and Gilman Streets, in Portland, Maine under the Low Income Housing Tax Credit Program.

Please be advised that TD Banknorth, N.A. has entered into a formal commitment with 315 Valley LP to provide construction financing that, when combined with limited partnership equity, should be sufficient to complete construction of the project as approved by the City of Portland.

Additionally, in conjunction with the closing of the above referenced financing commitment, TD Banknorth, N.A. is preparing to issue a Letter of Credit, with the City of Portland indicated as beneficiary, totaling $227,678.96 covering public and private property improvements to the subject site. The original Letter of Credit will be available for delivery to the City of Portland after the execution of all related loan closing documents, which is likely to occur before the end of this month.

Please feel free to call me should you have any questions.

Sincerely,

Richard A. Blake
Senior Vice President

cc: 315 Valley LP

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Site Plan Submission
to
City of Portland

Valley Street Apartments
Valley and Gilman Streets
Portland, Maine

on behalf of

Owner
315 Valley Street, LLC
P. O. Box 560
Portland, ME 04112

Architect
Archetype, P.A. Architects
48 Union Wharf
Portland, ME 04101

September 2005

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Application Letter

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sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 12, 2005
04040

Barbara Barhydt, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Application for Site Plan Review – Valley Street Apartments

Dear Ms. Barhydt:

On behalf of our clients, Archetype, P.A. Architects, we are pleased to submit an application for Site Plan Review for the proposed Valley Street Apartments off Valley and Gilman Streets in Portland. This application is for the proposed construction of a 24 unit apartment building and a six (6) bedroom single family house. The project is to be developed by a limited partnership controlled by Shalom House, Inc. Shalom House, Inc. is a non-profit organization which has provided services and housing for mentally ill individuals in the Portland area for the last 30 years.

We have assembled the enclosed application package for planning staff and Planning Board review. Below you will find narratives describing the project and additional information pertinent to the City's review.

I. Project Description

This proposed development will provide affordable workforce housing for the general population at 50% to 60% of the area medium income rents. Additionally, there will be seven (7) set-aside apartments for persons with disabilities. It would include three one (1) bedroom HC units, three two (2) bedroom units and eighteen one (1) bedroom units. There will be twenty (20) parking spaces under the building and seventeen (17) open air spaces next to the building, one of which will be allocated to the proposed single family house and three of which will be dedicated to the existing residential structure to the north. The proposed six bedroom single family house will house homeless clients of Shalom House, Inc.

II. Project Statistics

Zone = R-7 Overlay Zone
Total Site Area = 19,680 square feet
Total Proposed Building Area = 10,214 square feet

Apartment Building Area = 7,934 square feet
Single Family House Area = 2,280 square feet
Other Impervious Surfaces (pavement, sidewalk, etc.) = 6,000± square feet
Open Space within Project Area = 3,450± square feet

III. Easements

A parking easement is proposed on the Bokeelia Investments, LLC property as depicted on the Site Plan. Also needed are easements from the Shalom House, Inc. to 315 Valley Street, LP for the installation of fencing and drainage pipes on the abutting Shalom House, Inc. land.

IV. Solid Waste

Construction Debris

The site is currently a vacant lot with little substantial vegetation. Construction debris, such as clean wood, cardboard, packaging materials, etc. is expected and will be disposed of at an appropriate construction material recycling facility, such as Riverside Recycling in Portland.

Post-Construction Debris

The apartment building and house will generate typical household and food preparation waste that will be disposed of in an on-site receptacle and regularly emptied by a contracted, qualified waste hauler.

V. Off-Site Utilities

The proposed development will utilize public water and sanitary sewer. Connections for water services, sewer services and storm drain will be made off of the existing utilities within Gilman Street. Gilman Street has separated sewer and storm drain pipes, while Valley Street has a combined sewer overflow system. Refer to the construction plans provided for detailed alignments of the proposed sewer and storm drains and their connection into the existing lines within Gilman Street. A "Capacity to Serve" letter has been obtained from the Portland Water District and a request for a "Capacity to Serve" letter has been sent to the City of Portland Public Works Department; they are attached for review.

VI. Stormwater Management

Please refer to the attached Stormwater Management Report.

VII. Construction Plan

A detailed plan set is attached with this application. The plan set includes the access and parking areas, grading, building layouts, pedestrian access ways, sanitary sewer connections, water distribution, storm drainage systems, stormwater management facilities, and erosion and sediment control measures. Also included within the plans are construction notes and details providing specific construction related information and sequencing of construction. Pending final approval of the project, the anticipated commencement of construction is Spring 2006 with a 6 to 8 month construction schedule.

VIII. Regulatory Approvals

This project is being reviewed by the City of Portland under Site Plan and Subdivision review, and no other approvals from the State or Federal authorities are anticipated to be needed for this development.

IX. Financial & Technical Capacity

This information is attached for review.

X. Evidence of Right Title or Interest

This information is attached for review.

XI. Natural Features, Wildlife, or Archaeological Sites

Given that the site is located on a large area of ash waste placed there many years ago, it is assumed that no natural features, wildlife or archaeological sites of any value are present in this immediate area.

XII. Recyclable Materials

Storage of recyclable materials will be available within the solid waste enclosure as shown on the provided site plan. As with the solid waste generated by the site, the recyclable materials will be handled by a qualified professional waste management and recycling company.

On behalf of the applicants, we look forward to working with the planning staff and Planning Board to complete the design and permitting for this project. The applicant is hopeful to complete the design and permitting to allow for a Spring 2006 construction start.

As you review the enclosed submittal, please feel free to contact me if you have any questions or would like to set up a meeting.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/jc
Enc.

cc: Shalom House, Inc.

Response to Comments Letter

Sebago Technics
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sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 12, 2005
04040

Barbara Barhydt, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Response to Comments, Valley Street Apartments, 315 Valley Street, LP

Dear Ms. Barhydt:

On behalf of the applicants, 315 Valley Street, LP, we have prepared this package in response to comments included in your August 24, 2005 review memo sent to us via email, in a September 6, 2005 memorandum from Stephen Bushey, P.E., and from a meeting with Tom Errico, P.E. on September 7, 2005. We have included the review comments below, in italics, followed by our responses.

Comments from Barbara's Memo

1. *The material states a Tier 1 Wetlands permit is needed, but I do not see a wetland noted on the plan. Could you please clarify this for me?*

   Any mention of a Tier 1 Wetland Alteration permit is in error. There are no known wetlands on this site.

2. *I see the proposed easement shown on the plat, but the Board will need to see a copy of the proposed text. Also do you have something more from the neighbor indicating their willingness to sign the easement?*

   We have included a legal description of the easement and updated the easement area on the plans. The applicant's legal counsel is currently working with this material to finalize an easement agreement with the abutter.

3. *The traffic engineer will be reviewing the plan, but it appears that the travel lanes are narrower than City standards. If so, please request a waiver from those technical standards.*

   We have included a request for a waiver of the access aisle requirements.

4. *The landscaping plan needs to include the type and size of the proposed plant material and the detail for the stockade fence and gate should be shown.*

   We have included a specific landscaping plan on our revised plans.

5. *A lighting plan should be submitted with the location, type and intensity of lighting. The photometrics for the site must be shown.*

A lighting plan is included for review.

6. *Could you provide more information about the monitoring well shown on the plan?*

The monitoring wells shown on the plans were installed prior to the applicant owning the property. It is the understanding of the applicant that the historic use of the property was an autobody and repair shop, and these wells may have been installed to monitor the land after this use (and its buildings) was terminated/destroyed.

Here is an excerpt from the Phase I ESA study conducted for this site in 2004 by Sebago Technics, Inc.: "A portion of the current vacant area to the south of the publishing facility formerly contained a body shop and car painting operation (formerly Arthur J. Willete Auto Service – Lots 4, 5 & 6). The buildings were removed after 1993 with underground storage tank removal and remediation following. A significant subsurface investigation in the winter of 1994 prompted the removal and remediation of three underground storage tanks on the subject site. Leaking tanks and contaminated soils were removed, with no further action necessary."

No monitoring of the wells has been conducted by the applicant and the wells will be removed and/or capped off as part of this proposed development.

7. *Is the ADS treatment system tied into the proposed site?*

Shalom House, Inc. has financial ties to all the land encompassed by Valley Street and Gilman Street from Park Street to the limits of the proposed development of the apartment building, and currently no impervious area is being treated. The ADS treatment system is proposed to treat impervious area on the property and is located in the Shalom House parking area due to the fact that this stormwater can be easily directed to Gilman Street which has a separated stormwater system, and the subsurface conditions below the existing parking area are much better than the ash soils located under the apartment building site.

8. *The application notes that the financial, technical and right title and interest material will be submitted under separate cover.*

The financial, technical and right, title or interest materials are included for review.

9. *Building elevations. I recommend that you submit updated building elevations for both structures. I believe the Board did ask for more clarification on how the apartment building would be accessed and appear along Valley Street.*

The architectural plans are included for review.

Comments from Stephen Bushey, P.E.

Site Plan

1. *The Site Plan is not clear as to the limits of the proposed parking easement, as it appears p to 7 parking spaces extend onto the adjacent property (Bokeelia Investments, LLC). A plan with the specific metes and bounds and construction limits should be provided as should some form of agreement with that landowner.*

   The proposed easement area has been adjusted on the Site Plan, and proposed easement language for the easement is included for review.

2. *We assume the City's traffic consultant will review the driveway location for compliance with the Technical Standards.*

   We were able to meet with Tom Errico, P.E., and responses to his initial verbal comments are included for review.

3. *The Public Works Dept. should comment regarding the limits of sidewalk reconstruction necessary for this project including sidewalk type, i.e. brick, asphalt or concrete.*

   The updated Site Plan shows the proposed extents and material of each walkway on the property, and we look forward to discussing the detailed construction of these walkways with the Public Works Department.

4. *The appropriate handicap signage must be provided for the spaces beneath the building.*

   Appropriate signage will be posted for each handicap parking space on the property. A detail of a typical sign is included on the detail sheet.

5. *It appears that the proposed stockade fence extends onto the adjacent property. Is an easement necessary for this?*

   The fence is proposed to extend to the Shalom House office building and, therefore, does technically cross abutting land to do so. The applicant has a financial interest in both properties and an easement will be created for these crossings, as suggested.

Grading and Utility Plan

1. *The grading plan is currently incomplete. We trust an updated plan will be forwarded to this office for review.*

   An updated, complete Grading and Utility Plan is included for review.

2. *The proposed finish floor elevations must be identified on the drawing.*

   The finish floor elevations are shown on the attached plans.

3. *The Public Works Dept. should review the need for a clean out for the 8" sewer service servicing the apartment building.*

   We look forward to Public Works Department review of the utilities and will certainly amend our design per their requests.

4. *Will the apartment building have a fire service and if so its size and location identified on the plan.*

   The apartment building and single family house will have separate fire service lines. These lines are shown on the attached plans.

5. *The engineer should confirm that adequate space exists within the existing catch basin to install the proposed 12" storm drain lead.*

   We have reviewed the geometry of the existing catch basin in question and find that, given the radius of the structure and the angles at which the existing pipes are installed, a new 12" line can be safely added to this structure.

6. *The plan must identify the location of the proposed water quality treatment unit.*

   The proposed water quality unit is located on the Shalom House office building site in order to minimize the impact of ash soils and to treat the impervious area that is not being treated today. We are reducing the contributing watershed from the site to Valley Street by directing roof water to Gilman Street directly, and are proposing to treat the runoff from the existing parking area that is currently not being treated and would otherwise not be within the threshold of treatment, as we understand it.

7. *A drainage easement is necessary for the storm drain pipe that appears to cross the property to the north of the proposed house.*

   As with the fence easement, an easement area will be created for the drainage pipe.

8. *A stone-stabilized construction entrance may be warranted during the initial construction period to prevent tracking of mud onto Valley Street.*

   We have included a stone-stabilized construction entrance on the attached plans, as suggested.

General

1. *Part VIII of the application cover letter suggests that the project requires DEP approval. We assume this is not correct.*

   The mention of wetlands and DEP approval was included in the cover letter in error and has been removed from the text.

2. *The cover suggests the site is covered with ash waste. The applicant shall provide evidence that the soil will be tested and that a plan is in place to dispose of the soil on or off-site in accordance with state and federal laws. Typically the ash waste sites on the peninsula contain potentially high lead exposures.*

A geotechnical evaluation of the site was conducted by Ken Recker, P.E. of Sebago Technics, Inc. He found that the ash fill material is located at approximate elevations of 14 to 18, with the higher elevations being prevalent on the southern portion of the property. The foundation materials for the buildings have been purposely designed such that excavation of the ash will be avoided. Additionally, we feel that the excavation of materials for the parking lot will stay above the ash elevations. The only possible excavation of ash materials may come with the installation of the utilities on the site and this should be a relatively small volume of material. The applicant is aware that this material will have to be treated as a special waste and disposed of accordingly. We have not prepared an official plan for the disposal of ash material at this time. A plan will be put together if the project requires removal of any ash material from the site.

Comments from Tom Errico, P.E. (paraphrased from our meeting)

1. *Parking aisle width in the exterior parking area is smaller than the design standards and a waiver must be requested from the Planning Board.*

Due to site constraints, we are proposing a 20-foot wide versus a requested 24-foot wide, access aisle for the exterior parking area which will allow access to 9' x 18' parking spaces. We have included a waiver request for this reduction for review.

2. *Can the site be designed such that only one curb cut is used for the entire site?*

We have looked at re-designing the site such that access through the building would be utilized to delete one of our proposed curb cuts and found that the design does not benefit the site and its proposed uses or users. We would lose at least four parking spaces and it would cause us to have an exterior parking area with two dead-ends, which would be a challenging traffic pattern compared to the two curb cut design.

There are currently two curb cuts into the site, one servicing the vacant area and the other servicing the abutting residential building owned by Bokeelia Investments, LLC. The two curb cuts will be relocated and improved and will continue to service multiple uses. The parking areas will service the apartment building, the single family house use, the Bokeelia residential building, and the Shalom House offices. Much of the use of the parking area will be of longer term parking and not a continuous inflow and outflow like a retail center for example.

Valley Street is a one-way street and only right hand turns would be allowed out of the curb cuts. This traffic pattern eliminates the possibility of traffic coming both ways and requires the drivers pulling out of the parking areas to analyze the traffic from only one direction.

There are no curb cuts on the westerly side of Valley Street except for the Dunkin Donuts curb cut that is located below the proposed parking areas. There are only two other curb cuts located above the proposed parking areas on the easterly side of Valley Street. We feel that this scenario offers a reasonable level of safety for two curb cuts for the property.

3. *If two curb cuts are necessary, can the distance between those curb cuts be maximized to better conform to the Design Standards?*

The separation distance between the two curb cuts is proposed to be approximately 63 feet, centerline to centerline. This distance is necessary due to the design of the parking areas within a relatively tight site. The access ways are designed such that they are located centrally to the parking spaces for each of the traffic patterns.

4. *Can a through access from Valley Street to Gilman Street be constructed on the site?*

The grade change across the site (approximately 10 feet from east to west) makes it extremely difficult to design a safe access from Valley Street through to Gilman Street. The applicants feel that access to Valley Street is adequate for the users of the property to travel away from the site given current traffic patterns and volumes on Congress Street.

We look forward to your review of the enclosed materials and to discussing this project with the Planning Board on September 27, 2005. Please contact us with any further questions or comments on this project.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Sr. Project Engineer

JHW:jhw/jc
Enc.

cc: Bill Floyd, Shalom House, Inc.
John Shields, Archetype, P.A. Architects

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 12, 2005
04040

City of Portland Planning Board
389 Congress Street
Portland, ME 04101

Waiver Request for Parking Standards, Valley Street Apartments

Dear Members of the Board:

On behalf of the applicant, 315 Valley Street, LLC, we would like to request a waiver of the parking aisle width requirements for the proposed exterior parking area and a waiver of the horizontal separation of driveway curb cuts for the two proposed curb cuts to service the site.

Due to site constraints, we are proposing a 20 foot wide aisle for the exterior parking area rather than a 24 foot wide aisle as indicated in the Technical Design Standards. It is not anticipated that this reduction in the aisle width will decrease the safety of the vehicle operators using the parking area because it is a parking area for primarily residential use. Although there will be some office personnel parking from the Shalom House offices, both of these uses result in longer-term parking conditions and less vehicle trips per day when compared to higher volume uses such as retail or industrial uses. Additionally, the parking lot is a dead-end with no access to Gilman Street which will limit traffic in and out of the site to vehicles living in or working in the abutting buildings. The Technical Design Standards were designed to provide safe access for all uses, including the high traffic volumes of a retail center for example, and we feel the reduction to a 20-foot wide aisle for this particular residential project will be adequate and safe for the vehicles using the parking area.

The proposed curb cuts for the site are approximately 63 feet apart when measured centerline to centerline. The Technical Design Standards call for a separation of 100 feet for residential roads and 20 feet for small residential driveways. Given that the curb cuts are from the same site and enter onto a one-way street, we feel that the proposed separation will be adequate for this particular use. There are a limited number of curb cuts on Valley Street above the site (only two on the easterly side and none on the westerly side), so the presence of turning traffic entering Valley Street other than from Congress Street will be limited and, therefore, more predictable for analysis by a driver wanting to pull out of this site, no matter which curb cut is being used. In the event of both curb cuts being used at once, they are close enough together so that the drivers of each vehicle could see each other quite well and make their decisions accordingly.

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 12, 2005
04040

City of Portland Planning Board
389 Congress Street
Portland, ME 04101

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Due to site constraints, we are proposing a 20 foot wide aisle for the exterior parking area rather than a 24 foot wide aisle as indicated in the Technical Design Standards. It is not anticipated that this reduction in the aisle width will decrease the safety of the vehicle operators using the parking area because it is a parking area for primarily residential use. Although there will be some office personnel parking from the Shalom House offices, both of these uses result in longer-term parking conditions and less vehicle trips per day when compared to higher volume uses such as retail or industrial uses. Additionally, the parking lot is a dead-end with no access to Gilman Street which will limit traffic in and out of the site to vehicles living in or working in the abutting buildings. The Technical Design Standards were designed to provide safe access for all uses, including the high traffic volumes of a retail center for example, and we feel the reduction to a 20-foot wide aisle for this particular residential project will be adequate and safe for the vehicles using the parking area.

The proposed curb cuts for the site are approximately 63 feet apart when measured centerline to centerline. The Technical Design Standards call for a separation of 100 feet for residential roads and 20 feet for small residential driveways. Given that the curb cuts are from the same site and enter onto a one-way street, we feel that the proposed separation will be adequate for this particular use. There are a limited number of curb cuts on Valley Street above the site (only two on the easterly side and none on the westerly side), so the presence of turning traffic entering Valley Street other than from Congress Street will be limited and, therefore, more predictable for analysis by a driver wanting to pull out of this site, no matter which curb cut is being used. In the event of both curb cuts being used at once, they are close enough together so that the drivers of each vehicle could see each other quite well and make their decisions accordingly.

The applicant feels that the number of parking spaces available on this site will have much to do with the project's success and, although the design of the exterior parking lot is slightly smaller than illustrated within the Technical Design Standards, the parking area will provide for safe traffic patterns and a reasonable amount of space for the small variety of users.

We look forward to discussing this with you on September 27, 2005.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Sr. Project Engineer

JHW:jhw/jc
Enc.

cc: Bill Floyd, Shalom House, Inc.
John Shields, Archetype, P.A. Architects

Exhibit 1

Site Plan Checklist

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Valley Street Apartments, 315 Valley Street, Portland, ME
Project Name, Address of Project

Application Number

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

x	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
x	(44)	The status of any pending applications	8
x	(45)	Anticipated timeframe for obtaining such permits	h8
x	(46)	A letter of non jurisdiction	h8
x	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

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; and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

Exhibit 2

Right, Title and Interest

WARRANTY DEED
(Maine Statutory Short Form)

J. WESTON WALCH, PUBLISHER, a Maine corporation having a place of business in Portland, County of Cumberland and State of Maine, grants to **SHALOM HOUSE, INC.,** a Maine nonprofit corporation, with a principal place of business in Portland, County of Cumberland and State of Maine, with a mailing address of: P. O. Box 560, Portland, ME 04112, with **WARRANTY COVENANTS**, the real estate in Portland, County of Cumberland, State of Maine, described as follows:

> That certain real estate located in the City of Portland, County of Cumberland and State of Maine, being bounded by Valley Street, Gilman Street and Park Avenue, as more particularly set forth on **Exhibit A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, **J. WESTON WALCH, PUBLISHER** has caused this deed to be executed on October 7, 2004.

MAINE REAL ESTATE TAX PAID

WITNESS:

J. WESTON WALCH, PUBLISHER

By: _____
Name: John Thoreson
Title: President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss October 7, 2004

Then personally appeared the above named John Thoreson, President of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

_____
Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____

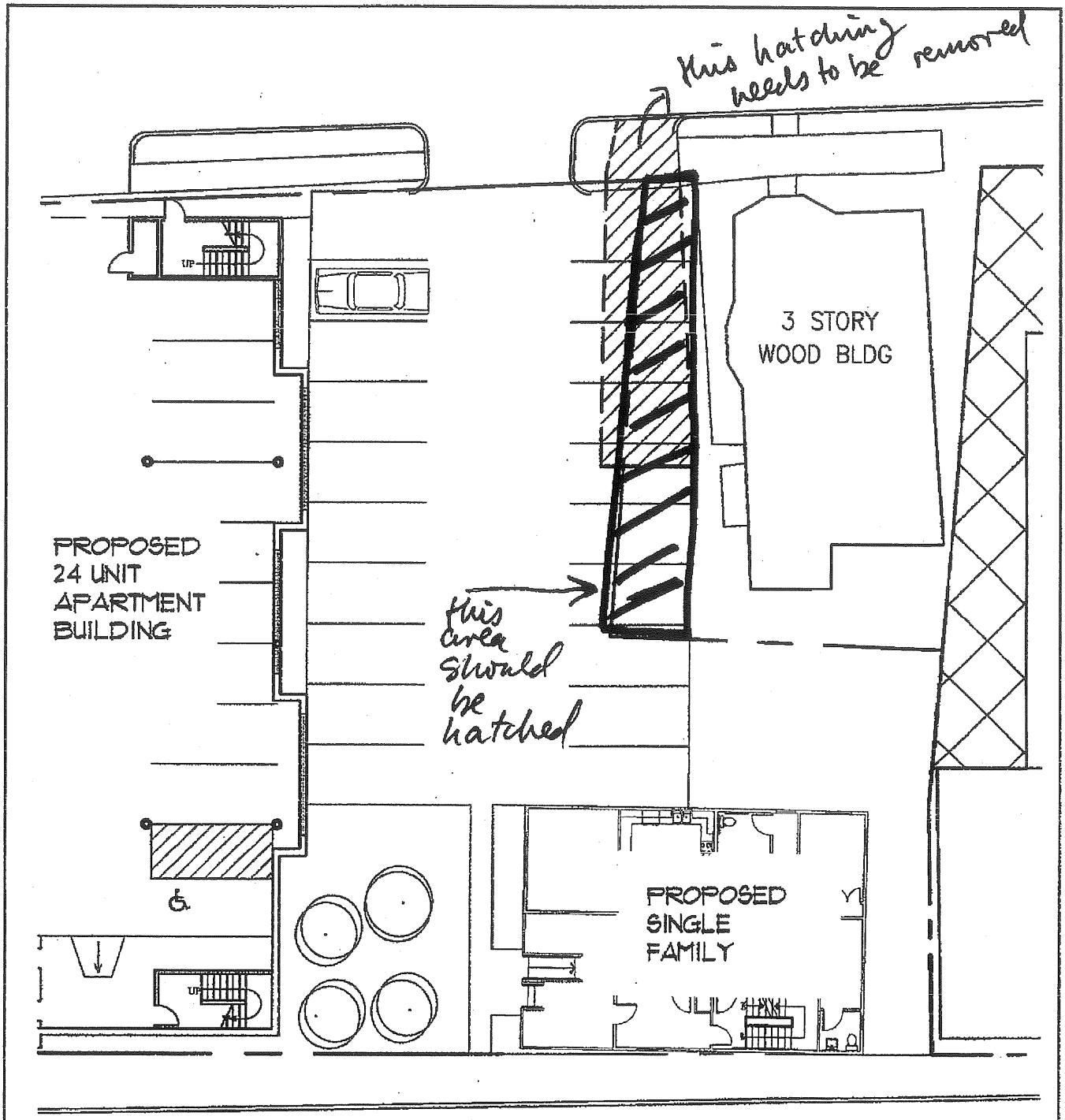
EXHIBIT A/SCHEDULE A
Property of J. Weston Walch, Publisher

A certain lot or parcel of land, together with the buildings and improvements thereon, being located on the westerly side of Gilman Street, the easterly side of Valley Street and the southerly side of Park Avenue in the City of Portland, Cumberland County, Maine, being shown on a survey plan prepared by Owen Haskell, Inc. entitled "Standard Boundary Survey & Topography Survey on Valley Street, Portland, Maine made for J. Weston Walch, Publisher" dated July 15, 1999, said premises being more particularly bounded and described as follows:

Beginning at a point formed by the intersection of the southerly sideline of Park Avenue and the westerly sideline of Gilman Street;
Thence by said Gilman Street on a course of S° 10 54' 00 East a distance of 499.03 feet more or less to land conveyed by Walch Properties, Inc. to Indicia, LLC by deed dated recorded in the Cumberland County Registry of Deeds in Book 15371, Page 236;
Thence by said land of Indicia on a course of South 79° 06' 00" West a distance of 62.11 feet to a point;
Thence by said land of Indicia on a course of North 11° 55' 48" West a distance of 6.30 feet to a point;
Thence by said land of Indicia on a course of South 76° 41' 40" West a distance of 61.89 feet to the easterly sideline of Valley Street;
Thence by said Valley Street on a course of North 13° 18' 20" West a distance of 134.75 feet to land now or formerly of Bokeelia Investments, LLC as shown on said Plan;
Thence by said Bokeelia land on a course of North 83° 15' 32" East a distance of 67.56 feet to a point;
Thence by said Bokeelia land on a course of North 08° 26' 22" West a distance of 49.80 feet to a point;
Thence by said Bokeelia land on a course of South 83° 10' 27" West a distance of 71.79 feet to said Valley Street;
Thence by said easterly sideline of Valley Street on a curve to the right having a radius of 780.00' an arc distance of 345.81 feet to the southerly sideline of said Park Avenue;
Thence by said Park Avenue on a course of South 79° 53' 09" East a distance of 73.60 feet to the point of beginning.

Received
Recorded Register of Deeds
Oct 07,2004 01:37:15P
Cumberland County
John B OBrien

EXHIBIT A



PROJECT: SHALOM HOUSE, INC. R7 ZONING AMENDMENT	ARCHITECT: ARCHETYPE, P.A. PORTLAND, MAINE	
DRAWING: OFFSTREET PARKING DIAGRAM	SCALE: 1" = 20'-0"	
	DATE: MAY 25, 2005	

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that SHALOM HOUSE, INC., a Maine non-profit corporation having a place of business in Portland, County of Cumberland and State of Maine ("Grantor"), FOR CONSIDERATION PAID, grants to 315 VALLEY STREET LP, a Maine limited partnership with a principal place of business in Portland, Maine, and mailing address of P. O. Box 560, Portland, ME 04112 ("Grantee"), with QUITCLAIM COVENANT, certain land in Portland, County of Cumberland, State of Maine, located on Valley and Gilman Streets and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion only of the same premises conveyed to the Grantor herein by deed of J. Weston Walch, Publisher, dated October 7, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21871, Page 305.

MAINE REAL ESTATE TAX PAID

This conveyance is made subject the following liens and encumbrances, which by acceptance hereof the Grantee agrees to assume and be bound to:

Mortgage from Shalom House, Inc. to Banknorth, N.A. in the original principal amount of $1,360,000.00 dated October 7, 2004 and recorded October 7, 2004 in the Cumberland County Registry of Deeds in Book 21871, Page 307.

Collateral Assignment of Leases and Rents granted by Shalom House, Inc. to Banknorth, N.A., dated October 7, 2004 and recorded in Book 21871, Page 341.

Mortgage from Shalom House, Inc. to The Genesis Fund in the original principal amount of $323,400.00 dated October 7, 2004 and recorded October 7, 2004 in the Cumberland County Registry of Deeds in Book 21872, Page 1.

IN WITNESS WHEREOF, Shalom House, Inc. has caused this deed to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 24th day of June ____, 2005.

WITNESS:

SHALOM HOUSE, INC.

By: _____
Joseph C. Brannigan, its
Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

June 24, 2005

Then personally appeared the above named Joseph C. Brannigan, Executive Director of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Patricia J. O'Keefe

Notary Public/Attorney at Law

PATRICIA L. O'KEEFE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2009

Print Name: _____

My Commission Expires: _____

SEAL

O:\MAS\81126 Shalom House\Valley Street\Transfer documents\WD to 315 Valley Street LP.doc

EXHIBIT A

A certain parcel of land situated on the westerly side of Gilman Street and on the easterly side of Valley Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of Gilman Street at the northeast corner of the land now or formerly of Indicia LLC (Book 15371, Page 276) and which point is located S 10° 54' 00" E a distance of 499.03 feet from the point of intersection of the westerly sideline of Gilman Street and the southerly sideline of Park Avenue, all as shown on "Boundary & Topographic Survey on Valley Street, Portland, Maine Made for Shalom House, Inc. June 16, 2005" by Owen Haskell, Inc., to be recorded herewith (the "Plan").

Thence, S 79° 06' 00" W by the land of Indicia LLC 62.11 feet;

Thence, N 11° 55' 48" W by the land of Indicia LLC 6.30 feet;

Thence, S 76° 41' 40" W by the land of Indicia LLC 61.89 feet to Valley Street;

Thence, N 13° 18' 20" W by Valley Street 134.75 feet to the land now or formerly of Bokeelia Investments, LLC (Book 13538 Page 272);

Thence, N 83° 15' 32" E by Bokeelia Investments, LLC 67.56 feet;

Thence, N 08° 26' 22" W by Bokeelia Investments, LLC 49.80 feet;

Thence, N 83° 10' 27" E a distance of 7.15 feet;

Thence, S 10° 54' 00" E a distance of 10.89 feet;

Thence, N 79° 06' 00" E a distance of 15.06 feet to other land of Shalom House Inc., labeled "Single Family Home Parcel" on said plan;

Thence, the following courses by "Single Family Home Parcel":

S 10° 54' 00" E a distance of 47.38 feet;
N 79° 06' 00" E a distance of 38.00 feet to Gilman Street;

Thence, S 10° 54' 00" E by Gilman Street 124.41 feet to the point of beginning.

Said parcel contains 17,404 square feet and is shown as "Apartment Building Parcel" on the above-mentioned plan.

O:\MAS\81126 Shalom House\Valley Street\Title\EXHIBIT A LIHTC parcel.doc

Received
Recorded Register of Deeds
Jun 27,2005 01:49:20P
Cumberland County
John B OBrien

RECIPROCAL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that 315 VALLEY STREET, LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address P. O. Box 560, Portland, ME 04112 (the "Partnership"), FOR VALUABLE CONSIDERATION, hereby GRANTS to LIBBYTOWN PROPERTIES, LLC, a Maine limited liability company having a mailing address of 83 Carleton Street, Portland, Maine 04102, its successors and assigns (collectively "Libbytown") an easement, more particularly described below, for the purposes described below, over certain land of the Partnership's located at Valley Street, Portland, Maine and more particularly described in a deed to the Partnership from Shalom House, Inc. dated June 24, 2005 recorded in the Cumberland County Registry of Deeds in Book 22803, Page 27 (the "Partnership Land"); and Libbytown, FOR VALUABLE CONSIDERATION, hereby GRANTS to the Partnership, its successors and assigns, an easement, more particularly described below, for the purposes described below, over certain land of Libbytown's located at 317-319 Valley Street, Portland, Maine and more particularly described in a deed to Libbytown from Jody L. MacDonald dated February 28, 2005 recorded in the Cumberland County Registry of Deeds in Book 22418, Page 311 (the "Libbytown Land").

The reciprocal easements granted herein are described as follows:

1. Libbytown grants to the Partnership a perpetual easement and right of way for ingress and egress to and from, and for parking of vehicles on, the Libbytown Land for the purpose of allowing a portion of the Partnership's parking lot to be built upon the Libbytown Land, which easement area begins at a point on the easterly sideline of Valley Street where the Partnership Land abuts the Libbytown Land and extends in a northeasterly direction along said boundary sixty-eight and one half feet (68.5'), more or less, and is more particularly shown on the drawing attached hereto as Exhibit A, entitled "Offstreet Parking Diagram" dated May 25, 2005, prepared by Archetype, P.A. for Shalom House, Inc., and consists of the hatched area to the left of the 3 story wood building depicted thereon. The Partnership shall have the right to enter the Libbytown Land at the location of said parking lot for the purposes of repairing, maintaining and replacing pavement from time to time. The Partnership shall bear all maintenance and replacement costs.

2. The Partnership grants to Libbytown a perpetual easement and right of way for ingress and egress across the Partnership Land, and the perpetual right and easement, for the benefit of Libbytown and its tenants, invitees and guests, to use three spaces for the parking of vehicles in the portion of the Partnership's parking lot immediately adjacent to and encroaching on the Libbytown Land pursuant to the easement granted in the preceding paragraph. The location of said parking spaces to be mutually agreed upon by the Partnership and Libbytown, but shall in any event be on the portion of the Partnership's parking area that encroaches on the Libbytown Land pursuant to the easement granted in the preceding paragraph, as shown on the drawing attached hereto as Exhibit A. Any vehicles parked by Libbytown or its tenants, invitees or guests in said three spaces shall bear current registration stickers and shall be in running condition.

As further consideration for the granting of the easement herein by Libbytown to the Partnership, the Partnership agrees to pay the cost of constructing a curb cut and paving and striping of the driveway and parking area located on the Libbytown Land.

The easements granted herein shall become effective upon the execution of this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained easements, with all privileges and appurtenances thereof, to the Partnership and Libbytown and their respective successors and assigns, to their use and behoof, forever. The Partnership and Libbytown each covenant with the other and their respective successors and assigns, that each is lawfully seized in fee simple of its land, that the same is free of all encumbrances, that each has good right to convey the same to the other to hold as aforesaid and that each of the Partnership and Libbytown and their respective successors and assigns shall and will warrant and defend the same to the other, its successors and assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under the Partnership or Libbytown, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed this ____ day of _____, 2005.

WITNESS:

315 VALLEY STREET, LP

By: Shalom House, Inc., its General Partner

_____

By:_____
Joseph C. Brannigan, its
Executive Director

LIBBYTOWN PROPERTIES, LLC

_____

By:_____
Print name:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. _____, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc., General Partner of 315 Valley Street LP, as aforesaid, and acknowledged

the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation and limited partnership.

Before me,

_____
Attorney-at-Law/Notary Public
Printed Name:_____
Commission expires:_____

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. _____, 2005

Personally appeared the above named _____, Member of Libbytown Properties, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

_____
Attorney-at-Law/Notary Public
Printed Name:_____
Commission expires:_____

O:\MAS\81126 Shalom House\Valley Street\Title\Reciprocal Easement for parking.doc

Exhibit 3

Financial Capacity Letter

Banknorth
Maine

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500
Toll Free: 800 761-3666

September 6, 2005

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland, 4th Floor
389 Congress Street
Portland, Maine 04101

Dear Mr. Urban:

This letter serves as confirmation that TD Banknorth, N.A. is considering providing financing to Shalom House, Inc. for the construction of a low income housing project located on Valley and Gillman Streets, in Portland, Maine.

After a brief review, it appears that the project is economically feasible. Based on our prior experience with Shalom House, Inc., I believe it has the financial capacity to successfully complete the proposed development. However, this letter is merely a statement of interest and does not represent a commitment to lend.

Should you have any questions, please feel free to call me at 761-8604.

Sincerely,

Richard A. Blake
Senior Vice President

OTIS | ATWELL
CERTIFIED | PUBLIC | ACCOUNTANTS

Low Income Housing Tax Credit Program
Accountant Certification for Carryover Allocation

June 29, 2005

Maine State Housing Authority (MSHA)
353 Water Street
Augusta, ME 04330

and

315 Valley Street LP (the "Partnership")
Shalom House, Inc. (General Partner)
P.O. Box 560
106 Gilman Street
Portland, ME 04112

At the request of the above named sponsor, we have audited the costs incurred and performed certain procedures as stated below with respect to the documents supplied to us by the General Partner. These procedures, which were specified by the General Partner, were performed to assure that appropriate items and amounts were included in the computation of the 10 percent carryover rule in accordance with Internal Revenue Code (IRC) Section 42(h)(1)(E). In addition, these procedures were performed for MSHA in order for MSHA to determine that the requirements for a carryover allocation have been met.

The following procedures were performed:

- We examined documents and invoices relating to costs incurred as of June 29, 2005 for purposes of inclusion in the computation of the 10 percent carryover rule in accordance with IRC Section 42(h)(1)(E).

- We examined the MSHA form Developer Certification for Carryover as of June 29, 2005, as provided by the General Partner.

324 Gannett Drive | South Portland, Maine 04106-3263 | 207.780.1100 | 207.780.1999 (F) | www.otisatwell.com

We were provided with the following documents to perform these procedures:

- Reservation of Tax Credit authority issued by MSHA.
- Copies of title report, lease agreement, etc., as applicable.
- Development Services Agreement between Shalom House, Inc. and 315 Valley Street LP.
- Invoices to support costs incurred with respect to 315 Valley Street LP through June 29, 2005.
- Agreement for architectural services from Archetype, P.A., and invoices detailing the work completed as of June 22, 2005.

Internal Revenue Code (IRC) Section 461 outlines the rules to be used when determining if a liability has been incurred for income tax purposes. The determination of when a liability has been incurred is provided by the "all events test is met with respect to any item if all events have occurred which determine the fact of the liability and the amount of such liability can be determined with reasonable accuracy". IRC 461(h)(2) adds the requirement that economic performance with respect to the item must occur. A contract is a common form of evidence that there is an obligation to make payment and often the contract states the amount to be paid and the services to be performed. Thus a fee agreement which states a fixed amount to be paid for specific services performed should meet the conditions of the all events test for accrual of a liability. Economic performance must be established based on actual services rendered pursuant to the agreement.

The Development Services Agreement ("Agreement") stipulates that the Company promises to pay the Developer a fee for certain services to be rendered with respect to the development of the above referenced project. This Agreement acknowledges that not less than $114,762 of the total Development Fee was earned prior to June 29, 2005 for services rendered to that point. Section 1 of the Agreement outlines the various obligations of the Developer, and we have received representations from the Partner as to which of these services have been performed as of June 29, 2005. The amount of $114,762, shown above, represents 20% of the total expected fee. Based on our review of the documents received, the benchmarks achieved as of June 29, 2005, and the balance of services to be performed under the Agreement, we believe it is reasonable to conclude $114,762 of the Development Fee has been earned as of June 29, 2005. In addition, as there is an agreement which stipulates that not less than this amount was earned as of June 29, 2005, we believe it is reasonable, although not free from challenge by the IRS, to accrue this amount as of June 29, 2005 for purposes of determining costs incurred as of June 29, 2005 as shown below.

Based on the above, it is our opinion that at least $532,589 of costs have been incurred by the Partnership as of June 29, 2005 as follows:

Acquisition	$ 281,000
Architect	108,754
Development Fee	114,762
Interest	7,531
Engineering	5,796
Market Study	5,000
Legal Fees	3,964
Building Permits	3,091
Construction Period Insurance and Taxes	1,851
Survey	840
TOTAL	$ 532,589

For purposes of determining the taxpayers' reasonably expected basis, we refer to IRS regulations 1.42-6. The total basis of the project upon completion was expected as of June 29, 2005 to be as follows:

Total Development Costs	$ 4,662,455
Less:	
Tax Credit Fees	18,000
Organization Costs	5,000
Reserves and Escrows	45,643
Total Reasonably Expected Basis	$ 4,493,812

Reasonably expected basis has been calculated from the Developer's Certification of Costs Incurred as of June 29, 2005. We do not express any opinion here as to the amounts included in the reasonably expected basis. Based on the above amount shown, to meet the 10 percent test in accordance with IRC Section 42(h)(1)(E) and implementing regulations at 1.42-6, the Project needed to incur at least $449,381 of costs prior to the 10% test date. Based on the computation above, costs of at least $532,589 had been incurred by 315 Valley Street LP as of June 29, 2005 which is approximately 11.9% of the reasonably expected basis.

This report is intended solely for the use of those parties listed above and should not be relied on by any other party.

Otis/Atwell

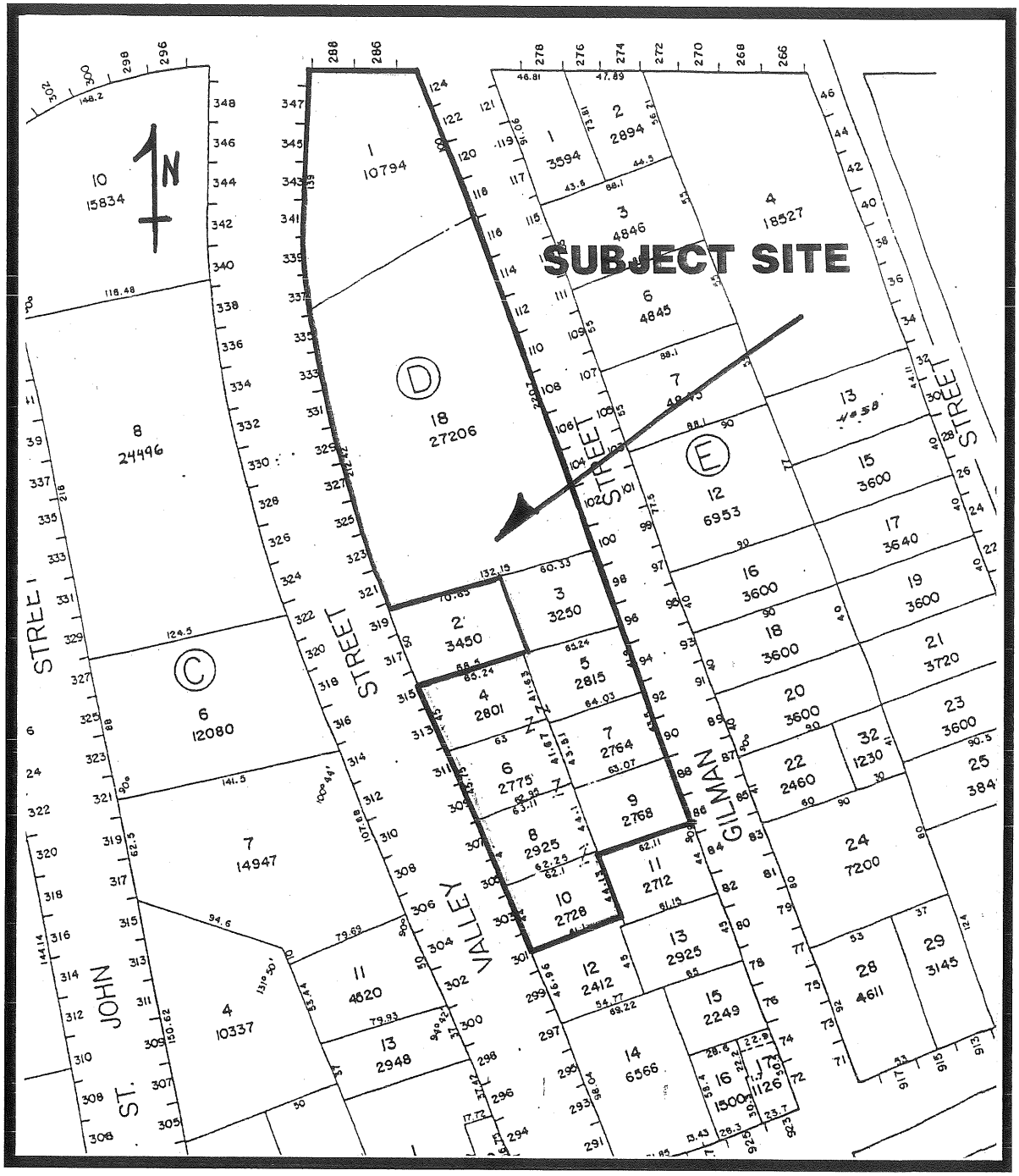
Certified Public Accountants

Exhibit 4

Site Location Map

04040

FIGURE 2

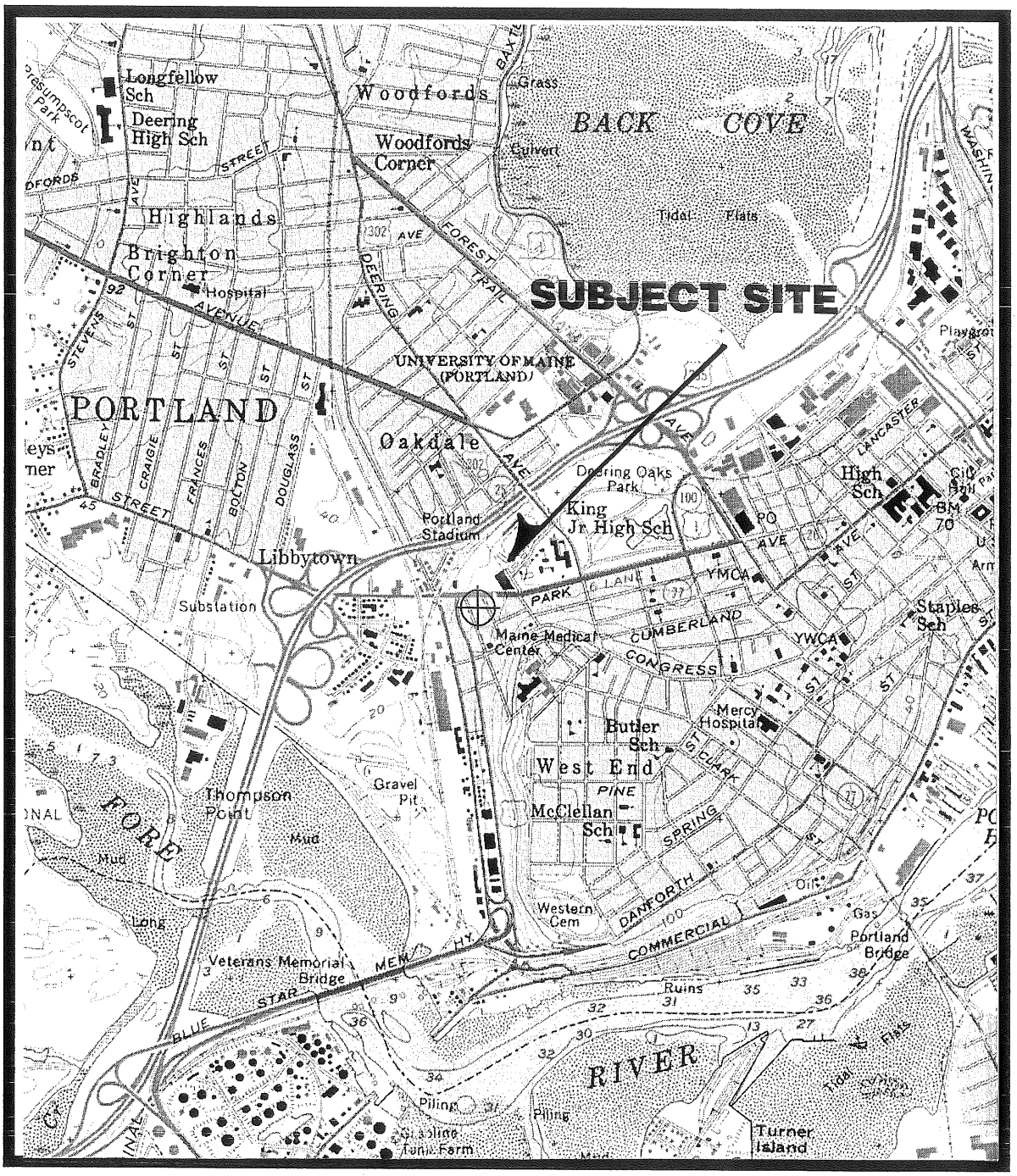


TAX MAP SKETCH

MAP 65 LOTS 1, 3, 4–10, & 18
VALLEY STREET
PORTLAND, MAINE

Sebago Technics
Engineering & Planning for the Future

FIGURE 1



SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST, MAINE

SCALE 1:24,000

Sebago Technics

Engineering & Planning for the Future

Exhibit 5

Sanitary Sewer Capacity Letter

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

August 9, 2005
04040

Frank Brancely, Senior Engineering Technician
Public Works Department
City of Portland
55 Portland Street
Portland, ME 04101

Valley Street Apartments, 315 Valley Street, LLC

Dear Mr. Brancely:

On behalf of the applicant, 315 Valley Street, LLC, a limited partnership controlled by Shalom House, Inc., we are requesting a "Capacity to Serve" letter from you regarding this proposed project. The proposed development includes a 24-unit apartment building and a six (6) bedroom single family house with associated parking.

The anticipated flows generated from the apartment building are estimated to be 4,320 gallons per day (24 units at 180 GPD/unit). The anticipated flows generated from the six bedroom house are estimated to be 540 gallons per day. So, the total flow generated by this project will be near 4,860 GPD.

The apartment building and single family house will connect separately into the existing sewer line in Gilman Street which is a 15" VC pipe. The City Planner dealing with this project will be Ms. Barbara Barhydt, and the address of the site is anticipated to be 315 Valley Street.

Upon your review of the attached site plan and grading plan, we would like to obtain confirmation of the City's sewer system to accommodate this project. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Senior Civil Engineer

JHW:jhw/jc
Enc.

cc: Shalom House, Inc.

Exhibit 6

Water Capacity Letter

04040

CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 5, 2005

Jon H. Whitten, Jr., P.E.
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Shalom House-Gilman St.-Portland

Jon:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed group home and 24 unit apartment complex to be located at Gilman, Valley and Park Ave. in Portland. Checking District records, I find there is a 8"DI water main on the east side of Gilman St. as well as a water hydrant located within 350' of the property.

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: Gilman St. @Park Ave.
Hydrant # 208
Static pressure = 100 PSI
Flow = 1355 GPM
Last Tested = 3/26/2003

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

received
8/19/05
SEBAGO TECHNICS

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.761.8310 FAX: 207.879.5837 E-MAIL: CUSTOMERHELP@PWD.ORG WEB: WWW.PWD.ORG

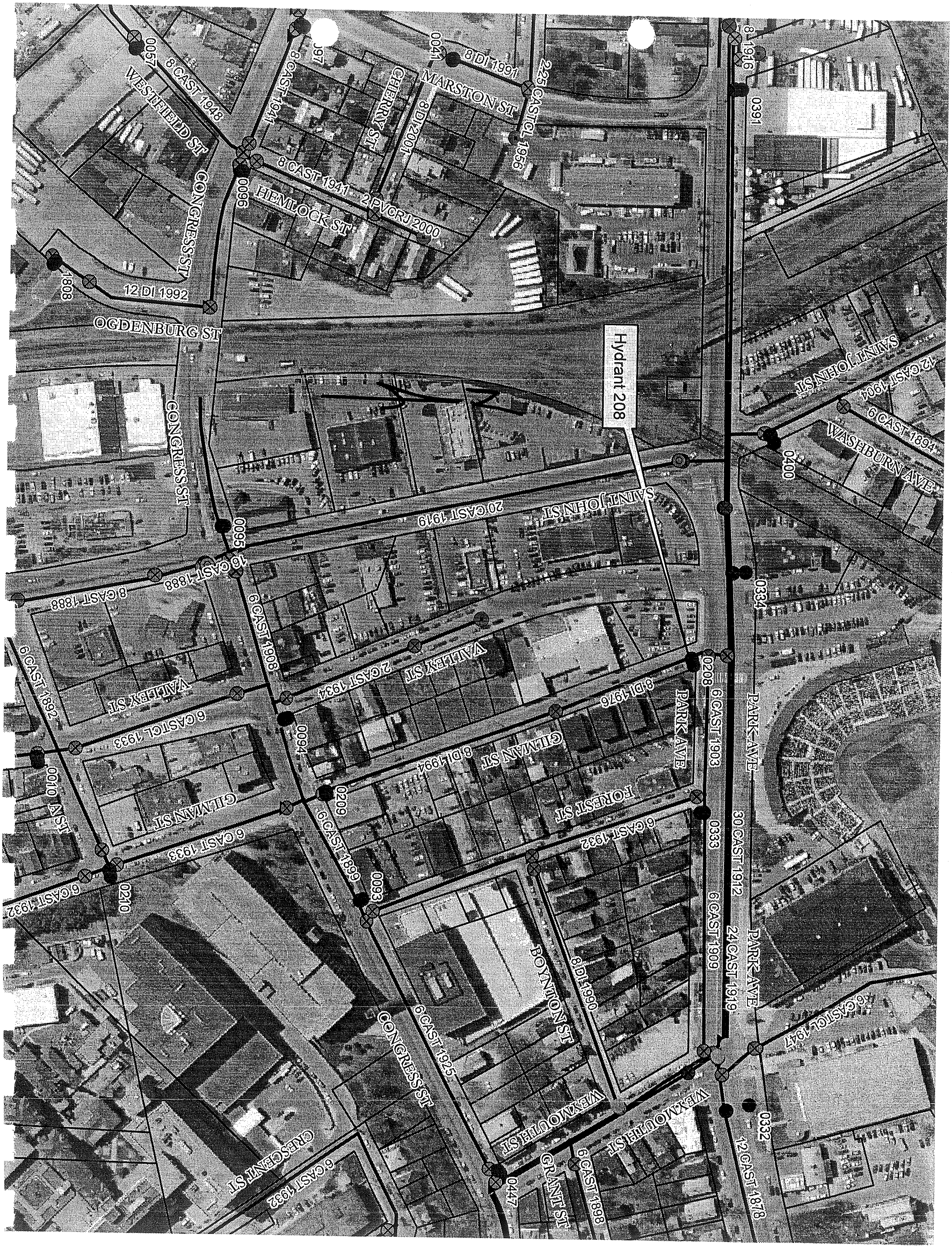

Hydrant 208
OGDENBURG ST
CONGRESS ST
WESTFIELD ST
HEMLOCK ST
CHERRY ST
MARSTON ST
SAINT JOHN ST
WASHBURN AVE
VALLEY ST
GILMAN ST
FOREST ST
PARK AVE
BOYNTON ST
WEYMOUTH ST
GRANT ST
CRESCENT ST
12 DI 1992
8 CAST 1948
8 CAST 1941
8 DI 1991
2.25 CASTCL 1956
8 DI 2001
2 PVCRJ 2000
20 CAST 1919
10 CAST 1888
8 CAST 1888
6 CAST 1898
2 CAST 1934
8 DI 1976
6 CASTCL 1933
8 DI 1994
6 CAST 1933
6 CAST 1899
6 CAST 1892
6 CAST 1932
6 CAST 1903
30 CAST 1912
6 CAST 1909
24 CAST 1919
8 DI 1990
6 CAST 1925
6 CAST 1898
12 CAST 1878
6 CASTCL 1947
12 CAST 1904
6 CAST 1894
0095
0094
0209
0210
0093
0208
0333
0334
0400
0391
0447
0332
0096
0057
0041
0010

Exhibit 7

Stormwater Management Report

04040

STORMWATER MANAGEMENT NARRATIVE
Valley Street Apartments
Valley and Gilman Streets
Portland, Maine

Existing Conditions

The site is currently a grassed area that is undeveloped. The existing soils of the property are mostly ash waste materials transported to the property many years ago. Runoff generally flows from the highest ground, adjacent to Gilman Street, and down to Valley Street via overland flow. Flows are picked up by catch basins within Valley Street. The pipes within Valley Street are part of a combined sewer and storm drain system. There are separated storm drain pipes and sewer pipes within Gilman Street.

Proposed Conditions

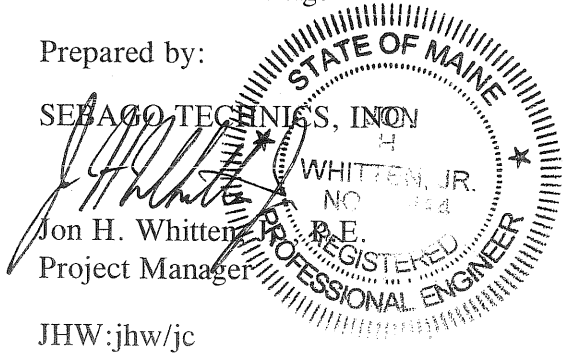
The proposed improvements to the site include the construction of a single-family house and a 24-unit apartment building with associated parking spaces. The apartment building's roof drains are to be directed to the storm drain lines within Gilman Street, while the parking area will sheet flow to Valley Street. The house will shed runoff to Gilman Street. We are proposing an underground ADS treatment system within the Shalom House parking area near Park Street as a water quality measure for the project. This will treat existing pavement that is not being treated today and minimizes the amount of ash material being disturbed on the site. Details of the treatment system are included within the plan set.

Conclusion

The overall peak rate of runoff entering the Valley Street system will be reduced by the development due to the fact that the roof drains on the buildings will direct stormwater runoff to Gilman Street instead of allowing that water to flow via overland flow to Valley Street. The additional stormwater being directed to Gilman Street will enter the system after a short time period of initial rains and should enter the system ahead of most of the contributing area located upstream of the site; it is not anticipated to have a significant negative impact on the system. The runoff from the roofs is traditionally not considered as runoff that needs water quality treatment due to the fact that the roofs have little exposure to outside pollutants and soil. Water quality treatment of the exterior parking will be compensated by the treatment of the impervious area within the existing, un-treated parking area on the north of the Shalom House office building.

Prepared by:

SEBAGO TECHNICS, INC.



Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/jc

September 12, 2005

Exhibit 8

11" x 17" Reduction of Site Plan, Grading & Utility Plan, and Building Elevations

24" x 36" Site Plan Drawings

Type_____
Catalog No._____

Precision Cutoff Medium Series

High Performance Vertical Lamp Wallpack

APPLICATIONS
- Accent, Perimeter, Area, Security, Walkways, Entranceways, Driveways, Alleys, Underpasses, Tunnels, Parking Garages.

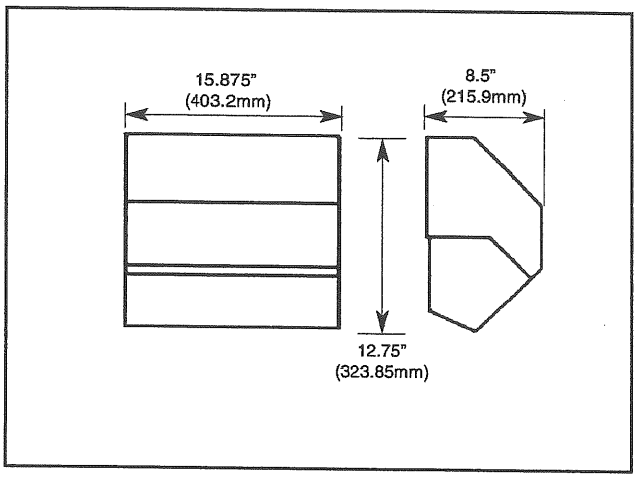
CONSTRUCTION
- Cover is injection molded, UV stabilized, impact resistant polycarbonate.
- Fade resistant impregnated bronze finish.
- Electrical and optical components are mounted to die-cast aluminum tray.
- Captive hardware is stainless steel.
- Deep ribbing on back side of component tray permits air flow cooling.

ELECTRICAL
- Porcelain spring-loaded 4KV pulse rated socket-medium base.
- Core and coil ballast mounted to electrical component tray.
- High reactance HPF ballast.
- Lamp furnished installed in fixture.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS
- Patented bioptical lens made of injection molded UV stabilized high impact acrylic.
- Reflector system is hydroformed anodized aluminum.
- Units are furnished with Type III distribution. 4:1 spacing.
- Internal baffles provide precise cutoff/glare control.

MOUNTING
- Lightweight mounting bracket allows for timesaving installation.
- Electrical/Optical tray (assembled and ready to wire) attaches to mounting box via two captive 1/4" bolts (supplied).
- Integral bubble level and slotted mounting holes ensure a level installation.

WARRANTY/LISTINGS
- UL 1572 listed for wet locations.
- Published five year limited warranty.



100 to 175 Watt (MA) Metal Halide
100 and 150 Watt (LX) High Pressure Sodium

ISO 9001 Registered

ORDERING GUIDE EXAMPLE

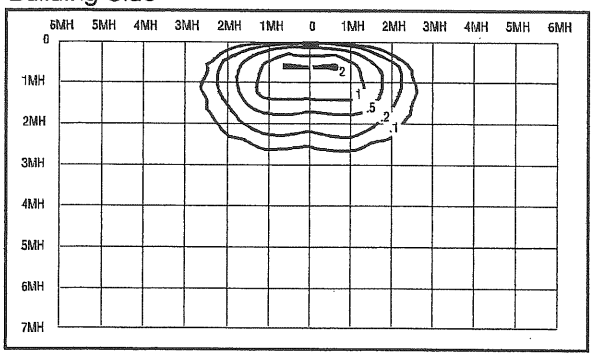
PC2M	10	3	MA	L	–	1
PC2M				L	–	
Prefix	Wattage	Distribution	Source	Lamp	Options	Voltage
PC2M	10=100(ED17)[1] 15=150(ED17)[4,5] 17=175(ED17)[4]	3	MA	L	See options/acc's end of this section.	1=120 6=120/277 8=120-277
	10=100(ED17) 15=150(ED17)		NLX[2] or LX[3] NLX[2] or LX[3]			

[1]Voltage is 6(120/277). [2]Normal Power Factor. Voltage is1(120).
[3]Voltage is 8(120-277). [4]Voltage is 8(120-277)CWA/HPF ballast.
[5]150W MA units utilize ANSI code M107 lamps.

ExceLine a GTE SYLVANIA THOMAS Company

Precision Cutoff Series Medium

Building Side



Illuminated Side

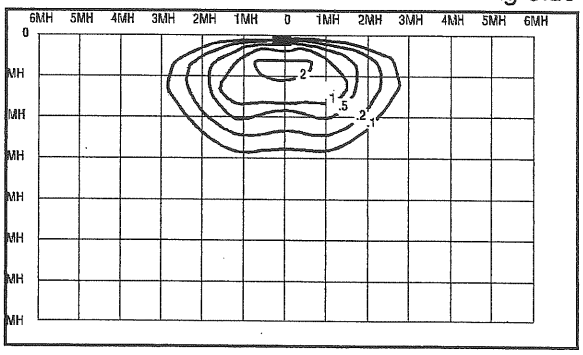
PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42

Building Side

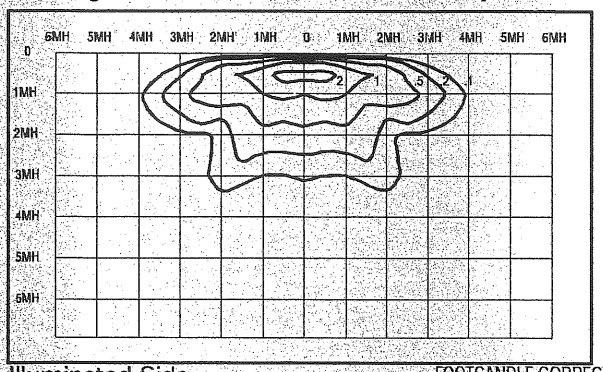


Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

Precision Cutoff Series
Small, Medium And Large

Building Side



Illuminated Side

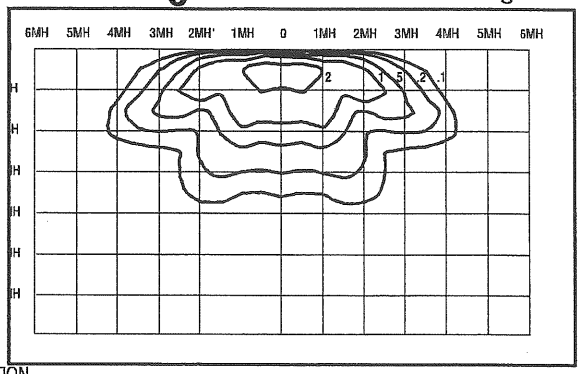
PCS72MAL
70W MA Lamp
5,600 Lumens
10' Mount. Hgt.
Type II

FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'				
New Height	8'	10'	12'	15'
Factor	1.56	1.0	.69	.44

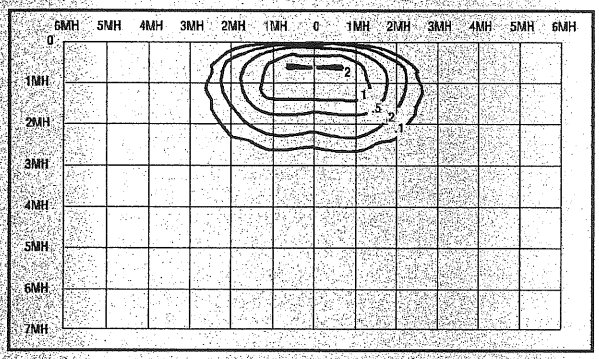
Building Side



Illuminated Side

PCS72LXL
70W HPS Lamp
6,300 Lumens
10' Mount. Hgt.
Type II

Building Side



Illuminated Side

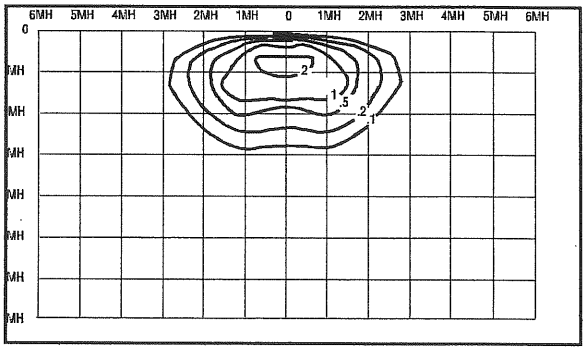
PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in lamps/watts:

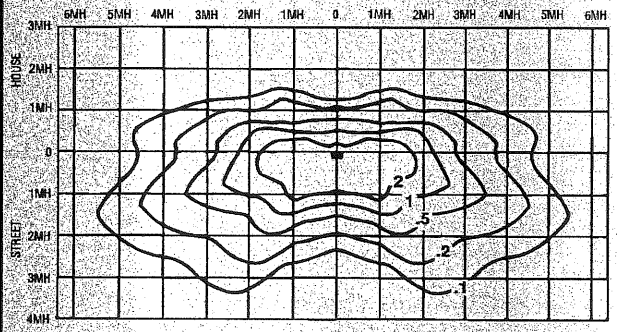
To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42

Building Side



Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

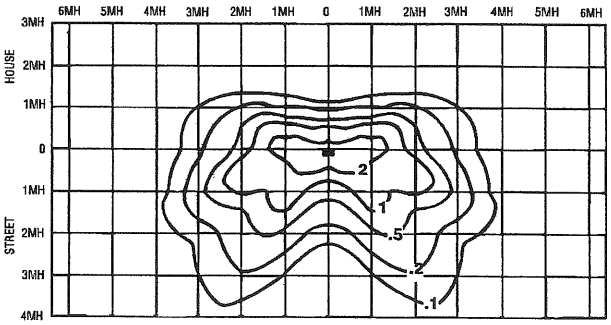


PCL250LXL
250W HPS Lamp
27,500 Lumens
20' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

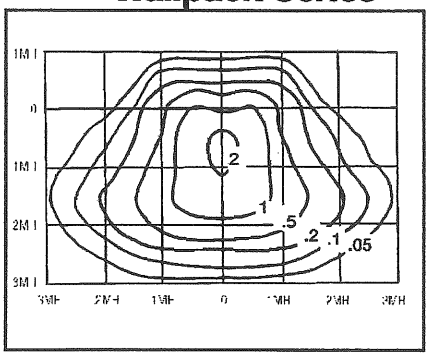
Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42



PCL250MAL
250W Metal Halide Lamp
20,500 Lumens
20' Mount. Hgt.
Type III

Silhouette Prismatic Wallpack Series



SPW70NLXL
70W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

Multiply the following factors times the footcandle values to change to desired lamp wattage.

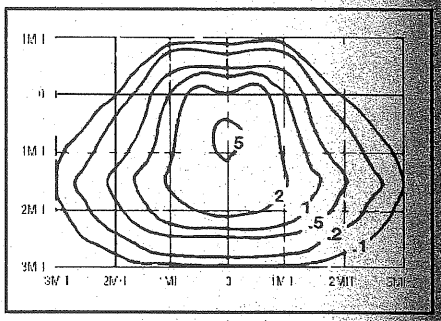
35W HPS	.14
50W HPS	.25
70W HPS	.36
100W HPS	.59
150W HPS	1.0
70W MAL	.34
100W MAL	.45

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

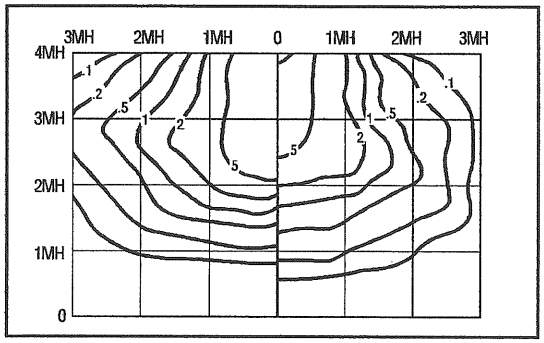
To Change From 10'

New Height	8'	12'	15'
Factor	1.56	.69	.44



SPW150NLXL
150W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

Silhouette Area Wallpack Series



SAW153LXL
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.
IES Cutoff

SAW103MAL
MH100/U/MED
7,800 Lumens
12' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 8'

New Height	6'	8'	10'	12'	15'
Factor	1.8	1.0	.64	.44	.28

To Change From 10'

New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.44

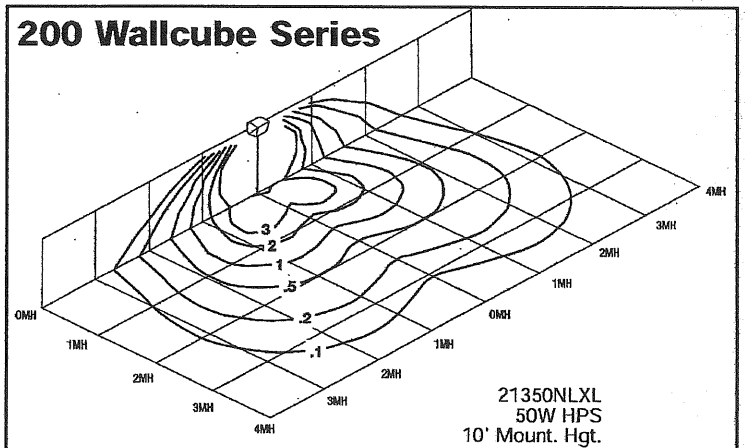
To Change From 12'

New Height	8'	10'	12'	15'	18'
Factor	2.25	1.44	1.0	.64	.44

To Change From 15'

New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.56

200 Wallcube Series



21350NLXL
50W HPS
10' Mount. Hgt.

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS	.40
50W HPS	.70
70W HPS	1.00
101W HPS	1.63

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

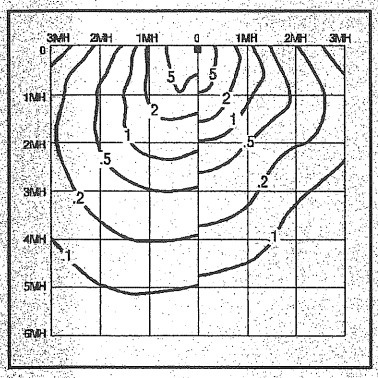
To Change From 10'

New Height	8'	10'	12'	15'	20'	25'
Factor	1.56	1.0	.69	.44	.25	.16

To Change From 15'

New Height	10'	12'	15'	20'	25'	28'
Factor	2.25	1.56	1.00	.56	.36	.28

300 Wallcube Series



323150LX
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.

333175MA
MH175/U/MED
14,000 Lumens
15' Mount. Hgt.

Footcandle Correction
Different Lamps/Watts
Multiply the following factors times the footcandle values for changes in lamps/watts:

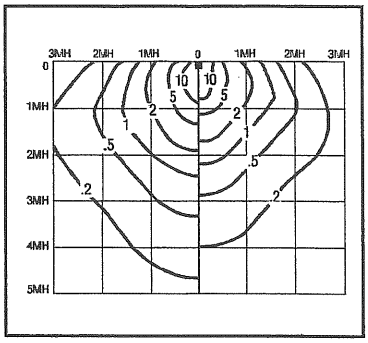
To Change From 150 Watt HPS		
New Lamp	100	70
Factor	.59	.36

To Change From 175 Watt MH			
New Lamp	150	100	70
Factor	.86	.51	.39

DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 15'					
New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.36

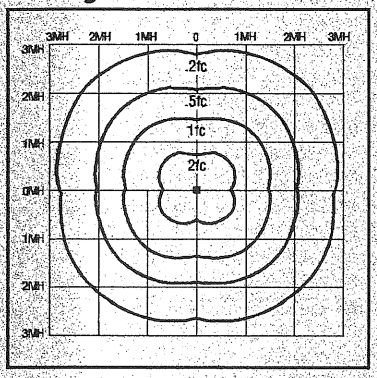
500 Wallcube Series



553250LX
LU250
27,500 Lumens
15' Mount. Hgt.

543250MA
MH250/U
20,500 Lumens
15' Mount. Hgt.

UltraLyter Surface Series



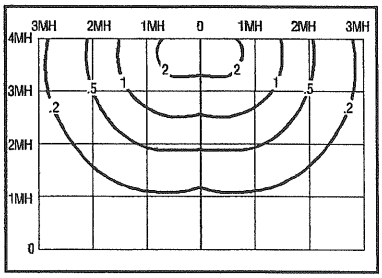
ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Ceiling Mount

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.
35W HPS .42
50W HPS .74
50W MH .45

DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

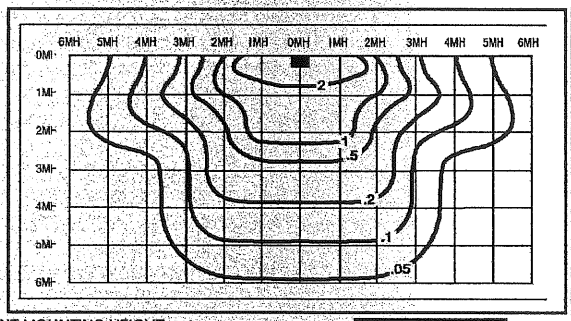
To Change From 10'					
New Height	4'	6'	8'	12'	15'
Factor	6.25	2.78	1.56	.69	.44

UltraLyter Surface Series



ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Wall Mount

Excalibur Wallpack Series



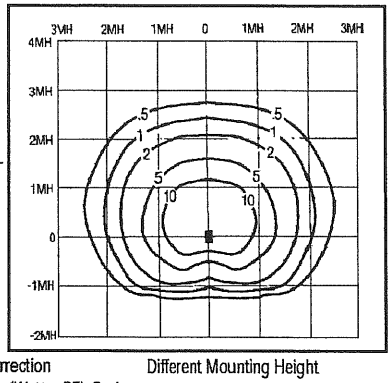
XLW50NLXL
50W HPS
4,000 Lumens
8' Mount. Hgt.

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.
35W HPS .56
50W HPS 1.00
70W HPS 1.41
50W MA .89
28W PL .42

DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 8'						
New Height	6'	7'	8'	9'	10'	12'
Factor	1.78	1.31	1.00	.79	.64	.44

Silhouette Facade Luminaire Series



SFL153NLXL
LU150/55/
MED
16,000
Lumens
10' Mount.
Hgt.
Type III
Distrib.

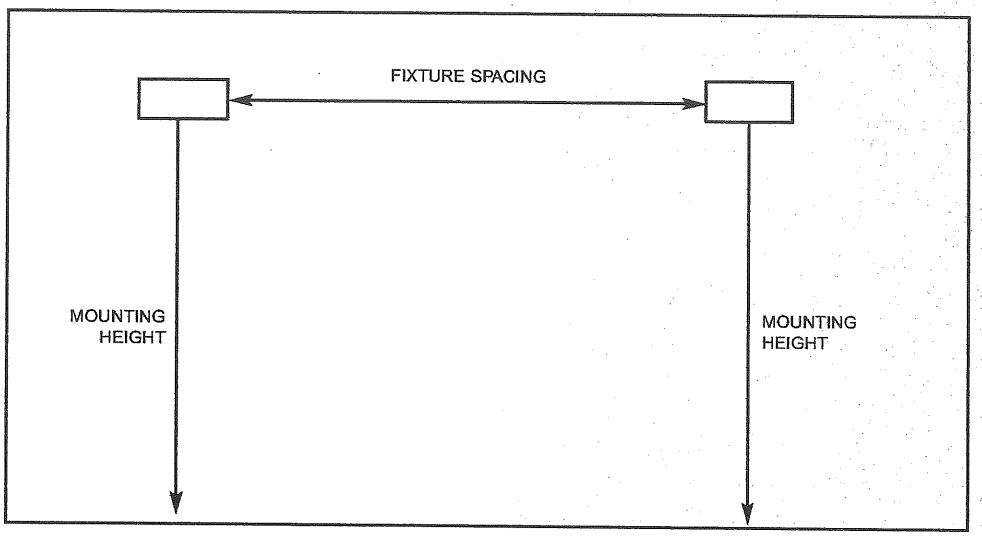
Footcandle Correction
Different Lamps/Watts SFL Series
Multiply the following factors times the footcandle values for changes in lamps/watts:
To change from 150W HPS
35W HPS .14
50W MA .21
70W MA .34
50W HPS .25
70W HPS .34
100W MA .45
100W HPS .60
150W HPS 1.00

Different Mounting Height
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'					
New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.4

To Change From 20'				
New Height	15'	25'	30'	35'
Factor	1.78	.64	.44	.33

WALLPACK LIGHTING GUIDELINES



SPACING RULES:
STANDARD SERIES
3 x mounting height for uniform lighting
5 x mounting height for security lighting

SPACING RULES:
PRECISION SERIES
UNIFORM LIGHTING
6 x mounting height--Type II
4 x mounting height--Type III
3 x mounting height--Type IV

SECURITY LIGHTING
8 x mounting height--Type II

RECOMMENDED MOUNTING HEIGHTS

High Pressure Sodium	Metal Halide	Mercury Vapor	Mounting Height in Feet
50W	50W	100W	6 to 8
70W	70-100W		8 to 12
100W	150W	175W	8 to 15
150W	175W		12 to 18
200W	250W	400W	15 to 20
250W			18 to 25
310W	400W		20 to 30
400W			25 to 35

Performance Cutoff Area Lighting for Architectural Outdoor Environments

SPECTRA III AREA LUMINAIRE

ISO 9001 Certified

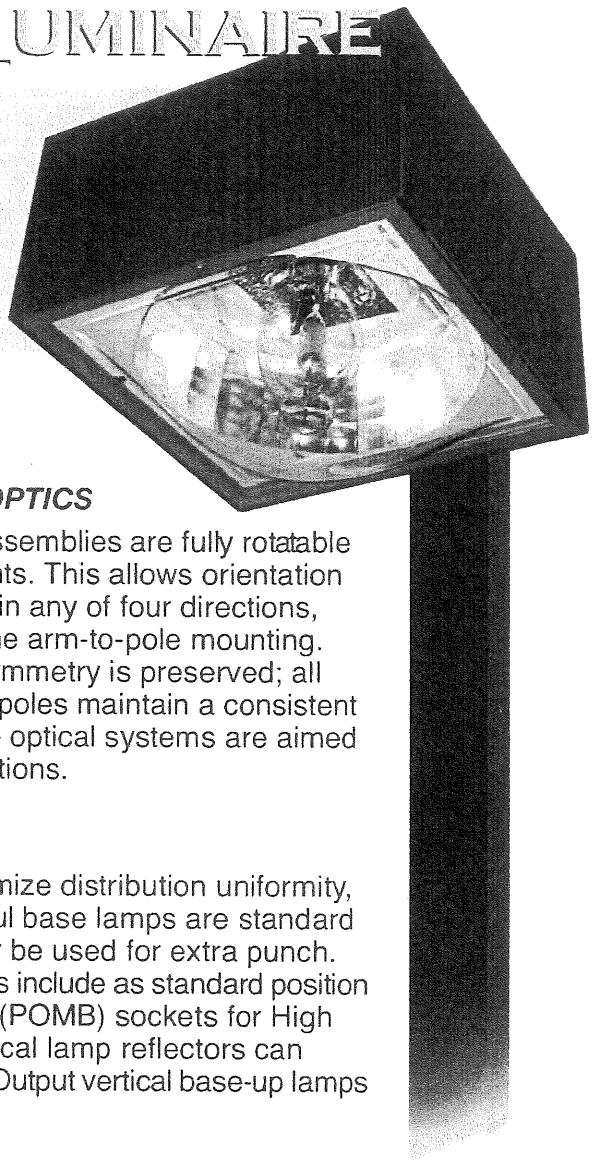
Wide-Lite®

a GENLYTE THOMAS company

SPECTRA III AREA LUMINAIRE

Wide-Lite's newest site lighting fixture – the Spectra III Area Luminaire (AL3), is designed to complement any architectural outdoor setting.

Incorporating an extensive array of high-performance optics with modern cutoff lighting requirements, the AL3 has the flexibility required to meet your area lighting needs with a minimum number of fixtures.

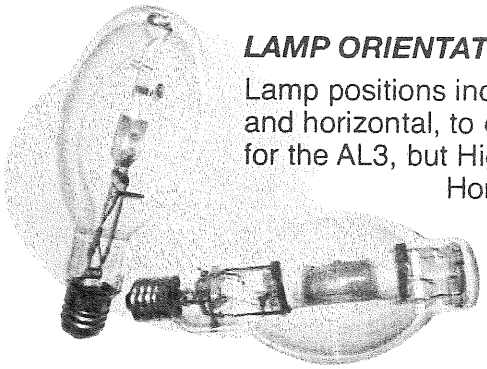


CUTOFF CLASSIFICATION

The quality of a cutoff luminaire is in its ability to control and distribute light. The AL3 optical system is designed to produce maximum candlepower at high angles while ensuring that issues of light trespass and glare are brought under control. AL3 optics are available in IESNA Semi Cutoff, Cutoff and Full Cutoff options.

ROTATABLE OPTICS

AL3 reflector assemblies are fully rotatable in 90° increments. This allows orientation of distributions in any of four directions, regardless of the arm-to-pole mounting. Architectural symmetry is preserved; all luminaires and poles maintain a consistent alignment while optical systems are aimed in various directions.

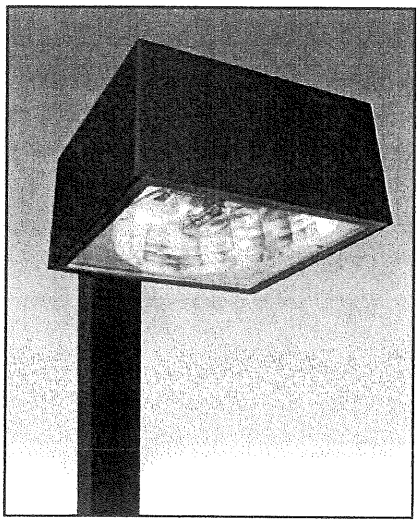


LAMP ORIENTATION

Lamp positions include vertical, to maximize distribution uniformity, and horizontal, to create full cutoff. Mogul base lamps are standard for the AL3, but High Output Lamps may be used for extra punch. Horizontal Lamp Reflectors include as standard position oriented mogul base (POMB) sockets for High Output Lamps. Vertical lamp reflectors can accommodate High Output vertical base-up lamps as well.

COOL, QUIET DESIGN

All AL3 ballasts are mounted to a removable ballast tray for maximum heat dissipation and accessibility.



95% REFLECTIVE SEGMENTED OPTICS

All AL3 multifaceted segmented reflectors utilize the highest grade material available: highly reflective "Super Sheet" with an inorganic dielectric coating.

PRIMARY PATH & PRIMARY IMAGE

Computer-optimized and balanced, Primary Path Optics eliminate light being redirected back through the arc tube as well as another reflector segment. Combined with Primary Image reflector designs to maximize reflector performance characteristics, Wide-Lite designs offer higher luminaire efficiencies and more effective light distribution patterns.

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Lighting designers & specifiers contend with two subjective performance criteria in any lighting application:

- **Minimum footcandle requirements**
- **Maximum to minimum ratio requirements**

Due to changing ordinances, a third lighting criterion must also be considered:

- ***Cutoff performance***: a luminaire's ability to eliminate obtrusive glare caused by high angle illumination, thereby complying with newer Light Trespass and Dark Sky Ordinances.

Wide-Lite's new **SPECTRA III AREA LUMINAIRE** (AL3) addresses all three specification issues in ***one*** product for contemporary environments.

Briefly, IES Cutoff definitions are:

Semi-Cutoff:

Less than 5% of light from fixture exits at an angle of 90°, and less than 20% of total output exits at 80°.

Cutoff:

Less than 2.5% of light from fixture may exit at a 90° angle. Less than 10% of light from fixture may exit at an 80° angle.

Full Cutoff:

All light from fixture must exit below a 90° angle. Less than 10% of total light output may exit at 80°. (Typically Flat Glass Lens).

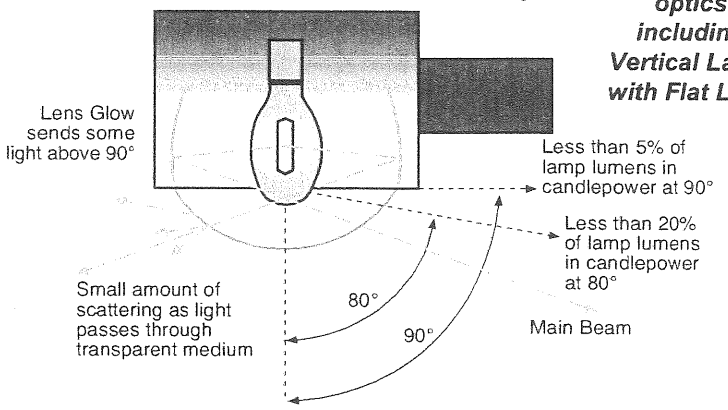
All AL3 Cutoff and Semi-Cutoff fixtures emit less than 2% of their total lumen output in the 90° to 180° range. Full Cutoff AL3's meet IES "0%" standards above 90°.

Many municipalities have existing or pending legislation mandating the use of full cutoff fixtures to reduce "Sky Glow" or light pollution, and the obvious waste of energy. As these "Dark Sky" ordinances vary widely, AL3 optics have been designed to provide flexibility in meeting many different requirements.

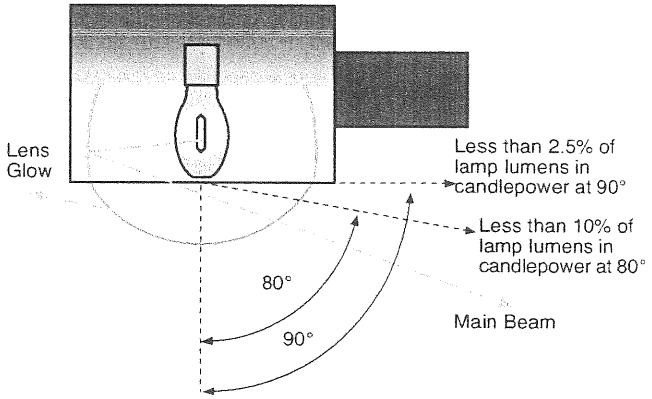
AL3 CUTOFF OPTIONS

See current product Specification Sheet for complete listing of available optics including Vertical Lamp with Flat Lens

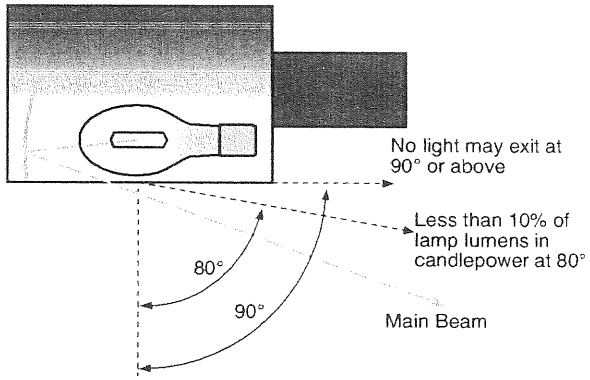
SEMI CUTOFF
AL3 450W – 1000W
Vertically Lamped Reflector with Sag Lens



CUTOFF
AL3 175W – 400W
Vertically Lamped Reflector with Sag Lens



FULL CUTOFF
AL3 175W – 1000W
Horizontally Lamped Reflector with Flat Lens



Flat lens ensures that no light exits at or above 90°

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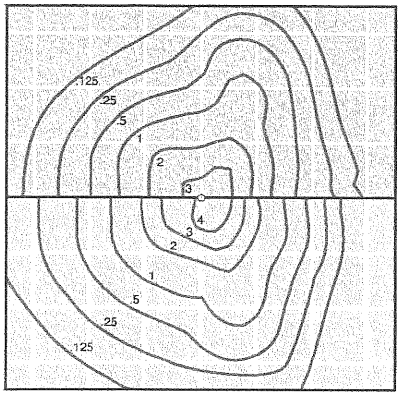
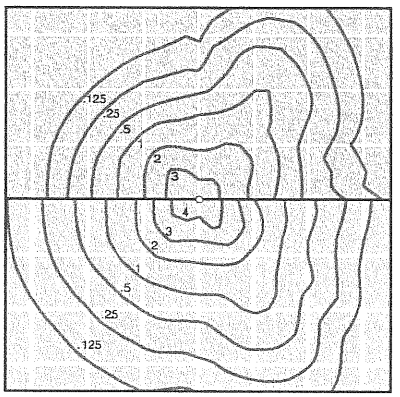
SPECTRA III • PHOTOMETRIC DATA

ALM-400-2V 0MH 1MH 2MH 3MH



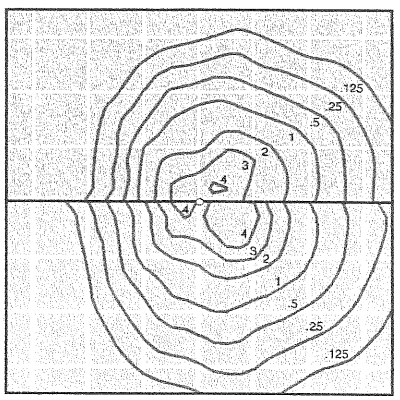
ALS-400-2V

ALM-400-3V 0MH 1MH 2MH 3MH



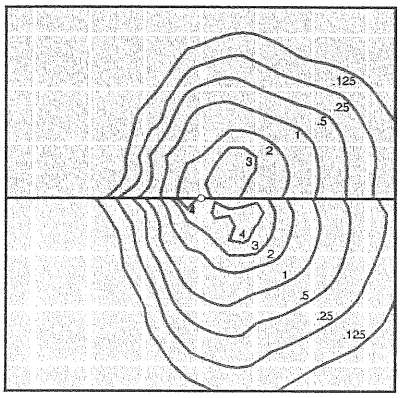
ALS-400-3V

ALM-400-4V 0MH 1MH 2MH 3MH



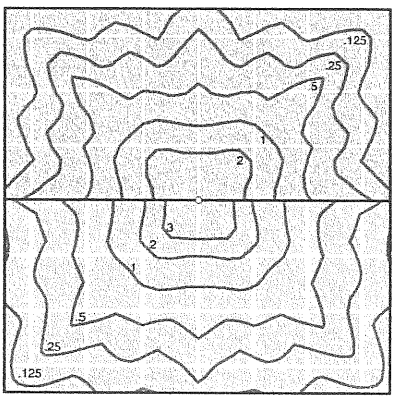
ALS-400-4V

ALM-400-4VS 0MH 1MH 2MH 3MH



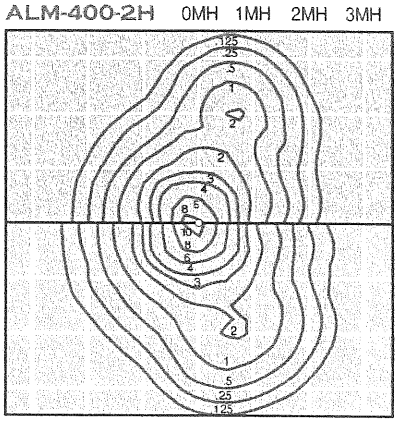
ALS-400-4VS

ALM-400-5V 0MH 1MH 2MH 3MH



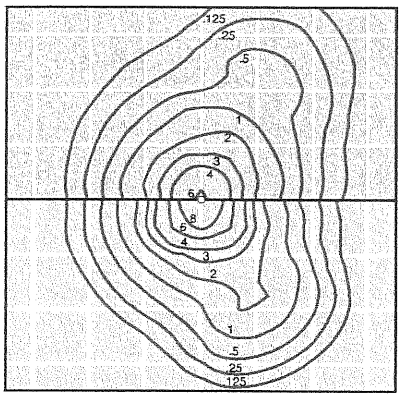
ALS-400-5V

ALM-400-2H 0MH 1MH 2MH 3MH



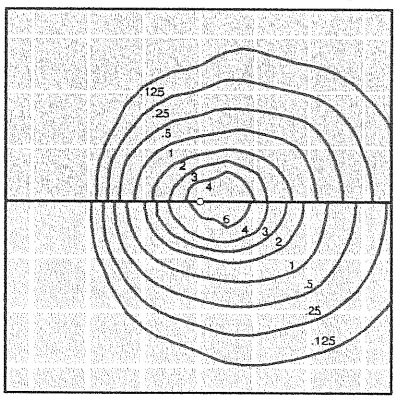
ALS-400-2H

ALM-400-3H 0MH 1MH 2MH 3MH



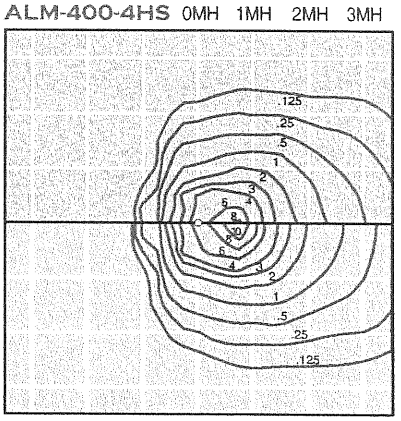
ALS-400-3H

ALM-400-4H 0MH 1MH 2MH 3MH



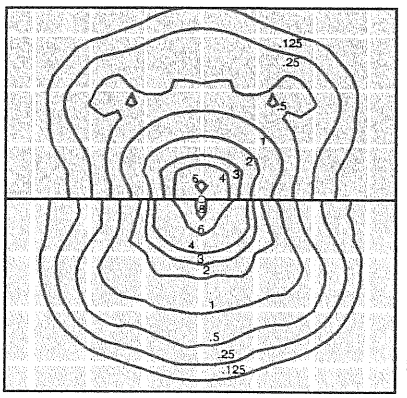
ALS-400-4H

ALM-400-4HS 0MH 1MH 2MH 3MH



ALS-400-4HS

ALM-400-5H 0MH 1MH 2MH 3MH

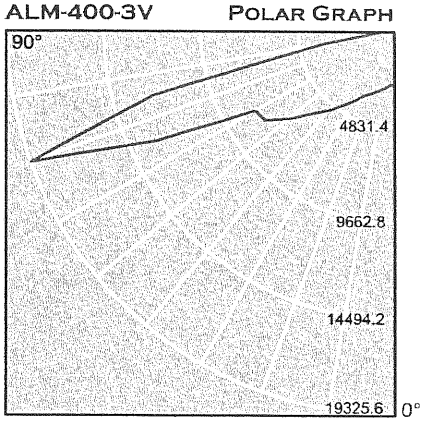


ALS-400-5H

CONVERSION MULTIPLIERS

Lamp	Mounting Heights (in feet) 20	25	30	35	40
400W HPS 50,000 lumens	2.3	1.4	1	0.74	0.56
400W MH 36,000 lumens	2.3	1.4	1	0.74	0.56
250W HPS 30,000 lumens	1.4	0.86	0.6	0.44	0.36
250W MH 20,500 lumens	1.2	0.72	0.51	0.38	0.29

ALM-400-3V POLAR GRAPH



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SPECTRA III • MOUNTING OPTIONS

The AL3 is adaptable to virtually any type of new or retrofit construction. Both arm mounted and post top models fit to round or square poles as noted below. Adding an adjustable mastfitter or wall bracket creates broad mounting flexibility.

DM = Direct Mount to Square Pole.

SS = 9" Arm Mount to Square Pole.

SR(X) = 9" Arm Mount to Round Pole; (x) Specify pole or tenon size, 3.5"–4" OD or 4"–5" OD.

SA2 = Adjustable Arm Mount to Square Pole.

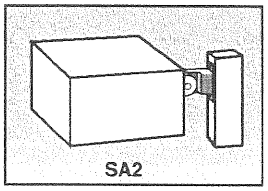
MA2 = Adjustable Mastfitter Mount to 2.375" OD Tenon.

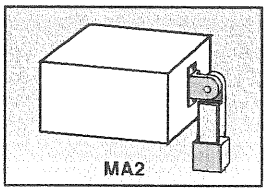
RTA-(X)-(Y) = Round Tenon Adapter; (x) Specify configuration:1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (y) = Specify tenon size: 2.375" OD x 4"; 3"–3.5" OD x 6"; 3.5"–4" OD x 6".

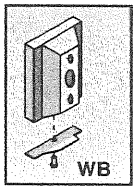
PT(XY) = Post Top Yoke Mount to 4" and 5" square poles, and to 2.375", 3" and 4" round poles; (xy) Specify pole size and type: **PT4R**

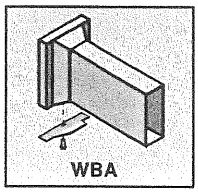
WB = Wall Mount Bracket.

WBA = Wall Mount Bracket with 9" Arm.

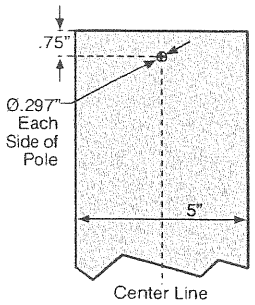




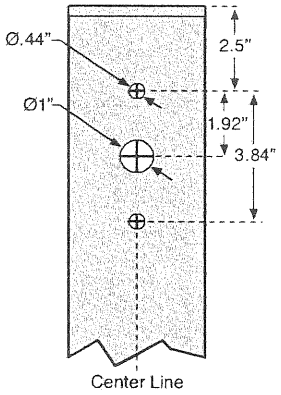




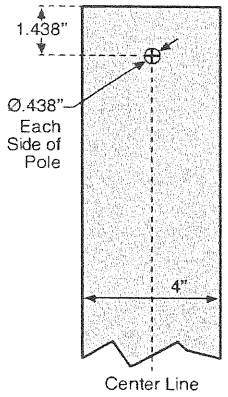
DRILL TEMPLATES



• Post Top Mount to 5" Square Poles



• Adjustable Arm to Square Pole
• Direct Mount to Square Pole
• Arm Mount to Square or Round Pole



• Post Top Mount to 4" Square Poles

DISTRIBUTION GUIDE & BALLAST DATA(1)

See current product Specification Sheet for updated Distribution Guide and Ballast Data

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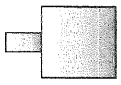
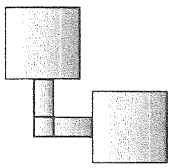
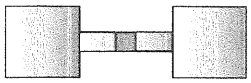
SPECTRA III • EFFECTIVE PROJECTED AREA



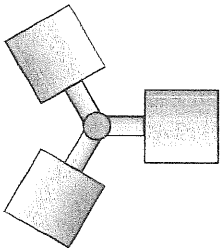
1 @ 90°



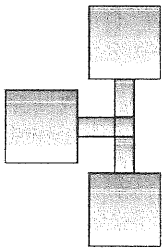
2 @ 90°



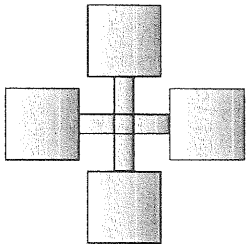
2 @ 180°



3 @ 120°



3 @ 90°



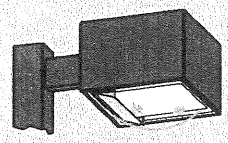
4 @ 90°

SQUARE/ROUND SURFACE MOUNT (SS/SR)				
NO. OF FIXTURES	1	2	3	4
10" Deep Housing				
Flat Lens	1.9	3.8	4.8	5.0
Sag Lens	2.1	4.2	5.6	5.9
12" Deep Housing				
Flat Lens	2.2	4.3	5.6	5.9
Sag Lens	2.3	4.7	6.1	6.4

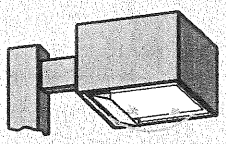
POST TOP MOUNT (PT)	
10" Deep Housing	
Flat Lens	2.2
Sag Lens	2.4
12" Deep Housing	
Flat Lens	2.5
Sag Lens	2.6

FINISH

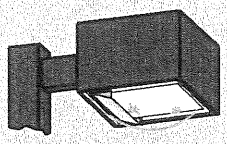
Standard finish is a dark bronze Ultra-Clad™ polyester powder coating at 2.5 mil nominal thickness electrostatically applied and oven cured. Other colors available include gray, textured green, textured black, satin aluminum and white. Special Tiger Drylac® Powder Coat (RAL) custom colors may also be specified.



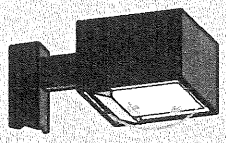
DB
Dark Bronze



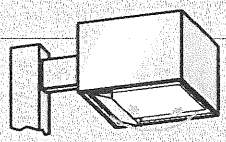
GR
Gray



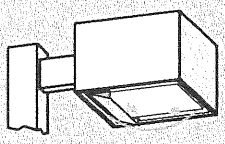
GN
Textured Green



TBK
Textured Black

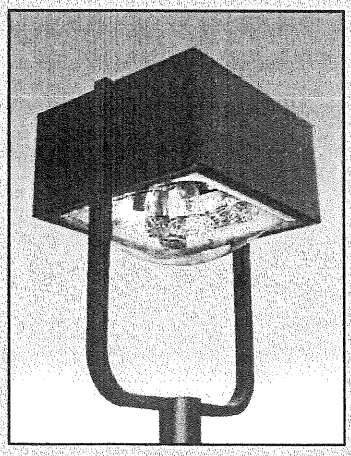


SA
Satin Aluminum



WHT
White

RAL(*)
Specify custom color from RAL chart.



LUMINAIRE EFFICACY RATING

Source Type	Catalog Number	Reflector Type	LER[1]	Cost of Light[2]
MH	AL3M-1000	3V	72.2	$3.32
		3H	65.9	$3.64
	AL3M-400	3V	56.9	$4.22
		3H	52.1	$4.61
	AL3M-250	3V	51.8	$4.63
		3H	47.4	$5.06
PS	AL3P-1000	3V	81.9	$2.93
	AL3P-450	3V	72.3	$3.32
	AL3P-400	3V	71.5	$3.35
		3H	64.8	$3.70
	AL3P-350	3V	65.7	$3.66
		3H	58.1	$4.13
	AL3P-250	3V	63.8	$3.76
		3H	56.5	$4.25
HPS				
	AL3S-400	3V	76.5	$3.14
		3H	84.0	$2.86
	AL3S-250	3V	68.8	$3.49
		3H	75.6	$3.18

(1) Calculated in accordance with NEMA Standard LE-5B.
(2) Yearly cost of 1000 lumens, 3000 hours at $0.08.

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See current product Specification Sheet for complete information

SPECTRA III AREA LUMINAIRE
ORDERING SEQUENCE

	-		-		-		-		-	
SERIES[1]/WATTAGE[2]		DISTRIBUTION[5]		VOLTAGE		MOUNTING OPTIONS		OPTIONS (FACTORY INSTALLED)		FINISH

✔

- ❒ **AL3M-1000**[3]
- ❒ **AL3M-400**
- ❒ **AL3M-250**
- ❒ **AL3M-175**
- ❒ **AL3P-1000**[3]
- ❒ **AL3P-450**[3,4]
- ❒ **AL3P-400**
- ❒ **AL3P-350**
- ❒ **AL3P-250**
- ❒ **AL3P-175**[13]
- ❒ **AL3S-400**
- ❒ **AL3S-250**
- ❒ **AL3S-150**

✔

- ❒ **2V**
- ❒ **3V**
- ❒ **4V**
- ❒ **4VS**
- ❒ **5V**
- ❒ **2H**[6]
- ❒ **3H**
- ❒ **4H**
- ❒ **4HS**
- ❒ **5H**
- ❒ **3F**
- ❒ **4F**
- ❒ **5F**

✔

- ❒ **120**
- ❒ **208**
- ❒ **240**
- ❒ **277**
- ❒ **480**
- ❒ **QV**

✔

- ❒ **SS** = Arm Mount to Square Pole
- ❒ **DM** = Direct Mount to Square Pole
- ❒ **SR(X)** = Arm Mount to Round Pole[7]
- ❒ **SA2** = Adjustable Arm Mount to Square Pole, includes transition plate
- ❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD Tenon, includes transition plate
- ❒ **RTA-(X)-(Y)** = Round Tenon Adapter, 9" arm(s) included[8]
- ❒ **PT(XY)** = Post Top Yoke Mount[9]
- ❒ **WB** = Wall Mount Bracket
- ❒ **WBA** = Wall Mount Bracket with 9" Arm

✔

- ❒ **F1** = Fusing, specify 120 or 277V[6]
- ❒ **F2** = Fusing, specify 208, 240 or 480V[6]
- ❒ **LQ** = Hot/Cold Quartz Restrike
- ❒ **LQ1** = Separately Wired (120V) Quartz Restrike
- ❒ **CSR** = Hot Quartz Restrike
- ❒ **TLR** = Twist Lock[6] Photocell Receptacle
- ❒ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol, specify voltage[6]
- ❒ **PCB** = Photocell Button, specify voltage[6,10]
- ❒ **ASL** = Acrylic Sag Lens[11]
- ❒ **HSS** = House Side Shield
- ❒ **SLS** = Stabilux Socket, horizontal reflectors only

✔

- ❒ **DB** = Dark Bronze
- ❒ **TBK** = Textured Black
- ❒ **GR** = Gray
- ❒ **GN** = Textured Green
- ❒ **SA** = Satin Aluminum
- ❒ **WHT** = White
- ❒ **RAL(*)** = Drylac® Powder Coat Finish, specify RAL custom chart color

ACCESSORIES
(SHIPPED SEPARATELY)

✔

- ❒ **F1-Kit** = Inline Fusing, specify 120 or 277V
- ❒ **F2-Kit** = Inline Fusing, specify 208, 240 or 480V
- ❒ **HSS-V-AL3** = Internal House Side Shield for Vertical Optics
- ❒ **HSS-H-AL3** = Internal House Side Shield for Horizontal Optics
- ❒ **SK-AL3** = External Glare Shield[12]

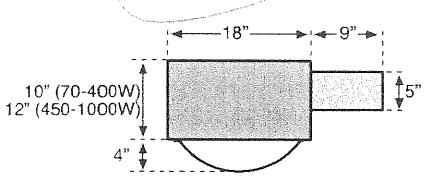
NOTES:

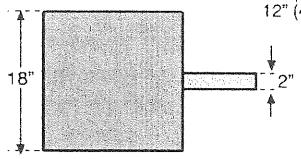
(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70–400W available in 10" deep housing; 450–1000W available in 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of this printing.
(5) All Vertical (lamp) mount fixtures provided with Sag Glass Lens standard. Horizontal mount has Flat Glass Lens standard.
(6) Not available for 450-1000 watt fixtures; use inline fusing.
(7) (X) = Specify pole size: (3.5/4)" OD; (4/5)" OD.
(8) (X) = Specify configuration: 1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (Y) = Specify tenon size: 2.375" OD x 4"; 3/3.5" OD x 6"; 3.5/4" OD x 6".
(9) (XY) = Specify pole size and type: 4S; 5S; 2.375R; 3R; 4R.
(10) Not available in 480V.
(11) Available for 400W and below only. 1 year warranty.
(12) Not available for 12" deep housings.
(13) Pulse Start 175W - Vertical only.

Specifications subject to change without notice.

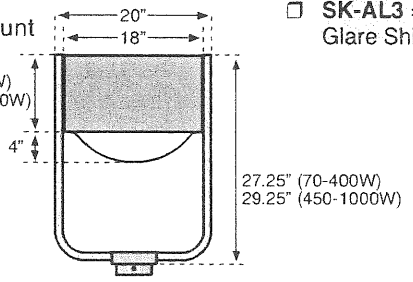
DIMENSIONS

Arm Mount





Post Top Mount



See current product Specification Sheet for updated information.

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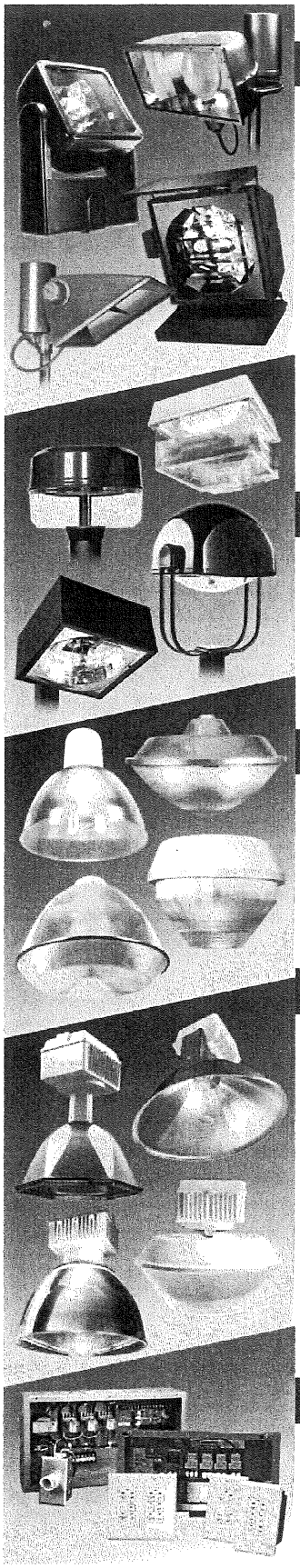


Performance Lighting Solutions from Wide-Lite

General Floodlighting

Industrial Applications: Committed to maintaining a Standard of Excellence set a half a century ago.

- Marine grade die-cast aluminum housings, corrosion-resistant coating options
- IP65 rated Dust-Tite® optics, wide choice of distribution patterns
- Cutoff and Semi-Cutoff designs and options, from General Purpose to MF-HAZ
- Auxiliary Lens Shields and Wireguards, vibration-isolating Shock Mounting Brackets
- LyteMatic® Auxiliary Quartz options, Multi-level Dimming and Controls options

Event Lighting: Consistently chosen by specifiers of NCAA, NBA, NHL and Olympic venues.

- Total Blackout with safety interlock switch for dramatic theatrical effects
- Unparalleled application support from the design process through installation
- Bi-Level® switching with zero crossover circuitry to avoid lamp strobing or drop out

EFFEX Precision Floodlights: High Performance Optics and a full range of beam patterns.

- Application, Distribution and Mounting flexibility with "Super Sheet" reflectivity
- Fixed Cutoff Top shield, Barn Door Shields and Field-adjustable Internal Louver options
- Polycarbonate Lens, Colored Lens or Wireguard accessories are available

Architectural Outdoor Lighting

Area and Pedestrian Lighting: Solving light trespass issues with optimum performance.

- EFFEX Area and Wall Luminaires offer design compatibility with EFFEX Floodlights
- Supra-Lyte family of pole-mount area lights offer large and mini, square and round profiles
- Spectra III Area Luminaire, Spectra Ten, Excel-Lyte 1000 and 400

Parking Garage Lighting: Controlled Uplight, Low Glare, Quartz Restrike and Controls options.

- Round and Square Spectra-Lyte offer complete parking garage performance packages

Compact Fluorescent

Retail / Commercial Lighting: ConcelAire Classic and Contemporary.

- CF LyteCluster modular optics, Refractive lens and housing color options
- Uplight option available for Contemporary Series

Industrial Indoor Applications: Cost Effective Lumen Maintenance and Crisp White Light.

- Performer CF Series includes Acrylic High Bay, Comfort Bay and Spun Aluminum High Bay
- Compact Fluorescent or QL Induction Lighting for Parking Garages

Industrial Indoor Lighting

ILX Series: Modular Dust-Tite® optics and innovative ballast design perform in extreme conditions.

- Xtreme Precision High Bay's superior efficiency allows true fixture count reduction
- Xtreme Hydroformed High Bay features Primary Path reflectors and Teflon® lens options
- Xtreme Soft Bay features a unique hose down option and glare-free illumination
- Xtreme Vertic'Aisle is designed to provide even lighting for all shelves, top to bottom
- Xtreme Low Bay features a high pressure hose down option in a low profile design
- Xtreme Comfort Bay is designed for the ultimate in high efficiency and brightness control

Warehouse Lyter / Freezerlyte: Field adjustable lamp socket in pendant or flush mount housings

LowBay III: UL 1598 Wet Location listing in two profiles and three mounting configurations

Performer Series: Open or enclosed Industrial Lighting solutions with Bi-Level® option

Stepped High Bay: IP22 Open Optics with Field Adjustable socket and Bi-Level® option

Spectra V Series: Surface mounted or recessed with or without outer enclosure, Dual Lamp option

HID Modular Dimming and Controls

Bi-Level®, Tri-Level, Full Range Dimming: Modular Automated Efficiency for Industrial and Commercial Facilities, Convention Centers, Churches, Arenas and other large scale public spaces.

- Zero Crossover Point "Smart Relay", Bi-Level® Retro-Fit Kits, Fiber Optic Bi-Level® controls
- Single or Multiple zones, Local or Mastered Controls, Photocells, Occupancy Detectors

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Standard Terms, please contact the factory for same prior to ordering.

Wide-Lite
a GENLYTE THOMAS company
www.wide-lite.com

Wide-Lite
P.O. Box 606
San Marcos,Texas 78667-0606
(512) 392-5821
Fax (512) 753-1122

The facility covered by this Mark has been evaluated to international quality assurance standards by Underwriters Laboratories, Inc.

Specifications and dimensions subject to change without notice.

BULLETIN NO. 0748-1103 revised 6-17-05

Type:
Job:
Catalog Number:

Approvals:

_ _ _ _ _

SERIES	DISTRIBUTION	VOLTAGE	MOUNTING	OPTIONS (FACTORY INSTALLED) See Pages 3 and 4	FINISH
			See Page 2		

Note: X and Y components of order sequence to be manually entered in part number ***after*** Option / Accessory is selected.

Certain configurations or combinations of options and/or accessories may not be compatible.

ACCESSORIES (SHIPPED SEPARATELY) See page 5

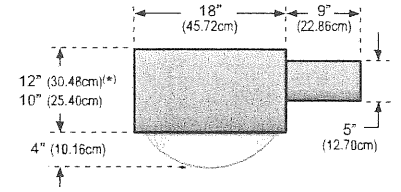
Date:

OVERALL DIMENSIONS

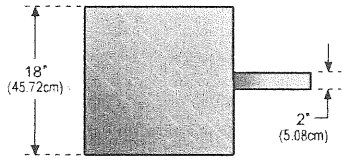
For reference only

Arm Mount
(SS) Surface Arm Mount to Square Pole (Standard)

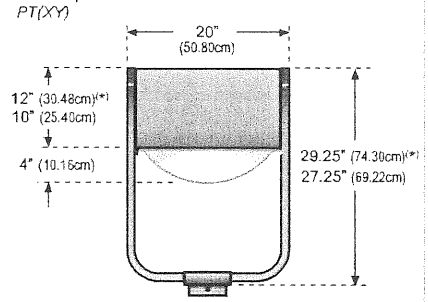
Side View



Top View



Post Top Yoke Mount
PT(XY)



(*) 450-1000W AL3 luminaires require deeper 12" housing
10" deep housing is suitable for 400W and below.

EPA DATA (Effective Projected Area in Ft²)

		Number of Fixtures 1	2	3	4
ARM MOUNT *(SS / SR)*					
10" Deep Housing	***Flat Glass***	1.9	3.8	4.8	5.0
	Sag Glass	2.1	4.2	5.6	5.9
12" Deep Housing	***Flat Glass***	2.2	4.3	5.6	5.9
	Sag Glass	2.3	4.7	6.1	6.4
POST TOP MOUNT *(PT)*					
10" Deep Housing	***Flat Glass***	2.2	—	—	—
	Sag Glass	2.4	—	—	—
12" Deep Housing	***Flat Glass***	2.5	—	—	—
	Sag Glass	2.3	—	—	—

Consult Mounting Configuration chart on page 3 and contact factory for corresponding EPA data.

SPECIFICATIONS

HOUSING
Formed aluminum sheet metal housing and top. The sides and top shall be mechanically and chemically sealed to ensure a rain-tight seal.

OPTICAL MODULE
Rotatable multi-faceted segmented reflectors shall be made from high purity enhanced Super Sheet™ (94% reflectance) aluminum. Optical assemblies shall be field rotatable at 90° increments and exchangeable. Lamp orientation and lens flexibility allow the AL3 Series Luminaries to provide optics meeting the IESNA definitions of Full Cutoff, Cutoff and Semi-Cutoff. Unique "F" optics *(available for 400W and below)* combine standard flat glass lens with desirable vertical lamp orientation to achieve Full Cutoff. The resulting luminaire is Dark Sky Ordinance compliant *(Flat Glass)* with the advantage of precision uniformity *(Vertical Lamp)*, delivering superior performance over conventional horizontally lamped optics.

LAMP ACCESS
Door frame shall be mitered anodized aluminum extrusion, gasketed to ensure a positive seal to the housing.

LENS
Lens shall be tempered glass to withstand thermal and physical shock. (Flat glass or sag glass determined by wattage and optics specified.)

SOCKET
A porcelain, 4KV pulse rated, grip-type mogul based socket shall be used to prevent lamp loosening and to maintain proper lamp positioning.

BALLAST
Ballast shall be high power factor with reliable starting to -29°C (-20°F) for Metal Halide, -34°C (-30°F) for Pulse Start Metal Halide, -40°C (-40°F) for High Pressure Sodium. 180°C (356°F) Class H insulation system. Crest factor does not exceed 1.8.

MOUNTING
Standard surface arm mount (field installed) shall be of heavy gauge extruded aluminum. Threaded tension rods shall be used to bolt to square or round poles. Optional post top mount shall allow fixture to be mounted to square or round poles or tenons. For additional mounting options see section on page 2.

FINISH
Standard finish shall be UltraClad™ polyester powder electrostatically applied and oven cured to ensure extreme durability and high quality appearance. Dark bronze finish is standard. Other colors may be specified. Decorative striping option also available.

LISTINGS
UL/cUL Listed Luminaire, UL 1598, suitable for Wet Locations. Standard unit constructed to IP54. The quality systems of this facility have been Registered by UL to the ISO 9000 Series Standards.

WARRANTY / TERMS AND CONDITIONS
Mechanical, finish and electrical shall be covered by a limited 3-year warranty.

Warranty is 1 year when purchased with ASL (acrylic lens) option.

Wide-Lite's current Warranty may be found at www.wide-lite.com (keyword: warranty) as well as Wide-Lite's current Standard Terms and Conditions of Sale (keyword: terms).

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Warranty and Standard Terms, please contact the factory for same prior to ordering.

Fluorescent and HID lamps contain mercury. Dispose of these lamps according to local, state or federal laws. For further information on local, state or other requirements for disposal of mercury-containing lamps, see **www.nema.org/lamprecycle/**.

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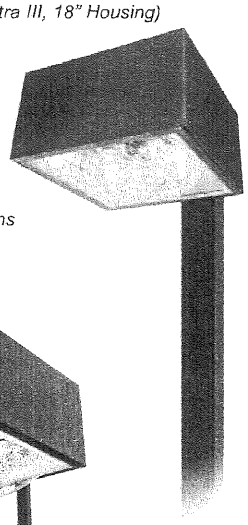
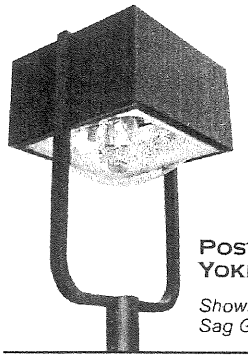
STANDARD FEATURES

AL3 *(Spectra III, 18" Housing)*



Shown with Flat Glass Lens



POST TOP YOKE MOUNT

Shown with Sag Glass Lens

VOLTAGE

❒ 120	❒ 208	❒ 240
❒ 277	❒ 480	❒ QV

SERIES (1, 2)

Metal Halide	Pulse Start Metal Halide	High Pressure Sodium
❒ AL3M-1000 (3)	❒ AL3P-1000 (3)	❒ AL3S-400
❒ AL3M-400	❒ AL3P-450 (3,4)	❒ AL3S-250
❒ AL3M-250	❒ AL3P-400	❒ AL3S-150
❒ AL3M-175	❒ AL3P-350	
	❒ AL3P-250	

(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70-400W allows 10" deep housing; 450-1000W requires 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of printing.

DISTRIBUTION

VERTICAL Lamp Optics

Full Cutoff, Flat Glass Lens
Available for Metal Halide and Pulse Start Metal Halide only. Limited to 400W and below.

- ❒ 2F = Type II
- ❒ 3F = Type III
- ❒ 4F = Forward Throw
- ❒ 5F = Type V Square

Cutoff / Semi-Cutoff, Sag Glass Lens
Lower wattage (175-400W) achieve Cutoff distribution. Higher wattage (450-1000W) achieve Semi-Cutoff distribution.

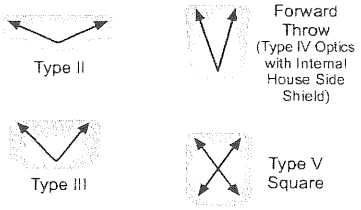
- ❒ 2V = Type II
- ❒ 3V = Type III
- ❒ 4V = Forward Throw
- ❒ 5V = Type V Square

HORIZONTAL Lamp Optics

Full Cutoff, Flat Glass Lens

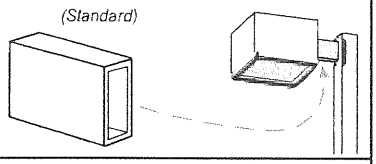
- ❒ 2H = Type II
- ❒ 3H = Type III
- ❒ 4H = Forward Throw
- ❒ 5H = Type V Square

DISTRIBUTION PATTERNS

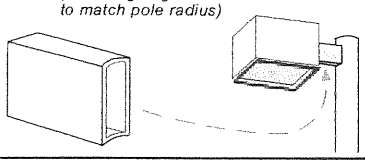


MOUNTING OPTIONS

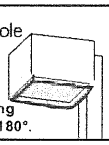
❒ **SS** = Surface Arm Mount to Square Pole *(Standard)*



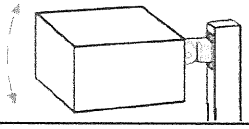
❒ **SR(X)** = Surface Arm Mount to Round Pole (5)
(Mounting edge of Arm is contoured to match pole radius)



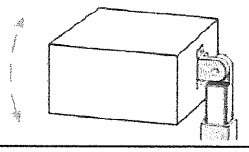
❒ **DM** = Direct Mount to Square Pole
Luminaire housing mounts flush to pole, without the use of mounting arm(s).
For use with the following mounting configurations only: 1@90° or 2@180°.



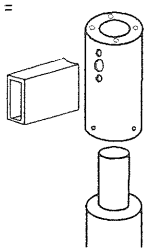
❒ **SA2** = Adjustable Arm Mount to Square Pole
For use with the following mounting configurations only: 1@90° or 2@180°.
(Includes transition plate)



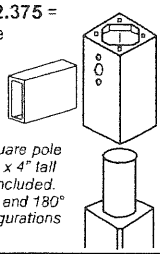
❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD tenon
(Includes transition plate)



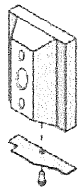
❒ **RTA-(X)-(Y)** = Round Pole Tenon Adapter (6,7)
(Slipfitter for Round pole, 9" arm included)



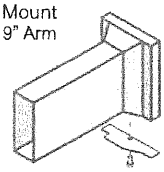
❒ **SPTA-(X)-2.375** = Square Pole Tenon Adapter (6)
(Slipfitter for Square pole with 2.375" OD x 4" tall tenon. 9" arm included. Available in 90° and 180° Mounting Configurations only.)



❒ **WB** = Wall Mount Bracket



❒ **WBA** = Wall Mount Bracket with 9" Arm



❒ **PT(XY)** = Post Top Yoke Mount (8)

(5) X = Specify pole size: (3.5 / 4)" OD; (4 / 5)" OD.
(6) X = Specify configuration: 1 @ 90°; 2 @ 90°; 3 @ 90°; 4 @ 90°; 2 @ 180°; 2 @ 120°; 3 @ 120°.
(7) Y = Specify tenon size: 2.375" OD x 4" tall; 3 / 3.5" OD x 6" tall; 3.5 / 4" OD x 6" tall.
(8) XY = Specify pole size and type: 4S, 5S, 2.375R, 3R, or 4R.

Note: X and Y components of order sequence to be manually entered in part number on page 1 after Mounting Option is selected.

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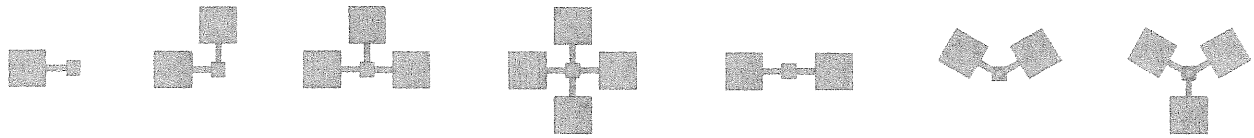
MOUNTING CONFIGURATIONS



1 @ 90° | 2 @ 90° | 3 @ 90° | 4 @ 90° | 2 @ 180° | 2 @ 120° | 3 @ 120°

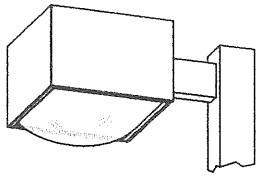
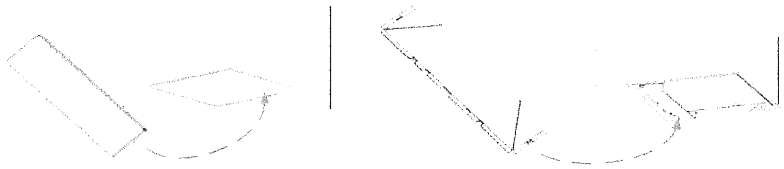
Note: 2 @ 120° and 3 @ 120° mounting configurations require Round Poles or use of Round Pole Tenon Adapter. All other configurations may be used with Round or Square Poles.

DISTRIBUTION GUIDE & BALLAST DATA (1)

Source Type (2)	Catalog Number	Lamp Envelope	Reflector Type (5)	Cutoff Level	.ies File Name (3)	Ballast Type (4)	ANSI Code	Line Current 120 / 208 / 240 / 277 / 480	Line Watts
MH	AL3M-1000	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alm10(*).ies	CWA	M47 / H36	9.2 / 5.6 / 4.7 / 4.0 / 2.4	1080
	AL3M-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm40(*).ies	CWA	M59 / H33	4.1 / 2.3 / 2.0 / 1.8 / 1.0	462
	AL3M-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm25(*).ies	CWA	M58 / H37	2.6 / 1.6 / 1.5 / 1.2 / 0.7	295
PS	AL3P-1000	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alp10(*).ies	CWA	M141	9.2 / 5.3 / 4.6 / 4.0 / 2.4	1080
	AL3P-450	BT / ED37	2V, 3V, 4V, 5V	Semi Cutoff	alp45(*).ies	CWA	M144	4.4 / 2.6 / 2.2 / 1.9 / 1.1	509
	AL3P-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp40(*).ies	CWA	M135	4.0 / 2.3 / 2.0 / 1.8 / 1.0	456
	AL3P-350	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp35(*).ies	CWA	M131	3.7 / 1.9 / 1.7 / 1.4 / 0.8	400
	AL3P-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp25(*).ies	CWA	M138	2.5 / 1.5 / 1.3 / 1.1 / 0.6	288
HPS	AL3S-400	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als40(*).ies	CWA	S51	3.9 / 2.3 / 2.1 / 1.7 / 1.0	465
	AL3S-250	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als25(*).ies	CWA	S50	2.7 / 1.5 / 1.3 / 1.2 / 0.7	310

Notes:
(1) The Spectra AL Series can accommodate a variety of other wattages and lamps. Please consult factory with specific requirements.
(2) MH = Metal Halide, PS = Pulse Start, HPS = High Pressure Sodium. Clear lamps are recommended for optimum uniformity.
(3) Replace (*) with Reflector Type:
2V, 3V, 4V, 5V
(Vertical Lamp / Sag Glass / Cutoff 400W and below, Semi-Cutoff 450-1000W)
2F, 3F, 4F, 5F
(Vertical Lamp / Flat Glass / Full Cutoff)
2H, 3H, 4H, 5H
(Horizontall Lamp / Flat Glass / Full Cutoff)
(4) CWA = Constant Wattage Autotransformer.
(5) All Horizontal Lamp AL3 reflectors are equipped with POMB sockets and can accommodate Standard or High Output Lamps.

OPTIONS - (FACTORY INSTALLED)

❒ **CSR** = Hot Quartz Restrike ❒ **LQ** = Hot/Cold Quartz Restrike ❒ **LQ1** = Separately Wired (120V) Quartz Restrike. (Requires 5-wire) Note: LQ1 requires an Interlock (by others) to ensure HID and Quartz source are not operated at once. Note: Combined Quartz wattage may not exceed HID lamp wattage. Standard 150 watt (120V) double contact bayonet base socket.	CSR - Quartz restrike using a current sensing relay; extinguishes auxiliary lamp when main arc strikes. LQ - Provides LiteMatic operation for fixtures with 120V or multi-tap ballasts. LQ1 - Separately wired, externally controlled emergency lighting from a separate power source. **LiteMatic Operation**  **Normal Start:** Main and Quartz lamps both energized. **Main Lamp Reaches Approximately 40% of Rated Output:** Quartz lamp automatically extinguishes (combined lamp currents never exceed that of main lamp at 100% output). **When Arc Extinguished:** Auxiliary quartz lamp automatically energized when power is restored. **Main Lamp Reaches 40% of Rated Output:** Quartz lamp automatically extinguishes
❒ **F1** = Single Fuse (120/277V) *400W and below only* ❒ **F2** = Double Fuse (208/240/480V) *400W and below only* *Note: If ordering QV ballast, voltage must be specified.*	Standard unit consists of 1 or 2 KTK 30 amp fuses mounted internally on the ballast plate.  ***Not available for 450-1000W. See inline fusing Accessories IF1 and IF2 on page 5.***
❒ **TLR** = Twist Lock Photocell Receptacle ❒ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol *Note: Voltage must be specified.*	Factory installed photocell receptacle through top of luminaire. ***Not available for 450-1000W.***
❒ **PCB** = Photocell Button *Note: Voltage must be specified.*	Factory installed photocell button on side wall of luminaire. ***Not available for 450-1000W or 480V.***
❒ **ASL** = Acrylic Sag Lens *Available for 400W and below only*	Cost efficient alternative to conventional glass sag glass.  *Consult factory for per fixture savings with this option.* *One year warranty.*
❒ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ❒ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens ***Note: All Type 4 Optics include HSS as standard.***	
❒ **SLS** = Stabilux Socket	Adjustable Stabilux Lamp support, insulated with woven ceramic fabric, for applications requiring added protection to reduce lamp breakage due to mechanical shock and vibration. For horizontal optics only.

FINISH

- ❒ **DB** = Dark Bronze
- ❒ **TBK** = Textured Black
- ❒ **BLK** = Black
- ❒ **GR** = Gray
- ❒ **GN** = Textured Green
- ❒ **SA** = Satin Aluminum
- ❒ **WHT** = White
- ❒ **RAL(*)** = Special Tiger DryLac® Powdercoat finish;

(*) Specify RAL color number from RAL color chart (Consult factory)

- ❒ **DS01** = White Decorative Striping(1)
- ❒ **DS02** = Black Decorative Striping
- ❒ **DS03** = Gold Metallic Decorative Striping
- ❒ **DS04** = Red Decorative Striping
- ❒ **DS05** = Silver Metallic Decorative Striping
- ❒ **DS08** = Blue Decorative Striping(1)
- ❒ **DS69** = Dark Green Decorative Striping(1)

(1) Not available for AL2.

Consult factory for additional striping colors.

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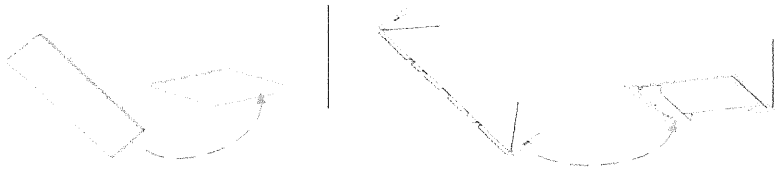
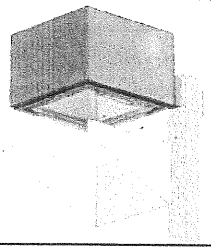
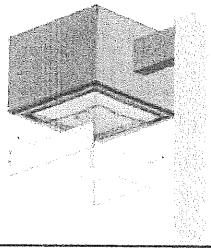
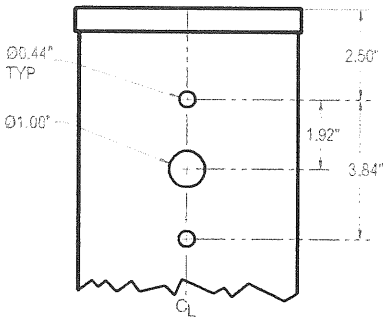
ACCESSORIES - (SHIPPED SEPARATELY)

❒ **F1-Kit** = Inline Fusing (120V/277V) ❒ **F2-Kit** = Inline Fusing (208V/240V/480V)	Consists of 1 or 2 fuse holders and 1 or 2 KTK 30 amp fuses. Field installed. 
❒ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ❒ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens	
❒ **SK-AL3** = External Glare (House Side) Shield	Field installed accessory provides advanced directional control of spill light from sag or flat lens. Easy installation at lip of lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 
❒ **FCOS-AL3** = Full Cutoff Shield	Field installed accessory is designed to convey Full Cutoff properties to fixture with sag lens. Typically indicated where lamp envelope extends past lower edge of housing into sag lens area. *(All HPS vertical and 450-1000W MH or PSMH vertical.)* 2-piece installation at lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 

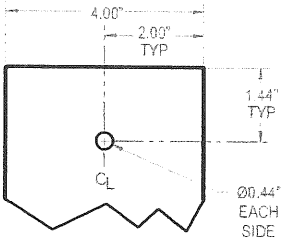
DRILL TEMPLATES (NTS)



DM Direct Mount to Square Pole
SS Arm Mount to Square Pole
SR Arm Mount to Round Pole
SA2 Adjustable Arm Mount to Square Pole

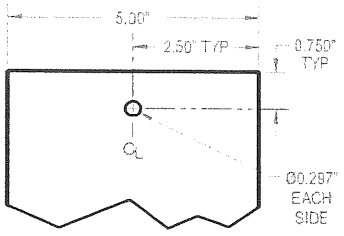
for 4" - 6" Square Pole or 3.5" - 5" Round Pole

DRILL TEMPLATE NO. 8



PT Post Top Mount to 4" Square Pole

DRILL TEMPLATE NO. 9



PT Post Top Mount to 5" Square Pole

DRILL TEMPLATE NO. 10

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NOTES

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Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 6, 2005
04040

Mr. William Floyd
Shalom House
P.O. Box 560
Portland, ME 04112-0560

Ash Handling and Disposal Plan, Proposed Apartments, Valley Street, Portland, Maine

Dear Mr. Floyd:

This letter presents the Ash Handling and Disposal Plan to be used during construction of the apartments on Valley Street.

Discussion

As you know, subsurface explorations disclosed up to 9 feet of black ash in the fill overlying the naturally deposited soils at the site. Chemical tests performed on a representative sample of the ash, indicates that the material is classified as a special waste. Earthwork and foundation construction, such as utility construction and excavations for foundations, may encounter the ash. The following plan presents our recommendation for handling and disposal of the excess ash, if encountered.

Ash Handling Plan

1. Review and comment on contractor's worker health and safety plan.

2. Meet with contractor to review this Ash Handling and Disposal Plan.

3. Have contractor determine an area on site to stockpile ash and/or ash contaminated soil and obtain sufficient tarpaulins to cover the ash completely.

4. Assign personnel qualified by training and experience to observe on-site excavated material and identify ash or ash-contaminated soil.

5. Have contractor engage a licensed waste-disposal contractor to arrange for transportation of the ash material, in lined roll-off containers, to a licensed disposal facility. If signature of property owner is required by disposal site, make arrangements for manifests to be signed by property owner or authorized representative.

6. Advise contractor to segregate non-ash containing soils from ash and ash-contaminated soils during excavation. To the extent possible, use ash and ash-contaminated soils as backfill where common fill is permitted. Stockpile excess ash and/or ash-contaminated soil on-site in designated stockpile area and cover stockpile with tarpaulins. Secure tarpaulins to prevent damage or exposing the ash.

7. At completion of earthwork and foundation construction, have contractor estimate quantity of material and arrange for removal by licensed waste-disposal contractor to a licensed special waste disposal facility in the lined roll-off containers.

We trust that this meets your needs. If you have questions or need more information, please contact us.

Sincerely,

SEBAGO TECHNICS, INC.

Kenneth L. Recker, P.E.
Geotechnical Engineering Manager

KLR:klr/kn

A R C H E T Y P E

October 6, 2005

Barbara Barhydt
City of Portland
Planning Department
City Hall
Portland, Maine 04101

Re: Valley Street Apartments, Gilman Street, Portland
Action Items from the 09/27/05 Workshop

Dear Barbara,

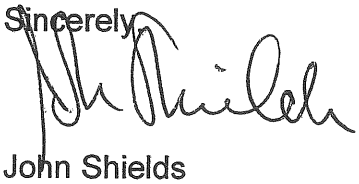
Enclosed are responses to the items that came up at the workshop.

- **Landscaping** – John Whitten is sending you, separately, an amended landscaping plan that includes (4) street trees in the sidewalk esplanade along Valley Street and (3) street trees in the vicinity of the single family house on Gilman Street.
- **Brick Detailing** – Enclosed are revised elevations, heavy on the lipstick. The precast cornice at the front entry has been increased in size as has the precast band around the building. There is now a brick soldier course immediately below the band and a precast base has been added beneath the brick on the east, north and west elevations. The entry canopy has been enlarged and the clapboard now receives a two tone color treatment.
- **Storm Water Treatment** – John Whitten has been trying to reach Steve Bushey, he will reply separately to you on this.
- **Financial Capability** – Bill Floyd will get this to you separately.
- **Easements** – Enclosed is the parking easement, perhaps the other easements could be made a condition of approval.
- **Ash Disposal** – Enclosed is the ash disposal plan by the geotechnical engineer, Ken Recker, of Sebago Technics.
- **Site Lighting** – Enclosed are cuts on the pole mounted fixture and the wall packs. The pole fixture is an arm mount style. I expect revised site lighting plan and photometrics shortly and will submit them to you.
- **Neighborhood Meeting** – Bill, Joe and I waited around last night from 6:00 to 6:30 and no one came.

48 Union Wharf, Portland, Maine 04101 (207) 772-6022 • Fax (207) 772-4056

Please call with any questions you may have.

Sincerely,



John Shields
Architect

Cc: Bill Floyd – Shalom House
John Whitten – Sebago Technics
Ken Recker – Sebago Technics
Cito Selinger – Curtis, Thaxter, ...

RECIPROCAL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that 315 VALLEY STREET, LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address P. O. Box 560, Portland, ME 04112 (the "Partnership"), FOR VALUABLE CONSIDERATION, hereby GRANTS to LIBBYTOWN PROPERTIES, LLC, a Maine limited liability company having a mailing address of 83 Carleton Street, Portland, Maine 04102, its successors and assigns (collectively "Libbytown") an easement, more particularly described below, for the purposes described below, over certain land of the Partnership's located at Valley Street, Portland, Maine and more particularly described in a deed to the Partnership from Shalom House, Inc. dated June 24, 2005 recorded in the Cumberland County Registry of Deeds in Book 22803, Page 27 (the "Partnership Land"); and Libbytown, FOR VALUABLE CONSIDERATION, hereby GRANTS to the Partnership, its successors and assigns, an easement, more particularly described below, for the purposes described below, over certain land of Libbytown's located at 317-319 Valley Street, Portland, Maine and more particularly described in a deed to Libbytown from Jody L. MacDonald dated February 28, 2005 recorded in the Cumberland County Registry of Deeds in Book 22418, Page 311 (the "Libbytown Land").

The reciprocal easements granted herein are described as follows:

1. Libbytown grants to the Partnership a perpetual easement and right of way for ingress and egress to and from, and for parking of vehicles on, the Libbytown Land for the purpose of allowing a portion of the Partnership's parking lot to be built upon the Libbytown Land, which easement area begins at a point on the easterly sideline of Valley Street where the Partnership Land abuts the Libbytown Land and extends in a northeasterly direction along said boundary sixty-eight and one half feet (68.5'), more or less, and is more particularly shown on the drawing attached hereto as Exhibit A, entitled "Offstreet Parking Diagram" dated May 25, 2005, prepared by Archetype, P.A. for Shalom House, Inc., and consists of the hatched area to the left of the 3 story wood building depicted thereon. The Partnership shall have the right to enter the Libbytown Land at the location of said parking lot for the purposes of repairing, maintaining and replacing pavement from time to time. The Partnership shall bear all maintenance and replacement costs.

2. The Partnership grants to Libbytown a perpetual easement and right of way for ingress and egress across the Partnership Land, and the perpetual right and easement, for the benefit of Libbytown and its tenants, invitees and guests, to use three spaces for the parking of vehicles in the portion of the Partnership's parking lot immediately adjacent to and encroaching on the Libbytown Land pursuant to the easement granted in the preceding paragraph. The location of said parking spaces to be mutually agreed upon by the Partnership and Libbytown, but shall in any event be on the portion of the Partnership's parking area that encroaches on the Libbytown Land pursuant to the easement granted in the preceding paragraph, as shown on the drawing attached hereto as Exhibit A. Any vehicles parked by Libbytown or its tenants, invitees or guests in said three spaces shall bear current registration stickers and shall be in running condition.

As further consideration for the granting of the easement herein by Libbytown to the Partnership, the Partnership agrees to pay the cost of constructing a curb cut and paving and striping of the driveway and parking area located on the Libbytown Land.

The easements granted herein shall become effective upon the execution of this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained easements, with all privileges and appurtenances thereof, to the Partnership and Libbytown and their respective successors and assigns, to their use and behoof, forever. The Partnership and Libbytown each covenant with the other and their respective successors and assigns, that each is lawfully seized in fee simple of its land, that the same is free of all encumbrances, that each has good right to convey the same to the other to hold as aforesaid and that each of the Partnership and Libbytown and their respective successors and assigns shall and will warrant and defend the same to the other, its successors and assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under the Partnership or Libbytown, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed this 5 day of Oct., 2005.

WITNESS:

315 VALLEY STREET, LP

By: Shalom House, Inc., its General Partner

By: _____
Joseph C. Brannigan, its
Executive Director

LIBBYTOWN PROPERTIES, LLC

By: _____
Print name: Jon. MacDonald
Its: President of Libbytown Properties LLC

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Oct 4, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc., General Partner of 315 Valley Street LP, as aforesaid, and acknowledged

the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation and limited partnership.

Before me,

Patricia L. O'Keefe
Attorney-at-Law/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Oct 5, 2005

Personally appeared the above named Jody MacDonald Member of Libbytown Properties, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Patricia L. O'Keefe
Attorney-at-Law/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

O:\MAS\81126 Shalom House\Valley Street\Title\Reciprocal Easement for parking.doc

October 6, 2005

Barbara Barhydt
City of Portland
Planning Department
City Hall
Portland, Maine 04101

Re: Valley Street Apartments, Gilman Street, Portland
Action Items from the 09/27/05 Workshop

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Please call with any questions you may have.

Sincerely,

John Shields
Architect

Cc: Bill Floyd – Shalom House
John Whitten – Sebago Technics
Ken Recker – Sebago Technics
Cito Selinger – Curtis, Thaxter, …

RECIPROCAL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that 315 VALLEY STREET, LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address P. O. Box 560, Portland, ME 04112 (the "Partnership"), FOR VALUABLE CONSIDERATION, hereby GRANTS to LIBBYTOWN PROPERTIES, LLC, a Maine limited liability company having a mailing address of 83 Carleton Street, Portland, Maine 04102, its successors and assigns (collectively "Libbytown") an easement, more particularly described below, for the purposes described below, over certain land of the Partnership's located at Valley Street, Portland, Maine and more particularly described in a deed to the Partnership from Shalom House, Inc. dated June 24, 2005 recorded in the Cumberland County Registry of Deeds in Book 22803, Page 27 (the "Partnership Land"); and Libbytown, FOR VALUABLE CONSIDERATION, hereby GRANTS to the Partnership, its successors and assigns, an easement, more particularly described below, for the purposes described below, over certain land of Libbytown's located at 317-319 Valley Street, Portland, Maine and more particularly described in a deed to Libbytown from Jody L. MacDonald dated February 28, 2005 recorded in the Cumberland County Registry of Deeds in Book 22418, Page 311 (the "Libbytown Land").

The reciprocal easements granted herein are described as follows:

1. Libbytown grants to the Partnership a perpetual easement and right of way for ingress and egress to and from, and for parking of vehicles on, the Libbytown Land for the purpose of allowing a portion of the Partnership's parking lot to be built upon the Libbytown Land, which easement area begins at a point on the easterly sideline of Valley Street where the Partnership Land abuts the Libbytown Land and extends in a northeasterly direction along said boundary sixty-eight and one half feet (68.5'), more or less, and is more particularly shown on the drawing attached hereto as Exhibit A, entitled "Offstreet Parking Diagram" dated May 25, 2005, prepared by Archetype, P.A. for Shalom House, Inc., and consists of the hatched area to the left of the 3 story wood building depicted thereon. The Partnership shall have the right to enter the Libbytown Land at the location of said parking lot for the purposes of repairing, maintaining and replacing pavement from time to time. The Partnership shall bear all maintenance and replacement costs.

2. The Partnership grants to Libbytown a perpetual easement and right of way for ingress and egress across the Partnership Land, and the perpetual right and easement, for the benefit of Libbytown and its tenants, invitees and guests, to use three spaces for the parking of vehicles in the portion of the Partnership's parking lot immediately adjacent to and encroaching on the Libbytown Land pursuant to the easement granted in the preceding paragraph. The location of said parking spaces to be mutually agreed upon by the Partnership and Libbytown, but shall in any event be on the portion of the Partnership's parking area that encroaches on the Libbytown Land pursuant to the easement granted in the preceding paragraph, as shown on the drawing attached hereto as Exhibit A. Any vehicles parked by Libbytown or its tenants, invitees or guests in said three spaces shall bear current registration stickers and shall be in running condition.

As further consideration for the granting of the easement herein by Libbytown to the Partnership, the Partnership agrees to pay the cost of constructing a curb cut and paving and striping of the driveway and parking area located on the Libbytown Land.

The easements granted herein shall become effective upon the execution of this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained easements, with all privileges and appurtenances thereof, to the Partnership and Libbytown and their respective successors and assigns, to their use and behoof, forever. The Partnership and Libbytown each covenant with the other and their respective successors and assigns, that each is lawfully seized in fee simple of its land, that the same is free of all encumbrances, that each has good right to convey the same to the other to hold as aforesaid and that each of the Partnership and Libbytown and their respective successors and assigns shall and will warrant and defend the same to the other, its successors and assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under the Partnership or Libbytown, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed this 5 day of Oct., 2005.

WITNESS:

315 VALLEY STREET, LP

By: Shalom House, Inc., its General Partner

By: _____
Joseph C. Brannigan, its
Executive Director

LIBBYTOWN PROPERTIES, LLC

By: _____
Print name: Jon J. MacDonald
Its: President of Libbytown Properties LLC

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Oct 4, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc., General Partner of 315 Valley Street LP, as aforesaid, and acknowledged

the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation and limited partnership.

Before me,

Patricia L. O'Keefe
Attorney-at-Law/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Oct 5, 2005

Personally appeared the above named Jody MacDonald Member of Libbytown Properties, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Patricia L. O'Keefe
~~Attorney-at-Law~~/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

O:\MAS\81126 Shalom House\Valley Street\Title\Reciprocal Easement for parking.doc

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Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 6, 2005
04040

Mr. William Floyd
Shalom House
P.O. Box 560
Portland, ME 04112-0560

Ash Handling and Disposal Plan, Proposed Apartments, Valley Street, Portland, Maine

Dear Mr. Floyd:

This letter presents the Ash Handling and Disposal Plan to be used during construction of the apartments on Valley Street.

Discussion

As you know, subsurface explorations disclosed up to 9 feet of black ash in the fill overlying the naturally deposited soils at the site. Chemical tests performed on a representative sample of the ash, indicates that the material is classified as a special waste. Earthwork and foundation construction, such as utility construction and excavations for foundations, may encounter the ash. The following plan presents our recommendation for handling and disposal of the excess ash, if encountered.

Ash Handling Plan

1. Review and comment on contractor's worker health and safety plan.

2. Meet with contractor to review this Ash Handling and Disposal Plan.

3. Have contractor determine an area on site to stockpile ash and/or ash contaminated soil and obtain sufficient tarpaulins to cover the ash completely.

4. Assign personnel qualified by training and experience to observe on-site excavated material and identify ash or ash-contaminated soil.

5. Have contractor engage a licensed waste-disposal contractor to arrange for transportation of the ash material, in lined roll-off containers, to a licensed disposal facility. If signature of property owner is required by disposal site, make arrangements for manifests to be signed by property owner or authorized representative.

6. Advise contractor to segregate non-ash containing soils from ash and ash-contaminated soils during excavation. To the extent possible, use ash and ash-contaminated soils as backfill where common fill is permitted. Stockpile excess ash and/or ash-contaminated soil on-site in designated stockpile area and cover stockpile with tarpaulins. Secure tarpaulins to prevent damage or exposing the ash.

7. At completion of earthwork and foundation construction, have contractor estimate quantity of material and arrange for removal by licensed waste-disposal contractor to a licensed special waste disposal facility in the lined roll-off containers.

We trust that this meets your needs. If you have questions or need more information, please contact us.

Sincerely,

SEBAGO TECHNICS, INC.

Kenneth L. Recker, P.E.
Geotechnical Engineering Manager

KLR:klr/kn

Performance Cutoff Area Lighting for Architectural Outdoor Environments

SPECTRA III AREA LUMINAIRE

ISO 9001 Certified

WideLite®
a CENTURY THOMAS company

SPECTRA III AREA LUMINAIRE

Wide-Lite's newest site lighting fixture – the Spectra III Area Luminaire (AL3), is designed to complement any architectural outdoor setting.

Incorporating an extensive array of high-performance optics with modern cutoff lighting requirements, the AL3 has the flexibility required to meet your area lighting needs with a minimum number of fixtures.

CUTOFF CLASSIFICATION

The quality of a cutoff luminaire is in its ability to control and distribute light. The AL3 optical system is designed to produce maximum candlepower at high angles while ensuring that issues of light trespass and glare are brought under control. AL3 optics are available in IESNA Semi Cutoff, Cutoff and Full Cutoff options.

ROTATABLE OPTICS

AL3 reflector assemblies are fully rotatable in 90° increments. This allows orientation of distributions in any of four directions, regardless of the arm-to-pole mounting. Architectural symmetry is preserved; all luminaires and poles maintain a consistent alignment while optical systems are aimed in various directions.

LAMP ORIENTATION

Lamp positions include vertical, to maximize distribution uniformity, and horizontal, to create full cutoff. Mogul base lamps are standard for the AL3, but High Output Lamps may be used for extra punch. Horizontal Lamp Reflectors include as standard position oriented mogul base (POMB) sockets for High Output Lamps. Vertical lamp reflectors can accommodate High Output vertical base-up lamps as well.

COOL, QUIET DESIGN

All AL3 ballasts are mounted to a removable ballast tray for maximum heat dissipation and accessibility.

95% REFLECTIVE SEGMENTED OPTICS

All AL3 multifaceted segmented reflectors utilize the highest grade material available: highly reflective "Super Sheet" with an inorganic dielectric coating.

PRIMARY PATH & PRIMARY IMAGE

Computer-optimized and balanced, Primary Path Optics eliminate light being redirected back through the arc tube as well as another reflector segment. Combined with Primary Image reflector designs to maximize reflector performance characteristics, Wide-Lite designs offer higher luminaire efficiencies and more effective light distribution patterns.

www.wide-lite.com • ***KEYWORD:*** **AL3**

Wide-Lite • P.O. Box 606 • San Marcos, Texas 78667-0606 • (512) 392-5821 • Fax (512) 753-1122

Lighting designers & specifiers contend with two subjective performance criteria in any lighting application:

- **Minimum footcandle requirements**
- **Maximum to minimum ratio requirements**

Due to changing ordinances, a third lighting criterion must also be considered:

- ***Cutoff performance***: a luminaire's ability to eliminate obtrusive glare caused by high angle illumination, thereby complying with newer Light Trespass and Dark Sky Ordinances.

Wide-Lite's new **SPECTRA III AREA LUMINAIRE** (AL3) addresses all three specification issues in ***one*** product for contemporary environments.

Briefly, IES Cutoff definitions are:

Semi-Cutoff:

Less than 5% of light from fixture exits at an angle of 90°, and less than 20% of total output exits at 80°.

Cutoff:

Less than 2.5% of light from fixture may exit at a 90° angle. Less than 10% of light from fixture may exit at an 80° angle.

Full Cutoff:

All light from fixture must exit below a 90° angle. Less than 10% of total light output may exit at 80°. (Typically Flat Glass Lens).

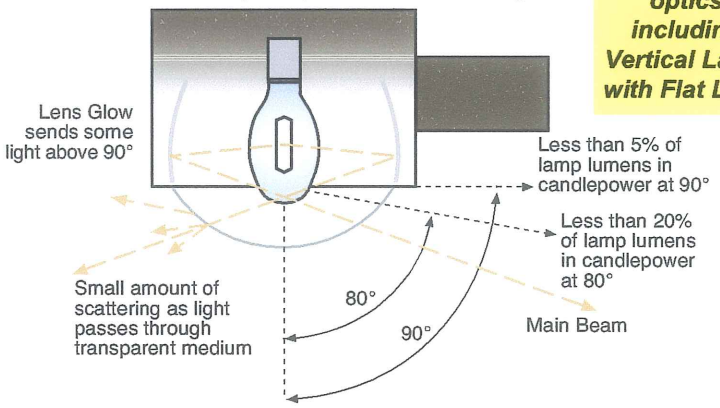
All AL3 Cutoff and Semi-Cutoff fixtures emit less than 2% of their total lumen output in the 90° to 180° range. Full Cutoff AL3's meet IES "0%" standards above 90°.

Many municipalities have existing or pending legislation mandating the use of full cutoff fixtures to reduce "Sky Glow" or light pollution, and the obvious waste of energy. As these "Dark Sky" ordinances vary widely, AL3 optics have been designed to provide flexibility in meeting many different requirements.

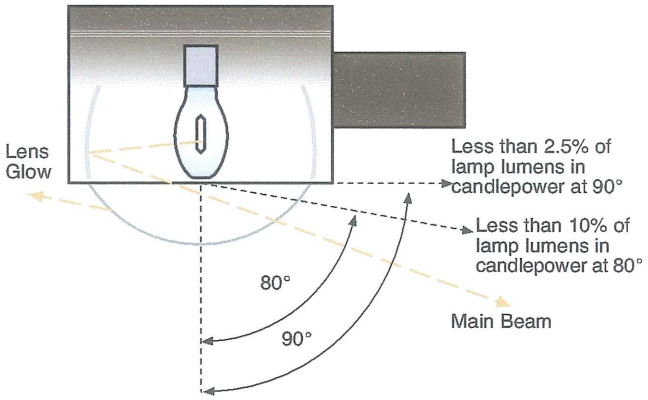
AL3 CUTOFF OPTIONS

See current product Specification Sheet for complete listing of available optics including Vertical Lamp with Flat Lens

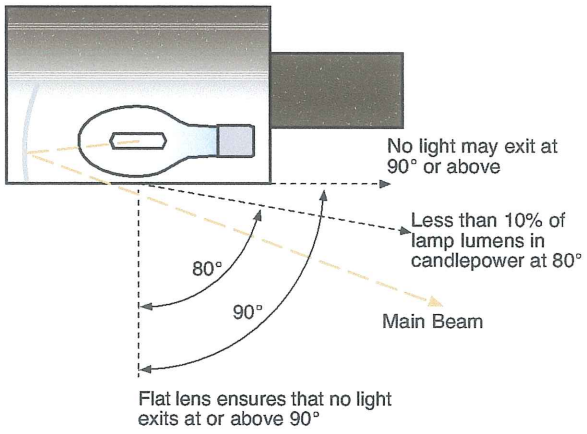
SEMI CUTOFF
AL3 450W – 1000W
Vertically Lamped Reflector with Sag Lens



CUTOFF
AL3 175W – 400W
Vertically Lamped Reflector with Sag Lens



FULL CUTOFF
AL3 175W – 1000W
Horizontally Lamped Reflector with Flat Lens



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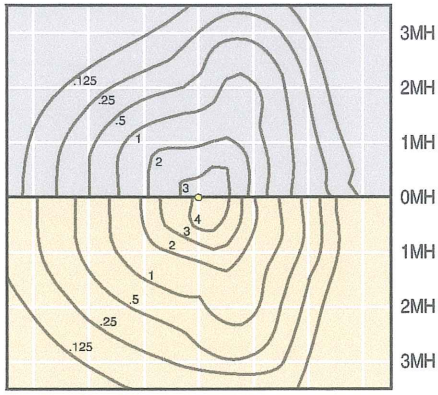
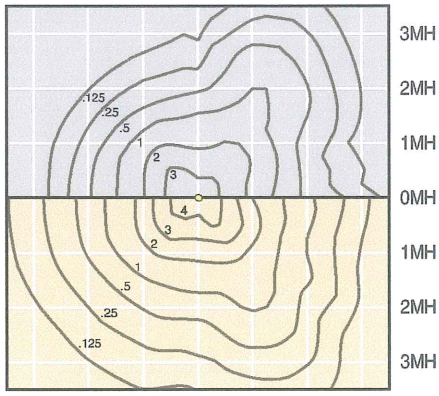
Spectra III • Photometric Data

ALM-400-2V 0MH 1MH 2MH 3MH



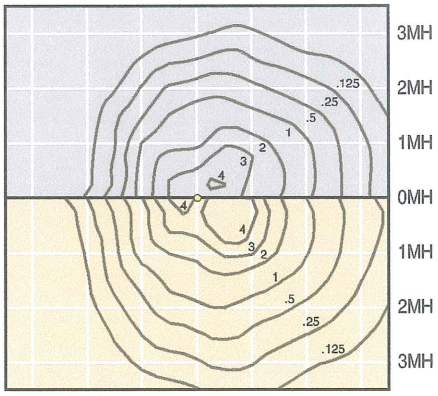
ALS-400-2V

ALM-400-3V 0MH 1MH 2MH 3MH



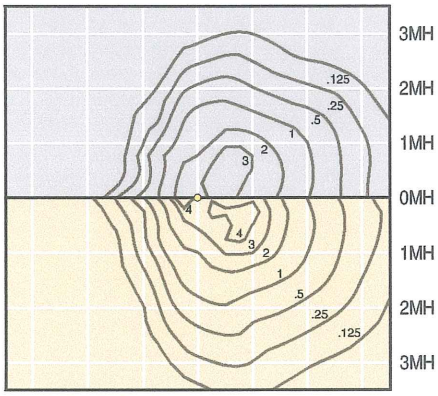
ALS-400-3V

ALM-400-4V 0MH 1MH 2MH 3MH



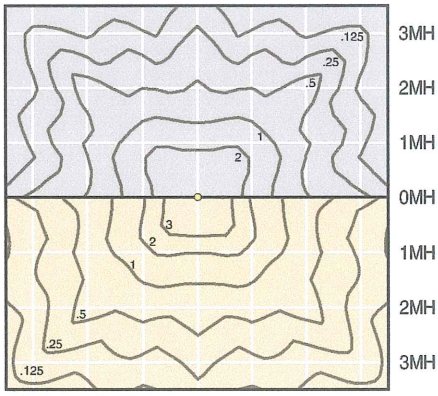
ALS-400-4V

ALM-400-4VS 0MH 1MH 2MH 3MH



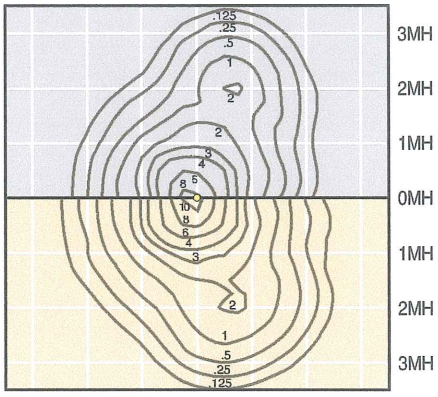
ALS-400-4VS

ALM-400-5V 0MH 1MH 2MH 3MH



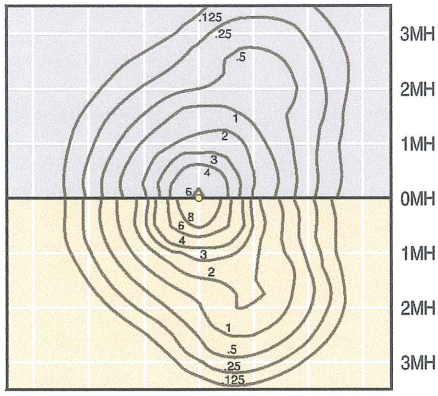
ALS-400-5V

ALM-400-2H 0MH 1MH 2MH 3MH



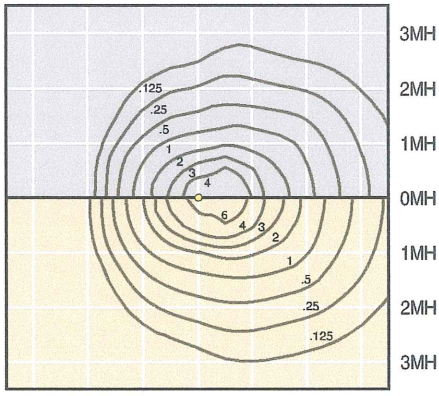
ALS-400-2H

ALM-400-3H 0MH 1MH 2MH 3MH



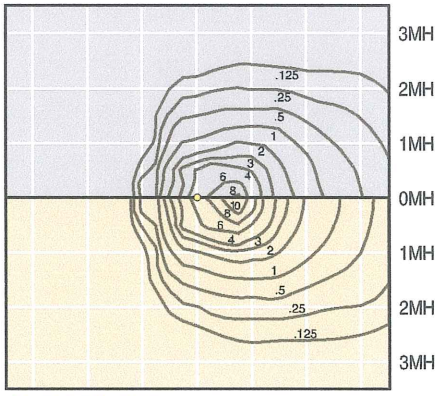
ALS-400-3H

ALM-400-4H 0MH 1MH 2MH 3MH



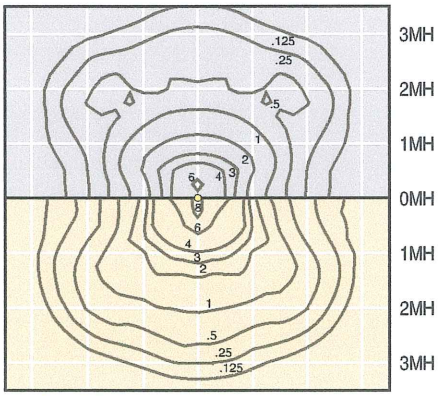
ALS-400-4H

ALM-400-4HS 0MH 1MH 2MH 3MH



ALS-400-4HS

ALM-400-5H 0MH 1MH 2MH 3MH

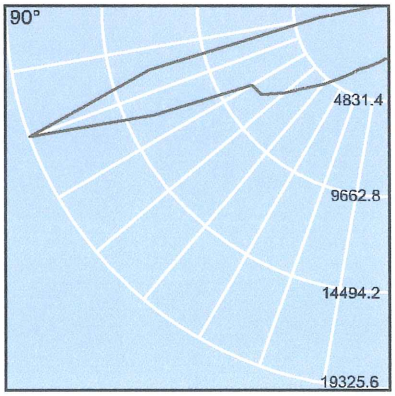


ALS-400-5H

Conversion Multipliers

Lamp	Mounting Heights (in feet) 20	25	30	35	40
400W HPS 50,000 lumens	2.3	1.4	1	0.74	0.56
400W MH 36,000 lumens	2.3	1.4	1	0.74	0.56
250W HPS 30,000 lumens	1.4	0.86	0.6	0.44	0.36
250W MH 20,500 lumens	1.2	0.72	0.51	0.38	0.29

ALM-400-3V **Polar Graph**



SPECTRA III • MOUNTING OPTIONS

The AL3 is adaptable to virtually any type of new or retrofit construction. Both arm mounted and post top models fit to round or square poles as noted below. Adding an adjustable mastfitter or wall bracket creates broad mounting flexibility.

DM = Direct Mount to Square Pole.

SS = 9" Arm Mount to Square Pole.

SR(X) = 9" Arm Mount to Round Pole; (x) Specify pole or tenon size, 3.5"–4" OD or 4"–5" OD.

SA2 = Adjustable Arm Mount to Square Pole.

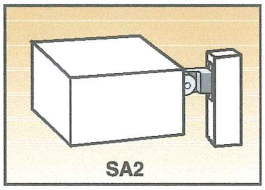
MA2 = Adjustable Mastfitter Mount to 2.375" OD Tenon.

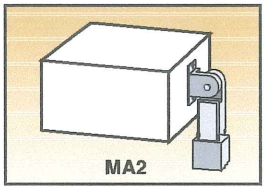
RTA-(X)-(Y) = Round Tenon Adapter; (x) Specify configuration:1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (y) = Specify tenon size: 2.375" OD x 4"; 3"–3.5" OD x 6"; 3.5"–4" OD x 6".

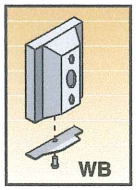
PT(XY) = Post Top Yoke Mount to 4" and 5" square poles, and to 2.375", 3" and 4" round poles; (xy) Specify pole size and type: **PT4R**

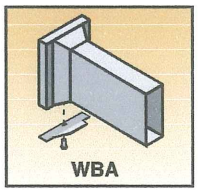
WB = Wall Mount Bracket.

WBA = Wall Mount Bracket with 9" Arm.

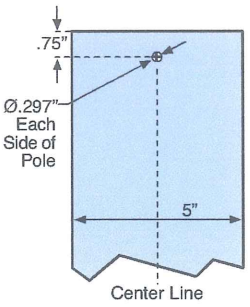




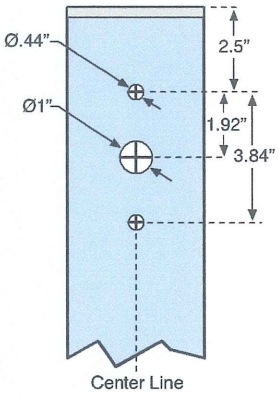




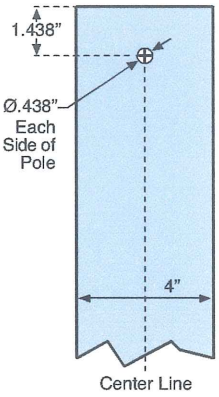
DRILL TEMPLATES



• Post Top Mount to 5" Square Poles



• Adjustable Arm to Square Pole
• Direct Mount to Square Pole
• Arm Mount to Square or Round Pole



• Post Top Mount to 4" Square Poles

DISTRIBUTION GUIDE & BALLAST DATA(1)

See current product Specification Sheet for updated Distribution Guide and Ballast Data

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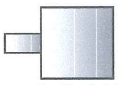
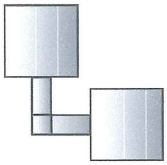
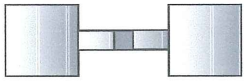
Spectra III • Effective Projected Area



1 @ 90°



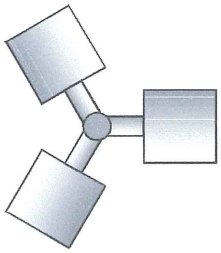
2 @ 90°



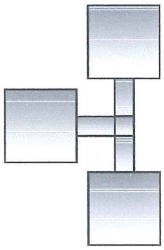
2 @ 180°

Square/Round Surface Mount (SS/SR)				
NO. OF FIXTURES	**1**	**2**	**3**	**4**
10" Deep Housing				
Flat Lens	1.9	3.8	4.8	5.0
Sag Lens	2.1	4.2	5.6	5.9
12" Deep Housing				
Flat Lens	2.2	4.3	5.6	5.9
Sag Lens	2.3	4.7	6.1	6.4

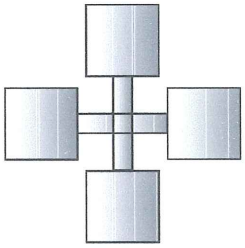
Post Top Mount (PT)	
10" Deep Housing	
Flat Lens	2.2
Sag Lens	2.4
12" Deep Housing	
Flat Lens	2.5
Sag Lens	2.6



3 @ 120°



3 @ 90°



4 @ 90°

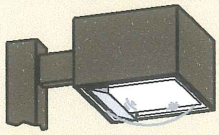
Luminaire Efficacy Rating

Source Type	Catalog Number	Reflector Type	LER[1]	Cost of Light[2]
MH	AL3M-1000	3V	72.2	$3.32
		3H	65.9	$3.64
	AL3M-400	3V	56.9	$4.22
		3H	52.1	$4.61
	AL3M-250	3V	51.8	$4.63
		3H	47.4	$5.06
PS	AL3P-1000	3V	81.9	$2.93
	AL3P-450	3V	72.3	$3.32
	AL3P-400	3V	71.5	$3.35
		3H	64.8	$3.70
	AL3P-350	3V	65.7	$3.66
		3H	58.1	$4.13
	AL3P-250	3V	63.8	$3.76
		3H	56.5	$4.25
HPS				
	AL3S-400	3V	76.5	$3.14
		3H	84.0	$2.86
	AL3S-250	3V	68.8	$3.49
		3H	75.6	$3.18

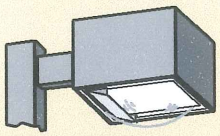
(1) Calculated in accordance with NEMA Standard LE-5B.
(2) Yearly cost of 1000 lumens, 3000 hours at $0.08.

FINISH

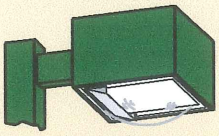
Standard finish is a dark bronze Ultra-Clad™ polyester powder coating at 2.5 mil nominal thickness electrostatically applied and oven cured. Other colors available include gray, textured green, textured black, satin aluminum and white. Special Tiger Drylac® Powder Coat (RAL) custom colors may also be specified.



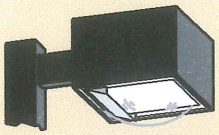
DB
Dark Bronze



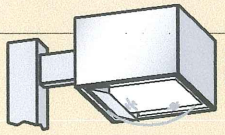
GR
Gray



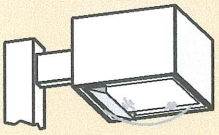
GN
Textured Green



TBK
Textured Black

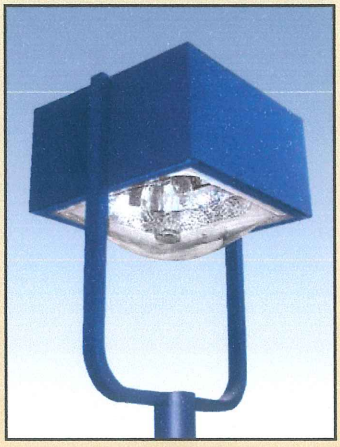


SA
Satin Aluminum



WHT
White

RAL(*)
Specify custom color from RAL chart.



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See current product Specification Sheet for complete information

SPECTRA III AREA LUMINAIRE
ORDERING SEQUENCE

	-		-		-		-		-	
Series[1]/Wattage[2]		Distribution[5]		Voltage		Mounting Options		Options (Factory Installed)		Finish

✔

Series[1]/Wattage[2]	Distribution[5]	Voltage	Mounting Options	Options (Factory Installed)	Finish
❒ **AL3M-1000**[3]	❒ **2V**	❒ **120**	❒ **SS** = Arm Mount to Square Pole	❒ **F1** = Fusing, specify 120 or 277V[6]	❒ **DB** = Dark Bronze
❒ **AL3M-400**	❒ **3V**	❒ **208**	❒ **DM** = Direct Mount to Square Pole	❒ **F2** = Fusing, specify 208, 240 or 480V[6]	❒ **TBK** = Textured Black
❒ **AL3M-250**	❒ **4V**	❒ **240**	❒ **SR(X)** = Arm Mount to Round Pole[7]	❒ **LQ** = Hot/Cold Quartz Restrike	❒ **GR** = Gray
❒ **AL3M-175**	❒ **4VS**	❒ **277**	❒ **SA2** = Adjustable Arm Mount to Square Pole, includes transition plate	❒ **LQ1** = Separately Wired (120V) Quartz Restrike	❒ **GN** = Textured Green
❒ **AL3P-1000**[3]	❒ **5V**	❒ **480**	❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD Tenon, includes transition plate	❒ **CSR** = Hot Quartz Restrike	❒ **SA** = Satin Aluminum
❒ **AL3P-450**[3,4]	❒ **2H**[6]	❒ **QV**	❒ **RTA-(X)-(Y)** = Round Tenon Adapter, 9" arm(s) included[8]	❒ **TLR** = Twist Lock[6] Photocell Receptacle	❒ **WHT** = White
❒ **AL3P-400**	❒ **3H**		❒ **PT(XY)** = Post Top Yoke Mount[9]	❒ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol, specify voltage[6]	❒ **RAL(*)** = Drylac® Powder Coat Finish, specify RAL custom chart color
❒ **AL3P-350**	❒ **4H**		❒ **WB** = Wall Mount Bracket	❒ **PCB** = Photocell Button, specify voltage[6,10]	
❒ **AL3P-250**	❒ **4HS**		❒ **WBA** = Wall Mount Bracket with 9" Arm	❒ **ASL** = Acrylic Sag Lens[11]	
❒ **AL3P-175**[13]	❒ **5H**			❒ **HSS** = House Side Shield	
[redacted]	❒ **3F**			❒ **SLS** = Stabilux Socket, horizontal reflectors only	
❒ **AL3S-400**	❒ **4F**				
❒ **AL3S-250**	❒ **5F**				
❒ **AL3S-150**					

NOTES:
(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70–400W available in 10" deep housing; 450–1000W available in 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of this printing.
(5) All Vertical (lamp) mount fixtures provided with Sag Glass Lens standard. Horizontal mount has Flat Glass Lens standard.
(6) Not available for 450-1000 watt fixtures; use inline fusing.
(7) (X) = Specify pole size: (3.5/4)" OD; (4/5)" OD.
(8) (X) = Specify configuration: 1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (Y) = Specify tenon size: 2.375" OD x 4"; 3/3.5" OD x 6"; 3.5/4" OD x 6".
(9) (XY) = Specify pole size and type: 4S; 5S; 2.375R; 3R; 4R.
(10) Not available in 480V.
(11) Available for 400W and below only. 1 year warranty.
(12) Not available for 12" deep housings.
(13) Pulse Start 175W - Vertical only.

ACCESSORIES
(SHIPPED SEPARATELY)

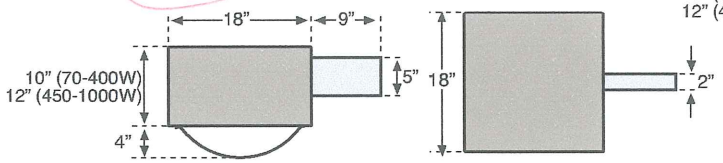
✔

- ❒ **F1-Kit** = Inline Fusing, specify 120 or 277V
- ❒ **F2-Kit** = Inline Fusing, specify 208, 240 or 480V
- ❒ **HSS-V-AL3** = Internal House Side Shield for Vertical Optics
- ❒ **HSS-H-AL3** = Internal House Side Shield for Horizontal Optics
- ❒ **SK-AL3** = External Glare Shield[12]

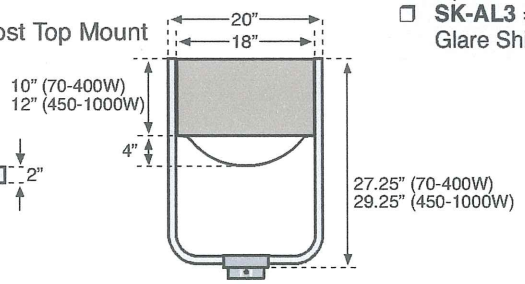
Specifications subject to change without notice.

DIMENSIONS

Arm Mount



Post Top Mount



See current product Specification Sheet for updated information.

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Performance Lighting Solutions from Wide-Lite

General Floodlighting

Industrial Applications: Committed to maintaining a Standard of Excellence set a half a century ago.

- Marine grade die-cast aluminum housings, corrosion-resistant coating options
- IP65 rated Dust-Tite® optics, wide choice of distribution patterns
- Cutoff and Semi-Cutoff designs and options, from General Purpose to MF-HAZ
- Auxiliary Lens Shields and Wireguards, vibration-isolating Shock Mounting Brackets
- LyteMatic® Auxiliary Quartz options, Multi-level Dimming and Controls options

Event Lighting: Consistently chosen by specifiers of NCAA, NBA, NHL and Olympic venues.

- Total Blackout with safety interlock switch for dramatic theatrical effects
- Unparalleled application support from the design process through installation
- Bi-Level® switching with zero crossover circuitry to avoid lamp strobing or drop out

EFFEX Precision Floodlights: High Performance Optics and a full range of beam patterns.

- Application, Distribution and Mounting flexibility with "Super Sheet" reflectivity
- Fixed Cutoff Top shield, Barn Door Shields and Field-adjustable Internal Louver options
- Polycarbonate Lens, Colored Lens or Wireguard accessories are available

Architectural Outdoor Lighting

Area and Pedestrian Lighting: Solving light trespass issues with optimum performance.

- EFFEX Area and Wall Luminaires offer design compatibility with EFFEX Floodlights
- Supra-Lyte family of pole-mount area lights offer large and mini, square and round profiles
- Spectra III Area Luminaire, Spectra Ten, Excel-Lyte 1000 and 400

Parking Garage Lighting: Controlled Uplight, Low Glare, Quartz Restrike and Controls options.

- Round and Square Spectra-Lyte offer complete parking garage performance packages

Compact Fluorescent

Retail / Commercial Lighting: ConcelAire Classic and Contemporary.

- CF LyteCluster modular optics, Refractive lens and housing color options
- Uplight option available for Contemporary Series

Industrial Indoor Applications: Cost Effective Lumen Maintenance and Crisp White Light.

- Performer CF Series includes Acrylic High Bay, Comfort Bay and Spun Aluminum High Bay
- Compact Fluorescent or QL Induction Lighting for Parking Garages

Industrial Indoor Lighting

ILX Series: Modular Dust-Tite® optics and innovative ballast design perform in extreme conditions.

- Xtreme Precision High Bay's superior efficiency allows true fixture count reduction
- Xtreme Hydroformed High Bay features Primary Path reflectors and Teflon® lens options
- Xtreme Soft Bay features a unique hose down option and glare-free illumination
- Xtreme Vertic'Aisle is designed to provide even lighting for all shelves, top to bottom
- Xtreme Low Bay features a high pressure hose down option in a low profile design
- Xtreme Comfort Bay is designed for the ultimate in high efficiency and brightness control

Warehouse Lyter / Freezerlyte: Field adjustable lamp socket in pendant or flush mount housings

LowBay III: UL 1598 Wet Location listing in two profiles and three mounting configurations

Performer Series: Open or enclosed Industrial Lighting solutions with Bi-Level® option

Stepped High Bay: IP22 Open Optics with Field Adjustable socket and Bi-Level® option

Spectra V Series: Surface mounted or recessed with or without outer enclosure, Dual Lamp option

HID Modular Dimming and Controls

Bi-Level®, Tri-Level, Full Range Dimming: Modular Automated Efficiency for Industrial and Commercial Facilities, Convention Centers, Churches, Arenas and other large scale public spaces.

- Zero Crossover Point "Smart Relay", Bi-Level® Retro-Fit Kits, Fiber Optic Bi-Level® controls
- Single or Multiple zones, Local or Mastered Controls, Photocells, Occupancy Detectors

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Standard Terms, please contact the factory for same prior to ordering.

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www.wide-lite.com

Wide-Lite
P.O. Box 606
San Marcos,Texas 78667-0606
(512) 392-5821
Fax (512) 753-1122

The facility covered by this Mark has been evaluated to international quality assurance standards by Underwriters Laboratories, Inc.

Specifications and dimensions subject to change without notice.

BULLETIN NO. 0748-1103 **revised 6-17-05**

Type:
Job:
Catalog Number:

Approvals:

____ - ____ - ____ - ____ - ____

SERIES	DISTRIBUTION	VOLTAGE	MOUNTING	OPTIONS (FACTORY INSTALLED)	FINISH
			See Page 2	See Pages 3 and 4	

Note: X and Y components of order sequence to be manually entered in part number ***after*** Option / Accessory is selected.
Certain configurations or combinations of options and/or accessories may not be compatible.

ACCESSORIES (SHIPPED SEPARATELY) See page 5

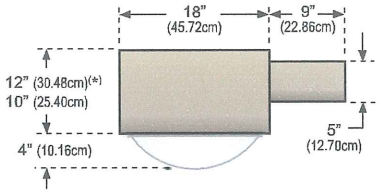
Date:

OVERALL DIMENSIONS

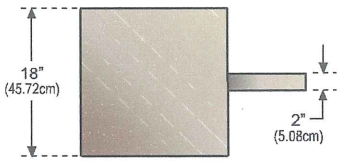
For reference only

Arm Mount
(SS) Surface Arm Mount to Square Pole (Standard)

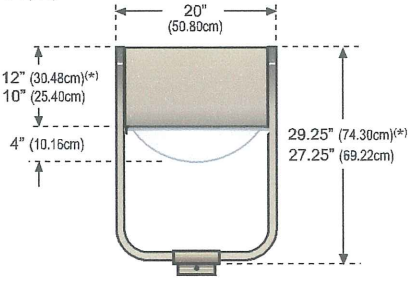
Side View



Top View



Post Top Yoke Mount
PT(XY)



(*) 450-1000W AL3 luminaires require deeper 12" housing.
10" deep housing is suitable for 400W and below.

EPA DATA (Effective Projected Area in Ft²)

		Number of Fixtures 1	2	3	4
ARM MOUNT *(SS / SR)*					
10" Deep Housing	***Flat Glass***	1.9	3.8	4.8	5.0
	Sag Glass	2.1	4.2	5.6	5.9
12" Deep Housing	***Flat Glass***	2.2	4.3	5.6	5.9
	Sag Glass	2.3	4.7	6.1	6.4
POST TOP MOUNT *(PT)*					
10" Deep Housing	***Flat Glass***	2.2	---	---	---
	Sag Glass	2.4	---	---	---
12" Deep Housing	***Flat Glass***	2.5	---	---	---
	Sag Glass	2.3	---	---	---

Consult Mounting Configuration chart on page 3 and contact factory for corresponding EPA data.

SPECIFICATIONS

HOUSING
Formed aluminum sheet metal housing and top. The sides and top shall be mechanically and chemically sealed to ensure a rain-tight seal.

OPTICAL MODULE
Rotatable multi-faceted segmented reflectors shall be made from high purity enhanced Super Sheet™ (94% reflectance) aluminum. Optical assemblies shall be field rotatable at 90° increments and exchangeable. Lamp orientation and lens flexibility allow the AL3 Series Luminaries to provide optics meeting the IESNA definitions of Full Cutoff, Cutoff and Semi-Cutoff. Unique "F" optics *(available for 400W and below)* combine standard flat glass lens with desirable vertical lamp orientation to achieve Full Cutoff. The resulting luminaire is Dark Sky Ordinance compliant *(Flat Glass)* with the advantage of precision uniformity *(Vertical Lamp)*, delivering superior performance over conventional horizontally lamped optics.

LAMP ACCESS
Door frame shall be mitered anodized aluminum extrusion, gasketed to ensure a positive seal to the housing.

LENS
Lens shall be tempered glass to withstand thermal and physical shock. (Flat glass or sag glass determined by wattage and optics specified.)

SOCKET
A porcelain, 4KV pulse rated, grip-type mogul based socket shall be used to prevent lamp loosening and to maintain proper lamp positioning.

BALLAST
Ballast shall be high power factor with reliable starting to -29°C (-20°F) for Metal Halide, -34°C (-30°F) for Pulse Start Metal Halide, -40°C (-40°F) for High Pressure Sodium. 180°C (356°F) Class H insulation system. Crest factor does not exceed 1.8.

MOUNTING
Standard surface arm mount (field installed) shall be of heavy gauge extruded aluminum. Threaded tension rods shall be used to bolt to square or round poles. Optional post top mount shall allow fixture to be mounted to square or round poles or tenons. For additional mounting options see section on page 2.

FINISH
Standard finish shall be UltraClad™ polyester powder electrostatically applied and oven cured to ensure extreme durability and high quality appearance. Dark bronze finish is standard. Other colors may be specified. Decorative striping option also available.

LISTINGS
UL/cUL Listed Luminaire, UL 1598, suitable for Wet Locations. Standard unit constructed to IP54. The quality systems of this facility have been Registered by UL to the ISO 9000 Series Standards.

WARRANTY / TERMS AND CONDITIONS
Mechanical, finish and electrical shall be covered by a limited 3-year warranty.

Warranty is 1 year when purchased with ASL (acrylic lens) option.

Wide-Lite's current Warranty may be found at www.wide-lite.com (keyword: warranty) as well as Wide-Lite's current Standard Terms and Conditions of Sale (keyword: terms).

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Warranty and Standard Terms, please contact the factory for same prior to ordering.

Fluorescent and HID lamps contain mercury. Dispose of these lamps according to local, state or federal laws. For further information on local, state or other requirements for disposal of mercury-containing lamps, see ***www.nema.org/lamprecycle/***.

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SPECTRA AL SERIES

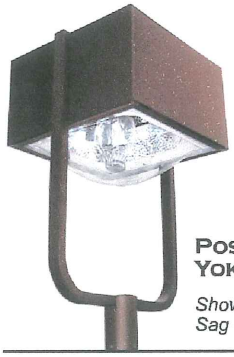
STANDARD FEATURES

AL3 *(Spectra III, 18" Housing)*

SPECTRA SERIES

ARM MOUNT

Shown with Flat Glass Lens



POST TOP YOKE MOUNT

Shown with Sag Glass Lens

VOLTAGE

- ❒ 120
- ❒ 208
- ❒ 240
- ❒ 277
- ❒ 480
- ❒ QV

SERIES (1, 2)

Metal Halide	Pulse Start Metal Halide	High Pressure Sodium
❒ AL3M-1000 (3)	❒ AL3P-1000 (3)	❒ AL3S-400
❒ AL3M-400	❒ AL3P-450 (3,4)	❒ AL3S-250
❒ AL3M-250	❒ AL3P-400	❒ AL3S-150
❒ AL3M-175	❒ AL3P-350	
	❒ AL3P-250	

(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70-400W allows 10" deep housing; 450-1000W requires 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of printing.

DISTRIBUTION

VERTICAL Lamp Optics

Full Cutoff, Flat Glass Lens
Available for Metal Halide and Pulse Start Metal Halide only. Limited to 400W and below.

- ❒ 2F = Type II
- ❒ 3F = Type III
- ❒ 4F = Forward Throw
- ❒ 5F = Type V Square

Cutoff / Semi-Cutoff, Sag Glass Lens
Lower wattage (175-400W) achieve Cutoff distribution. Higher wattage (450-1000W) achieve Semi-Cutoff distribution.

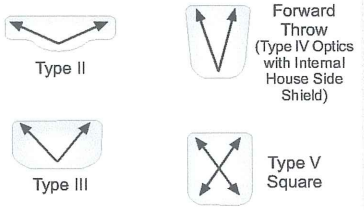
- ❒ 2V = Type II
- ❒ 3V = Type III
- ❒ 4V = Forward Throw
- ❒ 5V = Type V Square

HORIZONTAL Lamp Optics

Full Cutoff, Flat Glass Lens

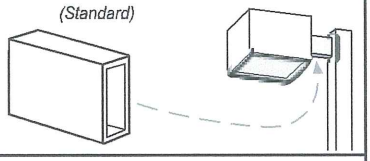
- ❒ 2H = Type II
- ❒ 3H = Type III
- ❒ 4H = Forward Throw
- ❒ 5H = Type V Square

DISTRIBUTION PATTERNS

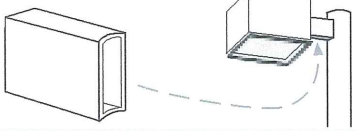


MOUNTING OPTIONS

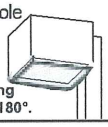
❒ **SS** = Surface Arm Mount to Square Pole *(Standard)*



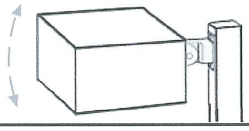
❒ **SR(X)** = Surface Arm Mount to Round Pole (5)
(Mounting edge of Arm is contoured to match pole radius)



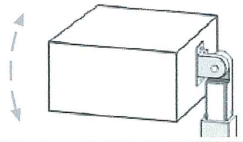
❒ **DM** = Direct Mount to Square Pole
Luminaire housing mounts flush to pole, without the use of mounting arm(s).
For use with the following mounting configurations only: 1@90° or 2@180°.



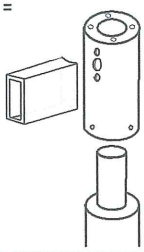
❒ **SA2** = Adjustable Arm Mount to Square Pole
For use with the following mounting configurations only: 1@90° or 2@180°.
(Includes transition plate)



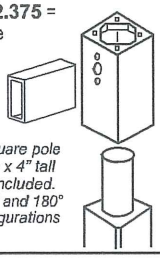
❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD tenon
(Includes transition plate)



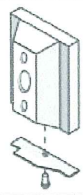
❒ **RTA-(X)-(Y)** = Round Pole Tenon Adapter (6,7)
(Slipfitter for Round pole, 9" arm included)



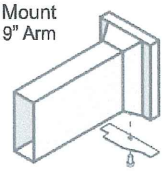
❒ **SPTA-(X)-2.375** = Square Pole Tenon Adapter (6)
(Slipfitter for Square pole with 2.375" OD x 4" tall tenon. 9" arm included. Available in 90° and 180° Mounting Configurations only.)



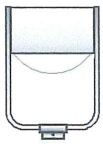
❒ **WB** = Wall Mount Bracket



❒ **WBA** = Wall Mount Bracket with 9" Arm



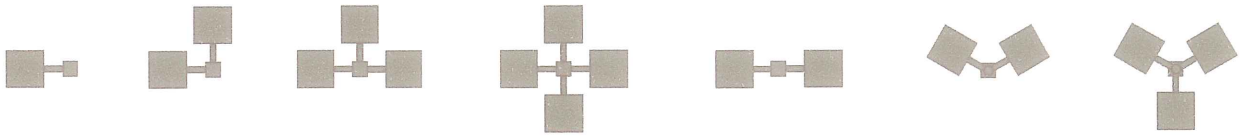
❒ **PT(XY)** = Post Top Yoke Mount (8)



(5) **X** = Specify pole size: (3.5 / 4)" OD; (4 / 5)" OD.
(6) **X** = Specify configuration: 1 @ 90°; 2 @ 90°; 3 @ 90°; 4 @ 90°; 2 @ 180°; 2 @ 120°; 3 @ 120°.
(7) **Y** = Specify tenon size: 2.375" OD x 4" tall; 3 / 3.5" OD x 6" tall; 3.5 / 4" OD x 6" tall.
(8) **XY** = Specify pole size and type: 4S, 5S, 2.375R, 3R, or 4R.

Note: *X and Y components of order sequence to be manually entered in part number on page 1 after Mounting Option is selected.*

MOUNTING CONFIGURATIONS



1 @ 90° | 2 @ 90° | 3 @ 90° | 4 @ 90° | 2 @ 180° | 2 @ 120° | 3 @ 120°

Note: 2 @ 120° and 3 @ 120° mounting configurations require Round Poles or use of Round Pole Tenon Adapter. All other configurations may be used with Round or Square Poles.

DISTRIBUTION GUIDE & BALLAST DATA (1)

Source Type (2)	Catalog Number	Lamp Envelope	Reflector Type (5)	Cutoff Level	.ies File Name (3)	Ballast Type (4)	ANSI Code	Line Current 120 / 208 / 240 / 277 / 480	Line Watts
MH	AL3M-1000	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alm10(*).ies	CWA	M47 / H36	9.2 / 5.6 / 4.7 / 4.0 / 2.4	1080
	AL3M-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm40(*).ies	CWA	M59 / H33	4.1 / 2.3 / 2.0 / 1.8 / 1.0	462
	AL3M-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm25(*).ies	CWA	M58 / H37	2.6 / 1.6 / 1.5 / 1.2 / 0.7	295
PS	AL3P-1000	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alp10(*).ies	CWA	M141	9.2 / 5.3 / 4.6 / 4.0 / 2.4	1080
	AL3P-450	BT / ED37	2V, 3V, 4V, 5V	Semi Cutoff	alp45(*).ies	CWA	M144	4.4 / 2.6 / 2.2 / 1.9 / 1.1	509
	AL3P-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp40(*).ies	CWA	M135	4.0 / 2.3 / 2.0 / 1.8 / 1.0	456
	AL3P-350	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp35(*).ies	CWA	M131	3.7 / 1.9 / 1.7 / 1.4 / 0.8	400
	AL3P-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp25(*).ies	CWA	M138	2.5 / 1.5 / 1.3 / 1.1 / 0.6	288
HPS	AL3S-400	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als40(*).ies	CWA	S51	3.9 / 2.3 / 2.1 / 1.7 / 1.0	465
	AL3S-250	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als25(*).ies	CWA	S50	2.7 / 1.5 / 1.3 / 1.2 / 0.7	310

Notes:
(1) The Spectra AL Series can accommodate a variety of other wattages and lamps. Please consult factory with specific requirements.
(2) MH = Metal Halide, PS = Pulse Start, HPS = High Pressure Sodium. Clear lamps are recommended for optimum uniformity.
(3) Replace (*) with Reflector Type:
2V, 3V, 4V, 5V
(Vertical Lamp / Sag Glass / Cutoff 400W and below, Semi-Cutoff 450-1000W)
2F, 3F, 4F, 5F
(Vertical Lamp / Flat Glass / Full Cutoff)
2H, 3H, 4H, 5H
(Horizontall Lamp / Flat Glass / Full Cutoff)
(4) CWA = Constant Wattage Autotransformer.
(5) All Horizontal Lamp AL3 reflectors are equipped with POMB sockets and can accommodate Standard or High Output Lamps.

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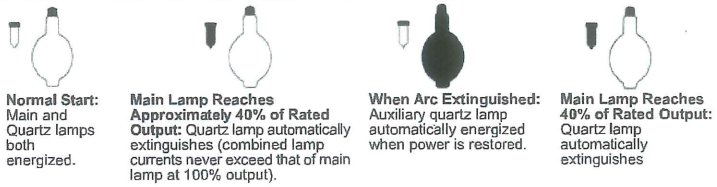
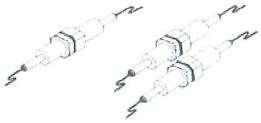
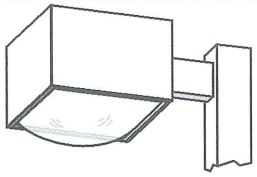
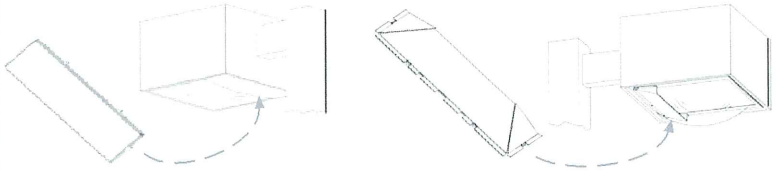
OPTIONS - (FACTORY INSTALLED)

☐ **CSR** = Hot Quartz Restrike ☐ **LQ** = Hot/Cold Quartz Restrike ☐ **LQ1** = Separately Wired (120V) Quartz Restrike. (Requires 5-wire) Note: LQ1 requires an Interlock (by others) to ensure HID and Quartz source are not operated at once. Note: Combined Quartz wattage may not exceed HID lamp wattage. Standard 150 watt (120V) double contact bayonet base socket.	CSR - Quartz restrike using a current sensing relay; extinguishes auxiliary lamp when main arc strikes. LQ - Provides LiteMatic operation for fixtures with 120V or multi-tap ballasts. LQ1 - Separately wired, externally controlled emergency lighting from a separate power source. **LiteMatic Operation**  **Normal Start:** Main and Quartz lamps both energized. **Main Lamp Reaches Approximately 40% of Rated Output:** Quartz lamp automatically extinguishes (combined lamp currents never exceed that of main lamp at 100% output). **When Arc Extinguished:** Auxiliary quartz lamp automatically energized when power is restored. **Main Lamp Reaches 40% of Rated Output:** Quartz lamp automatically extinguishes
☐ **F1** = Single Fuse (120/277V) *400W and below only* ☐ **F2** = Double Fuse (208/240/480V) *400W and below only* *Note: If ordering QV ballast, voltage must be specified.*	Standard unit consists of 1 or 2 KTK 30 amp fuses mounted internally on the ballast plate. ***Not available for 450-1000W. See inline fusing Accessories IF1 and IF2 on page 5.*** 
☐ **TLR** = Twist Lock Photocell Receptacle ☐ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol *Note: Voltage must be specified.*	Factory installed photocell receptacle through top of luminaire. ***Not available for 450-1000W.***
☐ **PCB** = Photocell Button *Note: Voltage must be specified.*	Factory installed photocell button on side wall of luminaire. ***Not available for 450-1000W or 480V.***
☐ **ASL** = Acrylic Sag Lens *Available for 400W and below only*	Cost efficient alternative to conventional glass sag glass. *Consult factory for per fixture savings with this option.* *One year warranty.* 
☐ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ☐ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens ***Note: All Type 4 Optics include HSS as standard.***	
☐ **SLS** = Stabilux Socket	Adjustable Stabilux Lamp support, insulated with woven ceramic fabric, for applications requiring added protection to reduce lamp breakage due to mechanical shock and vibration. For horizontal optics only.

FINISH

- ☐ **DB** = Dark Bronze
- ☐ **TBK** = Textured Black
- ☐ **BLK** = Black
- ☐ **GR** = Gray
- ☐ **GN** = Textured Green
- ☐ **SA** = Satin Aluminum
- ☐ **WHT** = White
- ☐ **RAL(*)** = Special Tiger DryLac® Powdercoat finish;

(*) Specify RAL color number from RAL color chart (Consult factory)

- ☐ **DS01** = White Decorative Striping(1)
- ☐ **DS02** = Black Decorative Striping
- ☐ **DS03** = Gold Metallic Decorative Striping
- ☐ **DS04** = Red Decorative Striping
- ☐ **DS05** = Silver Metallic Decorative Striping
- ☐ **DS08** = Blue Decorative Striping(1)
- ☐ **DS69** = Dark Green Decorative Striping(1)

(1) Not available for AL2.

Consult factory for additional striping colors.

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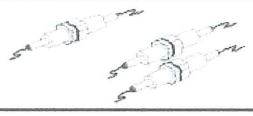
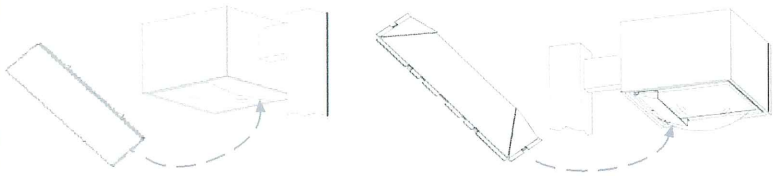
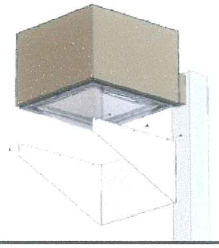
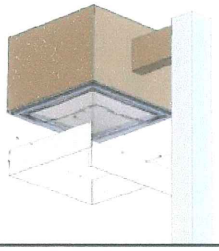
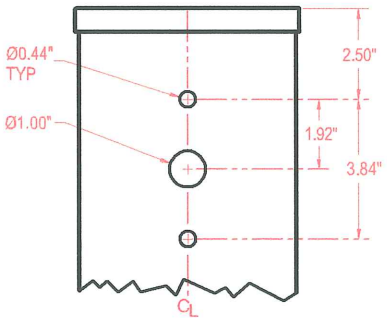
ACCESSORIES - (SHIPPED SEPARATELY)

❒ **F1-Kit** = Inline Fusing (120V/277V) ❒ **F2-Kit** = Inline Fusing (208V/240V/480V)	Consists of 1 or 2 fuse holders and 1 or 2 KTK 30 amp fuses. Field installed. 
❒ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ❒ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens	
❒ **SK-AL3** = External Glare (House Side) Shield	Field installed accessory provides advanced directional control of spill light from sag or flat lens. Easy installation at lip of lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 
❒ **FCOS-AL3** = Full Cutoff Shield	Field installed accessory is designed to convey Full Cutoff properties to fixture with sag lens. Typically indicated where lamp envelope extends past lower edge of housing into sag lens area. *(All HPS vertical and 450-1000W MH or PSMH vertical.)* 2-piece installation at lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 

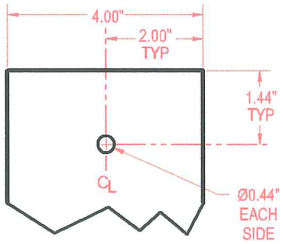
DRILL TEMPLATES (NTS)



DM Direct Mount to Square Pole
SS Arm Mount to Square Pole
SR Arm Mount to Round Pole
SA2 Adjustable Arm Mount to Square Pole

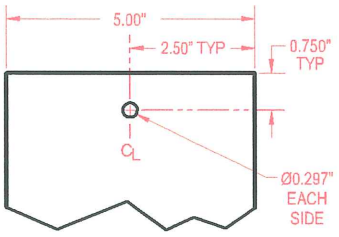
for 4" - 6" Square Pole or 3.5" - 5" Round Pole

DRILL TEMPLATE NO. 8



PT Post Top Mount to 4" Square Pole

DRILL TEMPLATE NO. 9



PT Post Top Mount to 5" Square Pole

DRILL TEMPLATE NO. 10

Type:
Job:

NOTES

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Type_____
Catalog No._____

Precision Cutoff Medium Series

High Performance Vertical Lamp Wallpack

APPLICATIONS
- Accent, Perimeter, Area, Security, Walkways, Entranceways, Driveways, Alleys, Underpasses, Tunnels, Parking Garages.

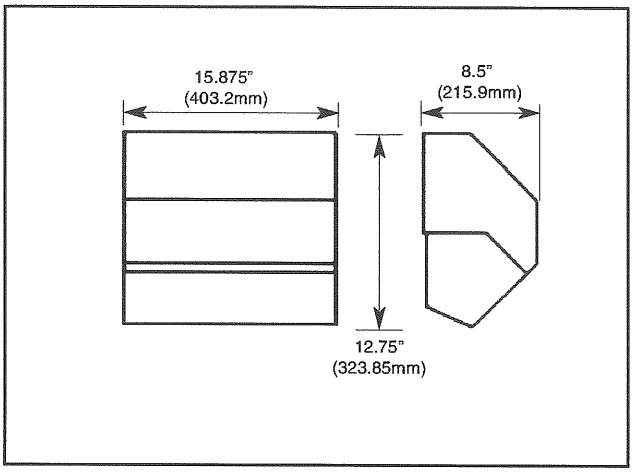
CONSTRUCTION
- Cover is injection molded, UV stabilized, impact resistant polycarbonate.
- Fade resistant impregnated bronze finish.
- Electrical and optical components are mounted to die-cast aluminum tray.
- Captive hardware is stainless steel.
- Deep ribbing on back side of component tray permits air flow cooling.

ELECTRICAL
- Porcelain spring-loaded 4KV pulse rated socket-medium base.
- Core and coil ballast mounted to electrical component tray.
- High reactance HPF ballast.
- Lamp furnished installed in fixture.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS
- Patented bioptical lens made of injection molded UV stabilized high impact acrylic.
- Reflector system is hydroformed anodized aluminum.
- Units are furnished with Type III distribution. 4:1 spacing.
- Internal baffles provide precise cutoff/glare control.

MOUNTING
- Lightweight mounting bracket allows for timesaving installation.
- Electrical/Optical tray (assembled and ready to wire) attaches to mounting box via two captive 1/4" bolts (supplied).
- Integral bubble level and slotted mounting holes ensure a level installation.

WARRANTY/LISTINGS
- UL 1572 listed for wet locations.
- Published five year limited warranty.



100 to 175 Watt (MA) Metal Halide
100 and 150 Watt (LX) High Pressure Sodium

ISO 9001 Registered

ORDERING GUIDE EXAMPLE

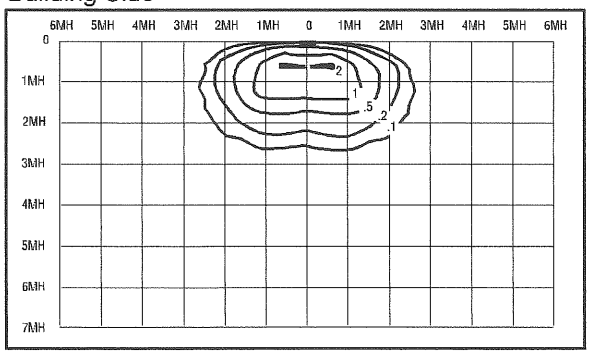
PC2M	10	3	MA	L		–	1
PC2M				L		–	
Prefix	Wattage	Distribution	Source	Lamp	Options		Voltage
PC2M	10=100(ED17)[1] 15=150(ED17)[4,5] 17=175(ED17)[4] 10=100(ED17) 15=150(ED17)	3	MA NLX[2] or LX[3] NLX[2] or LX[3]	L	See options/acc's end of this section.		1=120 6=120/277 8=120-277

[1]Voltage is 6(120/277). [2]Normal Power Factor. Voltage is1(120).
[3]Voltage is 8(120-277). [4]Voltage is 8(120-277)CWA/HPF ballast.
[5]150W MA units utilize ANSI code M107 lamps.

ExceLine a GE Genlyte Thomas Company

Precision Cutoff Series Medium

Building Side



Illuminated Side

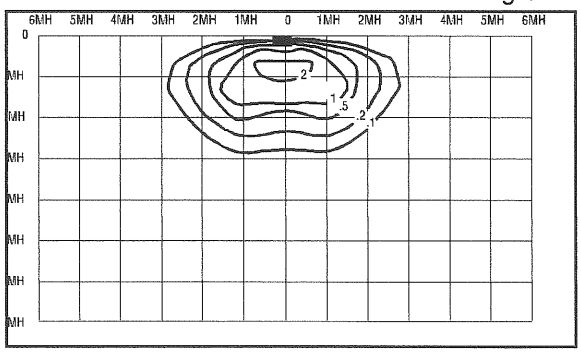
PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42

Building Side

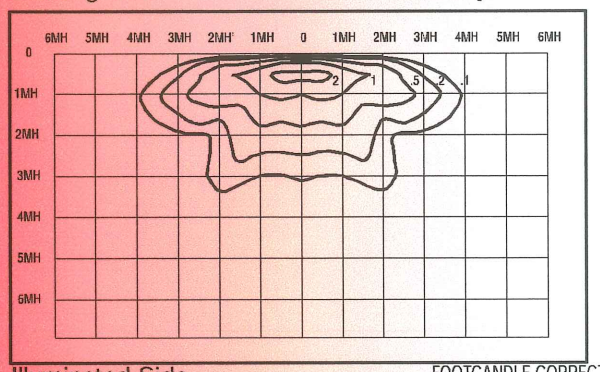


Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

Precision Cutoff Series
Small, Medium And Large

Building Side



Illuminated Side

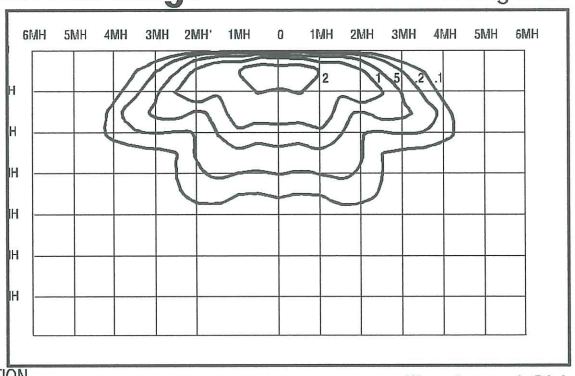
PCS72MAL
70W MA Lamp
5,600 Lumens
10' Mount. Hgt.
Type II

FOOTCANDLE CORRECTION

Multiply the following factors times the foot-candle values for changes in mounting height:

To Change From 10'				
New Height	8'	10'	12'	15'
Factor	1.56	1.0	.69	.44

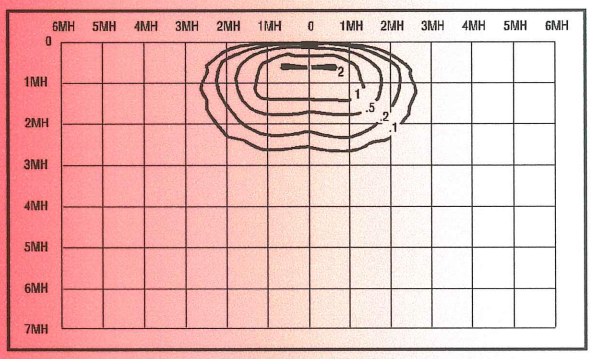
Building Side



Illuminated Side

PCS72LXL
70W HPS Lamp
6,300 Lumens
10' Mount. Hgt.
Type II

Building Side



Illuminated Side

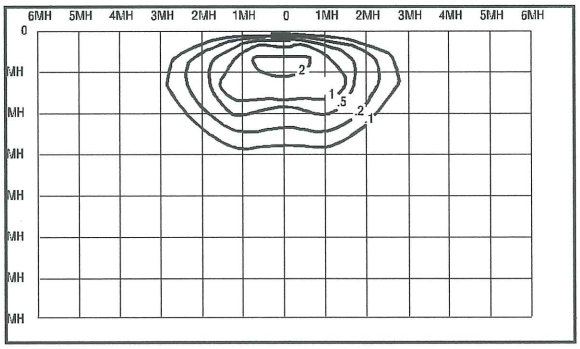
PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

Multiply the following factors times the foot-candle values for changes in lamps/watts:

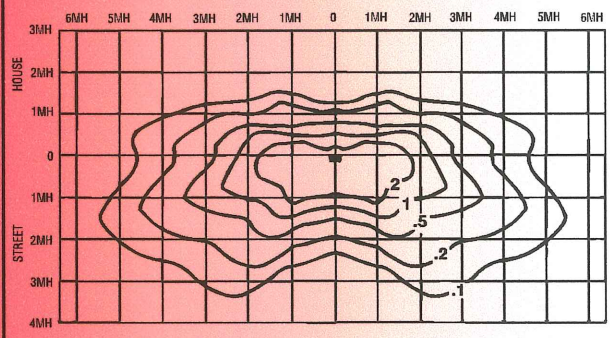
To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42

Building Side



Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

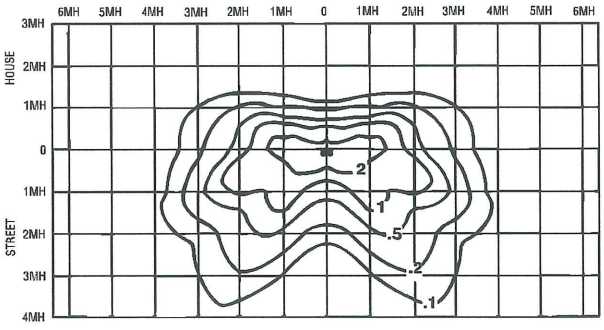


PCL250LXL
250W HPS Lamp
27,500 Lumens
20' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

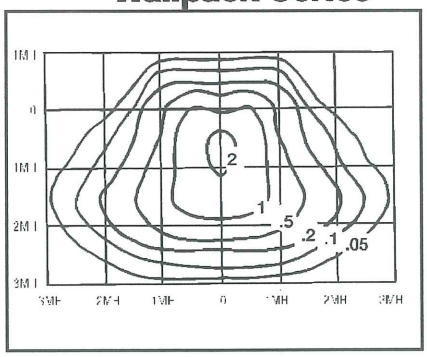
Multiply the following factors times the foot-candle values for changes in lamps/watts:

To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42



PCL250MAL
250W Metal Halide Lamp
20,500 Lumens
20' Mount. Hgt.
Type III

Silhouette Prismatic Wallpack Series



SPW70NLXL
70W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

Multiply the following factors times the footcandle values to change to desired lamp wattage.

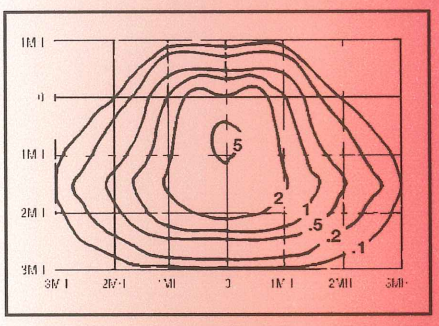
35W HPS	.14
50W HPS	.25
70W HPS	.36
100W HPS	.59
150W HPS	1.0
70W MAL	.34
100W MAL	.45

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

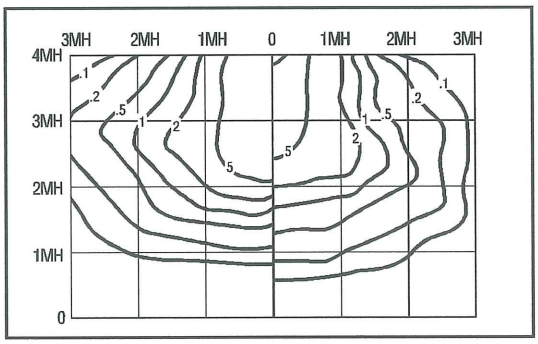
To Change From 10'

New Height	8'	12'	15'
Factor	1.56	.69	.44



SPW150NLXL
150W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

Silhouette Area Wallpack Series



SAW153LXL
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.
IES Cutoff

SAW103MAL
MH100/U/MED
7,800 Lumens
12' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 8'

New Height	6'	8'	10'	12'	15'
Factor	1.8	1.0	.64	.44	.28

To Change From 10'

New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.44

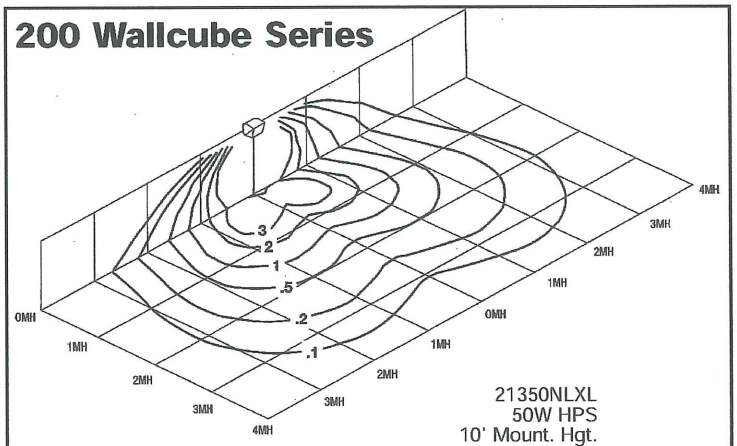
To Change From 12'

New Height	8'	10'	12'	15'	18'
Factor	2.25	1.44	1.0	.64	.44

To Change From 15'

New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.56

200 Wallcube Series



21350NLXL
50W HPS
10' Mount. Hgt.

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS	.40
50W HPS	.70
70W HPS	1.00
101W HPS	1.63

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

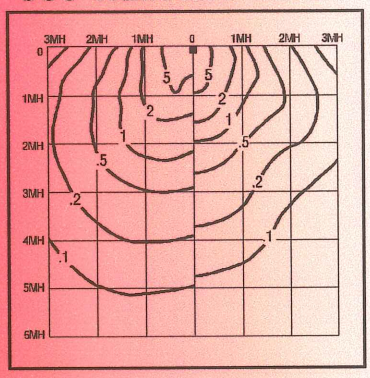
To Change From 10'

New Height	8'	10'	12'	15'	20'	25'
Factor	1.56	1.0	.69	.44	.25	.16

To Change From 15'

New Height	10'	12'	15'	20'	25'	28'
Factor	2.25	1.56	1.00	.56	.36	.28

300 Wallcube Series



323150LX
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.

333175MA
MH175/U/MED
14,000 Lumens
15' Mount. Hgt.

Footcandle Correction
Different Lamps/Watts
Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 150 Watt HPS

New Lamp	100	70
Factor	.59	.36

To Change From 175 Watt MH

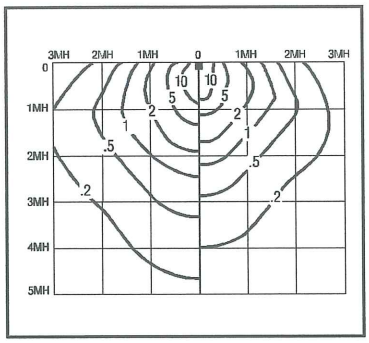
New Lamp	150	100	70
Factor	.86	.51	.39

DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 15'

New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.36

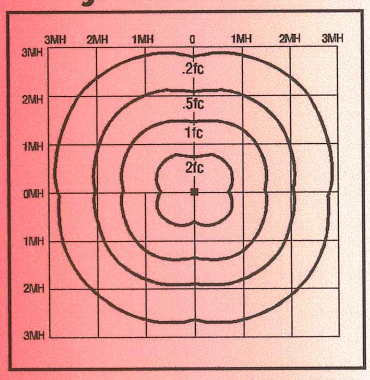
500 Wallcube Series



553250LX
LU250
27,500 Lumens
15' Mount. Hgt.

543250MA
MH250/U
20,500 Lumens
15' Mount. Hgt.

UltraLyter Surface Series



ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Ceiling Mount

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.

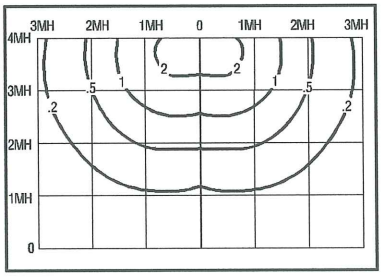
35W HPS .42
50W HPS .74
50W MH .45

DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'

New Height	4'	6'	8'	12'	15'
Factor	6.25	2.78	1.56	.69	.44

UltraLyter Surface Series

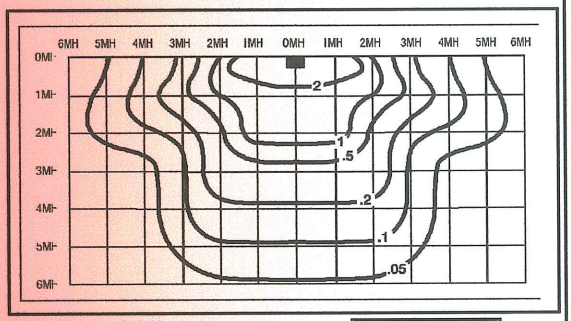


ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Wall Mount

Excalibur Wallpack Series

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS .56
50W HPS 1.00
70W HPS 1.41
50W MA .89
28W PL .42



DIFFERENT MOUNTING HEIGHT
Multiply the following factors times the footcandle values for changes in mounting height:

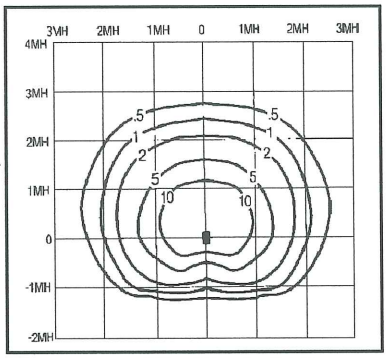
To Change From 8'

New Height	6'	7'	8'	9'	10'	12'
Factor	1.78	1.31	1.00	.79	.64	.44

XLW50NLXL
50W HPS
4,000 Lumens
8' Mount. Hgt.

Silhouette Facade Luminaire Series

SFL153NLXL
LU150/55/
MED
16,000
Lumens
10' Mount.
Hgt.
Type III
Distrib.



Footcandle Correction
Different Lamps/Watts SFL Series
Multiply the following factors times the footcandle values for changes in lamps/watts:

To change from 150W HPS
35W HPS .14
50W MA .21
70W MA .34
50W HPS .25
70W HPS .34
100W MA .45
100W HPS .60
150W HPS 1.00

Different Mounting Height
Multiply the following factors times the footcandle values for changes in mounting height:

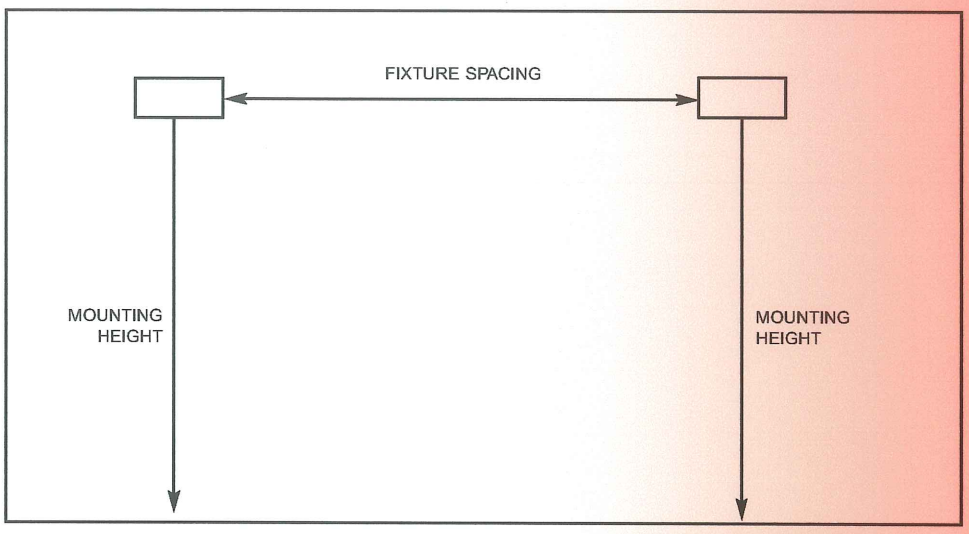
To Change From 10'

New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.4

To Change From 20'

New Height	15'	25'	30'	35'
Factor	1.78	.64	.44	.33

WALLPACK LIGHTING GUIDELINES



SPACING RULES:
STANDARD SERIES
3 x mounting height for uniform lighting
5 x mounting height for security lighting

SPACING RULES:
PRECISION SERIES
UNIFORM LIGHTING
6 x mounting height--Type II
4 x mounting height--Type III
3 x mounting height--Type IV

SECURITY LIGHTING
8 x mounting height--Type II

RECOMMENDED MOUNTING HEIGHTS

High Pressure Sodium	Metal Halide	Mercury Vapor	Mounting Height in Feet
50W	50W	100W	6 to 8
70W	70-100W		8 to 12
100W	150W	175W	8 to 15
150W	175W		12 to 18
200W	250W	400W	15 to 20
250W			18 to 25
310W	400W		20 to 30
400W			25 to 35

Sebago Technics
Engineering Expertise You Can Build On

Site Plan Submission
to
City of Portland

Valley Street Apartments
Valley and Gilman Streets
Portland, Maine

on behalf of

Owner
315 Valley Street, LLC
P. O. Box 560
Portland, ME 04112

Architect
Archetype, P.A. Architects
48 Union Wharf
Portland, ME 04101

August 2005

One Chabot Street, P.O. Box 1339, Westbrook, Maine 04098-1339 Ph. 207-856-0277 Fax 856-2206

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Application Letter

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sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

August 9, 2005
04040

Barbara Barhydt, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Application for Site Plan Review – Valley Street Apartments

Dear Ms. Barhydt:

On behalf of our clients, Archetype, P.A. Architects, we are pleased to submit an application for Site Plan Review for the proposed Valley Street Apartments off Valley and Gilman Streets in Portland. This application is for the proposed construction of a 24 unit apartment building and a six (6) bedroom single family house. The project is to be developed by a limited partnership controlled by Shalom House, Inc. Shalom House, Inc. is a non-profit organization which has provided services and housing for mentally ill individuals in the Portland area for the last 30 years.

We have assembled the enclosed application package for planning staff and Planning Board review. Below you will find narratives describing the project and additional information pertinent to the City's review.

I. Project Description

This proposed development will provide affordable workforce housing for the general population at 50% to 60% of the area medium income rents. Additionally, there will be seven (7) set-aside apartments for persons with disabilities. It would include three one (1) bedroom HC units, three two (2) bedroom units and eighteen one (1) bedroom units. There will be twenty (20) parking spaces under the building and nine (9) open air spaces next to the building, one of which will be allocated to the proposed single family house. The proposed six (6) bedroom single family house will house homeless clients of Shalom House, Inc.

II. Project Statistics

Zone = R-7 Overlay Zone
Total Site Area = 19,680 square feet
Total Proposed Building Area = 10,214 square feet
Apartment Building Area = 7,934 square feet
Single Family House Area = 2,280 square feet
Other Impervious Surfaces (pavement, sidewalk, etc.) = 6,000± square feet
Open Space within Project Area = 3,450± square feet

III. Easements

A parking easement is proposed on the Bokeelia Investments, LLC property as depicted on the Site Plan.

IV. Solid Waste

Construction Debris

The site is currently a vacant lot with little substantial vegetation. Construction debris, such as clean wood, cardboard, packaging materials, etc. is expected and will be disposed of at an appropriate construction material recycling facility, such as Riverside Recycling in Portland.

Post-Construction Debris

The apartment building and house will generate typical household and food preparation waste that will be disposed of in an on-site receptacle and regularly emptied by a contracted, qualified waste hauler.

V. Off-Site Utilities

The proposed development will utilize public water and sanitary sewer. Connections for water services, sewer services and storm drain will be made off of the existing utilities within Gilman Street. Gilman Street has separated sewer and storm drain pipes, while Valley Street has a combined sewer overflow system. Refer to the construction plans provided for detailed alignments of the proposed sewer and storm drains and their connection into the existing lines within Gilman Street. A "Capacity to Serve" letter has been obtained from the Portland Water District and a request for a "Capacity to Serve" letter has been sent to the City of Portland Public Works Department, and they are attached as Exhibits 7 and 8.

VI. Stormwater Management

Please refer to the attached Stormwater Management Report (Exhibit 9)

VII. Construction Plan

A detailed site plan is attached with this application. The site plan includes the access and parking areas, grading, building layouts, pedestrian access ways, sanitary sewer connections, water distribution, storm drainage systems, stormwater management facilities, and erosion and sediment control measures. Also included within the plans are construction notes and details providing specific construction related information and sequencing of construction. Pending final approval of the project, the anticipated commencement of construction is Spring 2006 with a 6 to 8 month construction schedule.

VIII. Regulatory Approvals

This project is being reviewed by the City of Portland under delegated review authority for the Site Location of Development Act and under the City's Site Plan review process. In addition, a Tier 1 Wetlands Alteration Permit is required due to impacts of an isolated forested wetland and will be submitted to the Maine Department of Environmental Protection for review.

IX. Financial & Technical Capacity

This information will be provided under separate cover by the applicant.

X. Evidence of Right Title or Interest

This information will be provided under separate cover by the applicant.

XI. Natural Features, Wildlife, or Archaeological Sites

Given that the site is located on a large area of ash waste placed there many years ago, it is assumed that no natural features, wildlife or archaeological sites of any value are present in this immediate area.

XII. Recyclable Materials

Storage of recyclable materials will be available within the solid waste enclosure as shown on the provided site plan. As with the solid waste generated by the site, the recyclable materials will be handled by a qualified professional waste management and recycling company.

On behalf of the applicants, we look forward to working with the planning staff and Planning Board to complete the design and permitting for this project. The applicant is hopeful to complete the design and permitting to allow for a Spring 2006 construction start.

As you review the enclosed submittal, please feel free to contact me if you have any questions or would like to set up a meeting.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/jc
Enc.
cc: Shalom House, Inc.

City of Portland Site Plan Application

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

Address of Proposed Development: 315 Valley Street		**Zone:** R-7
Total Square Footage of Proposed Structure: 17,400 s.f. apartment & 2,280 s.f. house	**Square Footage of Lot:** 19,680 s.f.	
Tax Assessor's Chart, Block & Lot: Chart# 65 Block# D Lot# 3 thru 9	**Property owner's mailing address:** Shalom House Inc. PO Box 560 Portland, ME 04112	**Telephone #:** 874-1080
Consultant/Agent, mailing address, phone # & contact person: Sebago Technics, Inc. Jon Whitten, Jr., P.E. PO Box 1339 Westbrook, ME 04098-1339	**Applicant's name, mailing address, telephone #/Fax#/Pager#:** 315 Valley Street, LLC PO Box 560 Portland, ME 04112	**Project name:** **Valley Street Apartments**

Proposed Development (check all that apply)

_X_New Building ___Building Addition ___Change of Use _X_Residential ___Office ___Retail
___Manufacturing ___Warehouse/Distribution _X_Parking lot
✓ Subdivision ($500.00) + amount of lots 25 ($25.00 per lot) $ 625.00
___Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____)
___Traffic Movement ($1,000.00) ___Stormwater Quality ($250.00)
___Section 14-403 Review ($400.00 + $25.00 per lot)
___Other_____

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

_X_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 -

Exhibit 1

Site Plan Checklist

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Valley Street Apartments, 315 Valley Street, Portland, ME
Project Name, Address of Project

Application Number

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

x	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
x	(44)	The status of any pending applications	8
x	(45)	Anticipated timeframe for obtaining such permits	h8
x	(46)	A letter of non jurisdiction	h8
x	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

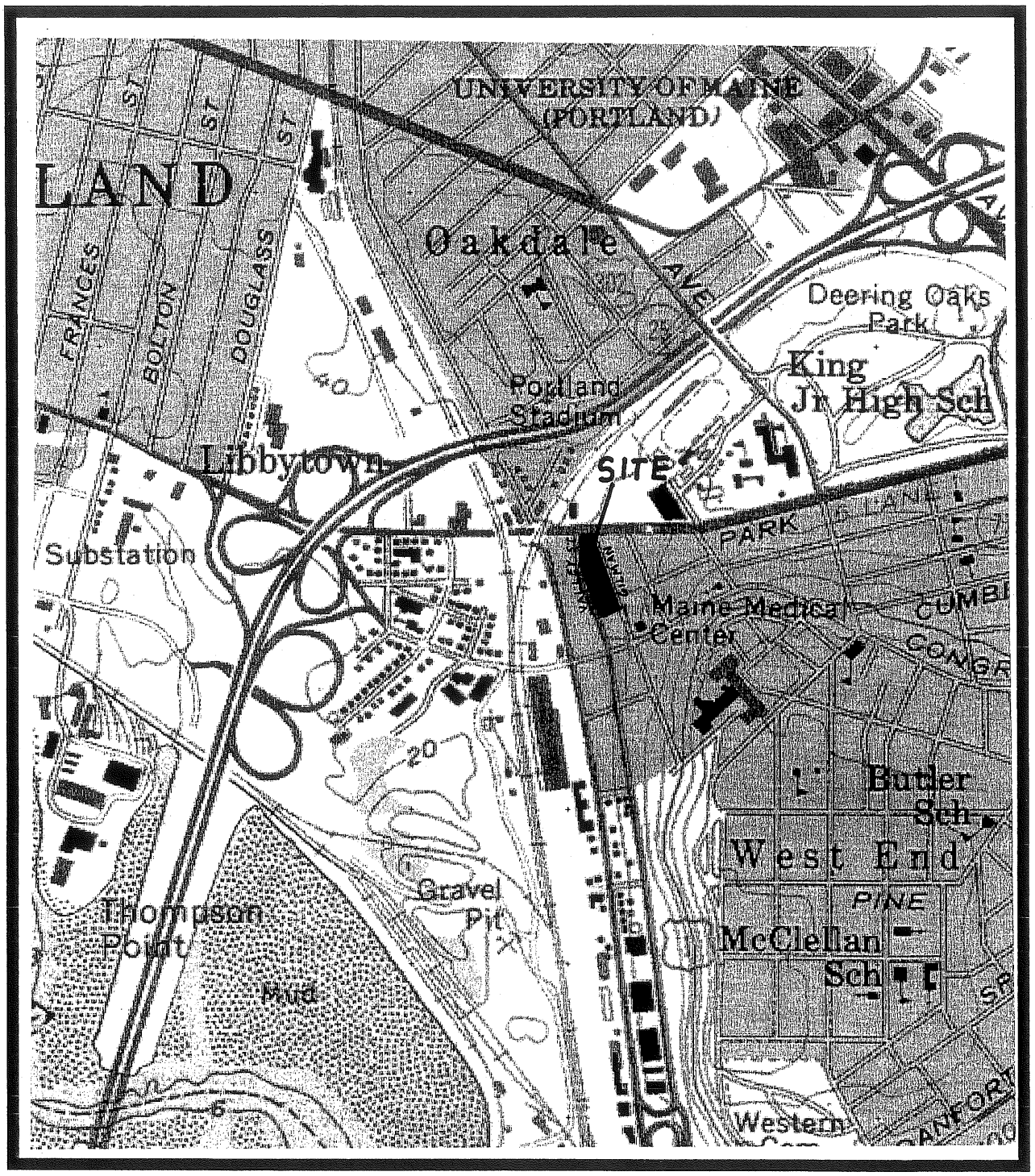
Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

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

Other comments:

Exhibit 2

Site Location Map



SITE LOCATION MAP

SHALOM HOUSE
PORTLAND, MAINE

1 in. = 1000 ft.

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

Exhibit 3

Sanitary Sewer Capacity Letter

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

August 9, 2005
04040

Frank Brancely, Senior Engineering Technician
Public Works Department
City of Portland
55 Portland Street
Portland, ME 04101

Valley Street Apartments, 315 Valley Street, LLC

Dear Mr. Brancely:

On behalf of the applicant, 315 Valley Street, LLC, a limited partnership controlled by Shalom House, Inc., we are requesting a "Capacity to Serve" letter from you regarding this proposed project. The proposed development includes a 24-unit apartment building and a six (6) bedroom single family house with associated parking.

The anticipated flows generated from the apartment building are estimated to be 4,320 gallons per day (24 units at 180 GPD/unit). The anticipated flows generated from the six bedroom house are estimated to be 540 gallons per day. So, the total flow generated by this project will be near 4,860 GPD.

The apartment building and single family house will connect separately into the existing sewer line in Gilman Street which is a 15" VC pipe. The City Planner dealing with this project will be Ms. Barbara Barhydt, and the address of the site is anticipated to be 315 Valley Street.

Upon your review of the attached site plan and grading plan, we would like to obtain confirmation of the City's sewer system to accommodate this project. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Senior Civil Engineer

JHW:jhw/jc
Enc.

cc: Shalom House, Inc.

Exhibit 4

Water Capacity Letter

August 5, 2005

Jon H. Whitten, Jr., P.E.
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Shalom House-Gilman St.-Portland

Jon:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed group home and 24 unit apartment complex to be located at Gilman, Valley and Park Ave. in Portland. Checking District records, I find there is a 8"DI water main on the east side of Gilman St. as well as a water hydrant located within 350' of the property.

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: Gilman St. @Park Ave.
Hydrant # 208
Static pressure = 100 PSI
Flow = 1355 GPM
Last Tested = 3/26/2003

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

04040

Stormwater Management Narrative
Valley Street Apartments
Valley and Gilman Streets, Portland, ME

Existing Conditions

The site is currently a grassed area that is undeveloped. The existing soils of the property are mostly ash waste materials transported to the property many years ago. Runoff generally flows from the highest ground, adjacent to Gilman Street, down to Valley Street via overland flow. Flows are picked up by catch basins within Valley Street. The pipes within Valley Street are part of a combined sewer and storm drain system. There are separated storm drain pipes and sewer pipes within Gilman Street.

Proposed Conditions

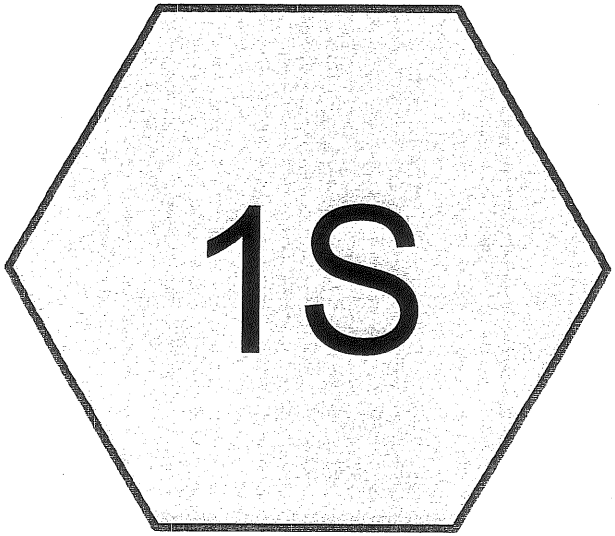
The proposed improvements to the site include the construction of a Single family house and a 24-unit apartment building with associated parking spaces. The apartment buildings roof drains are to be directed to the storm drain lines within Gilman Street while the parking area will sheet flow to Valley Street. The house will shed runoff to Gilman Street. We are proposing an underground ADS treatment system within the Shalom House parking area near Park Street as a water quality measure for the project. This will treat existing pavement that is not being treated today and minimizes the amount of ash material being disturbed on the site. Details of the treatment system are included within the plan set. We have included calculations of estimated flows entering the treatment system to ensure that it is sized properly.

Methodology

In order to evaluate drainage characteristics as a result of the proposed development activities, a quantitative analysis was performed to determine peak rates of runoff for the 2, 10, and 25-year storm events in the pre-development and post-development conditions. The evaluation was performed using the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds - Technical Release #55 (TR-55)". HydroCAD computer software was utilized to perform the calculations. The HydroCAD Data output sheets from this analysis are appended to this report, along with pre-development and post-development watershed maps.

Prepared By:

Jon H. Whitten, Jr., P.E.
Project Manager



Subcat Reach Pond Link

Drainage Diagram for 04040 ads
Prepared by SEBAGO TECHNICS, INC. 8/9/2005

Subcatchment 1S: (new node)

Runoff = 0.57 cfs @ 12.07 hrs, Volume= 0.042 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
8,500	98	Paved parking & roofs

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

Subcatchment 1S: (new node)

Runoff = 0.90 cfs @ 12.07 hrs, Volume= 0.067 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
8,500	98	Paved parking & roofs

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

Subcatchment 1S: (new node)

Runoff = 1.06 cfs @ 12.07 hrs, Volume= 0.079 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
8,500	98	Paved parking & roofs

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

Exhibit 6

Evidence of Community Notification

Exhibit 7

11" X 17" Reduction of Site Plan, Grading & Utility Plan, Floor Plan, and Building Elevations

24" X 36" Site Plan Drawings

Sebago Technics
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Site Plan Submission
to
City of Portland

Valley Street Apartments
Valley and Gilman Streets
Portland, Maine

on behalf of

Owner
315 Valley Street, LLC
P. O. Box 560
Portland, ME 04112

Architect
Archetype, P.A. Architects
48 Union Wharf
Portland, ME 04101

September 2005

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Application Letter

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

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September 12, 2005
04040

Barbara Barhydt, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Application for Site Plan Review – Valley Street Apartments

Dear Ms. Barhydt:

On behalf of our clients, Archetype, P.A. Architects, we are pleased to submit an application for Site Plan Review for the proposed Valley Street Apartments off Valley and Gilman Streets in Portland. This application is for the proposed construction of a 24 unit apartment building and a six (6) bedroom single family house. The project is to be developed by a limited partnership controlled by Shalom House, Inc. Shalom House, Inc. is a non-profit organization which has provided services and housing for mentally ill individuals in the Portland area for the last 30 years.

We have assembled the enclosed application package for planning staff and Planning Board review. Below you will find narratives describing the project and additional information pertinent to the City's review.

I. Project Description

This proposed development will provide affordable workforce housing for the general population at 50% to 60% of the area medium income rents. Additionally, there will be seven (7) set-aside apartments for persons with disabilities. It would include three one (1) bedroom HC units, three two (2) bedroom units and eighteen one (1) bedroom units. There will be twenty (20) parking spaces under the building and seventeen (17) open air spaces next to the building, one of which will be allocated to the proposed single family house and three of which will be dedicated to the existing residential structure to the north. The proposed six bedroom single family house will house homeless clients of Shalom House, Inc.

II. Project Statistics

Zone = R-7 Overlay Zone
Total Site Area = 19,680 square feet
Total Proposed Building Area = 10,214 square feet

Apartment Building Area = 7,934 square feet
Single Family House Area = 2,280 square feet
Other Impervious Surfaces (pavement, sidewalk, etc.) = 6,000± square feet
Open Space within Project Area = 3,450± square feet

III. Easements

A parking easement is proposed on the Bokeelia Investments, LLC property as depicted on the Site Plan. Also needed are easements from the Shalom House, Inc. to 315 Valley Street, LP for the installation of fencing and drainage pipes on the abutting Shalom House, Inc. land.

IV. Solid Waste

Construction Debris

The site is currently a vacant lot with little substantial vegetation. Construction debris, such as clean wood, cardboard, packaging materials, etc. is expected and will be disposed of at an appropriate construction material recycling facility, such as Riverside Recycling in Portland.

Post-Construction Debris

The apartment building and house will generate typical household and food preparation waste that will be disposed of in an on-site receptacle and regularly emptied by a contracted, qualified waste hauler.

V. Off-Site Utilities

The proposed development will utilize public water and sanitary sewer. Connections for water services, sewer services and storm drain will be made off of the existing utilities within Gilman Street. Gilman Street has separated sewer and storm drain pipes, while Valley Street has a combined sewer overflow system. Refer to the construction plans provided for detailed alignments of the proposed sewer and storm drains and their connection into the existing lines within Gilman Street. A "Capacity to Serve" letter has been obtained from the Portland Water District and a request for a "Capacity to Serve" letter has been sent to the City of Portland Public Works Department; they are attached for review.

VI. Stormwater Management

Please refer to the attached Stormwater Management Report.

VII. Construction Plan

A detailed plan set is attached with this application. The plan set includes the access and parking areas, grading, building layouts, pedestrian access ways, sanitary sewer connections, water distribution, storm drainage systems, stormwater management facilities, and erosion and sediment control measures. Also included within the plans are construction notes and details providing specific construction related information and sequencing of construction. Pending final approval of the project, the anticipated commencement of construction is Spring 2006 with a 6 to 8 month construction schedule.

VIII. Regulatory Approvals

This project is being reviewed by the City of Portland under Site Plan and Subdivision review, and no other approvals from the State or Federal authorities are anticipated to be needed for this development.

IX. Financial & Technical Capacity

This information is attached for review.

X. Evidence of Right Title or Interest

This information is attached for review.

XI. Natural Features, Wildlife, or Archaeological Sites

Given that the site is located on a large area of ash waste placed there many years ago, it is assumed that no natural features, wildlife or archaeological sites of any value are present in this immediate area.

XII. Recyclable Materials

Storage of recyclable materials will be available within the solid waste enclosure as shown on the provided site plan. As with the solid waste generated by the site, the recyclable materials will be handled by a qualified professional waste management and recycling company.

On behalf of the applicants, we look forward to working with the planning staff and Planning Board to complete the design and permitting for this project. The applicant is hopeful to complete the design and permitting to allow for a Spring 2006 construction start.

As you review the enclosed submittal, please feel free to contact me if you have any questions or would like to set up a meeting.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/jc
Enc.

cc: Shalom House, Inc.

Response to Comments Letter

Sebago Technics
Engineering Expertise You Can Build On

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sebagotechnics.com
One Chabot Street
P.O. Box 1339
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Ph. 207-856-0277
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September 12, 2005
04040

Barbara Barhydt, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Response to Comments, Valley Street Apartments, 315 Valley Street, LP

Dear Ms. Barhydt:

On behalf of the applicants, 315 Valley Street, LP, we have prepared this package in response to comments included in your August 24, 2005 review memo sent to us via email, in a September 6, 2005 memorandum from Stephen Bushey, P.E., and from a meeting with Tom Errico, P.E. on September 7, 2005. We have included the review comments below, in italics, followed by our responses.

Comments from Barbara's Memo

1. *The material states a Tier 1 Wetlands permit is needed, but I do not see a wetland noted on the plan. Could you please clarify this for me?*

   Any mention of a Tier 1 Wetland Alteration permit is in error. There are no known wetlands on this site.

2. *I see the proposed easement shown on the plat, but the Board will need to see a copy of the proposed text. Also do you have something more from the neighbor indicating their willingness to sign the easement?*

   We have included a legal description of the easement and updated the easement area on the plans. The applicant's legal counsel is currently working with this material to finalize an easement agreement with the abutter.

3. *The traffic engineer will be reviewing the plan, but it appears that the travel lanes are narrower than City standards. If so, please request a waiver from those technical standards.*

   We have included a request for a waiver of the access aisle requirements.

4. *The landscaping plan needs to include the type and size of the proposed plant material and the detail for the stockade fence and gate should be shown.*

   We have included a specific landscaping plan on our revised plans.

5. *A lighting plan should be submitted with the location, type and intensity of lighting. The photometrics for the site must be shown.*

A lighting plan is included for review.

6. *Could you provide more information about the monitoring well shown on the plan?*

The monitoring wells shown on the plans were installed prior to the applicant owning the property. It is the understanding of the applicant that the historic use of the property was an autobody and repair shop, and these wells may have been installed to monitor the land after this use (and its buildings) was terminated/destroyed.

Here is an excerpt from the Phase I ESA study conducted for this site in 2004 by Sebago Technics, Inc.: "A portion of the current vacant area to the south of the publishing facility formerly contained a body shop and car painting operation (formerly Arthur J. Willete Auto Service – Lots 4, 5 & 6). The buildings were removed after 1993 with underground storage tank removal and remediation following. A significant subsurface investigation in the winter of 1994 prompted the removal and remediation of three underground storage tanks on the subject site. Leaking tanks and contaminated soils were removed, with no further action necessary."

No monitoring of the wells has been conducted by the applicant and the wells will be removed and/or capped off as part of this proposed development.

7. *Is the ADS treatment system tied into the proposed site?*

Shalom House, Inc. has financial ties to all the land encompassed by Valley Street and Gilman Street from Park Street to the limits of the proposed development of the apartment building, and currently no impervious area is being treated. The ADS treatment system is proposed to treat impervious area on the property and is located in the Shalom House parking area due to the fact that this stormwater can be easily directed to Gilman Street which has a separated stormwater system, and the subsurface conditions below the existing parking area are much better than the ash soils located under the apartment building site.

8. *The application notes that the financial, technical and right title and interest material will be submitted under separate cover.*

The financial, technical and right, title or interest materials are included for review.

9. *Building elevations. I recommend that you submit updated building elevations for both structures. I believe the Board did ask for more clarification on how the apartment building would be accessed and appear along Valley Street.*

The architectural plans are included for review.

Comments from Stephen Bushey, P.E.

Site Plan

1. *The Site Plan is not clear as to the limits of the proposed parking easement, as it appears p to 7 parking spaces extend onto the adjacent property (Bokeelia Investments, LLC). A plan with the specific metes and bounds and construction limits should be provided as should some form of agreement with that landowner.*

   The proposed easement area has been adjusted on the Site Plan, and proposed easement language for the easement is included for review.

2. *We assume the City's traffic consultant will review the driveway location for compliance with the Technical Standards.*

   We were able to meet with Tom Errico, P.E., and responses to his initial verbal comments are included for review.

3. *The Public Works Dept. should comment regarding the limits of sidewalk reconstruction necessary for this project including sidewalk type, i.e. brick, asphalt or concrete.*

   The updated Site Plan shows the proposed extents and material of each walkway on the property, and we look forward to discussing the detailed construction of these walkways with the Public Works Department.

4. *The appropriate handicap signage must be provided for the spaces beneath the building.*

   Appropriate signage will be posted for each handicap parking space on the property. A detail of a typical sign is included on the detail sheet.

5. *It appears that the proposed stockade fence extends onto the adjacent property. Is an easement necessary for this?*

   The fence is proposed to extend to the Shalom House office building and, therefore, does technically cross abutting land to do so. The applicant has a financial interest in both properties and an easement will be created for these crossings, as suggested.

Grading and Utility Plan

1. *The grading plan is currently incomplete. We trust an updated plan will be forwarded to this office for review.*

   An updated, complete Grading and Utility Plan is included for review.

2. *The proposed finish floor elevations must be identified on the drawing.*

   The finish floor elevations are shown on the attached plans.

3. *The Public Works Dept. should review the need for a clean out for the 8" sewer service servicing the apartment building.*

   We look forward to Public Works Department review of the utilities and will certainly amend our design per their requests.

4. *Will the apartment building have a fire service and if so its size and location identified on the plan.*

   The apartment building and single family house will have separate fire service lines. These lines are shown on the attached plans.

5. *The engineer should confirm that adequate space exists within the existing catch basin to install the proposed 12" storm drain lead.*

   We have reviewed the geometry of the existing catch basin in question and find that, given the radius of the structure and the angles at which the existing pipes are installed, a new 12" line can be safely added to this structure.

6. *The plan must identify the location of the proposed water quality treatment unit.*

   The proposed water quality unit is located on the Shalom House office building site in order to minimize the impact of ash soils and to treat the impervious area that is not being treated today. We are reducing the contributing watershed from the site to Valley Street by directing roof water to Gilman Street directly, and are proposing to treat the runoff from the existing parking area that is currently not being treated and would otherwise not be within the threshold of treatment, as we understand it.

7. *A drainage easement is necessary for the storm drain pipe that appears to cross the property to the north of the proposed house.*

   As with the fence easement, an easement area will be created for the drainage pipe.

8. *A stone-stabilized construction entrance may be warranted during the initial construction period to prevent tracking of mud onto Valley Street.*

   We have included a stone-stabilized construction entrance on the attached plans, as suggested.

General

1. *Part VIII of the application cover letter suggests that the project requires DEP approval. We assume this is not correct.*

   The mention of wetlands and DEP approval was included in the cover letter in error and has been removed from the text.

2. *The cover suggests the site is covered with ash waste. The applicant shall provide evidence that the soil will be tested and that a plan is in place to dispose of the soil on or off-site in accordance with state and federal laws. Typically the ash waste sites on the peninsula contain potentially high lead exposures.*

A geotechnical evaluation of the site was conducted by Ken Recker, P.E. of Sebago Technics, Inc. He found that the ash fill material is located at approximate elevations of 14 to 18, with the higher elevations being prevalent on the southern portion of the property. The foundation materials for the buildings have been purposely designed such that excavation of the ash will be avoided. Additionally, we feel that the excavation of materials for the parking lot will stay above the ash elevations. The only possible excavation of ash materials may come with the installation of the utilities on the site and this should be a relatively small volume of material. The applicant is aware that this material will have to be treated as a special waste and disposed of accordingly. We have not prepared an official plan for the disposal of ash material at this time. A plan will be put together if the project requires removal of any ash material from the site.

Comments from Tom Errico, P.E. (paraphrased from our meeting)

1. *Parking aisle width in the exterior parking area is smaller than the design standards and a waiver must be requested from the Planning Board.*

Due to site constraints, we are proposing a 20-foot wide versus a requested 24-foot wide, access aisle for the exterior parking area which will allow access to 9' x 18' parking spaces. We have included a waiver request for this reduction for review.

2. *Can the site be designed such that only one curb cut is used for the entire site?*

We have looked at re-designing the site such that access through the building would be utilized to delete one of our proposed curb cuts and found that the design does not benefit the site and its proposed uses or users. We would lose at least four parking spaces and it would cause us to have an exterior parking area with two dead-ends, which would be a challenging traffic pattern compared to the two curb cut design.

There are currently two curb cuts into the site, one servicing the vacant area and the other servicing the abutting residential building owned by Bokeelia Investments, LLC. The two curb cuts will be relocated and improved and will continue to service multiple uses. The parking areas will service the apartment building, the single family house use, the Bokeelia residential building, and the Shalom House offices. Much of the use of the parking area will be of longer term parking and not a continuous inflow and outflow like a retail center for example.

Valley Street is a one-way street and only right hand turns would be allowed out of the curb cuts. This traffic pattern eliminates the possibility of traffic coming both ways and requires the drivers pulling out of the parking areas to analyze the traffic from only one direction.

There are no curb cuts on the westerly side of Valley Street except for the Dunkin Donuts curb cut that is located below the proposed parking areas. There are only two other curb cuts located above the proposed parking areas on the easterly side of Valley Street. We feel that this scenario offers a reasonable level of safety for two curb cuts for the property.

3. *If two curb cuts are necessary, can the distance between those curb cuts be maximized to better conform to the Design Standards?*

The separation distance between the two curb cuts is proposed to be approximately 63 feet, centerline to centerline. This distance is necessary due to the design of the parking areas within a relatively tight site. The access ways are designed such that they are located centrally to the parking spaces for each of the traffic patterns.

4. *Can a through access from Valley Street to Gilman Street be constructed on the site?*

The grade change across the site (approximately 10 feet from east to west) makes it extremely difficult to design a safe access from Valley Street through to Gilman Street. The applicants feel that access to Valley Street is adequate for the users of the property to travel away from the site given current traffic patterns and volumes on Congress Street.

We look forward to your review of the enclosed materials and to discussing this project with the Planning Board on September 27, 2005. Please contact us with any further questions or comments on this project.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Sr. Project Engineer

JHW:jhw/jc
Enc.

cc: Bill Floyd, Shalom House, Inc.
John Shields, Archetype, P.A. Architects

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September 12, 2005
04040

City of Portland Planning Board
389 Congress Street
Portland, ME 04101

Waiver Request for Parking Standards, Valley Street Apartments

Dear Members of the Board:

On behalf of the applicant, 315 Valley Street, LLC, we would like to request a waiver of the parking aisle width requirements for the proposed exterior parking area and a waiver of the horizontal separation of driveway curb cuts for the two proposed curb cuts to service the site.

Due to site constraints, we are proposing a 20 foot wide aisle for the exterior parking area rather than a 24 foot wide aisle as indicated in the Technical Design Standards. It is not anticipated that this reduction in the aisle width will decrease the safety of the vehicle operators using the parking area because it is a parking area for primarily residential use. Although there will be some office personnel parking from the Shalom House offices, both of these uses result in longer-term parking conditions and less vehicle trips per day when compared to higher volume uses such as retail or industrial uses. Additionally, the parking lot is a dead-end with no access to Gilman Street which will limit traffic in and out of the site to vehicles living in or working in the abutting buildings. The Technical Design Standards were designed to provide safe access for all uses, including the high traffic volumes of a retail center for example, and we feel the reduction to a 20-foot wide aisle for this particular residential project will be adequate and safe for the vehicles using the parking area.

The proposed curb cuts for the site are approximately 63 feet apart when measured centerline to centerline. The Technical Design Standards call for a separation of 100 feet for residential roads and 20 feet for small residential driveways. Given that the curb cuts are from the same site and enter onto a one-way street, we feel that the proposed separation will be adequate for this particular use. There are a limited number of curb cuts on Valley Street above the site (only two on the easterly side and none on the westerly side), so the presence of turning traffic entering Valley Street other than from Congress Street will be limited and, therefore, more predictable for analysis by a driver wanting to pull out of this site, no matter which curb cut is being used. In the event of both curb cuts being used at once, they are close enough together so that the drivers of each vehicle could see each other quite well and make their decisions accordingly.

The applicant feels that the number of parking spaces available on this site will have much to do with the project's success and, although the design of the exterior parking lot is slightly smaller than illustrated within the Technical Design Standards, the parking area will provide for safe traffic patterns and a reasonable amount of space for the small variety of users.

We look forward to discussing this with you on September 27, 2005.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Sr. Project Engineer

JHW:jhw/jc
Enc.

cc: Bill Floyd, Shalom House, Inc.
John Shields, Archetype, P.A. Architects

Exhibit 1

Site Plan Checklist

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Valley Street Apartments, 315 Valley Street, Portland, ME
Project Name, Address of Project

Application Number

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

x	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
x	(44)	The status of any pending applications	8
x	(45)	Anticipated timeframe for obtaining such permits	h8
x	(46)	A letter of non jurisdiction	h8
x	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

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; and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

Exhibit 2

Right, Title and Interest

Doc#: 79807 Bk:21871 Ps: 305

WARRANTY DEED
(Maine Statutory Short Form)

J. WESTON WALCH, PUBLISHER, a Maine corporation having a place of business in Portland, County of Cumberland and State of Maine, grants to **SHALOM HOUSE, INC.,** a Maine nonprofit corporation, with a principal place of business in Portland, County of Cumberland and State of Maine, with a mailing address of: P. O. Box 560, Portland, ME 04112, with **WARRANTY COVENANTS,** the real estate in Portland, County of Cumberland, State of Maine, described as follows:

> That certain real estate located in the City of Portland, County of Cumberland and State of Maine, being bounded by Valley Street, Gilman Street and Park Avenue, as more particularly set forth on **Exhibit A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, **J. WESTON WALCH, PUBLISHER** has caused this deed to be executed on October 7, 2004.

MAINE REAL ESTATE TAX PAID

WITNESS:

J. WESTON WALCH, PUBLISHER

By: _____
Name: John Thoreson
Title: President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss October 7, 2004

Then personally appeared the above named John Thoreson, President of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

_____
Notary Public/Attorney at Law
Print Name: Leslie Lowney
My Commission Expires: _____

Doc#: 79807 Bk:21871 Ps: 306

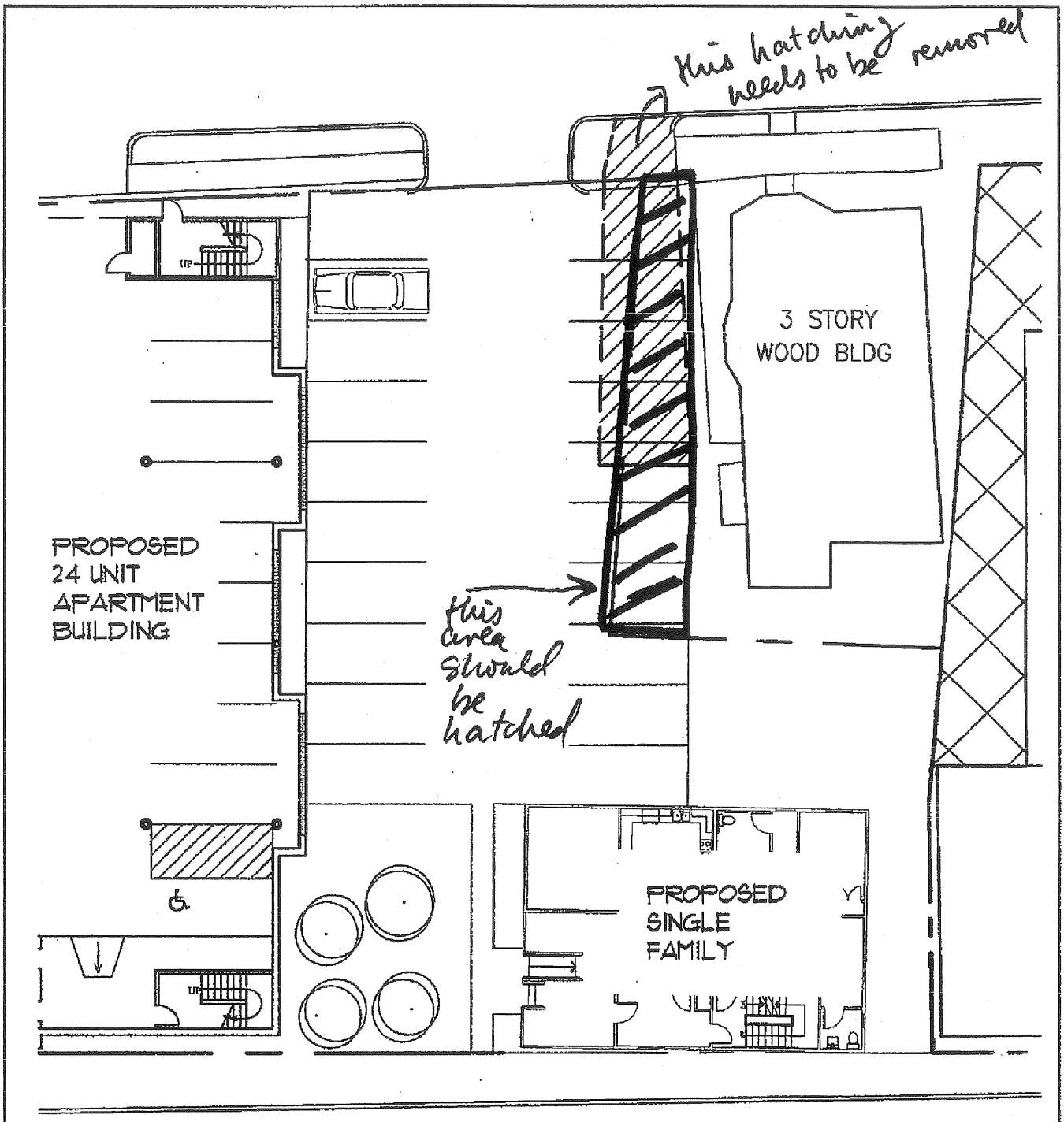
EXHIBIT A/SCHEDULE A
Property of J. Weston Walch, Publisher

A certain lot or parcel of land, together with the buildings and improvements thereon, being located on the westerly side of Gilman Street, the easterly side of Valley Street and the southerly side of Park Avenue in the City of Portland, Cumberland County, Maine, being shown on a survey plan prepared by Owen Haskell, Inc. entitled "Standard Boundary Survey & Topography Survey on Valley Street, Portland, Maine made for J. Weston Walch, Publisher" dated July 15, 1999, said premises being more particularly bounded and described as follows:

Beginning at a point formed by the intersection of the southerly sideline of Park Avenue and the westerly sideline of Gilman Street;
Thence by said Gilman Street on a course of S° 10 54' 00 East a distance of 499.03 feet more or less to land conveyed by Walch Properties, Inc. to Indicia, LLC by deed dated recorded in the Cumberland County Registry of Deeds in Book 15371, Page 236;
Thence by said land of Indicia on a course of South 79° 06' 00" West a distance of 62.11 feet to a point;
Thence by said land of Indicia on a course of North 11° 55' 48" West a distance of 6.30 feet to a point;
Thence by said land of Indicia on a course of South 76° 41' 40" West a distance of 61.89 feet to the easterly sideline of Valley Street;
Thence by said Valley Street on a course of North 13° 18' 20" West a distance of 134.75 feet to land now or formerly of Bokeelia Investments, LLC as shown on said Plan;
Thence by said Bokeelia land on a course of North 83° 15' 32" East a distance of 67.56 feet to a point;
Thence by said Bokeelia land on a course of North 08° 26' 22" West a distance of 49.80 feet to a point;
Thence by said Bokeelia land on a course of South 83° 10' 27" West a distance of 71.79 feet to said Valley Street;
Thence by said easterly sideline of Valley Street on a curve to the right having a radius of 780.00' an arc distance of 345.81 feet to the southerly sideline of said Park Avenue;
Thence by said Park Avenue on a course of South 79° 53' 09" East a distance of 73.60 feet to the point of beginning.

Received
Recorded Register of Deeds
Oct 07,2004 01:37:15P
Cumberland County
John B OBrien

EXHIBIT A



PROJECT: SHALOM HOUSE, INC. R7 ZONING AMENDMENT	ARCHITECT: ARCHETYPE, P.A. PORTLAND, MAINE	
DRAWING: OFFSTREET PARKING DIAGRAM	SCALE: 1" = 20'-0"	
	DATE: MAY 25, 2005	

Doc#: 41818 Bk:22803 Ps: 27

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that SHALOM HOUSE, INC., a Maine non-profit corporation having a place of business in Portland, County of Cumberland and State of Maine ("Grantor"), FOR CONSIDERATION PAID, grants to 315 VALLEY STREET LP, a Maine limited partnership with a principal place of business in Portland, Maine, and mailing address of P. O. Box 560, Portland, ME 04112 ("Grantee"), with QUITCLAIM COVENANT, certain land in Portland, County of Cumberland, State of Maine, located on Valley and Gilman Streets and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion only of the same premises conveyed to the Grantor herein by deed of J. Weston Walch, Publisher, dated October 7, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21871, Page 305.

MAINE REAL ESTATE TAX PAID

This conveyance is made subject the following liens and encumbrances, which by acceptance hereof the Grantee agrees to assume and be bound to:

Mortgage from Shalom House, Inc. to Banknorth, N.A. in the original principal amount of $1,360,000.00 dated October 7, 2004 and recorded October 7, 2004 in the Cumberland County Registry of Deeds in Book 21871, Page 307.

Collateral Assignment of Leases and Rents granted by Shalom House, Inc. to Banknorth, N.A., dated October 7, 2004 and recorded in Book 21871, Page 341.

Mortgage from Shalom House, Inc. to The Genesis Fund in the original principal amount of $323,400.00 dated October 7, 2004 and recorded October 7, 2004 in the Cumberland County Registry of Deeds in Book 21872, Page 1.

IN WITNESS WHEREOF, Shalom House, Inc. has caused this deed to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 24th day of June ____, 2005.

WITNESS:

SHALOM HOUSE, INC.

By: _____
Joseph C. Brannigan, its
Executive Director

Doc#: 41818 Bk:22803 Ps: 28

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

June 24, 2005

Then personally appeared the above named Joseph C. Brannigan, Executive Director of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Patricia L. O'Keefe

Notary Public/Attorney at Law

PATRICIA L. O'KEEFE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

Print Name: _____

My Commission Expires: _____

SEAL

O:\MAS\81126 Shalom House\Valley Street\Transfer documents\WD to 315 Valley Street LP.doc

Doc#: 41818 Bk:22803 Ps: 29

EXHIBIT A

A certain parcel of land situated on the westerly side of Gilman Street and on the easterly side of Valley Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of Gilman Street at the northeast corner of the land now or formerly of Indicia LLC (Book 15371, Page 276) and which point is located S 10° 54' 00" E a distance of 499.03 feet from the point of intersection of the westerly sideline of Gilman Street and the southerly sideline of Park Avenue, all as shown on "Boundary & Topographic Survey on Valley Street, Portland, Maine Made for Shalom House, Inc. June 16, 2005" by Owen Haskell, Inc., to be recorded herewith (the "Plan").

Thence, S 79° 06' 00" W by the land of Indicia LLC 62.11 feet;

Thence, N 11° 55' 48" W by the land of Indicia LLC 6.30 feet;

Thence, S 76° 41' 40" W by the land of Indicia LLC 61.89 feet to Valley Street;

Thence, N 13° 18' 20" W by Valley Street 134.75 feet to the land now or formerly of Bokeelia Investments, LLC (Book 13538 Page 272);

Thence, N 83° 15' 32" E by Bokeelia Investments, LLC 67.56 feet;

Thence, N 08° 26' 22" W by Bokeelia Investments, LLC 49.80 feet;

Thence, N 83° 10' 27" E a distance of 7.15 feet;

Thence, S 10° 54' 00" E a distance of 10.89 feet;

Thence, N 79° 06' 00" E a distance of 15.06 feet to other land of Shalom House Inc., labeled "Single Family Home Parcel" on said plan;

Thence, the following courses by "Single Family Home Parcel":

S 10° 54' 00" E a distance of 47.38 feet;
N 79° 06' 00" E a distance of 38.00 feet to Gilman Street;

Thence, S 10° 54' 00" E by Gilman Street 124.41 feet to the point of beginning.

Said parcel contains 17,404 square feet and is shown as "Apartment Building Parcel" on the above-mentioned plan.

O:\MAS\81126 Shalom House\Valley Street\Title\EXHIBIT A LIHTC parcel.doc

Received
Recorded Register of Deeds
Jun 27,2005 01:49:20P
Cumberland County
John B OBrien

RECIPROCAL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that 315 VALLEY STREET, LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address P. O. Box 560, Portland, ME 04112 (the "Partnership"), FOR VALUABLE CONSIDERATION, hereby GRANTS to LIBBYTOWN PROPERTIES, LLC, a Maine limited liability company having a mailing address of 83 Carleton Street, Portland, Maine 04102, its successors and assigns (collectively "Libbytown") an easement, more particularly described below, for the purposes described below, over certain land of the Partnership's located at Valley Street, Portland, Maine and more particularly described in a deed to the Partnership from Shalom House, Inc. dated June 24, 2005 recorded in the Cumberland County Registry of Deeds in Book 22803, Page 27 (the "Partnership Land"); and Libbytown, FOR VALUABLE CONSIDERATION, hereby GRANTS to the Partnership, its successors and assigns, an easement, more particularly described below, for the purposes described below, over certain land of Libbytown's located at 317-319 Valley Street, Portland, Maine and more particularly described in a deed to Libbytown from Jody L. MacDonald dated February 28, 2005 recorded in the Cumberland County Registry of Deeds in Book 22418, Page 311 (the "Libbytown Land").

The reciprocal easements granted herein are described as follows:

1. Libbytown grants to the Partnership a perpetual easement and right of way for ingress and egress to and from, and for parking of vehicles on, the Libbytown Land for the purpose of allowing a portion of the Partnership's parking lot to be built upon the Libbytown Land, which easement area begins at a point on the easterly sideline of Valley Street where the Partnership Land abuts the Libbytown Land and extends in a northeasterly direction along said boundary sixty-eight and one half feet (68.5'), more or less, and is more particularly shown on the drawing attached hereto as Exhibit A, entitled "Offstreet Parking Diagram" dated May 25, 2005, prepared by Archetype, P.A. for Shalom House, Inc., and consists of the hatched area to the left of the 3 story wood building depicted thereon. The Partnership shall have the right to enter the Libbytown Land at the location of said parking lot for the purposes of repairing, maintaining and replacing pavement from time to time. The Partnership shall bear all maintenance and replacement costs.

2. The Partnership grants to Libbytown a perpetual easement and right of way for ingress and egress across the Partnership Land, and the perpetual right and easement, for the benefit of Libbytown and its tenants, invitees and guests, to use three spaces for the parking of vehicles in the portion of the Partnership's parking lot immediately adjacent to and encroaching on the Libbytown Land pursuant to the easement granted in the preceding paragraph. The location of said parking spaces to be mutually agreed upon by the Partnership and Libbytown, but shall in any event be on the portion of the Partnership's parking area that encroaches on the Libbytown Land pursuant to the easement granted in the preceding paragraph, as shown on the drawing attached hereto as Exhibit A. Any vehicles parked by Libbytown or its tenants, invitees or guests in said three spaces shall bear current registration stickers and shall be in running condition.

As further consideration for the granting of the easement herein by Libbytown to the Partnership, the Partnership agrees to pay the cost of constructing a curb cut and paving and striping of the driveway and parking area located on the Libbytown Land.

The easements granted herein shall become effective upon the execution of this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained easements, with all privileges and appurtenances thereof, to the Partnership and Libbytown and their respective successors and assigns, to their use and behoof, forever. The Partnership and Libbytown each covenant with the other and their respective successors and assigns, that each is lawfully seized in fee simple of its land, that the same is free of all encumbrances, that each has good right to convey the same to the other to hold as aforesaid and that each of the Partnership and Libbytown and their respective successors and assigns shall and will warrant and defend the same to the other, its successors and assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under the Partnership or Libbytown, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed this ____ day of _____, 2005.

WITNESS:

315 VALLEY STREET, LP

By: Shalom House, Inc., its General Partner

_____

By:_____
Joseph C. Brannigan, its
Executive Director

LIBBYTOWN PROPERTIES, LLC

_____

By:_____
Print name:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

_____, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc., General Partner of 315 Valley Street LP, as aforesaid, and acknowledged

the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation and limited partnership.

Before me,

_____
Attorney-at-Law/Notary Public
Printed Name:_____
Commission expires:_____

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. _____, 2005

Personally appeared the above named _____, Member of Libbytown Properties, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

_____
Attorney-at-Law/Notary Public
Printed Name:_____
Commission expires:_____

O:\MAS\81126 Shalom House\Valley Street\Title\Reciprocal Easement for parking.doc

Exhibit 3

Financial Capacity Letter

Banknorth
Maine

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500
Toll Free: 800 761-3666

September 6, 2005

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland, 4th Floor
389 Congress Street
Portland, Maine 04101

Dear Mr. Urban:

This letter serves as confirmation that TD Banknorth, N.A. is considering providing financing to Shalom House, Inc. for the construction of a low income housing project located on Valley and Gillman Streets, in Portland, Maine.

After a brief review, it appears that the project is economically feasible. Based on our prior experience with Shalom House, Inc., I believe it has the financial capacity to successfully complete the proposed development. However, this letter is merely a statement of interest and does not represent a commitment to lend.

Should you have any questions, please feel free to call me at 761-8604.

Sincerely,

Richard A. Blake
Senior Vice President

Page 32

OTIS | ATWELL
CERTIFIED | PUBLIC | ACCOUNTANTS

Low Income Housing Tax Credit Program
Accountant Certification for Carryover Allocation

June 29, 2005

Maine State Housing Authority (MSHA)
353 Water Street
Augusta, ME 04330

and

315 Valley Street LP (the "Partnership")
Shalom House, Inc. (General Partner)
P.O. Box 560
106 Gilman Street
Portland, ME 04112

At the request of the above named sponsor, we have audited the costs incurred and performed certain procedures as stated below with respect to the documents supplied to us by the General Partner. These procedures, which were specified by the General Partner, were performed to assure that appropriate items and amounts were included in the computation of the 10 percent carryover rule in accordance with Internal Revenue Code (IRC) Section 42(h)(1)(E). In addition, these procedures were performed for MSHA in order for MSHA to determine that the requirements for a carryover allocation have been met.

The following procedures were performed:

- We examined documents and invoices relating to costs incurred as of June 29, 2005 for purposes of inclusion in the computation of the 10 percent carryover rule in accordance with IRC Section 42(h)(1)(E).

- We examined the MSHA form Developer Certification for Carryover as of June 29, 2005, as provided by the General Partner.

324 GANNETT DRIVE | SOUTH PORTLAND, MAINE 04106-3263 | 207.780.1100 | 207.780.1999 (F) | WWW.OTISATWELL.COM

We were provided with the following documents to perform these procedures:

- Reservation of Tax Credit authority issued by MSHA.
- Copies of title report, lease agreement, etc., as applicable.
- Development Services Agreement between Shalom House, Inc. and 315 Valley Street LP.
- Invoices to support costs incurred with respect to 315 Valley Street LP through June 29, 2005.
- Agreement for architectural services from Archetype, P.A., and invoices detailing the work completed as of June 22, 2005.

Internal Revenue Code (IRC) Section 461 outlines the rules to be used when determining if a liability has been incurred for income tax purposes. The determination of when a liability has been incurred is provided by the "all events test is met with respect to any item if all events have occurred which determine the fact of the liability and the amount of such liability can be determined with reasonable accuracy". IRC 461(h)(2) adds the requirement that economic performance with respect to the item must occur. A contract is a common form of evidence that there is an obligation to make payment and often the contract states the amount to be paid and the services to be performed. Thus a fee agreement which states a fixed amount to be paid for specific services performed should meet the conditions of the all events test for accrual of a liability. Economic performance must be established based on actual services rendered pursuant to the agreement.

The Development Services Agreement ("Agreement") stipulates that the Company promises to pay the Developer a fee for certain services to be rendered with respect to the development of the above referenced project. This Agreement acknowledges that not less than $114,762 of the total Development Fee was earned prior to June 29, 2005 for services rendered to that point. Section 1 of the Agreement outlines the various obligations of the Developer, and we have received representations from the Partner as to which of these services have been performed as of June 29, 2005. The amount of $114,762, shown above, represents 20% of the total expected fee. Based on our review of the documents received, the benchmarks achieved as of June 29, 2005, and the balance of services to be performed under the Agreement, we believe it is reasonable to conclude $114,762 of the Development Fee has been earned as of June 29, 2005. In addition, as there is an agreement which stipulates that not less than this amount was earned as of June 29, 2005, we believe it is reasonable, although not free from challenge by the IRS, to accrue this amount as of June 29, 2005 for purposes of determining costs incurred as of June 29, 2005 as shown below.

Page 34

Based on the above, it is our opinion that at least $532,589 of costs have been incurred by the Partnership as of June 29, 2005 as follows:

Acquisition	$ 281,000
Architect	108,754
Development Fee	114,762
Interest	7,531
Engineering	5,796
Market Study	5,000
Legal Fees	3,964
Building Permits	3,091
Construction Period Insurance and Taxes	1,851
Survey	840
TOTAL	$ 532,589

For purposes of determining the taxpayers' reasonably expected basis, we refer to IRS regulations 1.42-6. The total basis of the project upon completion was expected as of June 29, 2005 to be as follows:

Total Development Costs	$ 4,662,455
Less:	
Tax Credit Fees	18,000
Organization Costs	5,000
Reserves and Escrows	45,643
Total Reasonably Expected Basis	$ 4,493,812

Reasonably expected basis has been calculated from the Developer's Certification of Costs Incurred as of June 29, 2005. We do not express any opinion here as to the amounts included in the reasonably expected basis. Based on the above amount shown, to meet the 10 percent test in accordance with IRC Section 42(h)(1)(E) and implementing regulations at 1.42-6, the Project needed to incur at least $449,381 of costs prior to the 10% test date. Based on the computation above, costs of at least $532,589 had been incurred by 315 Valley Street LP as of June 29, 2005 which is approximately 11.9% of the reasonably expected basis.

This report is intended solely for the use of those parties listed above and should not be relied on by any other party.

Otis/Atwell

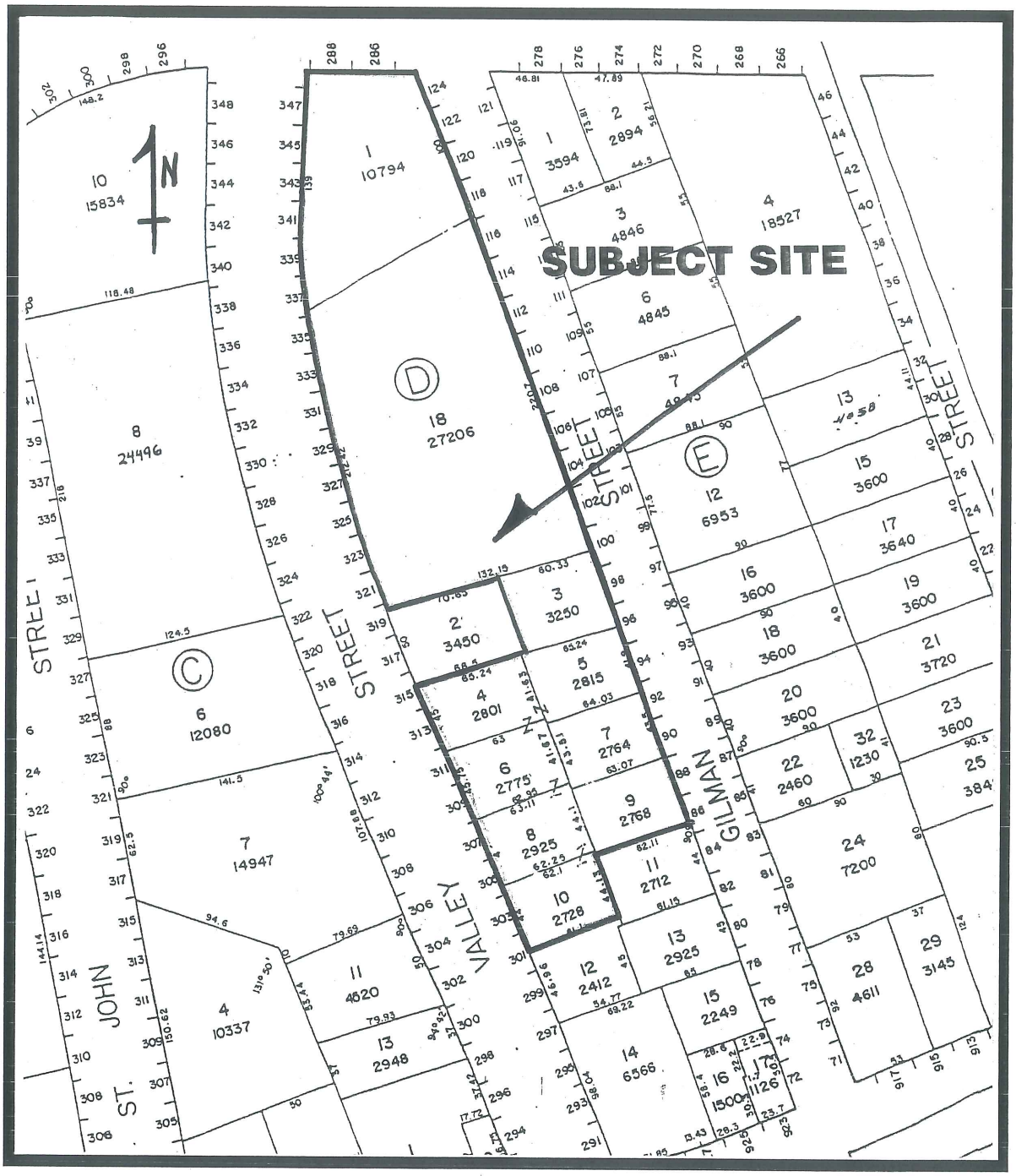
Certified Public Accountants

Exhibit 4

Site Location Map

04040

FIGURE 2



TAX MAP SKETCH

MAP 65 LOTS 1, 3, 4–10, & 18

VALLEY STREET

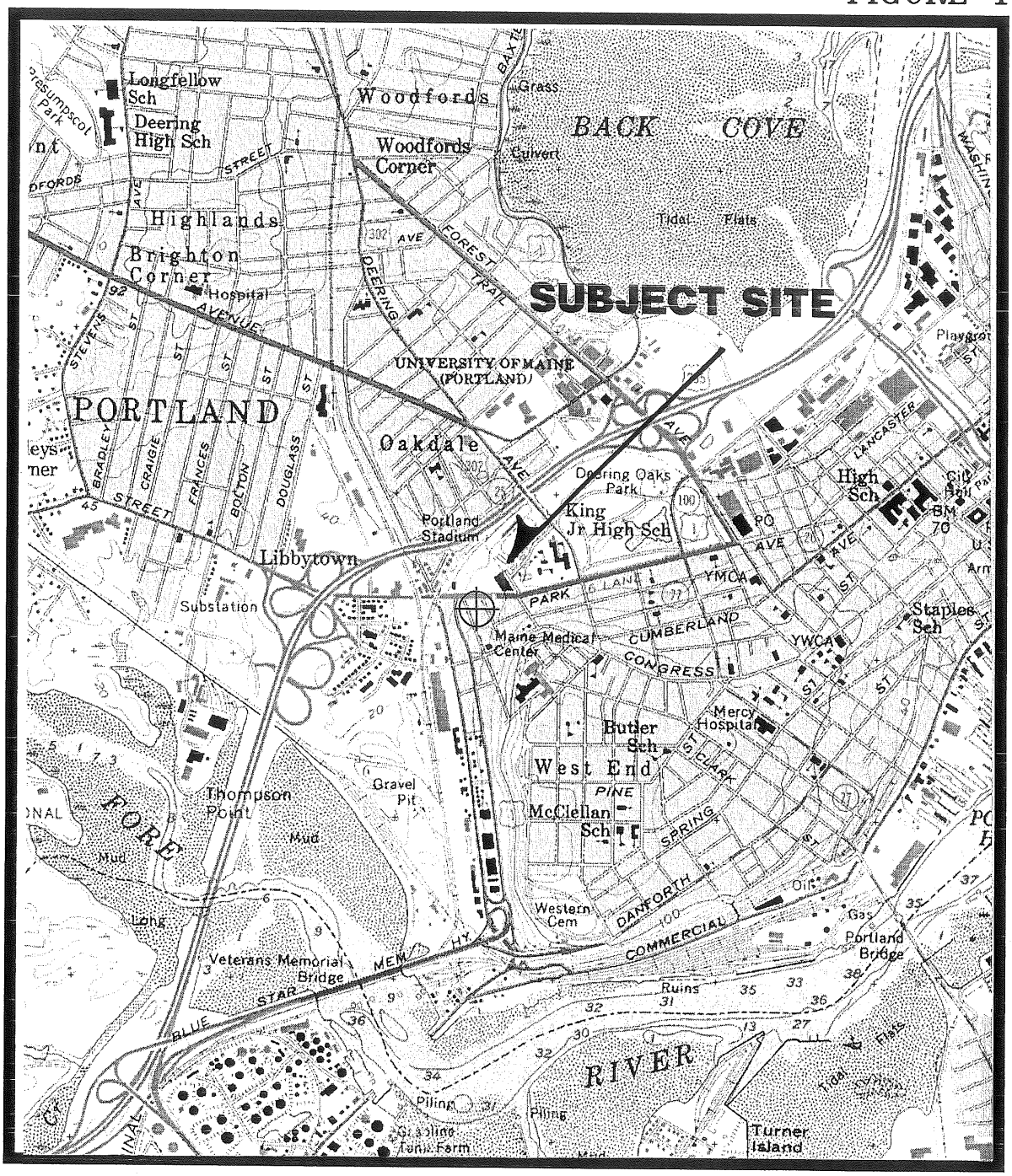
PORTLAND, MAINE

Sebago Technics

Engineering & Planning for the Future

04040

FIGURE 1



SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST, MAINE

SCALE 1:24,000

Sebago Technics

Engineering & Planning for the Future

Exhibit 5

Sanitary Sewer Capacity Letter

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

Page 39

August 9, 2005
04040

Frank Brancely, Senior Engineering Technician
Public Works Department
City of Portland
55 Portland Street
Portland, ME 04101

Valley Street Apartments, 315 Valley Street, LLC

Dear Mr. Brancely:

On behalf of the applicant, 315 Valley Street, LLC, a limited partnership controlled by Shalom House, Inc., we are requesting a "Capacity to Serve" letter from you regarding this proposed project. The proposed development includes a 24-unit apartment building and a six (6) bedroom single family house with associated parking.

The anticipated flows generated from the apartment building are estimated to be 4,320 gallons per day (24 units at 180 GPD/unit). The anticipated flows generated from the six bedroom house are estimated to be 540 gallons per day. So, the total flow generated by this project will be near 4,860 GPD.

The apartment building and single family house will connect separately into the existing sewer line in Gilman Street which is a 15" VC pipe. The City Planner dealing with this project will be Ms. Barbara Barhydt, and the address of the site is anticipated to be 315 Valley Street.

Upon your review of the attached site plan and grading plan, we would like to obtain confirmation of the City's sewer system to accommodate this project. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Jon H. Whitten, Jr., P.E.
Senior Civil Engineer

JHW:jhw/jc
Enc.

cc: Shalom House, Inc.

Exhibit 6

Water Capacity Letter

04040
CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 5, 2005

Jon H. Whitten, Jr., P.E.
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Shalom House-Gilman St.-Portland

Jon:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed group home and 24 unit apartment complex to be located at Gilman, Valley and Park Ave. in Portland. Checking District records, I find there is a 8"DI water main on the east side of Gilman St. as well as a water hydrant located within 350' of the property.

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: Gilman St. @Park Ave.
Hydrant # 208
Static pressure = 100 PSI
Flow = 1355 GPM
Last Tested = 3/26/2003

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

received
8/19/05
SEBAGO TECHNICS

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.761.8310 FAX: 207.879.5837 E-MAIL: CUSTOMERHELP@PWD.ORG WEB: WWW.PWD.ORG

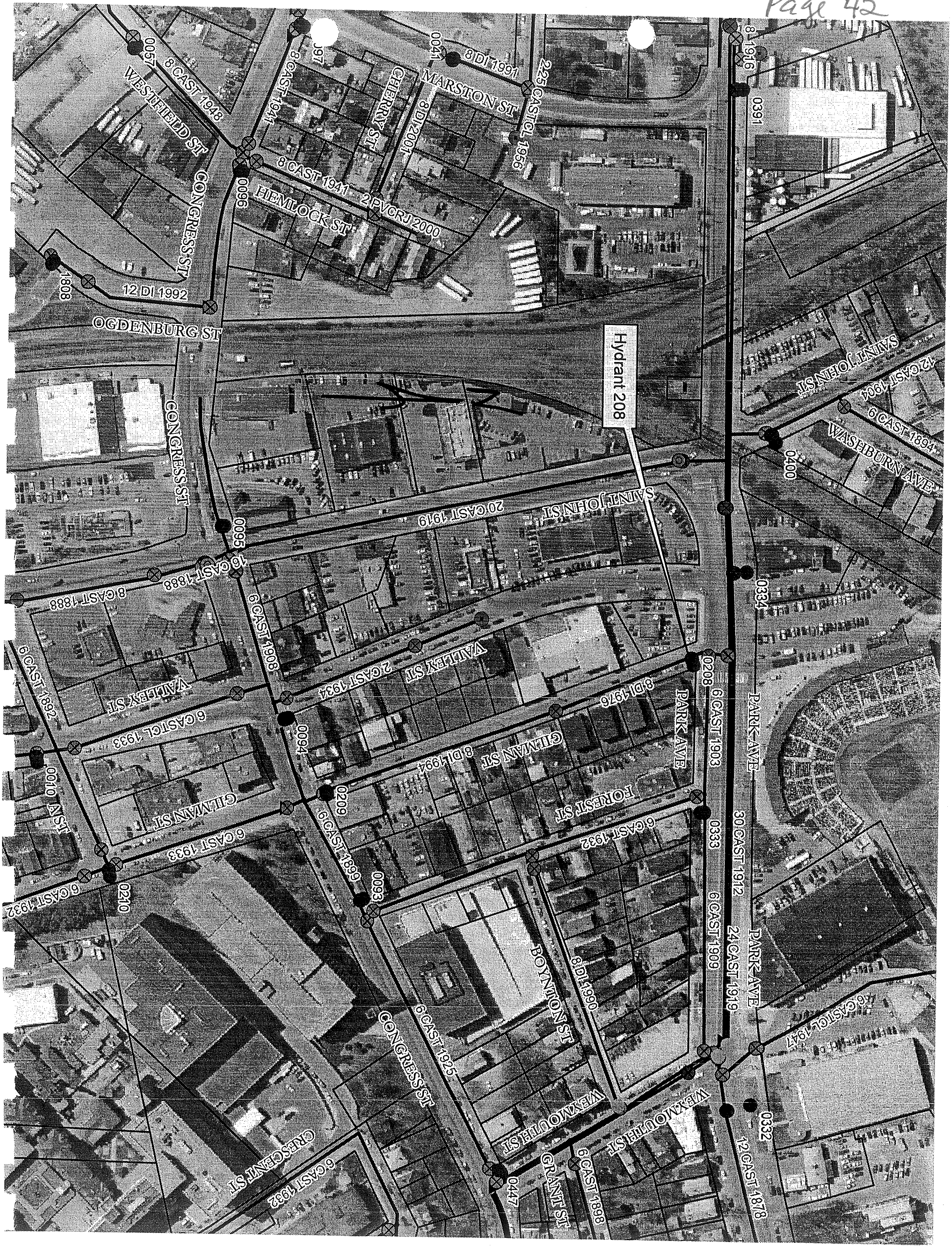

Hydrant 208
WESTFIELD ST
8 CAST 1948
0057
CHERRY ST
8 CAST 1941
0041
8 DI 1991
MARSTON ST
8 DI 2001
2.25 CASTCL 1956
8 1916
0391
HEMLOCK ST
8 CAST 1941
2 PVCRJ 2000
0096
CONGRESS ST
1808
12 DI 1992
OGDENBURG ST
CONGRESS ST
SAINT JOHN ST
12 CAST 1904
6 CAST 1894
WASHBURN AVE
0400
SAINT JOHN ST
20 CAST 1919
0095
16 CAST 1888
8 CAST 1888
6 CAST 1908
VALLEY ST
2 CAST 1934
VALLEY ST
6 CAST 1892
6 CASTCL 1933
0094
8 DI 1976
GILMAN ST
8 DI 1994
GILMAN ST
0209
0334
0208
PARK AVE
6 CAST 1903
PARK AVE
FOREST ST
0333
30 CAST 1912
6 CAST 1932
16 CAST 1899
6 CAST 1933
0210
6 CAST 1932
0093
BOYNTON ST
8 DI 1990
6 CAST 1909
24 CAST 1919
PARK AVE
6 CASTCL 1947
CONGRESS ST
6 CAST 1925
WEYMOUTH ST
WEYMOUTH ST
0332
CRESCENT ST
6 CAST 1932
0447
GRANT ST
6 CAST 1898
12 CAST 1878

Exhibit 7

Stormwater Management Report

04040

STORMWATER MANAGEMENT NARRATIVE

Valley Street Apartments
Valley and Gilman Streets
Portland, Maine

Existing Conditions

The site is currently a grassed area that is undeveloped. The existing soils of the property are mostly ash waste materials transported to the property many years ago. Runoff generally flows from the highest ground, adjacent to Gilman Street, and down to Valley Street via overland flow. Flows are picked up by catch basins within Valley Street. The pipes within Valley Street are part of a combined sewer and storm drain system. There are separated storm drain pipes and sewer pipes within Gilman Street.

Proposed Conditions

The proposed improvements to the site include the construction of a single-family house and a 24-unit apartment building with associated parking spaces. The apartment building's roof drains are to be directed to the storm drain lines within Gilman Street, while the parking area will sheet flow to Valley Street. The house will shed runoff to Gilman Street. We are proposing an underground ADS treatment system within the Shalom House parking area near Park Street as a water quality measure for the project. This will treat existing pavement that is not being treated today and minimizes the amount of ash material being disturbed on the site. Details of the treatment system are included within the plan set.

Conclusion

The overall peak rate of runoff entering the Valley Street system will be reduced by the development due to the fact that the roof drains on the buildings will direct stormwater runoff to Gilman Street instead of allowing that water to flow via overland flow to Valley Street. The additional stormwater being directed to Gilman Street will enter the system after a short time period of initial rains and should enter the system ahead of most of the contributing area located upstream of the site; it is not anticipated to have a significant negative impact on the system. The runoff from the roofs is traditionally not considered as runoff that needs water quality treatment due to the fact that the roofs have little exposure to outside pollutants and soil. Water quality treatment of the exterior parking will be compensated by the treatment of the impervious area within the existing, un-treated parking area on the north of the Shalom House office building.

Prepared by:

SEBAGO TECHNICS, INC.

STATE OF MAINE WHITTEN, JR. NO. 7914 REGISTERED PROFESSIONAL ENGINEER

Jon H. Whitten, Jr., P.E.
Project Manager

JHW:jhw/jc

September 12, 2005

Exhibit 8

11" x 17" Reduction of Site Plan, Grading & Utility Plan, and Building Elevations

24" x 36" Site Plan Drawings

SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that SHALOM HOUSE, INC., a Maine nonprofit corporation with a principal place of business in Portland, Cumberland County, Maine ("Grantor"), FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT to 315 VALLEY STREET LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address of P.O. Box 560, Portland, Maine 04112, its successors and assigns (collectively the "Grantee"), forever, perpetual easements (collectively the "Easement") for the purposes described below, over a certain portion Grantor's land located at Gilman Street, Portland, Maine and more particularly described in a deed from J. Weston Walch, Publisher, dated October 7, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21871, Page 305 ("Grantor's Land"). Grantor's Land abuts certain land of Grantee's located at Gilman Street, Portland, Maine, and more particularly described in a deed from Grantor to Grantee dated June 24, 2005 and recorded in said Registry of Deeds in Book 22803, Page 27 (the "Grantee's Land"). The portion of Grantor's Land subject to the easement granted herein is more particularly described on Exhibit A attached hereto and made a part hereof and is referred to as the "Easement Area."

The Easement is granted for the following purposes:

1. Grantee shall have the right to enter the Easement Area by foot or motor vehicles in order to install, maintain, repair, replace and remove conduits or pipelines for conveying sewage from Grantee's Land across the Easement Area to public sewer lines in Gilman Street, with all necessary fixtures, valves, pump stations (if required), manholes, equipment and appurtenances; and

2. Grantee shall have the right to enter the Easement Area by foot or motor vehicle in order to install, maintain, repair and replace that portion of an ornamental metal fence and all related footings, posts and structures, which crosses over the Easement Area in a northerly direction from Grantee's Land.

Promptly upon completing any work in the Easement area, Grantee shall restore Grantor's Land to the condition it was in prior to such work being done, including grading and seeding as necessary.

TO HAVE AND TO HOLD the aforegranted and bargained Easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever. Grantor does hereby covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of Grantor's Land, that the same is free of all encumbrances except those of record at the time of recording of this instrument, that Grantor has good right to convey this easement to Grantee to hold as aforesaid and that Grantor and its successors and assigns shall and will warrant and defend the same to Grantee, its successors and

assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under Grantor

IN WITNESS WHEREOF, SHALOM HOUSE INC. has caused this instrument to be executed by Joseph C. Brannigan, its Executive Director thereunto duly authorized, this 17 day of Oct, 2005.

WITNESS:

SHALOM HOUSE, INC., Grantor

By: _____
Joseph C. Brannigan
Executive Director

STATE OF MAINE
CUMBERLAND, SS.

~~November~~ Oct 17, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of SHALOM HOUSE, INC., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

Print Name: Patricia O'Keefe
My commission expires: Oct 14, 2012

O:\MAS\81126 Shalom House\Valley Street\Title\Sewer easement.doc

EXHIBIT A

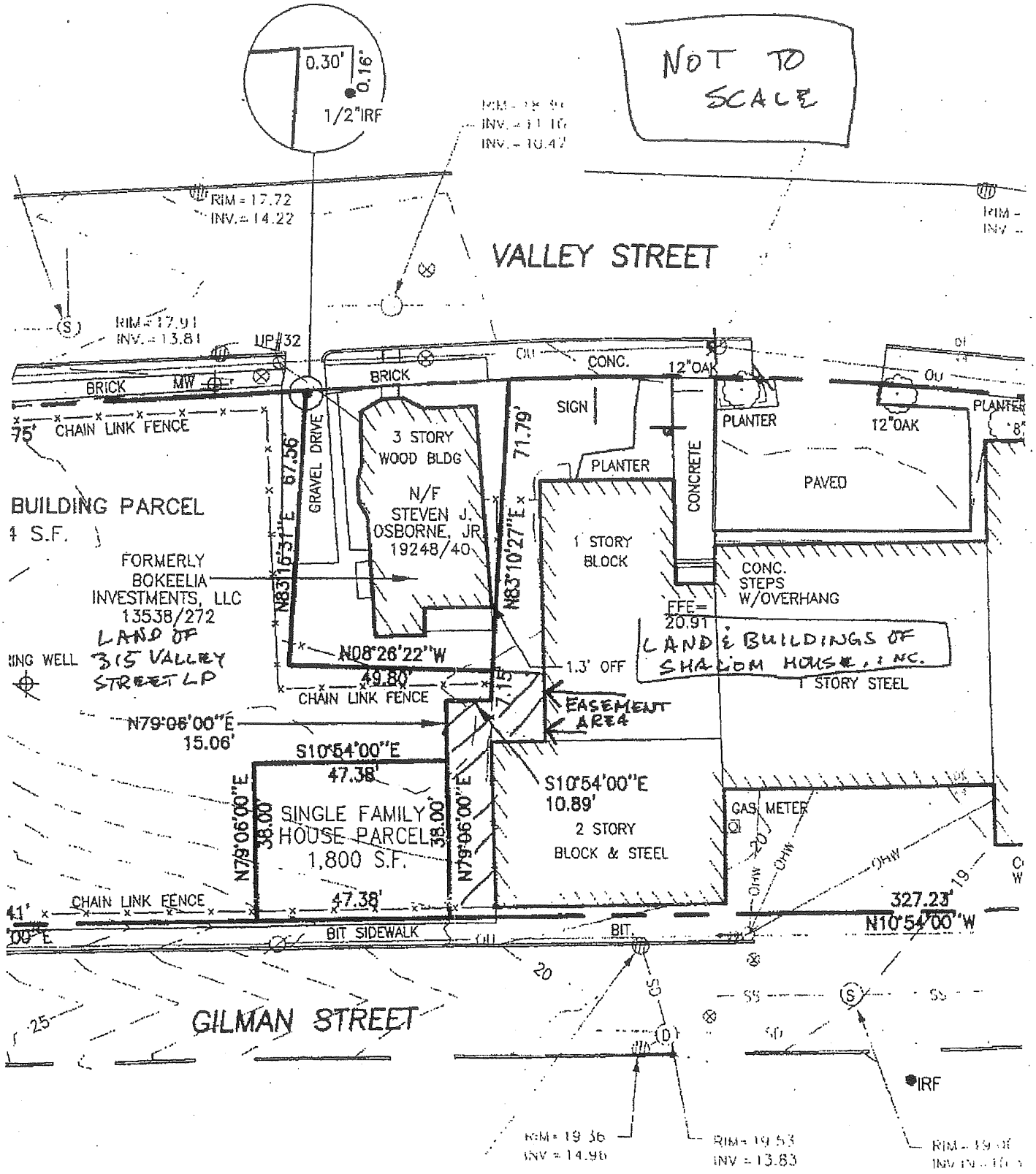
Beginning at a point on the westerly sideline of Gilman Street and the northeasterly corner of Grantee's Land; thence S79°06'00"W a distance of 53.07 feet to a point; thence turning and running N10°54'00"W a distance of 10.89 feet to a point; thence turning and running S83°10'27"W a distance of 7.15 feet to a point; thence turning and running N08°26'22"W a distance of 10.00 feet, more or less, to a point at the southerly side of the building on Grantor's Land identified as "1 Story Block" as depicted on the sketch attached hereto as Exhibit B, which sketch is a portion of a plan entitled "Site Plan for Valley Street Apartments" dated August 5, 2005, prepared by Sebago Technics (the "Site Plan"); thence turning and running in a northeasterly direction along the southerly side of said 1 Story Block building to a point at the westerly side of another building owned by Grantor and contiguous to said 1 Story Block building and identified as "2 Story Block & Steel" building as depicted on the Site Plan; thence turning and running in a southeasterly direction along the westerly side of said 2 Story Block & Steel building to the southwesterly corner thereof; thence turning and running in a northeasterly direction along the side of said 2 Stock Block & Steel building to Gilman Street; thence turning and running S10°54'00"E by Gilman Street 10.0 feet, more or less, to the point of beginning.

O:\MAS\81126 Shalom House\Valley Street\Title\Sewer easement.doc

Doc#: 92120 Bk:23505 Pg: 272

EXHIBIT B

Received
Recorded Register of Deeds
Dec 19,2005 09:43:28A
Cumberland County
John B OBrien



RECIPROCAL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that 315 VALLEY STREET, LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address P. O. Box 560, Portland, ME 04112 (the "Partnership"), FOR VALUABLE CONSIDERATION, hereby GRANTS to LIBBYTOWN PROPERTIES, LLC, a Maine limited liability company having a mailing address of 83 Carleton Street, Portland, Maine 04102, its successors and assigns (collectively "Libbytown") an easement, more particularly described below, for the purposes described below, over certain land of the Partnership's located at Valley Street, Portland, Maine and more particularly described in a deed to the Partnership from Shalom House, Inc. dated June 24, 2005 recorded in the Cumberland County Registry of Deeds in Book 22803, Page 27 (the "Partnership Land"); and Libbytown, FOR VALUABLE CONSIDERATION, hereby GRANTS to the Partnership, its successors and assigns, an easement, more particularly described below, for the purposes described below, over certain land of Libbytown's located at 317-319 Valley Street, Portland, Maine and more particularly described in a deed to Libbytown from Jody L. MacDonald dated February 28, 2005 recorded in the Cumberland County Registry of Deeds in Book 22418, Page 311 (the "Libbytown Land").

The reciprocal easements granted herein are described as follows:

1. Libbytown grants to the Partnership a perpetual easement and right of way for ingress and egress to and from, and for parking of vehicles on, the Libbytown Land for the purpose of allowing a portion of the Partnership's parking lot to be built upon the Libbytown Land, which easement area begins at a point on the easterly sideline of Valley Street where the Partnership Land abuts the Libbytown Land and extends in a northeasterly direction along said boundary sixty-eight and one half feet (68.5'), more or less, and is more particularly shown on the drawing attached hereto as Exhibit A, entitled "Offstreet Parking Diagram" dated May 25, 2005, prepared by Archetype, P.A. for Shalom House, Inc., and consists of the hatched area to the left of the 3 story wood building depicted thereon. The Partnership shall have the right to enter the Libbytown Land at the location of said parking lot for the purposes of repairing, maintaining and replacing pavement from time to time. The Partnership shall bear all maintenance and replacement costs.

2. The Partnership grants to Libbytown a perpetual easement and right of way for ingress and egress across the Partnership Land, and the perpetual right and easement, for the benefit of Libbytown and its tenants, invitees and guests, to use three spaces for the parking of vehicles in the portion of the Partnership's parking lot immediately adjacent to and encroaching on the Libbytown Land pursuant to the easement granted in the preceding paragraph. The location of said parking spaces to be mutually agreed upon by the Partnership and Libbytown, but shall in any event be on the portion of the Partnership's parking area that encroaches on the Libbytown Land pursuant to the easement granted in the preceding paragraph, as shown on the drawing attached hereto as Exhibit A. Any vehicles parked by Libbytown or its tenants, invitees or guests in said three spaces shall bear current registration stickers and shall be in running condition.

As further consideration for the granting of the easement herein by Libbytown to the Partnership, the Partnership agrees to pay the cost of constructing a curb cut and paving and striping of the driveway and parking area located on the Libbytown Land.

The easements granted herein shall become effective upon the execution of this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained easements, with all privileges and appurtenances thereof, to the Partnership and Libbytown and their respective successors and assigns, to their use and behoof, forever. The Partnership and Libbytown each covenant with the other and their respective successors and assigns, that each is lawfully seized in fee simple of its land, that the same is free of all encumbrances, that each has good right to convey the same to the other to hold as aforesaid and that each of the Partnership and Libbytown and their respective successors and assigns shall and will warrant and defend the same to the other, its successors and assigns, forever against the lawful claims and demands of any person or entity claiming by, through or under the Partnership or Libbytown, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed this 5 day of Oct., 2005.

WITNESS:

315 VALLEY STREET, LP

By: Shalom House, Inc., its General Partner

By: _____
Joseph C. Brannigan, its
Executive Director

LIBBYTOWN PROPERTIES, LLC

By: _____
Print name: Jed MacDonald
Its: President of Libbytown Properties LLC

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Oct 4, 2005

Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc., General Partner of 315 Valley Street LP, as aforesaid, and acknowledged

the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation and limited partnership.

Before me,

Patricia L. O'Keefe
Attorney-at-Law/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Oct 5, 2005

Personally appeared the above named Jody MacDonald Member of Libbytown Properties, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Patricia L. O'Keefe
~~Attorney-at-Law~~/Notary Public
Printed Name: PATRICIA L. O'KEEFE
Commission expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 14, 2005

O:\MAS\81126 Shalom House\Valley Street\Title\Reciprocal Easement for parking.doc

Att 3.10

Performance Cutoff Area Lighting for Architectural Outdoor Environments

SPECTRA III AREA LUMINAIRE

ISO 9001 Certified

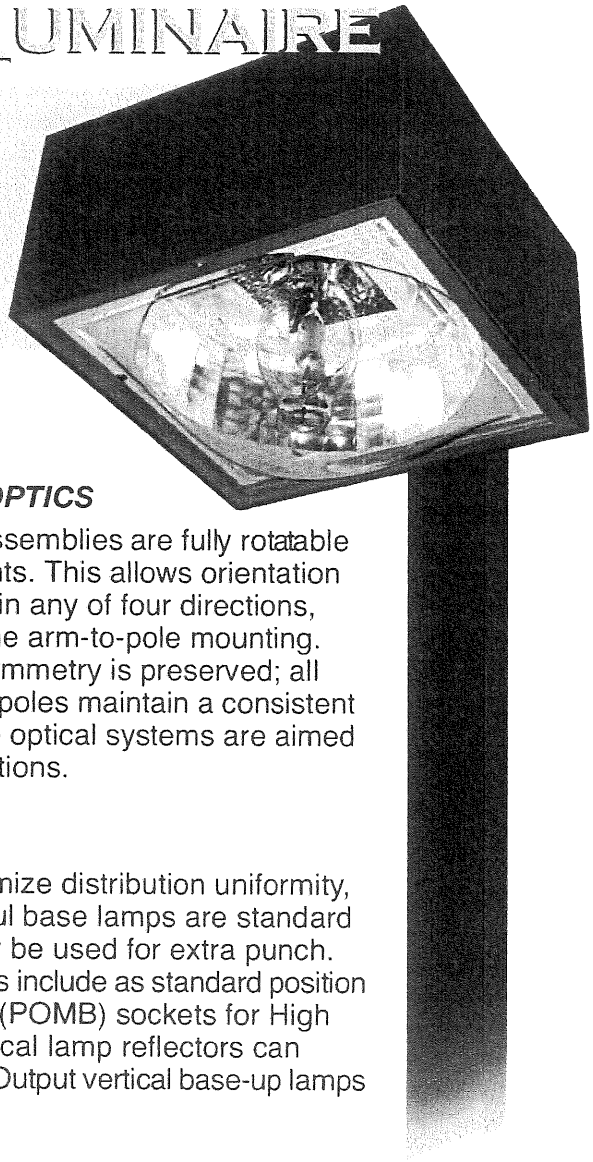
Wide-Lite®
a GENLYTE THOMAS company

AH.B.11

SPECTRA III AREA LUMINAIRE

Wide-Lite's newest site lighting fixture – the Spectra III Area Luminaire (AL3), is designed to complement any architectural outdoor setting.

Incorporating an extensive array of high-performance optics with modern cutoff lighting requirements, the AL3 has the flexibility required to meet your area lighting needs with a minimum number of fixtures.

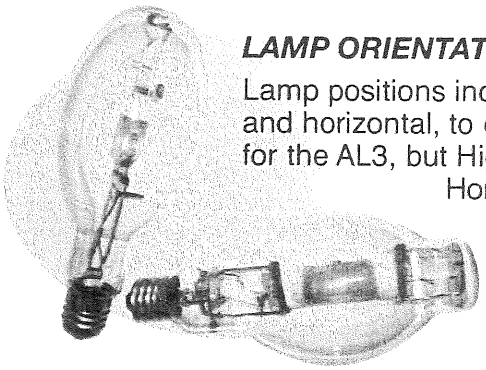


CUTOFF CLASSIFICATION

The quality of a cutoff luminaire is in its ability to control and distribute light. The AL3 optical system is designed to produce maximum candlepower at high angles while ensuring that issues of light trespass and glare are brought under control. AL3 optics are available in IESNA Semi Cutoff, Cutoff and Full Cutoff options.

ROTATABLE OPTICS

AL3 reflector assemblies are fully rotatable in 90° increments. This allows orientation of distributions in any of four directions, regardless of the arm-to-pole mounting. Architectural symmetry is preserved; all luminaires and poles maintain a consistent alignment while optical systems are aimed in various directions.

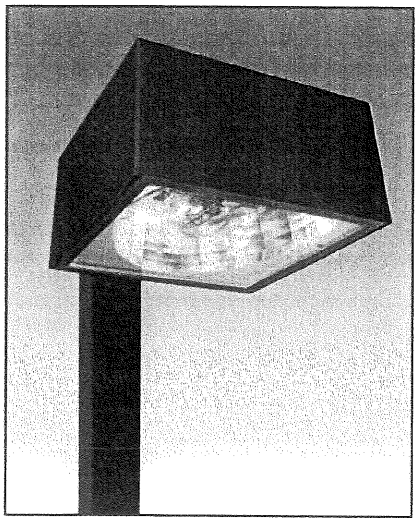


LAMP ORIENTATION

Lamp positions include vertical, to maximize distribution uniformity, and horizontal, to create full cutoff. Mogul base lamps are standard for the AL3, but High Output Lamps may be used for extra punch. Horizontal Lamp Reflectors include as standard position oriented mogul base (POMB) sockets for High Output Lamps. Vertical lamp reflectors can accommodate High Output vertical base-up lamps as well.

COOL, QUIET DESIGN

All AL3 ballasts are mounted to a removable ballast tray for maximum heat dissipation and accessibility.



95% REFLECTIVE SEGMENTED OPTICS

All AL3 multifaceted segmented reflectors utilize the highest grade material available: highly reflective "Super Sheet" with an inorganic dielectric coating.

PRIMARY PATH & PRIMARY IMAGE

Computer-optimized and balanced, Primary Path Optics eliminate light being redirected back through the arc tube as well as another reflector segment. Combined with Primary Image reflector designs to maximize reflector performance characteristics, Wide-Lite designs offer higher luminaire efficiencies and more effective light distribution patterns.

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AH. B. 12

Lighting designers & specifiers contend with two subjective performance criteria in any lighting application:

- **Minimum footcandle requirements**
- **Maximum to minimum ratio requirements**

Due to changing ordinances, a third lighting criterion must also be considered:

- ***Cutoff performance***: a luminaire's ability to eliminate obtrusive glare caused by high angle illumination, thereby complying with newer Light Trespass and Dark Sky Ordinances.

Wide-Lite's new **SPECTRA III AREA LUMINAIRE** (AL3) addresses all three specification issues in ***one*** product for contemporary environments.

Briefly, IES Cutoff definitions are:

Semi-Cutoff:

Less than 5% of light from fixture exits at an angle of 90°, and less than 20% of total output exits at 80°.

Cutoff:

Less than 2.5% of light from fixture may exit at a 90° angle. Less than 10% of light from fixture may exit at an 80° angle.

Full Cutoff:

All light from fixture must exit below a 90° angle. Less than 10% of total light output may exit at 80°. (Typically Flat Glass Lens).

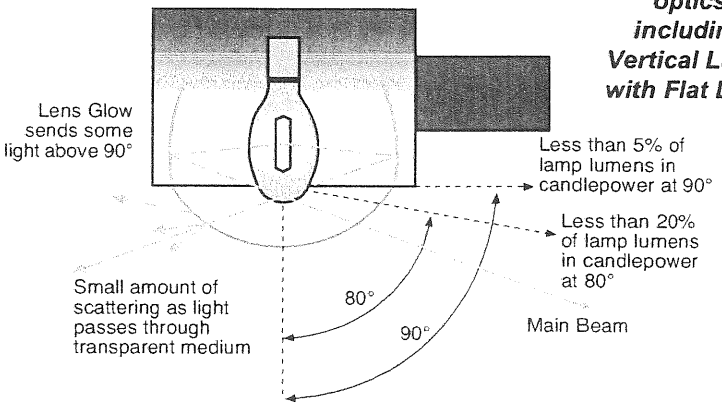
All AL3 Cutoff and Semi-Cutoff fixtures emit less than 2% of their total lumen output in the 90° to 180° range. Full Cutoff AL3's meet IES "0%" standards above 90°.

Many municipalities have existing or pending legislation mandating the use of full cutoff fixtures to reduce "Sky Glow" or light pollution, and the obvious waste of energy. As these "Dark Sky" ordinances vary widely, AL3 optics have been designed to provide flexibility in meeting many different requirements.

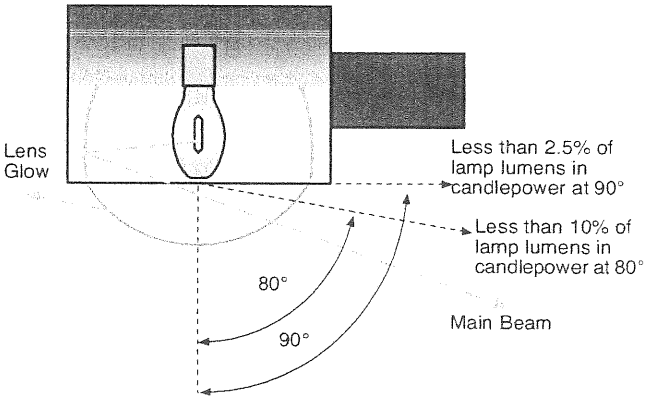
AL3 CUTOFF OPTIONS

See current product Specification Sheet for complete listing of available optics including Vertical Lamp with Flat Lens

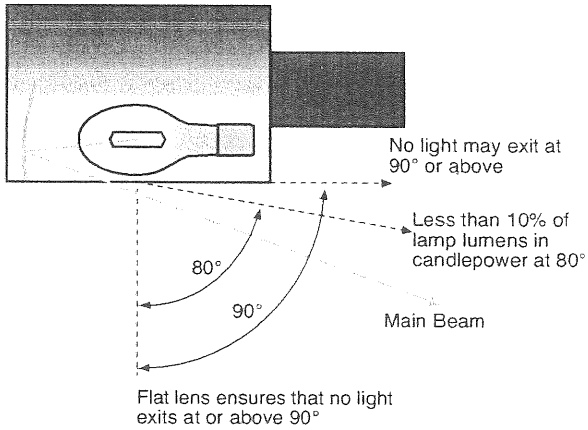
SEMI CUTOFF
AL3 450W – 1000W
Vertically Lamped Reflector with Sag Lens



CUTOFF
AL3 175W – 400W
Vertically Lamped Reflector with Sag Lens



FULL CUTOFF
AL3 175W – 1000W
Horizontally Lamped Reflector with Flat Lens



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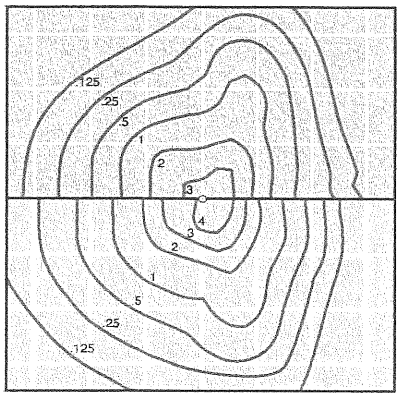
AH.B.13

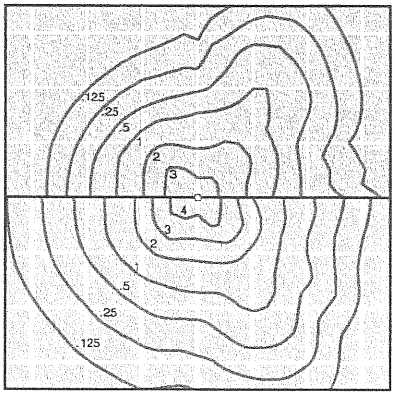
SPECTRA III • PHOTOMETRIC DATA

ALM-400-2V 0MH 1MH 2MH 3MH



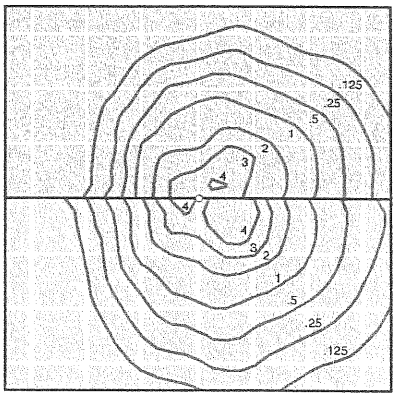
ALS-400-2V

ALM-400-3V 0MH 1MH 2MH 3MH



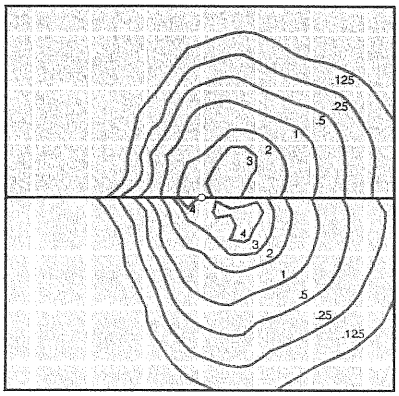
ALS-400-3V

ALM-400-4V 0MH 1MH 2MH 3MH



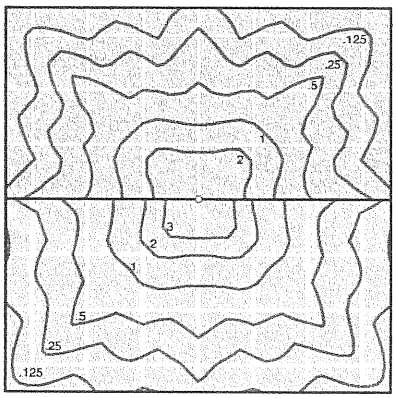
ALS-400-4V

ALM-400-4VS 0MH 1MH 2MH 3MH



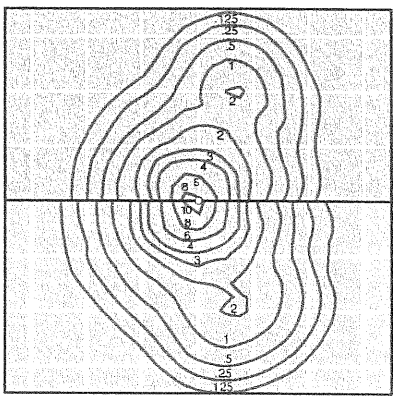
ALS-400-4VS

ALM-400-5V 0MH 1MH 2MH 3MH



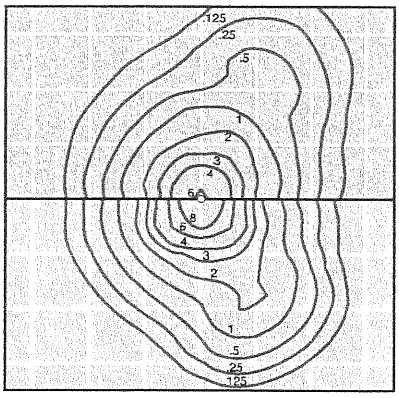
ALS-400-5V

ALM-400-2H 0MH 1MH 2MH 3MH



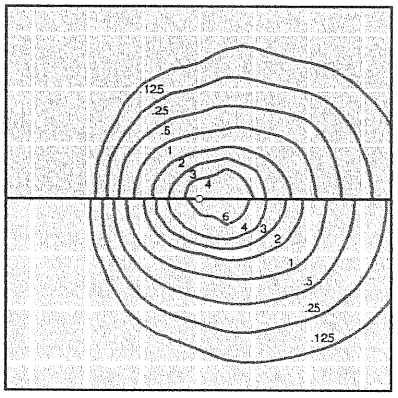
ALS-400-2H

ALM-400-3H 0MH 1MH 2MH 3MH



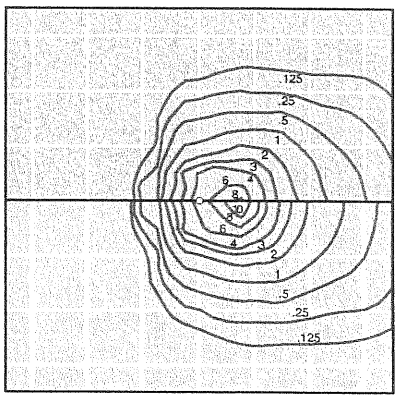
ALS-400-3H

ALM-400-4H 0MH 1MH 2MH 3MH



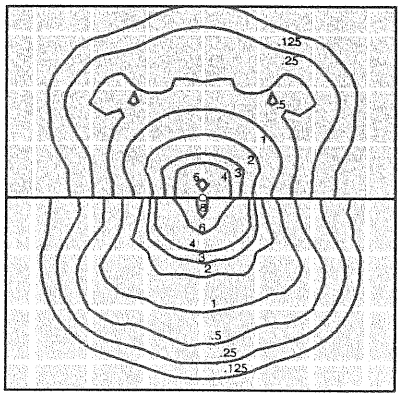
ALS-400-4H

ALM-400-4HS 0MH 1MH 2MH 3MH



ALS-400-4HS

ALM-400-5H 0MH 1MH 2MH 3MH

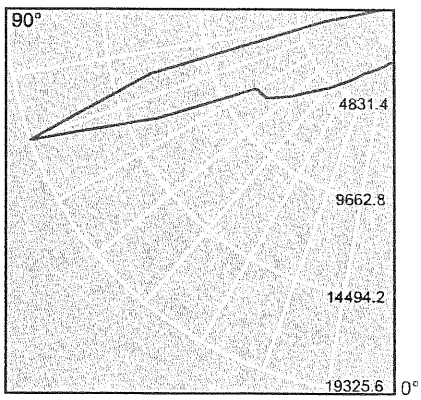


ALS-400-5H

CONVERSION MULTIPLIERS

Lamp	Mounting Heights (in feet) 20	25	30	35	40
400W HPS 50,000 lumens	2.3	1.4	1	0.74	0.56
400W MH 36,000 lumens	2.3	1.4	1	0.74	0.56
250W HPS 30,000 lumens	1.4	0.86	0.6	0.44	0.36
250W MH 20,500 lumens	1.2	0.72	0.51	0.38	0.29

ALM-400-3V POLAR GRAPH



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SPECTRA III • MOUNTING OPTIONS

The AL3 is adaptable to virtually any type of new or retrofit construction. Both arm mounted and post top models fit to round or square poles as noted below. Adding an adjustable mastfitter or wall bracket creates broad mounting flexibility.

DM = Direct Mount to Square Pole.

SS = 9" Arm Mount to Square Pole.

SR(X) = 9" Arm Mount to Round Pole; (x) Specify pole or tenon size, 3.5"–4" OD or 4"–5" OD.

SA2 = Adjustable Arm Mount to Square Pole.

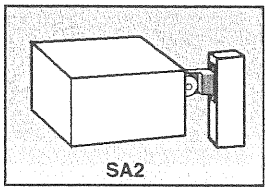
MA2 = Adjustable Mastfitter Mount to 2.375" OD Tenon.

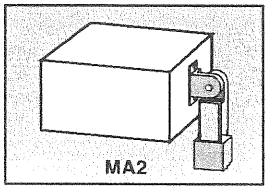
RTA-(X)-(Y) = Round Tenon Adapter; (x) Specify configuration:1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (y) = Specify tenon size: 2.375" OD x 4"; 3"–3.5" OD x 6"; 3.5"–4" OD x 6".

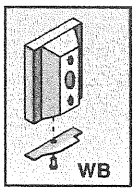
PT(XY) = Post Top Yoke Mount to 4" and 5" square poles, and to 2.375", 3" and 4" round poles; (xy) Specify pole size and type: **PT4R**

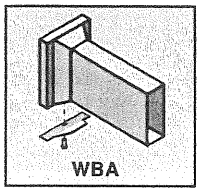
WB = Wall Mount Bracket.

WBA = Wall Mount Bracket with 9" Arm.

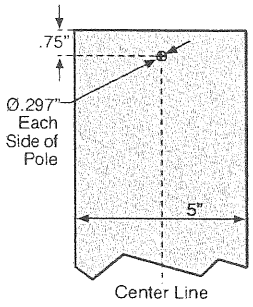




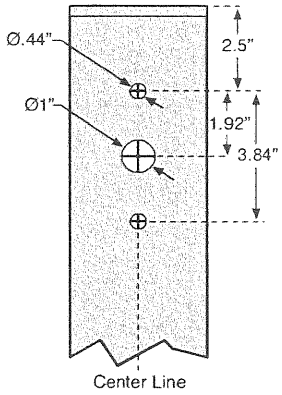




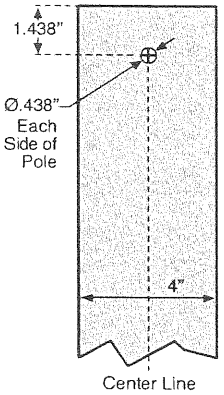
DRILL TEMPLATES



• Post Top Mount to 5" Square Poles



• Adjustable Arm to Square Pole
• Direct Mount to Square Pole
• Arm Mount to Square or Round Pole



• Post Top Mount to 4" Square Poles

DISTRIBUTION GUIDE & BALLAST DATA(1)

See current product Specification Sheet for updated Distribution Guide and Ballast Data

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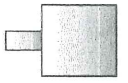
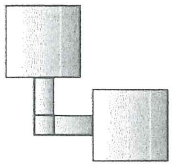
AH. B. 15

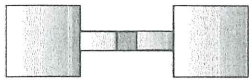
SPECTRA III • EFFECTIVE PROJECTED AREA



1 @ 90°



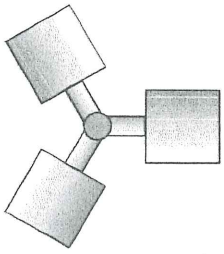
2 @ 90°



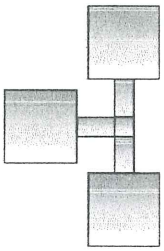
2 @ 180°

SQUARE/ROUND SURFACE MOUNT (SS/SR)				
NO. OF FIXTURES	1	2	3	4
10" Deep Housing				
Flat Lens	1.9	3.8	4.8	5.0
Sag Lens	2.1	4.2	5.6	5.9
12" Deep Housing				
Flat Lens	2.2	4.3	5.6	5.9
Sag Lens	2.3	4.7	6.1	6.4

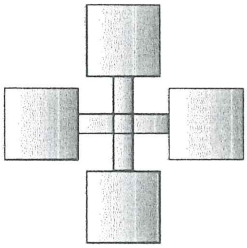
POST TOP MOUNT (PT)	
10" Deep Housing	
Flat Lens	2.2
Sag Lens	2.4
12" Deep Housing	
Flat Lens	2.5
Sag Lens	2.6



3 @ 120°



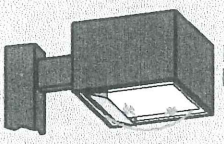
3 @ 90°



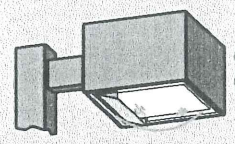
4 @ 90°

FINISH

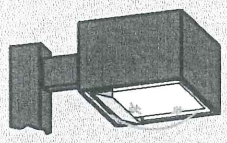
Standard finish is a dark bronze Ultra-Clad™ polyester powder coating at 2.5 mil nominal thickness electrostatically applied and oven cured. Other colors available include gray, textured green, textured black, satin aluminum and white. Special Tiger Drylac® Powder Coat (RAL) custom colors may also be specified.



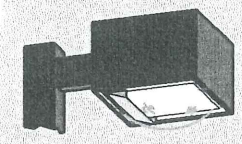
DB
Dark Bronze



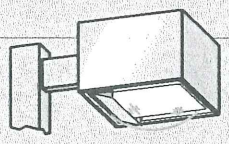
GR
Gray



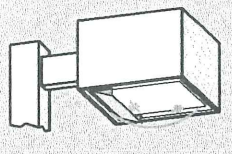
GN
Textured Green



TBK
Textured Black

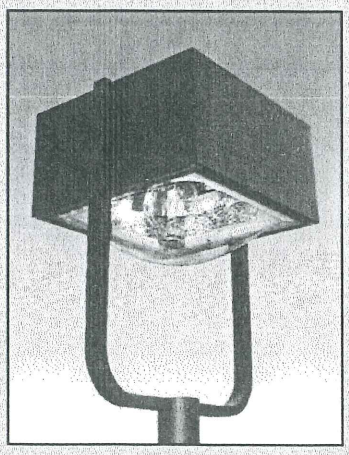


SA
Satin Aluminum



WHT
White

RAL(*)
Specify custom color from RAL chart.



LUMINAIRE EFFICACY RATING

Source Type	Catalog Number	Reflector Type	LER[1]	Cost of Light[2]
MH	AL3M-1000	3V	72.2	$3.32
		3H	65.9	$3.64
	AL3M-400	3V	56.9	$4.22
		3H	52.1	$4.61
	AL3M-250	3V	51.8	$4.63
		3H	47.4	$5.06
PS	AL3P-1000	3V	81.9	$2.93
	AL3P-450	3V	72.3	$3.32
	AL3P-400	3V	71.5	$3.35
		3H	64.8	$3.70
	AL3P-350	3V	65.7	$3.66
		3H	58.1	$4.13
	AL3P-250	3V	63.8	$3.76
		3H	56.5	$4.25
HPS				
	AL3S-400	3V	76.5	$3.14
		3H	84.0	$2.86
	AL3S-250	3V	68.8	$3.49
		3H	75.6	$3.18

(1) Calculated in accordance with NEMA Standard LE-5B.
(2) Yearly cost of 1000 lumens, 3000 hours at $0.08.

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Att B.16

See current product Specification Sheet for complete information

SPECTRA III AREA LUMINAIRE
ORDERING SEQUENCE

	-		-		-		-		-	

SERIES[1]/WATTAGE[2]	DISTRIBUTION[5]	VOLTAGE	MOUNTING OPTIONS	OPTIONS (FACTORY INSTALLED)	FINISH
✔	✔	✔	✔	✔	✔
❒ **AL3M-1000**[3]	❒ **2V**	❒ **120**	❒ **SS** = Arm Mount to Square Pole	❒ **F1** = Fusing, specify 120 or 277V[6]	❒ **DB** = Dark Bronze
❒ **AL3M-400**	❒ **3V**	❒ **208**	❒ **DM** = Direct Mount to Square Pole	❒ **F2** = Fusing, specify 208, 240 or 480V[6]	❒ **TBK** = Textured Black
❒ **AL3M-250**	❒ **4V**	❒ **240**	❒ **SR(X)** = Arm Mount to Round Pole[7]	❒ **LQ** = Hot/Cold Quartz Restrike	❒ **GR** = Gray
❒ **AL3M-175**	❒ **4VS**	❒ **277**	❒ **SA2** = Adjustable Arm Mount to Square Pole, includes transition plate	❒ **LQ1** = Separately Wired (120V) Quartz Restrike	❒ **GN** = Textured Green
❒ **AL3P-1000**[3]	❒ **5V**	❒ **480**	❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD Tenon, includes transition plate	❒ **CSR** = Hot Quartz Restrike	❒ **SA** = Satin Aluminum
❒ **AL3P-450**[3,4]	❒ **2H**[6]		❒ **RTA-(X)-(Y)** = Round Tenon Adapter, 9" arm(s) included[8]	❒ **TLR** = Twist Lock[6] Photocell Receptacle	❒ **WHT** = White
❒ **AL3P-400**	❒ **3H**		❒ **PT(XY)** = Post Top Yoke Mount[9]	❒ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol, specify voltage[6]	❒ **RAL(*)** = Drylac® Powder Coat Finish, specify RAL custom chart color
❒ **AL3P-350**	❒ **4H**		❒ **WB** = Wall Mount Bracket	❒ **PCB** = Photocell Button, specify voltage[6,10]	
❒ **AL3P-250**	❒ **4HS**		❒ **WBA** = Wall Mount Bracket with 9" Arm	❒ **ASL** = Acrylic Sag Lens[11]	
❒ **AL3P-175**[13]	❒ **5H**			❒ **HSS** = House Side Shield	
❒ **AL3S-400**	❒ **3F**			❒ **SLS** = Stabilux Socket, horizontal reflectors only	
❒ **AL3S-250**	❒ **4F**				
❒ **AL3S-150**	❒ **5F**				

ACCESSORIES
(SHIPPED SEPARATELY)

✔

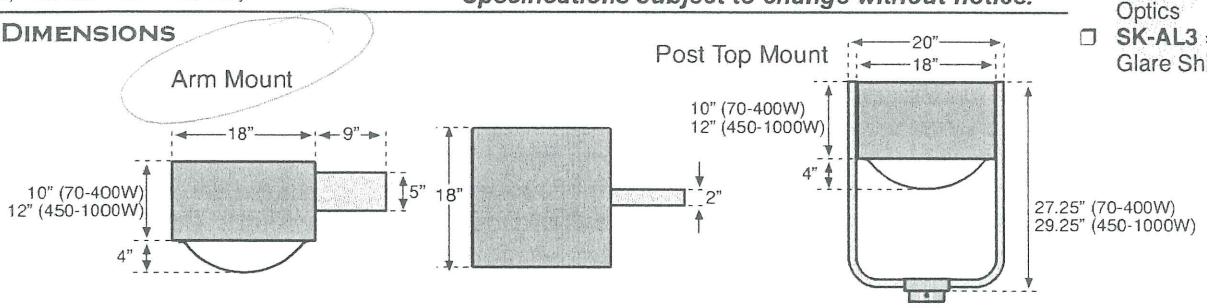
- ❒ **F1-Kit** = Inline Fusing, specify 120 or 277V
- ❒ **F2-Kit** = Inline Fusing, specify 208, 240 or 480V
- ❒ **HSS-V-AL3** = Internal House Side Shield for Vertical Optics
- ❒ **HSS-H-AL3** = Internal House Side Shield for Horizontal Optics
- ❒ **SK-AL3** = External Glare Shield[12]

NOTES:

(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70–400W available in 10" deep housing; 450–1000W available in 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of this printing.
(5) All Vertical (lamp) mount fixtures provided with Sag Glass Lens standard. Horizontal mount has Flat Glass Lens standard.
(6) Not available for 450-1000 watt fixtures; use inline fusing.
(7) (X) = Specify pole size: (3.5/4)" OD; (4/5)" OD.
(8) (X) = Specify configuration: 1 @ 90°; 2 @ 90°; 2 @ 120°; 2 @ 180°; 3 @ 90°; 3 @ 120°; 4 @ 90°. (Y) = Specify tenon size: 2.375" OD x 4"; 3/3.5" OD x 6"; 3.5/4" OD x 6".
(9) (XY) = Specify pole size and type: 4S; 5S; 2.375R; 3R; 4R.
(10) Not available in 480V.
(11) Available for 400W and below only. 1 year warranty.
(12) Not available for 12" deep housings.
(13) Pulse Start 175W - Vertical only.

Specifications subject to change without notice.

DIMENSIONS



See current product Specification Sheet for updated information.

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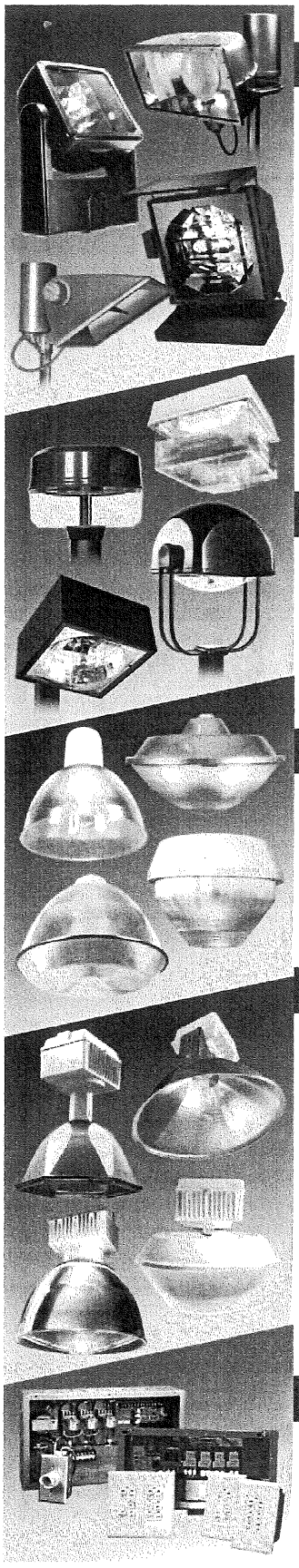
AH.3.17



Performance Lighting Solutions from Wide-Lite

General Floodlighting

Industrial Applications: Committed to maintaining a Standard of Excellence set a half a century ago.

- Marine grade die-cast aluminum housings, corrosion-resistant coating options
- IP65 rated Dust-Tite® optics, wide choice of distribution patterns
- Cutoff and Semi-Cutoff designs and options, from General Purpose to MF-HAZ
- Auxiliary Lens Shields and Wireguards, vibration-isolating Shock Mounting Brackets
- LyteMatic® Auxiliary Quartz options, Multi-level Dimming and Controls options

Event Lighting: Consistently chosen by specifiers of NCAA, NBA, NHL and Olympic venues.

- Total Blackout with safety interlock switch for dramatic theatrical effects
- Unparalleled application support from the design process through installation
- Bi-Level® switching with zero crossover circuitry to avoid lamp strobing or drop out

EFFEX Precision Floodlights: High Performance Optics and a full range of beam patterns.

- Application, Distribution and Mounting flexibility with "Super Sheet" reflectivity
- Fixed Cutoff Top shield, Barn Door Shields and Field-adjustable Internal Louver options
- Polycarbonate Lens, Colored Lens or Wireguard accessories are available

Architectural Outdoor Lighting

Area and Pedestrian Lighting: Solving light trespass issues with optimum performance.

- EFFEX Area and Wall Luminaires offer design compatibility with EFFEX Floodlights
- Supra-Lyte family of pole-mount area lights offer large and mini, square and round profiles
- Spectra III Area Luminaire, Spectra Ten, Excel-Lyte 1000 and 400

Parking Garage Lighting: Controlled Uplight, Low Glare, Quartz Restrike and Controls options.

- Round and Square Spectra-Lyte offer complete parking garage performance packages

Compact Fluorescent

Retail / Commercial Lighting: ConcelAire Classic and Contemporary.

- CF LyteCluster modular optics, Refractive lens and housing color options
- Uplight option available for Contemporary Series

Industrial Indoor Applications: Cost Effective Lumen Maintenance and Crisp White Light.

- Performer CF Series includes Acrylic High Bay, Comfort Bay and Spun Aluminum High Bay
- Compact Fluorescent or QL Induction Lighting for Parking Garages

Industrial Indoor Lighting

ILX Series: Modular Dust-Tite® optics and innovative ballast design perform in extreme conditions.

- Xtreme Precision High Bay's superior efficiency allows true fixture count reduction
- Xtreme Hydroformed High Bay features Primary Path reflectors and Teflon® lens options
- Xtreme Soft Bay features a unique hose down option and glare-free illumination
- Xtreme Vertic'Aisle is designed to provide even lighting for all shelves, top to bottom
- Xtreme Low Bay features a high pressure hose down option in a low profile design
- Xtreme Comfort Bay is designed for the ultimate in high efficiency and brightness control

Warehouse Lyter / Freezerlyte: Field adjustable lamp socket in pendant or flush mount housings

LowBay III: UL 1598 Wet Location listing in two profiles and three mounting configurations

Performer Series: Open or enclosed Industrial Lighting solutions with Bi-Level® option

Stepped High Bay: IP22 Open Optics with Field Adjustable socket and Bi-Level® option

Spectra V Series: Surface mounted or recessed with or without outer enclosure, Dual Lamp option

HID Modular Dimming and Controls

Bi-Level®, Tri-Level, Full Range Dimming: Modular Automated Efficiency for Industrial and Commercial Facilities, Convention Centers, Churches, Arenas and other large scale public spaces.

- Zero Crossover Point "Smart Relay", Bi-Level® Retro-Fit Kits, Fiber Optic Bi-Level® controls
- Single or Multiple zones, Local or Mastered Controls, Photocells, Occupancy Detectors

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Wide-Lite
P.O. Box 606
San Marcos, Texas 78667-0606
(512) 392-5821
Fax (512) 753-1122

BULLETIN NO. 0748-1103 **revised 6-17-05**

WideLite®

AL3
SPECTRA III AREA LUMINAIRES
Bulletin No. AL3-091405

Type:
Job:
Catalog Number:

Approvals:

____ - ____ - ____ - ____ - ____

SERIES	DISTRIBUTION	VOLTAGE	MOUNTING	OPTIONS (FACTORY INSTALLED)	FINISH
	See Page 2			See Pages 3 and 4	

Note: X and Y components of order sequence to be manually entered in part number ***after*** Option / Accessory is selected.

Certain configurations or combinations of options and/or accessories may not be compatible.

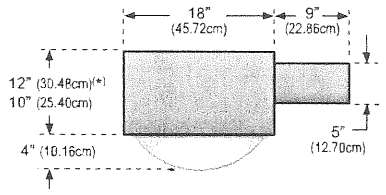
ACCESSORIES (SHIPPED SEPARATELY)
See page 5

Date:

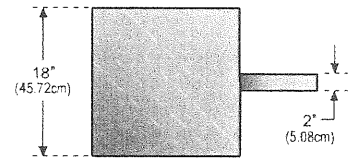
OVERALL DIMENSIONS
For reference only

Arm Mount
(SS) Surface Arm Mount to Square Pole (Standard)

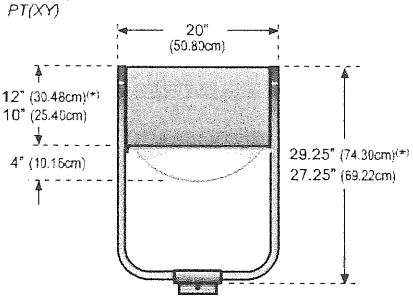
Side View



Top View



Post Top Yoke Mount
PT(XY)



(*) 450-1000W AL3 luminaires require deeper 12" housing
10" deep housing is suitable for 400W and below.

EPA DATA (Effective Projected Area in Ft²)

		Number of Fixtures 1	2	3	4
ARM MOUNT *(SS / SR)*					
10" Deep Housing	***Flat Glass***	1.9	3.8	4.8	5.0
	Sag Glass	2.1	4.2	5.6	5.9
12" Deep Housing	***Flat Glass***	2.2	4.3	5.6	5.9
	Sag Glass	2.3	4.7	6.1	6.4
POST TOP MOUNT *(PT)*					
10" Deep Housing	***Flat Glass***	2.2	---	---	---
	Sag Glass	2.4	---	---	---
12" Deep Housing	***Flat Glass***	2.5	---	---	---
	Sag Glass	2.3	---	---	---

Consult Mounting Configuration chart on page 3 and contact factory for corresponding EPA data.

SPECIFICATIONS

HOUSING
Formed aluminum sheet metal housing and top. The sides and top shall be mechanically and chemically sealed to ensure a rain-tight seal.

OPTICAL MODULE
Rotatable multi-faceted segmented reflectors shall be made from high purity enhanced Super Sheet™ (94% reflectance) aluminum. Optical assemblies shall be field rotatable at 90° increments and exchangeable. Lamp orientation and lens flexibility allow the AL3 Series Luminaries to provide optics meeting the IESNA definitions of Full Cutoff, Cutoff and Semi-Cutoff. Unique "F" optics *(available for 400W and below)* combine standard flat glass lens with desirable vertical lamp orientation to achieve Full Cutoff. The resulting luminaire is Dark Sky Ordinance compliant *(Flat Glass)* with the advantage of precision uniformity *(Vertical Lamp)*, delivering superior performance over conventional horizontally lamped optics.

LAMP ACCESS
Door frame shall be mitered anodized aluminum extrusion, gasketed to ensure a positive seal to the housing.

LENS
Lens shall be tempered glass to withstand thermal and physical shock. (Flat glass or sag glass determined by wattage and optics specified.)

SOCKET
A porcelain, 4KV pulse rated, grip-type mogul based socket shall be used to prevent lamp loosening and to maintain proper lamp positioning.

BALLAST
Ballast shall be high power factor with reliable starting to -29°C (-20°F) for Metal Halide, -34°C (-30°F) for Pulse Start Metal Halide, -40°C (-40°F) for High Pressure Sodium. 180°C (356°F) Class H insulation system. Crest factor does not exceed 1.8.

MOUNTING
Standard surface arm mount (field installed) shall be of heavy gauge extruded aluminum. Threaded tension rods shall be used to bolt to square or round poles. Optional post top mount shall allow fixture to be mounted to square or round poles or tenons. For additional mounting options see section on page 2.

FINISH
Standard finish shall be UltraClad™ polyester powder electrostatically applied and oven cured to ensure extreme durability and high quality appearance. Dark bronze finish is standard. Other colors may be specified. Decorative striping option also available.

LISTINGS
UL/cUL Listed Luminaire, UL 1598, suitable for Wet Locations. Standard unit constructed to IP54. The quality systems of this facility have been Registered by UL to the ISO 9000 Series Standards.

WARRANTY / TERMS AND CONDITIONS
Mechanical, finish and electrical shall be covered by a limited 3-year warranty.

Warranty is 1 year when purchased with ASL (acrylic lens) option.

Wide-Lite's current Warranty may be found at www.wide-lite.com (keyword: warranty) as well as Wide-Lite's current Standard Terms and Conditions of Sale (keyword: terms).

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Warranty and Standard Terms, please contact the factory for same prior to ordering.

Fluorescent and HID lamps contain mercury. Dispose of these lamps according to local, state or federal laws. For further information on local, state or other requirements for disposal of mercury-containing lamps, see ***www.nema.org/lamprecycle/***.

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SPECTRA AL SERIES

Wide-Lite

AL3
SPECTRA III AREA LUMINAIRES
Bulletin No. AL3-091405

Type:
Job:

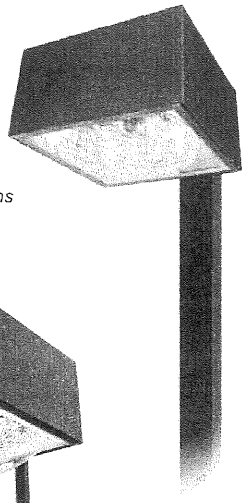
STANDARD FEATURES

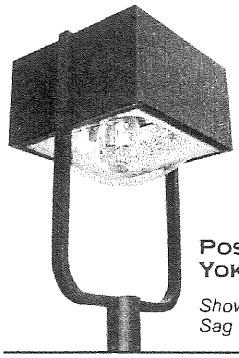
AL3 *(Spectra III, 18" Housing)*

SPECTRA SERIES

ARM MOUNT

Shown with Flat Glass Lens





POST TOP YOKE MOUNT

Shown with Sag Glass Lens

VOLTAGE

❒ 120	❒ 208	❒ 240
❒ 277	❒ 480	❒ QV

SERIES (1, 2)

Metal Halide	Pulse Start Metal Halide	High Pressure Sodium
❒ AL3M-1000 (3)	❒ AL3P-1000 (3)	❒ AL3S-400
❒ AL3M-400	❒ AL3P-450 (3,4)	❒ AL3S-250
❒ AL3M-250	❒ AL3P-400	❒ AL3S-150
❒ AL3M-175	❒ AL3P-350	
	❒ AL3P-250	

(1) M = Metal Halide; P = Pulse Start Metal Halide; S = High Pressure Sodium.
(2) 70-400W allows 10" deep housing; 450-1000W requires 12" deep housing.
(3) 2H Reflector not available.
(4) Not available in Horizontal Burn Lamps at time of printing.

DISTRIBUTION

VERTICAL Lamp Optics

Full Cutoff, Flat Glass Lens
Available for Metal Halide and Pulse Start Metal Halide only. Limited to 400W and below.

- ❒ 2F = Type II
- ❒ 3F = Type III
- ❒ 4F = Forward Throw
- ❒ 5F = Type V Square

Cutoff / Semi-Cutoff, Sag Glass Lens
Lower wattage (175-400W) achieve Cutoff distribution. Higher wattage (450-1000W) achieve Semi-Cutoff distribution.

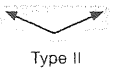
- ❒ 2V = Type II
- ❒ 3V = Type III
- ❒ 4V = Forward Throw
- ❒ 5V = Type V Square

HORIZONTAL Lamp Optics

Full Cutoff, Flat Glass Lens

- ❒ 2H = Type II
- ❒ 3H = Type III
- ❒ 4H = Forward Throw
- ❒ 5H = Type V Square

DISTRIBUTION PATTERNS


Type II

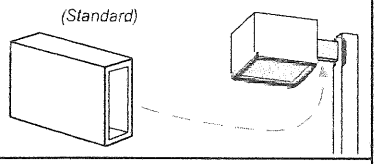

Forward Throw (Type IV Optics with Internal House Side Shield)


Type III

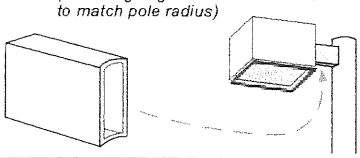

Type V Square

MOUNTING OPTIONS

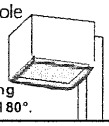
❒ **SS** = Surface Arm Mount to Square Pole *(Standard)*



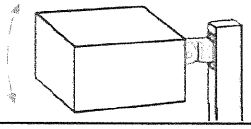
❒ **SR(X)** = Surface Arm Mount to Round Pole (5)
(Mounting edge of Arm is contoured to match pole radius)



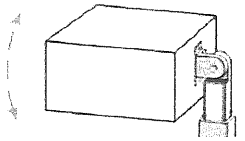
❒ **DM** = Direct Mount to Square Pole
Luminaire housing mounts flush to pole, without the use of mounting arm(s).
For use with the following mounting configurations only: 1@90° or 2@180°.



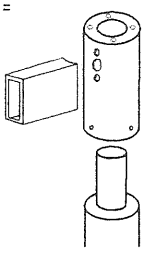
❒ **SA2** = Adjustable Arm Mount to Square Pole
For use with the following mounting configurations only: 1@90° or 2@180°.
(Includes transition plate)



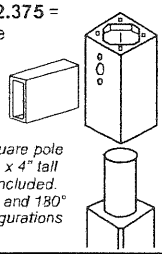
❒ **MA2** = Adjustable Mastfitter Mount to 2-3/8" OD tenon
(Includes transition plate)



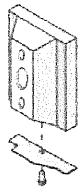
❒ **RTA-(X)-(Y)** = Round Pole Tenon Adapter (5,7)
(Slipfitter for Round pole, 9" arm included)



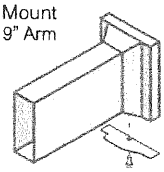
❒ **SPTA-(X)-2.375** = Square Pole Tenon Adapter (6)
(Slipfitter for Square pole with 2.375" OD x 4" tall tenon. 9" arm included. Available in 90° and 180° Mounting Configurations only.)



❒ **WB** = Wall Mount Bracket



❒ **WBA** = Wall Mount Bracket with 9" Arm



❒ **PT(XY)** = Post Top Yoke Mount (8)

(5) X = Specify pole size: (3.5 / 4)" OD; (4 / 5)" OD.
(6) X = Specify configuration: 1 @ 90°; 2 @ 90°; 3 @ 90°; 4 @ 90°; 2 @ 180°; 2 @ 120°; 3 @ 120°.
(7) Y = Specify tenon size: 2.375" OD x 4" tall; 3 / 3.5" OD x 6" tall; 3.5 / 4" OD x 6" tall.
(8) XY = Specify pole size and type: 4S, 5S, 2.375R, 3R, or 4R.
Note: X and Y components of order sequence to be manually entered in part number on page 1 after Mounting Option is selected.

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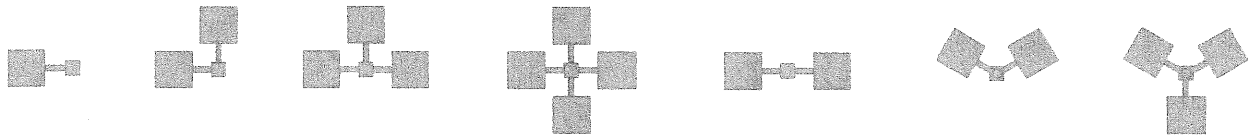
MOUNTING CONFIGURATIONS



1 @ 90° | 2 @ 90° | 3 @ 90° | 4 @ 90° | 2 @ 180° | 2 @ 120° | 3 @ 120°

Note: 2 @ 120° and 3 @ 120° mounting configurations require Round Poles or use of Round Pole Tenon Adapter. All other configurations may be used with Round or Square Poles.

DISTRIBUTION GUIDE & BALLAST DATA (1)

Source Type (2)	Catalog Number	Lamp Envelope	Reflector Type (5)	Cutoff Level	.ies File Name (3)	Ballast Type (4)	ANSI Code	Line Current 120 / 208 / 240 / 277 / 480	Line Watts
MH	**AL3M-1000**	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alm10(*).ies	CWA	M47 / H36	9.2 / 5.6 / 4.7 / 4.0 / 2.4	1080
	AL3M-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm40(*).ies	CWA	M59 / H33	4.1 / 2.3 / 2.0 / 1.8 / 1.0	462
	AL3M-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alm25(*).ies	CWA	M58 / H37	2.6 / 1.6 / 1.5 / 1.2 / 0.7	295
PS	**AL3P-1000**	BT / ED37	2V, 3V, 4V, 5V 3H, 4H, 5H	Semi Cutoff ***Full Cutoff***	alp10(*).ies	CWA	M141	9.2 / 5.3 / 4.6 / 4.0 / 2.4	1080
	AL3P-450	BT / ED37	2V, 3V, 4V, 5V	Semi Cutoff	alp45(*).ies	CWA	M144	4.4 / 2.6 / 2.2 / 1.9 / 1.1	509
	AL3P-400	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp40(*).ies	CWA	M135	4.0 / 2.3 / 2.0 / 1.8 / 1.0	456
	AL3P-350	BT / ED28	2V, 3V, 4V, 5V 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp35(*).ies	CWA	M131	3.7 / 1.9 / 1.7 / 1.4 / 0.8	400
	AL3P-250	BT / ED28	2V, 3V, 4V, 5V 2F, 3F 4F, 5F, 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	alp25(*).ies	CWA	M138	2.5 / 1.5 / 1.3 / 1.1 / 0.6	288
HPS	**AL3S-400**	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als40(*).ies	CWA	S51	3.9 / 2.3 / 2.1 / 1.7 / 1.0	465
	AL3S-250	E18	2V, 3V, 4V, 5V 2H, 3H, 4H, 5H	Cutoff ***Full Cutoff***	als25(*).ies	CWA	S50	2.7 / 1.5 / 1.3 / 1.2 / 0.7	310

Notes:
(1) The Spectra AL Series can accommodate a variety of other wattages and lamps. Please consult factory with specific requirements.
(2) MH = Metal Halide, PS = Pulse Start, HPS = High Pressure Sodium. Clear lamps are recommended for optimum uniformity.
(3) Replace (*) with Reflector Type:
2V, 3V, 4V, 5V
(Vertical Lamp / Sag Glass / Cutoff 400W and below, Semi-Cutoff 450-1000W)
2F, 3F, 4F, 5F
(Vertical Lamp / Flat Glass / Full Cutoff)
2H, 3H, 4H, 5H
(Horizontall Lamp / Flat Glass / Full Cutoff)
(4) CWA = Constant Wattage Autotransformer.
(5) All Horizontal Lamp AL3 reflectors are equipped with POMB sockets and can accommodate Standard or High Output Lamps.

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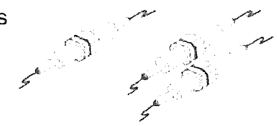
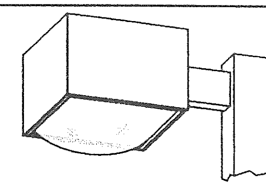
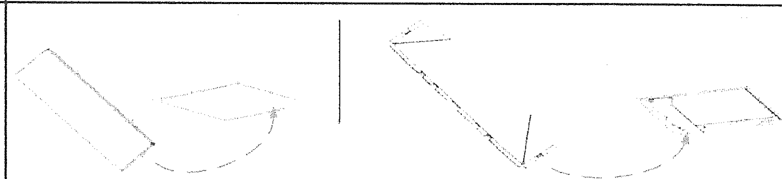
Type:
Job:

OPTIONS - (FACTORY INSTALLED)

☐ **CSR** = Hot Quartz Restrike ☐ **LQ** = Hot/Cold Quartz Restrike ☐ **LQ1** = Separately Wired (120V) Quartz Restrike. (Requires 5-wire) Note: LQ1 requires an Interlock (by others) to ensure HID and Quartz source are not operated at once. Note: Combined Quartz wattage may not exceed HID lamp wattage. Standard 150 watt (120V) double contact bayonet base socket.	CSR - Quartz restrike using a current sensing relay; extinguishes auxiliary lamp when main arc strikes. LQ - Provides LiteMatic operation for fixtures with 120V or multi-tap ballasts. LQ1 - Separately wired, externally controlled emergency lighting from a separate power source. **LiteMatic Operation**  **Normal Start:** Main and Quartz lamps both energized. **Main Lamp Reaches Approximately 40% of Rated Output:** Quartz lamp automatically extinguishes (combined lamp currents never exceed that of main lamp at 100% output). **When Arc Extinguished:** Auxiliary quartz lamp automatically energized when power is restored. **Main Lamp Reaches 40% of Rated Output:** Quartz lamp automatically extinguishes
☐ **F1** = Single Fuse (120/277V) *400W and below only* ☐ **F2** = Double Fuse (208/240/480V) *400W and below only* *Note: If ordering QV ballast, voltage must be specified.*	Standard unit consists of 1 or 2 KTK 30 amp fuses mounted internally on the ballast plate. ***Not available for 450-1000W. See inline fusing Accessories IF1 and IF2 on page 5.*** 
☐ **TLR** = Twist Lock Photocell Receptacle ☐ **TLR-PC** = Twist Lock Photocell Receptacle with Photocontrol *Note: Voltage must be specified.*	Factory installed photocell receptacle through top of luminaire. ***Not available for 450-1000W.***
☐ **PCB** = Photocell Button *Note: Voltage must be specified.*	Factory installed photocell button on side wall of luminaire. ***Not available for 450-1000W or 480V.***
☐ **ASL** = Acrylic Sag Lens *Available for 400W and below only*	Cost efficient alternative to conventional glass sag glass. *Consult factory for per fixture savings with this option.* *One year warranty.* 
☐ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ☐ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens ***Note: All Type 4 Optics include HSS as standard.***	
☐ **SLS** = Stabilux Socket	Adjustable Stabilux Lamp support, insulated with woven ceramic fabric, for applications requiring added protection to reduce lamp breakage due to mechanical shock and vibration. For horizontal optics only.

FINISH

☐ **DB** = Dark Bronze
☐ **TBK** = Textured Black
☐ **BLK** = Black
☐ **GR** = Gray
☐ **GN** = Textured Green
☐ **SA** = Satin Aluminum

☐ **WHT** = White
☐ **RAL(*)** = Special Tiger DryLac® Powdercoat finish;
(*) Specify RAL color number from RAL color chart (Consult factory)

☐ **DS01** = White Decorative Striping(1)
☐ **DS02** = Black Decorative Striping
☐ **DS03** = Gold Metallic Decorative Striping
☐ **DS04** = Red Decorative Striping
☐ **DS05** = Silver Metallic Decorative Striping

☐ **DS08** = Blue Decorative Striping(1)
☐ **DS69** = Dark Green Decorative Striping(1)

(1) Not available for AL2.

Consult factory for additional striping colors.

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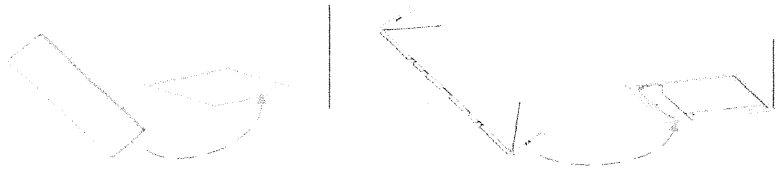
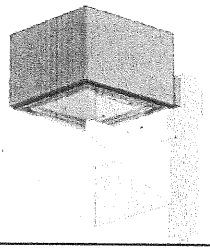
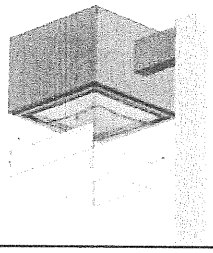
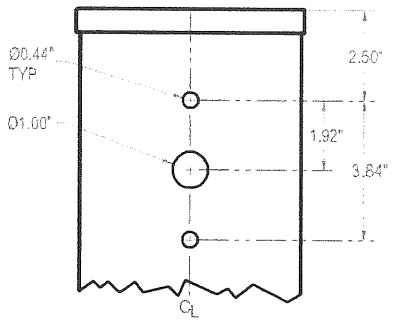
ACCESSORIES - (SHIPPED SEPARATELY)

❒ **F1-Kit** = Inline Fusing (120V/277V) ❒ **F2-Kit** = Inline Fusing (208V/240V/480V)	Consists of 1 or 2 fuse holders and 1 or 2 KTK 30 amp fuses. Field installed. 
❒ **HSS-V-AL3** = Internal House Side Shield for use with Sag Lens ❒ **HSS-H-AL3** = Internal House Side Shield for use with Flat Lens	
❒ **SK-AL3** = External Glare (House Side) Shield	Field installed accessory provides advanced directional control of spill light from sag or flat lens. Easy installation at lip of lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 
❒ **FCOS-AL3** = Full Cutoff Shield	Field installed accessory is designed to convey Full Cutoff properties to fixture with sag lens. Typically indicated where lamp envelope extends past lower edge of housing into sag lens area. *(All HPS vertical and 450-1000W MH or PSMH vertical.)* 2-piece installation at lens frame provides a seamless appearance. Specify finish. Recommended finish is TBK (Textured Black). 

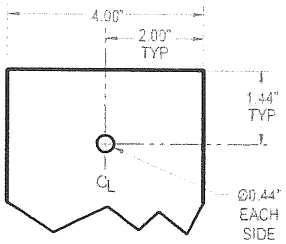
DRILL TEMPLATES (NTS)



DM Direct Mount to Square Pole
SS Arm Mount to Square Pole
SR Arm Mount to Round Pole
SA2 Adjustable Arm Mount to Square Pole

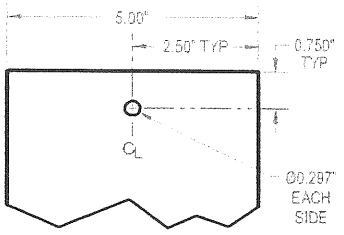
for 4" - 6" Square Pole or 3.5" - 5" Round Pole

DRILL TEMPLATE NO. 8



PT Post Top Mount to 4" Square Pole

DRILL TEMPLATE NO. 9



PT Post Top Mount to 5" Square Pole

DRILL TEMPLATE NO. 10

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AH. B.23

Type_____
Catalog No._____

Precision Cutoff Medium Series

High Performance Vertical Lamp Wallpack

APPLICATIONS
- Accent, Perimeter, Area, Security, Walkways, Entranceways, Driveways, Alleys, Underpasses, Tunnels, Parking Garages.

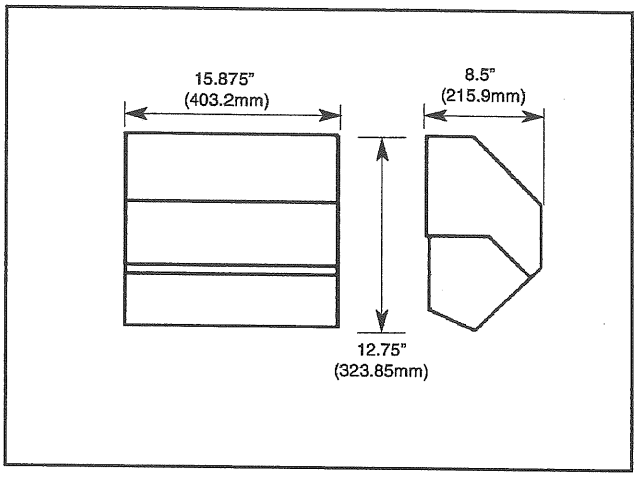
CONSTRUCTION
- Cover is injection molded, UV stabilized, impact resistant polycarbonate.
- Fade resistant impregnated bronze finish.
- Electrical and optical components are mounted to die-cast aluminum tray.
- Captive hardware is stainless steel.
- Deep ribbing on back side of component tray permits air flow cooling.

ELECTRICAL
- Porcelain spring-loaded 4KV pulse rated socket-medium base.
- Core and coil ballast mounted to electrical component tray.
- High reactance HPF ballast.
- Lamp furnished installed in fixture.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS
- Patented bioptical lens made of injection molded UV stabilized high impact acrylic.
- Reflector system is hydroformed anodized aluminum.
- Units are furnished with Type III distribution. 4:1 spacing.
- Internal baffles provide precise cutoff/glare control.

MOUNTING
- Lightweight mounting bracket allows for timesaving installation.
- Electrical/Optical tray (assembled and ready to wire) attaches to mounting box via two captive 1/4" bolts (supplied).
- Integral bubble level and slotted mounting holes ensure a level installation.

WARRANTY/LISTINGS
- UL 1572 listed for wet locations.
- Published five year limited warranty.



100 to 175 Watt (MA) Metal Halide
100 and 150 Watt (LX) High Pressure Sodium

ISO 9001 Registered

ORDERING GUIDE EXAMPLE

PC2M	10	3	MA	L	–	1
PC2M				L	–	
Prefix	Wattage	Distribution	Source	Lamp	Options	Voltage
PC2M	10=100(ED17)[1] 15=150(ED17)[4,5] 17=175(ED17)[4] 10=100(ED17) 15=150(ED17)	3	MA NLX[2] or LX[3] NLX[2] or LX[3]	L	See options/acc's end of this section.	1=120 6=120/277 8=120-277

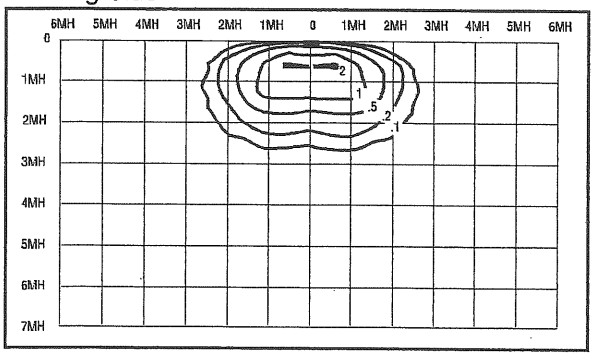
[1]Voltage is 6(120/277). [2]Normal Power Factor. Voltage is1(120).
[3]Voltage is 8(120-277). [4]Voltage is 8(120-277)CWA/HPF ballast.
[5]150W MA units utilize ANSI code M107 lamps.

ExceLine
a GE Genlyte Thomas Company

Att. B-24

Precision Cutoff Series Medium

Building Side



Illuminated Side

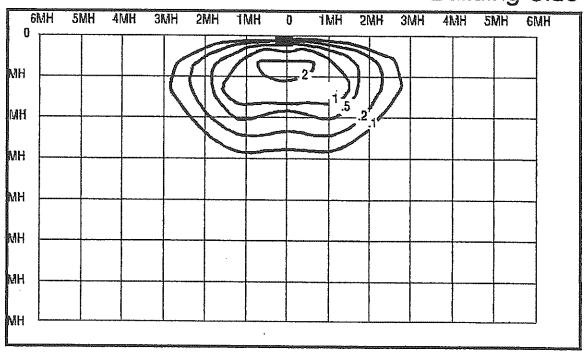
PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS		
New Lamp	70W	50W
Factor	.61	.42

Building Side

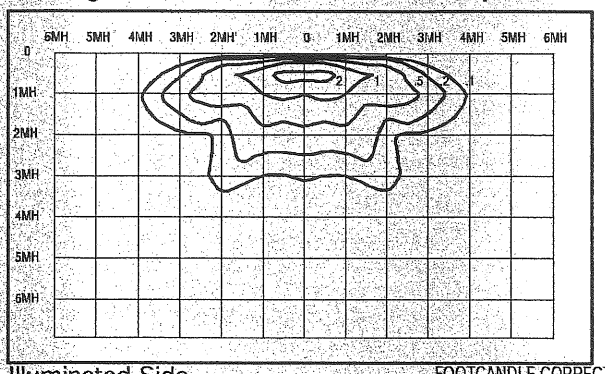


Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

Precision Cutoff Series
Small, Medium And Large

Building Side



Illuminated Side

PCS72MAL
70W MA Lamp
5,600 Lumens
10' Mount. Hgt.
Type II

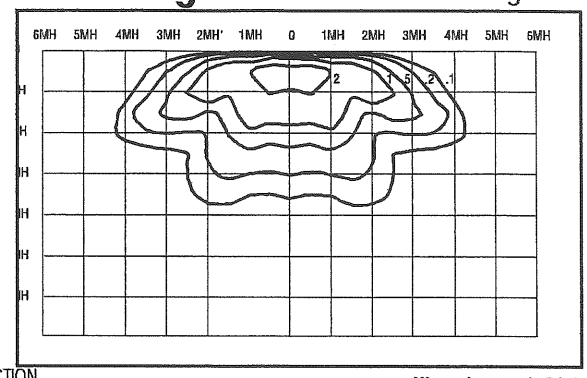
FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'

New Height	8'	10'	12'	15'
Factor	1.56	1.0	.69	.44

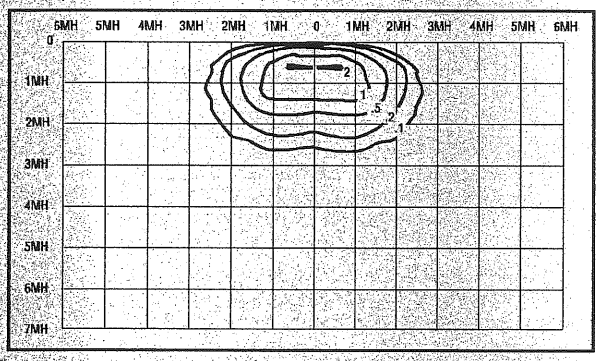
Building Side



Illuminated Side

PCS72LXL
70W HPS Lamp
6,300 Lumens
10' Mount. Hgt.
Type II

Building Side



Illuminated Side

PC2M103MAL
100W MA Lamp
9,500 Lumens
15' Mount. Hgt.
Type III

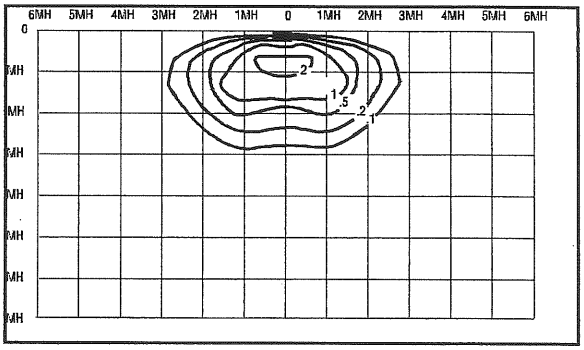
FOOTCANDLE CORRECTION

Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS

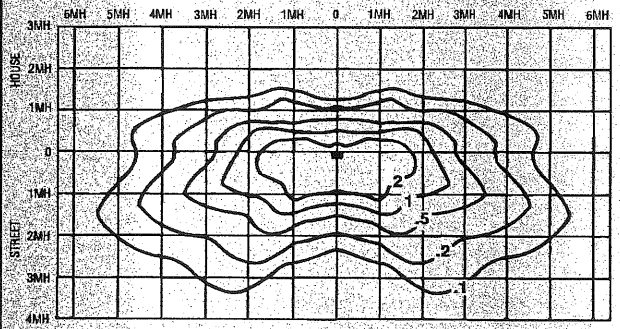
New Lamp	70W	50W
Factor	.61	.42

Building Side

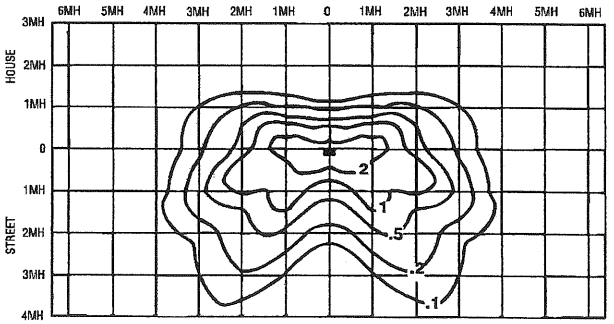


Illuminated Side

PC2M103LXL
100W HPS Lamp
9,500 Lumens
15' Mount. Hgt.
Type III



PCL250LXL
250W HPS Lamp
27,500 Lumens
20' Mount. Hgt.
Type III



FOOTCANDLE CORRECTION

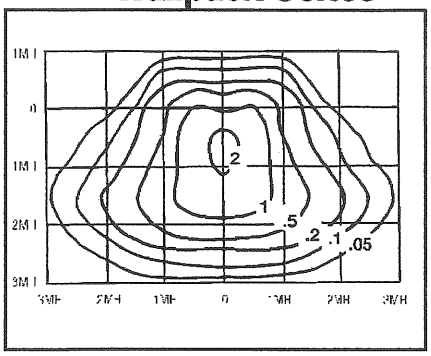
Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 100W HPS

New Lamp	70W	50W
Factor	.61	.42

PCL250MAL
250W Metal Halide Lamp
20,500 Lumens
20' Mount. Hgt.
Type III

Silhouette Prismatic Wallpack Series



SPW70NLXL
70W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

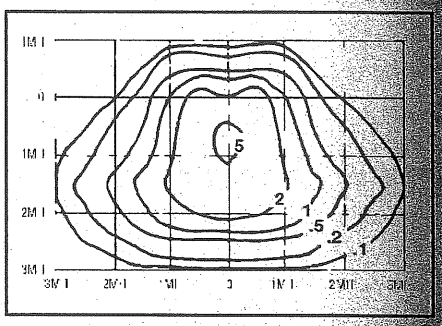
Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS	.14
50W HPS	.25
70W HPS	.36
100W HPS	.59
150W HPS	1.0
70W MAL	.34
100W MAL	.45

DIFFERENT MOUNTING HEIGHT

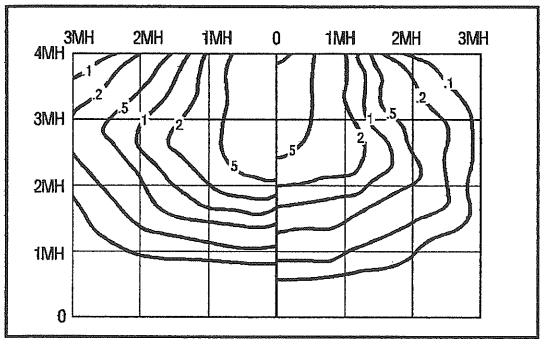
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'			
New Height	8'	12'	15'
Factor	1.56	.69	.44



SPW150NLXL
150W HPS clear
Specular Alzak®
10' Mount. Hgt.
IES Cutoff

Silhouette Area Wallpack Series



SAW153LXL
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.
IES Cutoff

SAW103MAL
MH100/U/MED
7,800 Lumens
12' Mount. Hgt.
IES Cutoff

FOOTCANDLE CORRECTION

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

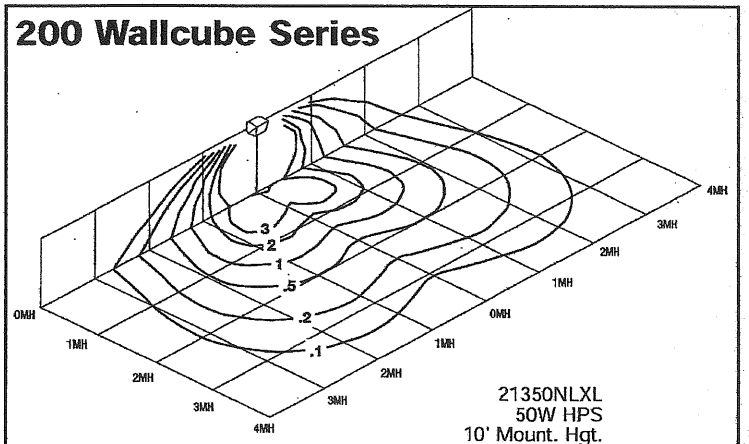
To Change From 8'					
New Height	6'	8'	10'	12'	15'
Factor	1.8	1.0	.64	.44	.28

To Change From 10'					
New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.44

To Change From 12'					
New Height	8'	10'	12'	15'	18'
Factor	2.25	1.44	1.0	.64	.44

To Change From 15'					
New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.56

200 Wallcube Series



21350NLXL
50W HPS
10' Mount. Hgt.

FOOTCANDLE CORRECTION

DIFFERENT LAMP/WATTS

Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS	.40
50W HPS	.70
70W HPS	1.00
101W HPS	1.63

DIFFERENT MOUNTING HEIGHT

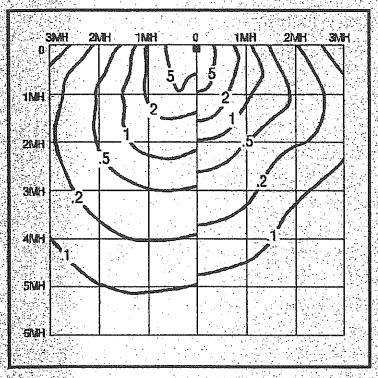
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'						
New Height	8'	10'	12'	15'	20'	25'
Factor	1.56	1.0	.69	.44	.25	.16

To Change From 15'						
New Height	10'	12'	15'	20'	25'	28'
Factor	2.25	1.56	1.00	.56	.36	.28

A+B 27

300 Wallcube Series



323150LX
LU150/55/MED
16,000 Lumens
15' Mount. Hgt.

333175MA
MH175/U/MED
14,000 Lumens
15' Mount. Hgt.

Footcandle Correction
Different Lamps/Watts

Multiply the following factors times the footcandle values for changes in lamps/watts:

To Change From 150 Watt HPS		
New Lamp	100	70
Factor	.59	.36

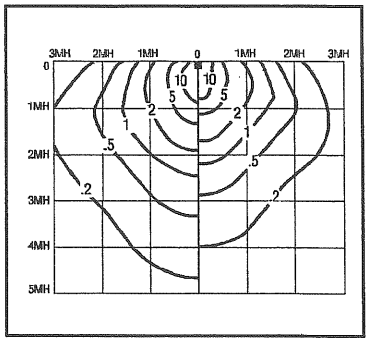
To Change From 175 Watt MH			
New Lamp	150	100	70
Factor	.86	.51	.39

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 15'					
New Height	10'	12'	15'	18'	20'
Factor	2.3	1.6	1.0	.69	.36

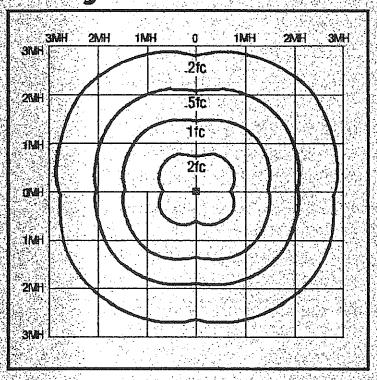
500 Wallcube Series



553250LX
LU250
27,500 Lumens
15' Mount. Hgt.

543250MA
MH250/U
20,500 Lumens
15' Mount. Hgt.

UltraLyter Surface Series



ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Ceiling Mount

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.

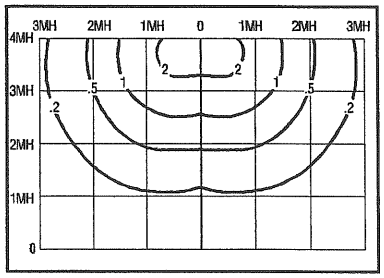
35W HPS .42
50W HPS .74
50W MH .45

DIFFERENT MOUNTING HEIGHT

Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 10'					
New Height	4'	6'	8'	12'	15'
Factor	6.25	2.78	1.56	.69	.44

UltraLyter Surface Series

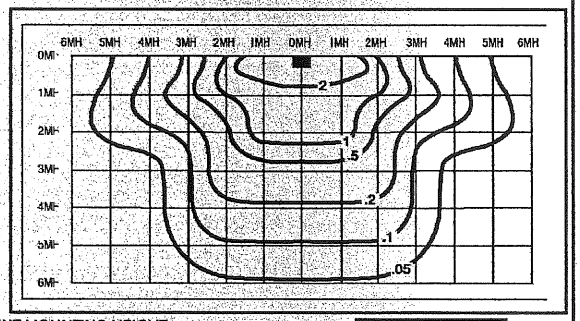


ULS070NLXL
LU70/MED
6,300 Lumens
10' Mount. Hgt.
Symmetric Dist.
Wall Mount

Excalibur Wallpack Series

FOOTCANDLE CORRECTION
DIFFERENT LAMP/WATTS
To change from 70W HPS
Multiply the following factors times the footcandle values to change to desired lamp wattage.

35W HPS .56
50W HPS 1.00
70W HPS 1.41
50W MA .89
28W PL .42



DIFFERENT MOUNTING HEIGHT

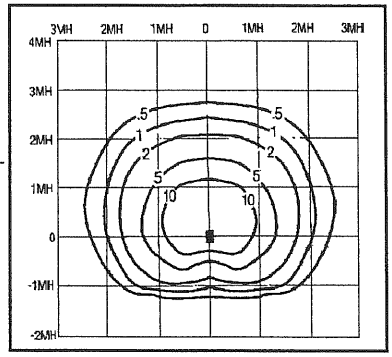
Multiply the following factors times the footcandle values for changes in mounting height:

To Change From 8'						
New Height	6'	7'	8'	9'	10'	12'
Factor	1.78	1.31	1.00	.79	.64	.44

XLW50NLXL
50W HPS
4,000 Lumens
8' Mount. Hgt.

Silhouette Facade Luminaire Series

SFL153NLXL
LU150/55/
MED
16,000
Lumens
10' Mount.
Hgt.
Type III
Distrib.



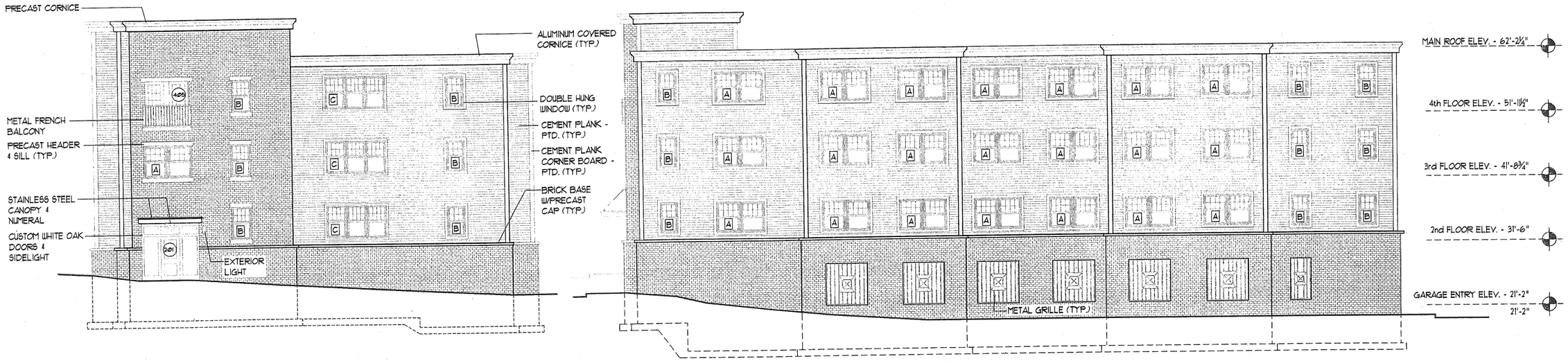
Footcandle Correction
Different Lamps/Watts SFL Series
Multiply the following factors times the footcandle values for changes in lamps/watts:

To change from 150W HPS
35W HPS .14
50W MA .21
70W MA .34
50W HPS .25
70W HPS .34
100W MA .45
100W HPS .60
150W HPS 1.00

Different Mounting Height
Multiply the following factors times the footcandle values for changes in mounting height:

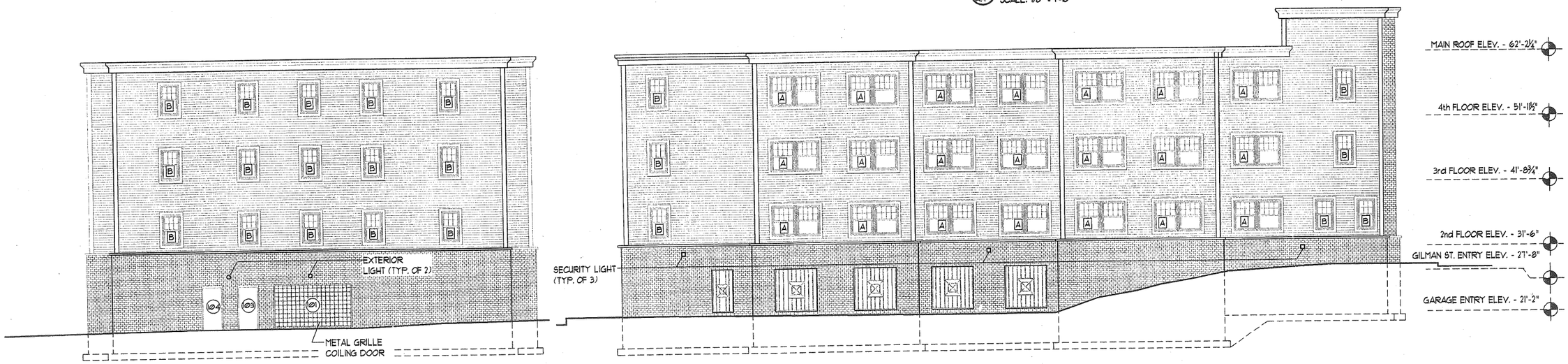
To Change From 10'					
New Height	6'	8'	10'	12'	15'
Factor	2.8	1.6	1.0	.69	.4

To Change From 20'				
New Height	15'	25'	30'	35'
Factor	1.78	.64	.44	.33



2 / A4 EAST (GILMAN STREET) ELEVATION
SCALE: 1/8" = 1'-0"

1 / A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 / A4 WEST (VALLEY STREET) ELEVATION
SCALE: 1/8" = 1'-0"

3 / A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Owner:
315 VALLEY STREET, LP
P.O. BOX 560
PORTLAND, MAINE 04112

Architect:
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

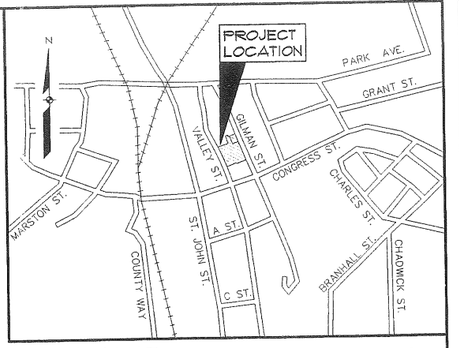
Project:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102

Scale: As Noted

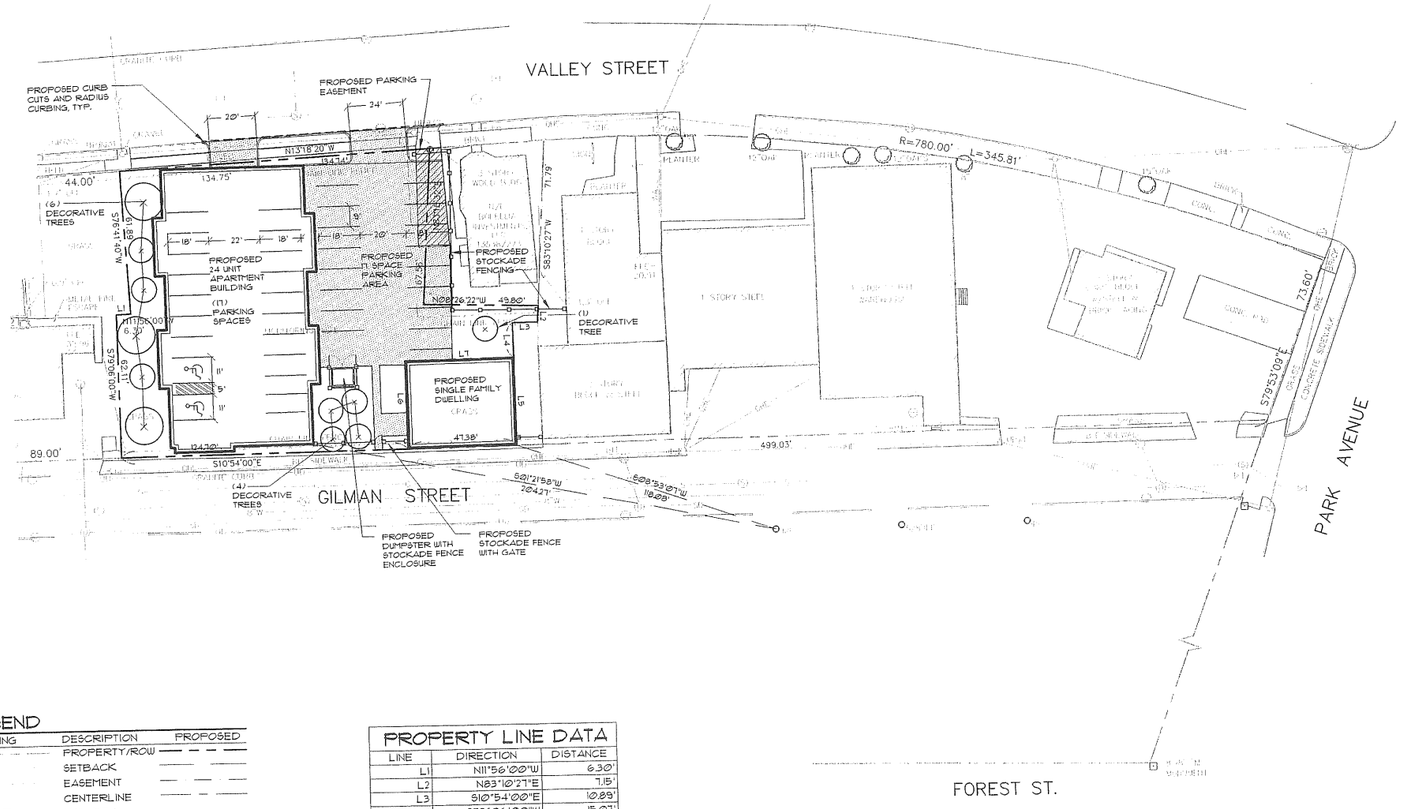
Date: 09/08/05

Drawing:
EXTERIOR ELEVATIONS

A.4



LOCATION MAP N.T.S.



GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SHALOM HOUSE, INC. BY DEED, DATED OCTOBER 7, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21871 PAGE 309.

2. THE PROPERTY IS SHOWN AS LOTS 3-8 ON THE CITY OF PORTLAND TAX MAP 65, BLOCK D, AND IS LOCATED IN THE R-7 ZONE, WHICH IS A CONTRACT ZONE WITH THE CITY OF PORTLAND.

ASSESSORS MAP - BLOCK - LOT	DEED
65-D-4, 5, 6, 8, 10	8743/328
65-D-3	9546/336
65-D-11,13	3921/89
65-D-12	3241/154
65-D-7	9350/180; 9394/261
65-D-1	7182/93
65-D-9	9234/73
65-E-28	3126/559

4. TOTAL AREA OF PARCEL: ..... 78,680 SF.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON

6. PLAN REFERENCES:
   A. PLAN ENTITLED "STANDARD BOUNDARY AND TOPOGRAPHY SURVEY ON VALLEY STREET, PORTLAND, MAINE, MADE FOR J. WESTON WALCH PUBLISHERS, 321 VALLEY STREET, PORTLAND, MAINE", PREPARED BY OWEN HASKELL, INC., DATED JULY 15, 1999, AND REVISED THROUGH FEBUARY 23, 2000.

7. THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER, SEWER, UNDERGROUND ELECTRIC AND TELEPHONE, AND NATURAL GAS SERVICES.

8. LINES OF ABUTTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY H.L. AND E.C. JORDAN SURVEYORS.

9. SEE 7491/169 FOR EASEMENT RIGHTS FOR BANKS; FIRE ESCAPE 1.7' CLEAR OF PROPERTY LINE BUT IN EASEMENT; BUILDING ON PREMISES ENCROACHES INTO EASEMENT Ø.3' TO Ø.8'.

10. ELEVATIONS ARE BASED ON CITY ELEVATION OF 41.70 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
MW-5	MONITORING WELL	
100	CONTOURS	
SD	STORM DRAIN	
UD	UNDER DRAIN	
G	GAS	
W	WATER	
S	SEWER	
OHE	OVERHEAD ELEC. & TEL.	
GV	GATE VALVE	
H	HYDRANT	
CB	CATCH BASIN	
MH	MANHOLE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	DECIDUOUS TREE	

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	N11°56'00"W	6.30'
L2	N83°10'27"E	7.15'
L3	S10°54'00"E	10.89'
L4	S79°06'00"W	15.07'
L5	S79°06'00"W	38.00'
L6	S79°06'00"W	38.02'
L7	S10°54'00"E	47.38'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVAL- CITY OF PORTLAND PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

REV	BY	DATE	STATUS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

ANY PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, UNAUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Engineering Expertise You Can Build On
Westbrook, Maine 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

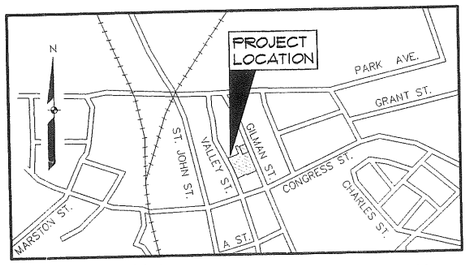
SITE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

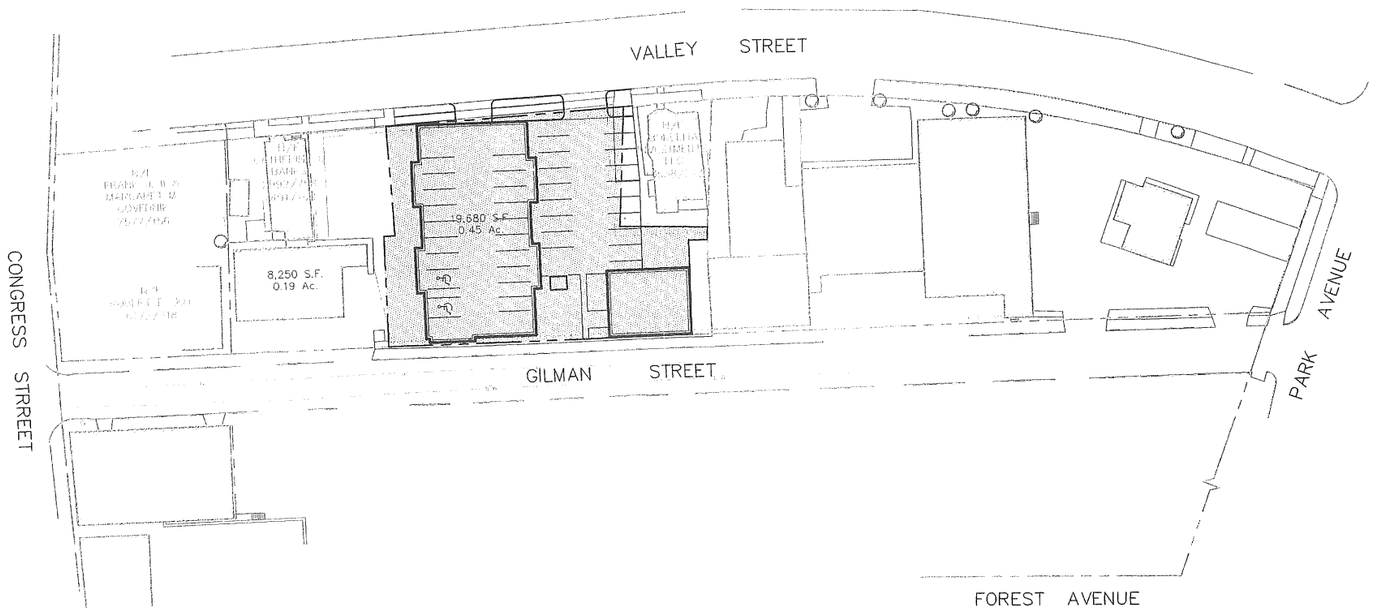
SHEET 2 OF 6

VALLEY STREET APARTMENTS

RESIDENTIAL APARTMENTS
PORTLAND, MAINE



LOCATION MAP N.T.S.



OWNERS:

SHALOM HOUSE, INC.
P.O. BOX 560
PORTLAND, MAINE 04102

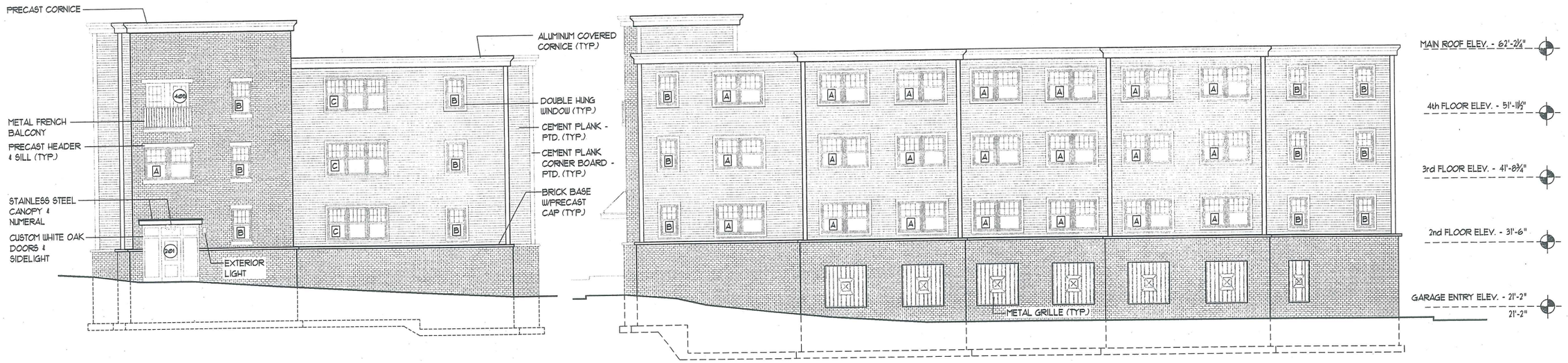
ENGINEER/SURVEYOR:

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	DETAILS
5	DETAILS
6	DETAILS

Page 46



2/A4 EAST (GILMAN STREET) ELEVATION
SCALE: 1/8" = 1'-0"

1/A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4/A4 WEST (VALLEY STREET) ELEVATION
SCALE: 1/8" = 1'-0"

3/A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Owner:
315 VALLEY STREET, LP
P.O. BOX 560
PORTLAND, MAINE 04112

Architect:
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax: (207) 772-4056

Project:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102

Scale: As Noted

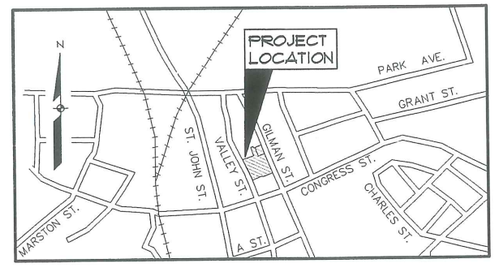
Date: 09/08/05

Drawing:
EXTERIOR ELEVATIONS

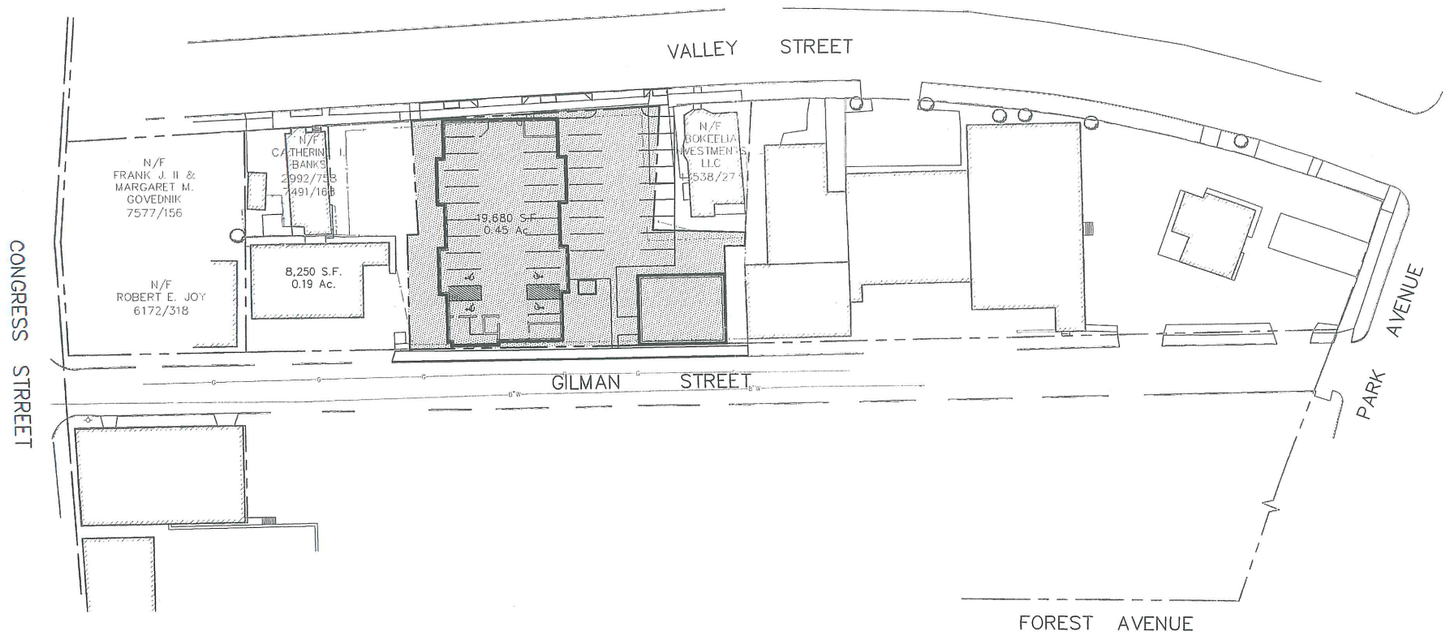
A.4

VALLEY STREET APARTMENTS

RESIDENTIAL APARTMENTS
PORTLAND, MAINE



LOCATION MAP N.T.S.



OWNERS:

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PORTLAND, MAINE 04102

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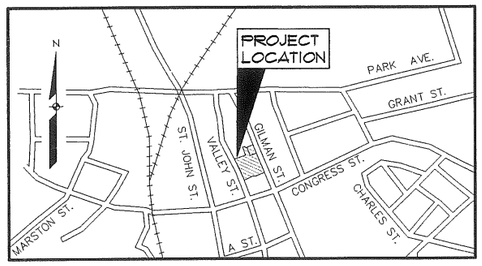
SHEET INDEX

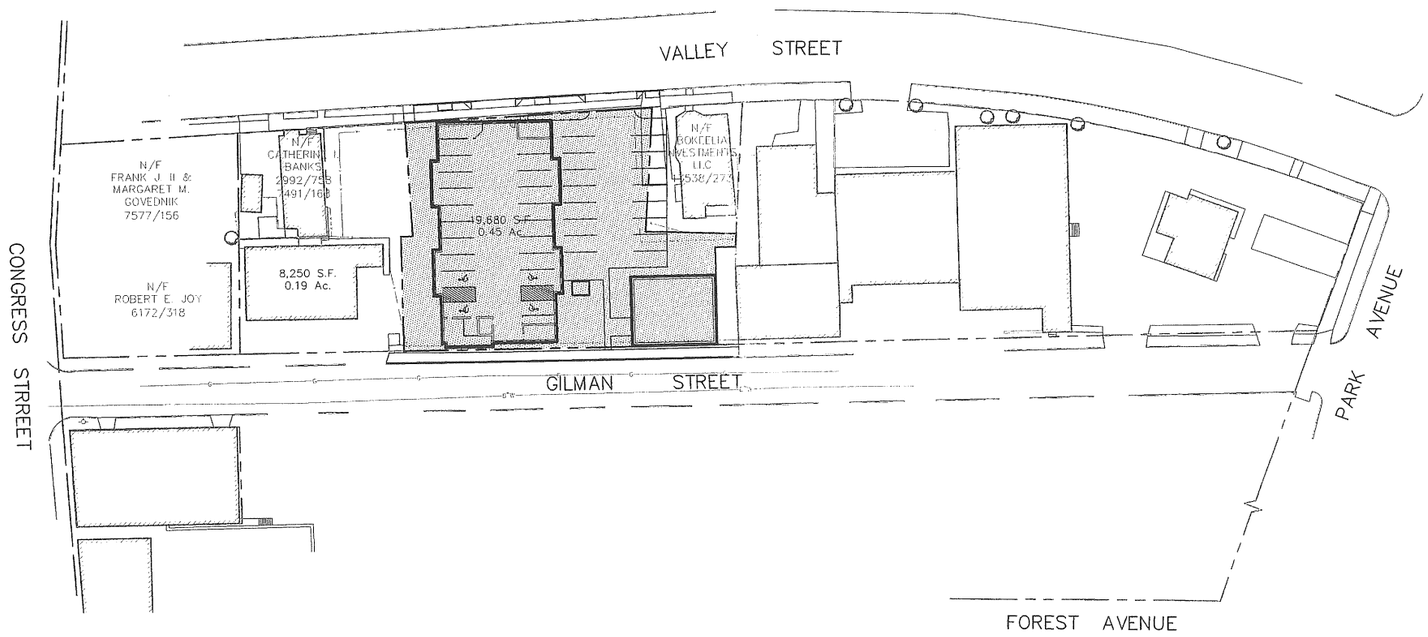
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPING PLAN
5	DETAILS
6	DETAILS
7	DETAILS

VALLEY STREET APARTMENTS

RESIDENTIAL APARTMENTS
PORTLAND, MAINE



LOCATION MAP N.T.S.



OWNERS:

SHALOM HOUSE, INC.

P.O. BOX 560
PORTLAND, MAINE 04102

ENGINEER/SURVEYOR:

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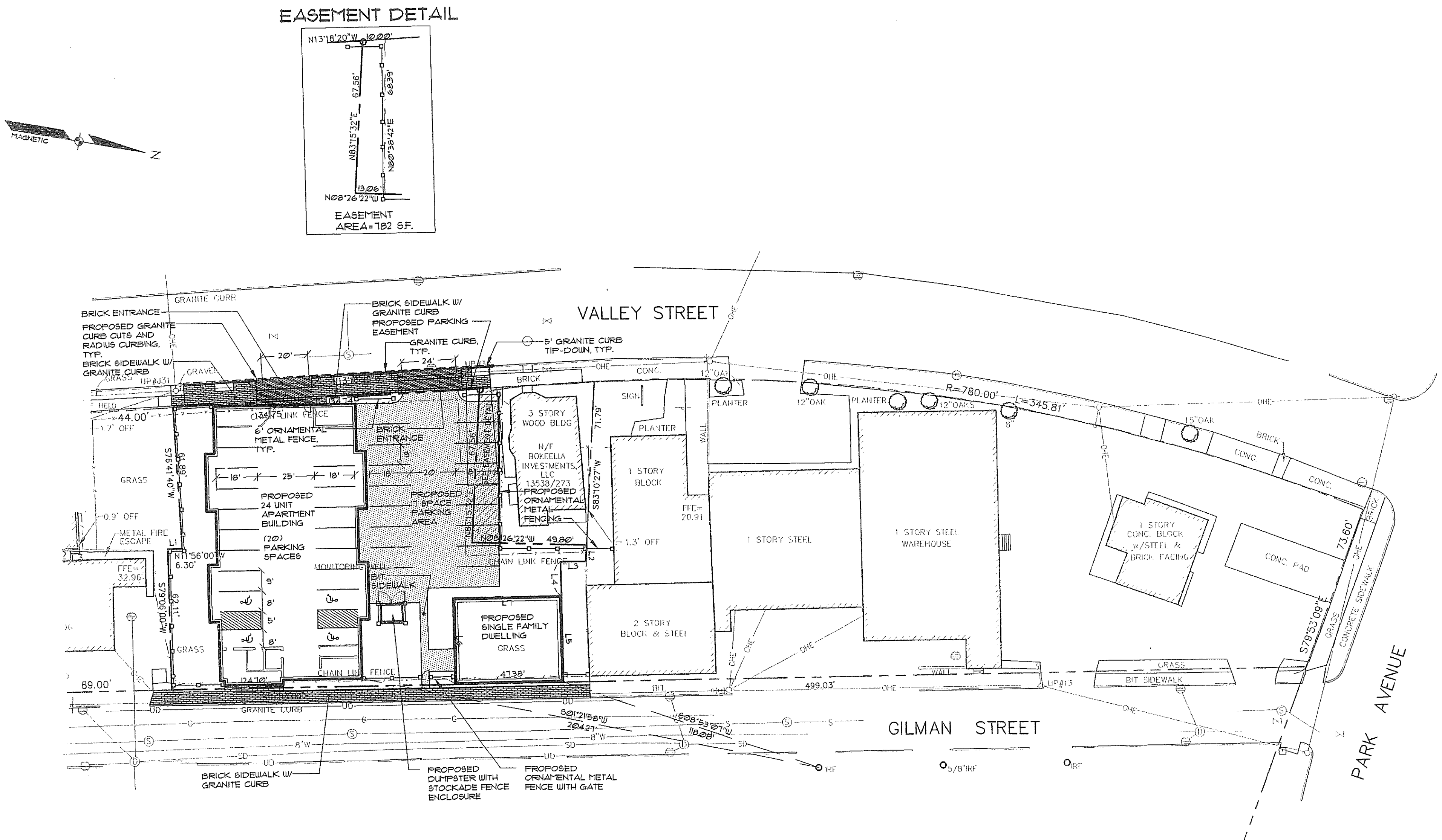

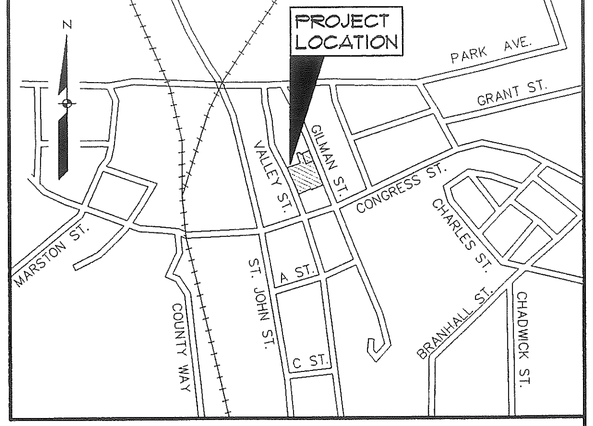

LOCATION MAP

N.T.S.

GENERAL NOTES:

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2. THE PROPERTY IS SHOWN AS LOTS 3-9 ON THE CITY OF PORTLAND TAX MAP 65, BLOCK D, AND IS LOCATED IN THE R-7 ZONE, WHICH IS A CONTRACT ZONE WITH THE CITY OF PORTLAND.

ASSESSORS MAP - BLOCK - LOT	DEED
65-D-4, 5, 6, 8, 10	8742/328
65-D-3	9566/336
65-D-11,13	3921/89
65-D-18	3241/156
65-D-7	9550/150± 9394/261
65-D-1	7182/99
65-D-9	9234/77
65-E-28	3126/559

4. TOTAL AREA OF PARCEL: ....19,680 SF.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON

6. PLAN REFERENCES:
   A. PLAN ENTITLED "STANDARD BOUNDARY AND TOPOGRAPHY SURVEY ON VALLEY STREET, PORTLAND, MAINE, MADE FOR J. WESTON WALCH PUBLISHERS, 321 VALLEY STREET, PORTLAND, MAINE", PREPARED BY OWEN HASKEL, INC., DATED JULY 15, 1999, AND REVISED THROUGH FEBUARY 23, 2000.

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8. LINES OF ABUTTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY H.I. AND E.C. JORDAN SURVEYORS.

9. SEE 7491/168 FOR EASEMENT RIGHTS FOR BANKS. FIRE ESCAPE ITS CLEAR OF PROPERTY LINE BUT IN EASEMENT: BUILDING ON PREMISES ENCROACHES INTO EASEMENT 0.3' TO 0.8'.

10. ELEVATIONS ARE BASED ON CITY ELEVATION OF 41.70 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
MW-8	MONITORING WELL	
124	CONTOURS	
SD	STORM DRAIN	
UD	UNDER DRAIN	
G	GAS	
W	WATER	
S	SEWER	
OHE	OVERHEAD ELEC. & TEL.	
	GATE VALVE	
	HYDRANT	
	CATCH BASIN	
	MANHOLE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	DECIDUOUS TREE	

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	N11°56'00"W	6.30'
L2	N83°10'27"E	7.15'
L3	S10°54'00"E	10.89'
L4	S79°06'00"W	15.07'
L5	S79°06'00"W	38.00'
L6	S79°06'00"W	38.00'
L7	S10°54'00"E	47.38'

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVAL-
CITY OF PORTLAND
PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE
JON H. WHITTEN, JR.
NO 10414
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV:	BY:	DATE:	STATUS:
C	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
B	DFB	09-09-05	ADDED EASEMENT
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

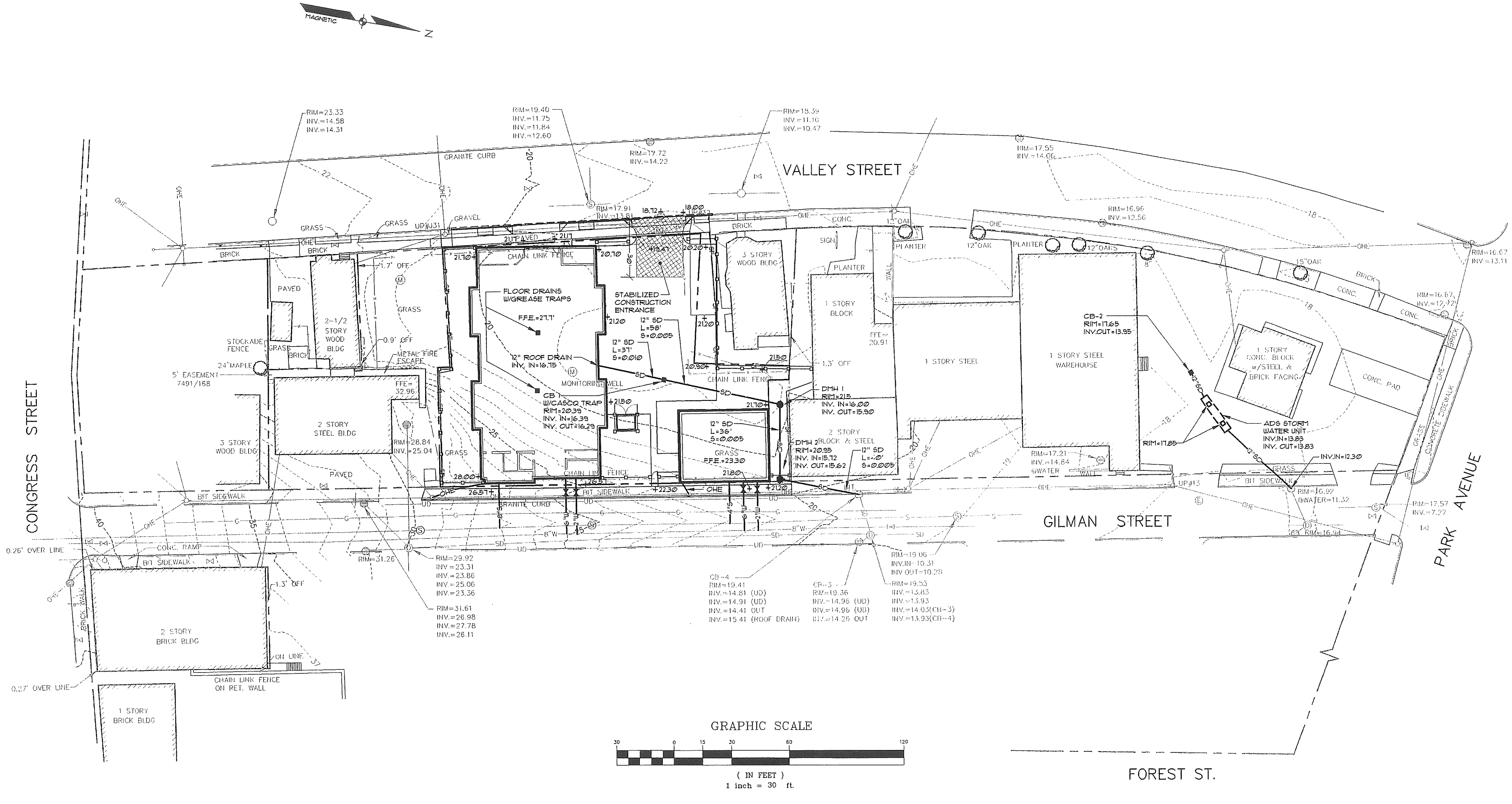
Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

SITE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

04040S



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
MW-8	MONITORING WELL	
124	CONTOURS	124
G	GAS	G
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
UD	UNDERDRAIN	
OHE	OVERHEAD ELEC. & TEL.	OHE 4T
	UNDERGROUND ELEC. & TEL.	UGE 4T
	GATE VALVE	⋈
	CATCH BASIN	■
	MANHOLE	●
	SPOT GRADE	+ 30.20
	SILT FENCE	SF
○	DECIDUOUS TREE	⊗

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

13. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV:	BY:	DATE:	STATUS:
C	JHW	10-06-05	REVISED PER WORKSHOP COMMENTS
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

GRADING AND UTILITIES PLAN

FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

04040GU

PLANT LIST

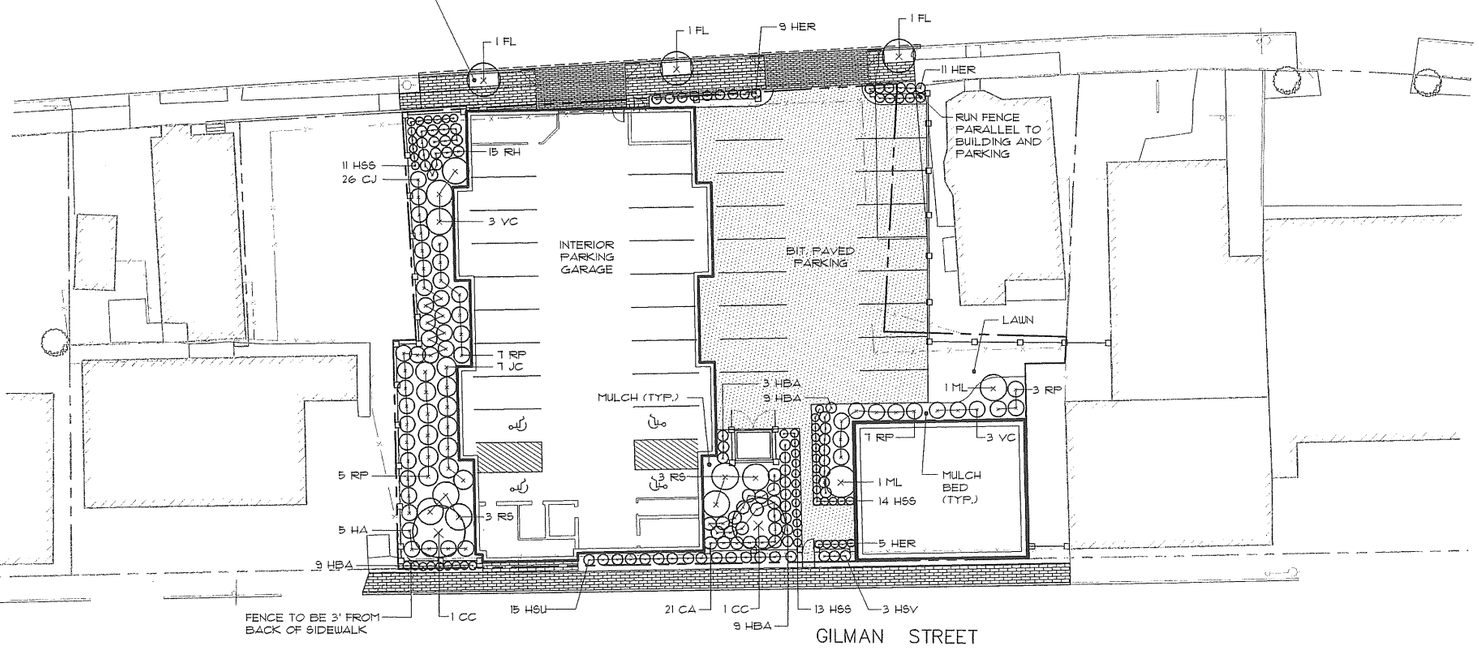
KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CLETHRA ALNIFOLIA "SIXTEEN CANDLES"	SUMMERSWEET	NO. 2 CONT.
CC	CRATAEGUS CRUSGALLI 'INERMIS'	COCKSPUR THORNLESS HAWTHORNE	2" CAL.
CJ	CHAENOMELES "CRIMSON & GOLD"	QUINCE	18"-24"
FL	FRAXINUS PENNSYLVANICA, 'LEPRECHAUN'	LEPRECHAUN GREEN ASH	2" CAL.
HA	HYDRANGEA ARBORESCENS 'DARDOM'	WHITE DOVE HYDRANGEA	3 GAL.
HBA	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	NO. 1 CONT.
HER	HEMEROCALLIS "RIBONETTE"	RIBONETTE DAYLILLY	NO. 1 CONT.
HSS	HEMEROCALLIS "SILOAM SHOW GIRL"	SILOAM SHOWGIRL DAYLILLY	NO. 1 CONT.
HSU	HOSTA "SUM & SUBSTANCE"	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-7' HGT.
JC	JUNIPERUS CHINENSIS	CASINO GOLD JUNIPER	NO. 2 CONT.
RH	ROSA "HUNTER"	HUNTER ROSE	NO. 1 CONT.
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30"
RS	RHODODENDRON "SLAM DUNK"	SLAM DUNK RHODODENDRON	18"-24"
VC	VIBURNUM CARLESI	CARLESI VIBURNUM	24"-30"

MAGNETIC

TREE GRATE
(TYP. 3 PLACES)

NEENAH FOUNDRY CO.
4' x 6' GRATE
16" EXPANDABLE OPENING
R-8811 (OR APPROV'D EQUAL)

NOTE:
INSTALLATION SHALL INCLUDE 15" MIN. REVEAL FORMED IN NEW CONCRETE SIDEWALK TO RECEIVE GRATE



GRAPHIC SCALE

20 0 10 20 40 80

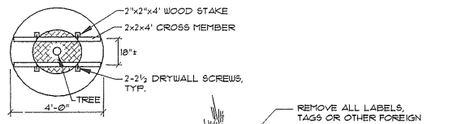
(IN FEET)
1 inch = 20 ft.

LANDSCAPE NOTES

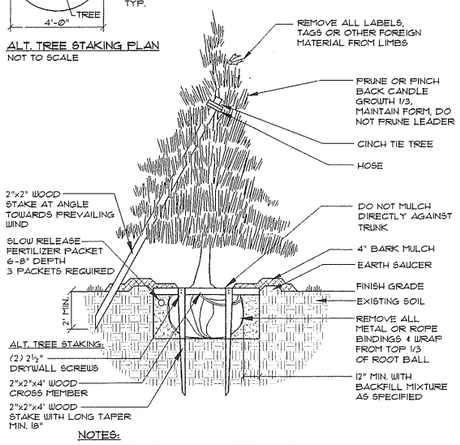
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK." BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	SIGN	
	UTILITY POLE	
	BARB WIRE FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	

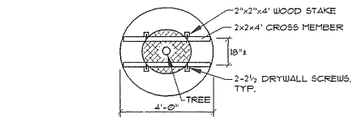


ALT. TREE STAKING PLAN
NOT TO SCALE

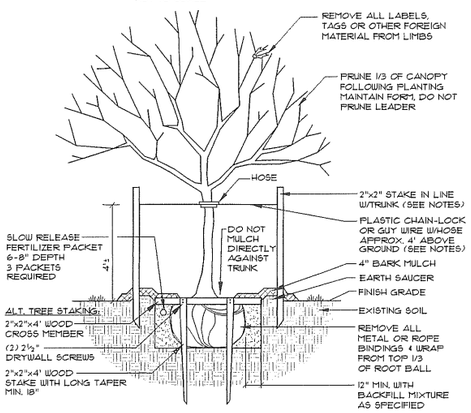


NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 7'-0" IN HEIGHT & UNDER
NOT TO SCALE

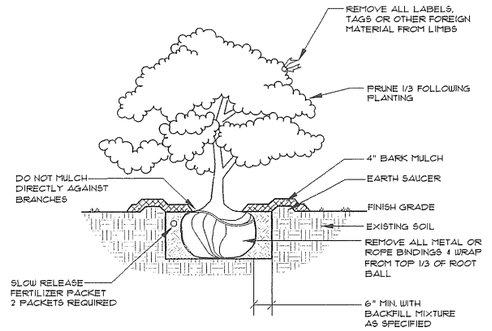


ALT. TREE STAKING PLAN
NOT TO SCALE



NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER DI MATTEO
No. 2396
10.6.05

REV:	BY:	DATE:	STATUS:
A	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS

Sebago Technics
Engineering Expertise You Can Build On
Corporate Center
Westbrook, Me 04098-1339
Tel (207) 856-0277

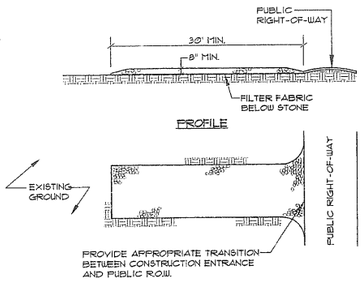
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040		CD	CD	ST

LANDSCAPE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
09-09-05	1"=20'

SHEET 4 OF 7

04040L

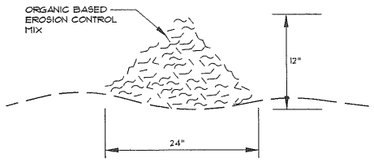


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 30 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



COMPOSITION

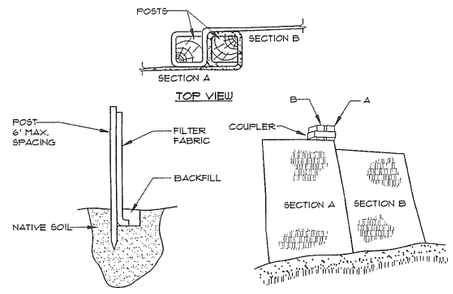
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

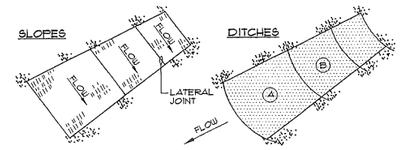


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE

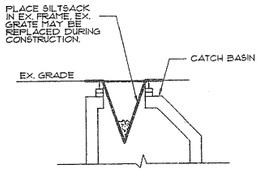


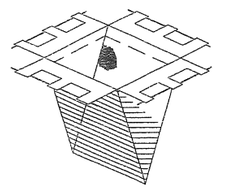
NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE





SILT SACK PROTECTION

NOTES:

PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK® OR A DANDY BAG®) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCING) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S) ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN 4 DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION HAS A BEEN ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVES AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. A) AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (IE, ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

B) IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MULCH SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

C) DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

2. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS/1,000 SF. MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

3. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

4. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVES. ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

6. ALL AREAS SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDED AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (1B) ABOVE.

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOILS TESTS SHALLBE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P2O5-K2O OR EQUAL	18.4 LB./1,000 SF
GROUND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE)	138 LB./1,000 SF

3. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 SF. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.
WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT A MINIMUM THE NORMAL RATE OF AT 150 LBS/1,000 SF. (3 TONS/ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1000 SF. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

4. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS.
MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 SF. ON ALL SLOPES GREATER THAN 8%.
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8 %.
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES.
IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

6. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

I. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 8% (8FT/1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET OR THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

STATE OF MAINE
JOHN H. WHITTEMORE
No. 10414
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV:	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

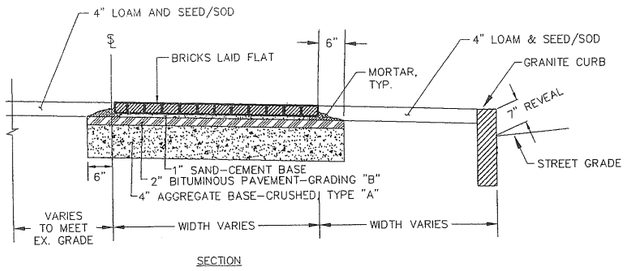
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	---	JHW	---	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

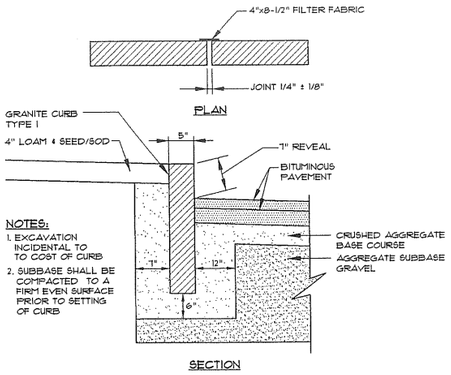
DATE	SCALE
8-9-05	AS NOTED

SHEET 5 OF 7

04040D



BRICK SIDEWALK DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB
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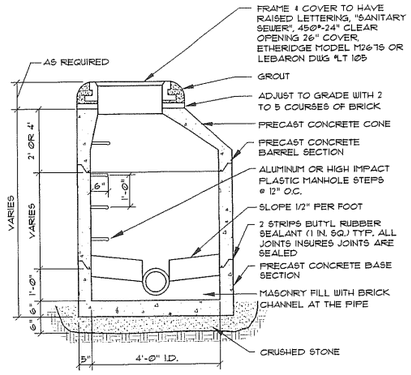

NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST MANHOLE
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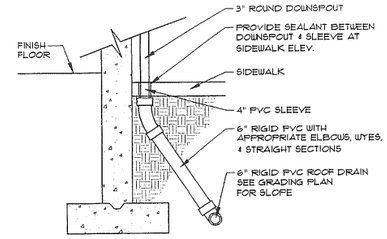

ROOF DRAIN CONNECTOR
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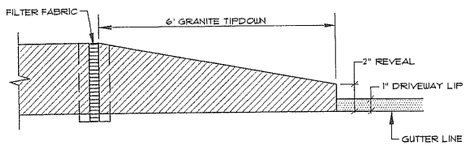

TYPICAL TIPDOWN CURB INSTALLATION
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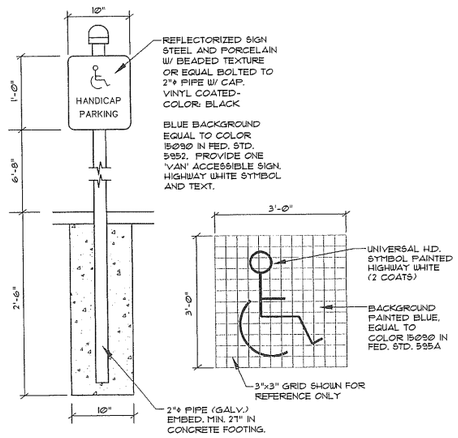

HANDICAP SIGNS
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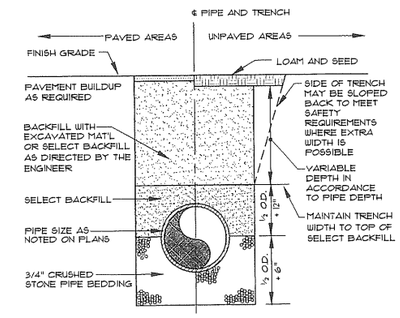

TYPICAL TRENCH SECTION
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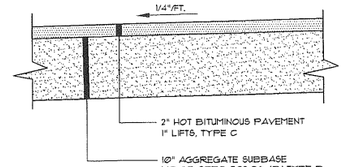

BITUMINOUS SIDEWALK
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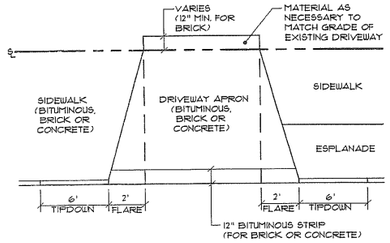

SIDEWALK & DRIVEWAY CONSTRUCTION
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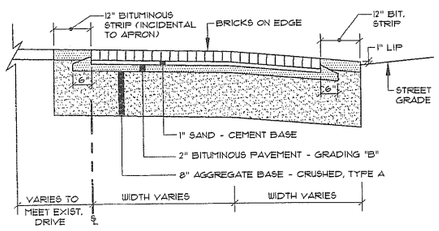
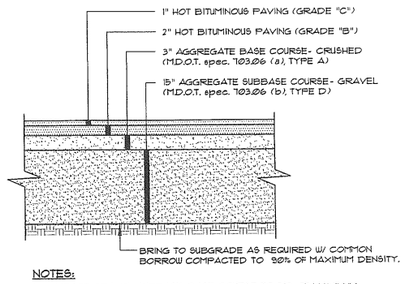


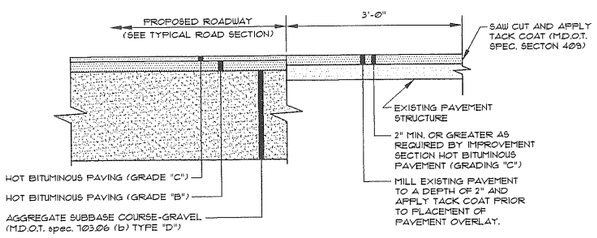
NOTE: BORDER COURSE OF BRICK SHALL BE MORTARED TO CONCRETE BASE.

BRICK WITH BITUMINOUS BASE DRIVEWAY CONSTRUCTION
NOT TO SCALE



NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



TYPICAL PAVEMENT JOINT
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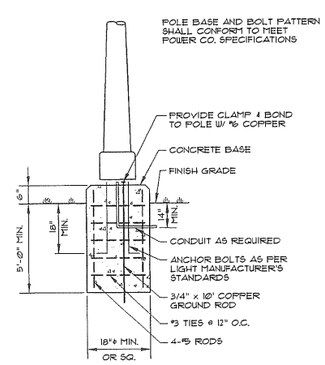


TYPICAL LIGHT POLE BASE DETAIL
NOT TO SCALE

STATE OF MAINE
JOHN H. WHITE JR.
NO. 10414
REGISTERED PROFESSIONAL ENGINEER
10-6-05

BY:	DATE:	STATUS:
JHW	10-06-05	REVISED PER WORKSHOP COMMENTS
JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

REV: C B A

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

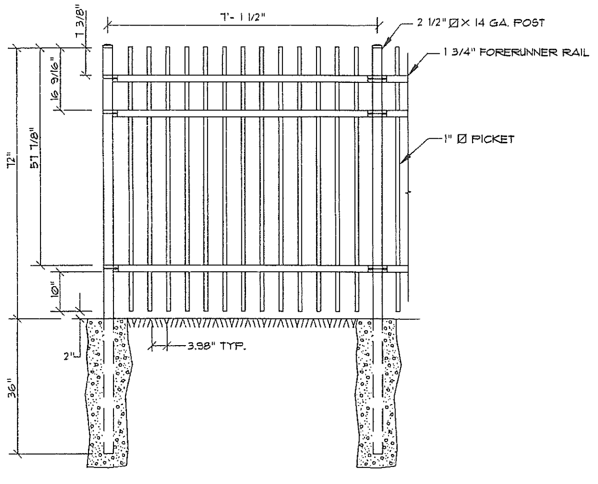
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

SHEET 6 OF 7

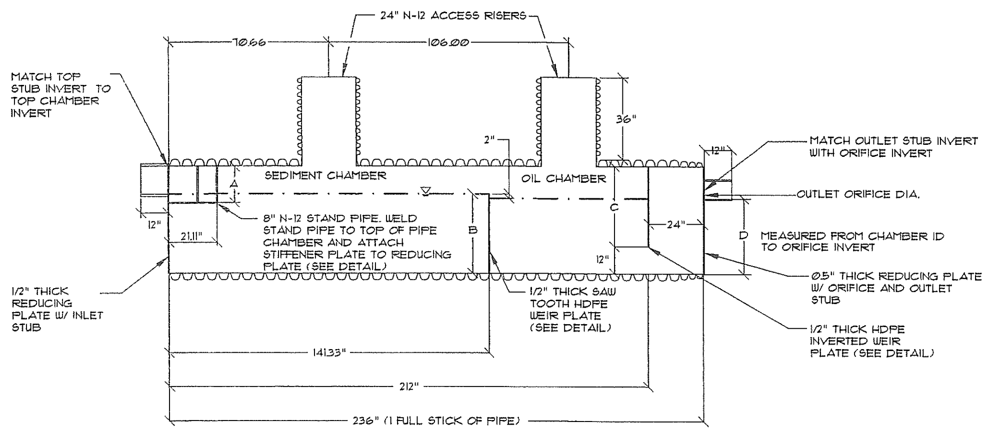
04040D2

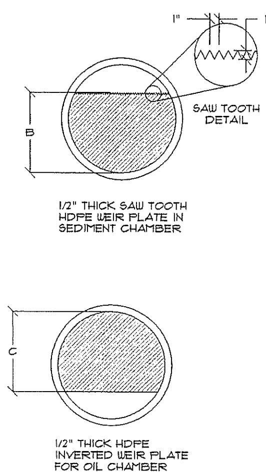


NOTE: ECHELON II GENESIS 6' TALL 3-RAIL x 6' NOMINAL ALUMINUM PANNEL FENCE, MODEL # 2AGX30706 AS MANUFACTURED BY AMERISTAR, 1555 N. MINGO, TULSA, OK 74116. TEL: 800.321.8724 OR APPROVED EQUAL.

ORNAMENTAL METAL FENCE

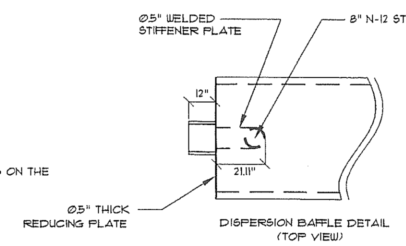
NOT TO SCALE





ADS MODEL #	MAIN PIPE DIA.	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3620WQAXX	36"	10"	8"	6.56"	13.9"	26.1"	24"	24.1"
3620WQBXX	36"	10"	6"	4.48"	13.9"	26.1"	24"	24.1"
4220WQAXX	42"	12"	8"	6.75"	16.1"	29.2"	29.4"	27.2"
4220WQBXX	42"	12"	6"	4.76"	16.1"	29.2"	29.4"	27.2"
4820WQAXX	48"	12"	8"	7.71"	16.1"	35.4"	35.6"	33.4"
4820WQBXX	48"	12"	6"	5.45"	16.1"	35.4"	35.6"	33.4"
6020WQAXX	60"	15"	10"	8.42"	18.9"	44.5"	47.5"	42.5"
6020WQBXX	60"	15"	8"	5.94"	18.9"	44.5"	47.5"	42.5"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS. UNITS W/OUT A BY-PASS DO NOT HAVE ORIFICE HOLES ON THE OUTLET. THE OUTLET PIPE ? WILL MATCH THE INLET PIPE



NOTES:

1. ALL DIMENSIONS ARE NOMINAL

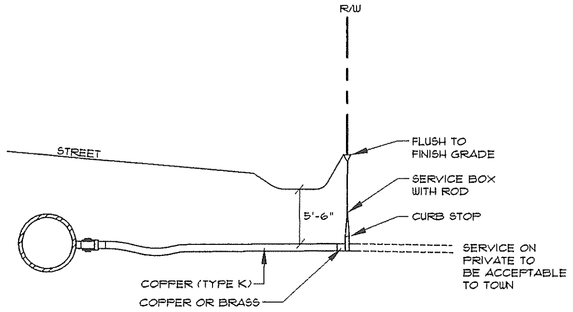
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS INTENDED TO DEPICT THE NECESSARY ADS COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT."	ADS STANDARD DETAILS DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF IT PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE, OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE, OR LOCAL SPECIFICATIONS, AND ADS' RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS, OR DEVIATIONS FROM THIS STANDARD DETAIL."

ADS

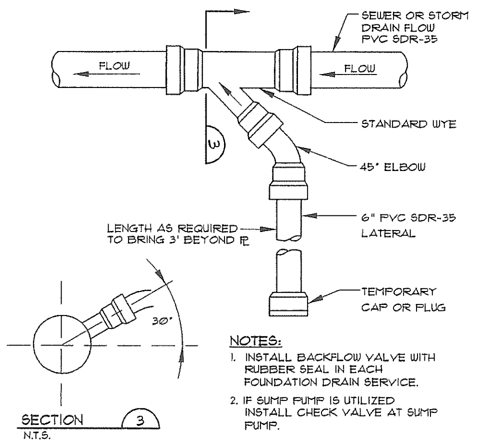
20' ADS WATER QUALITY UNIT STANDARD FAB DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

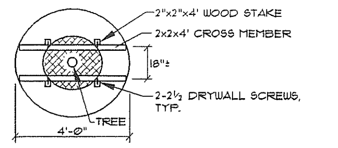
NOT TO SCALE



NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

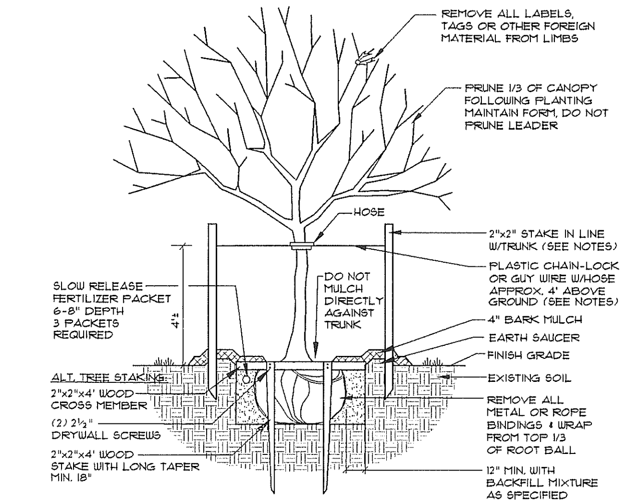
SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE



ALT. TREE STAKING PLAN

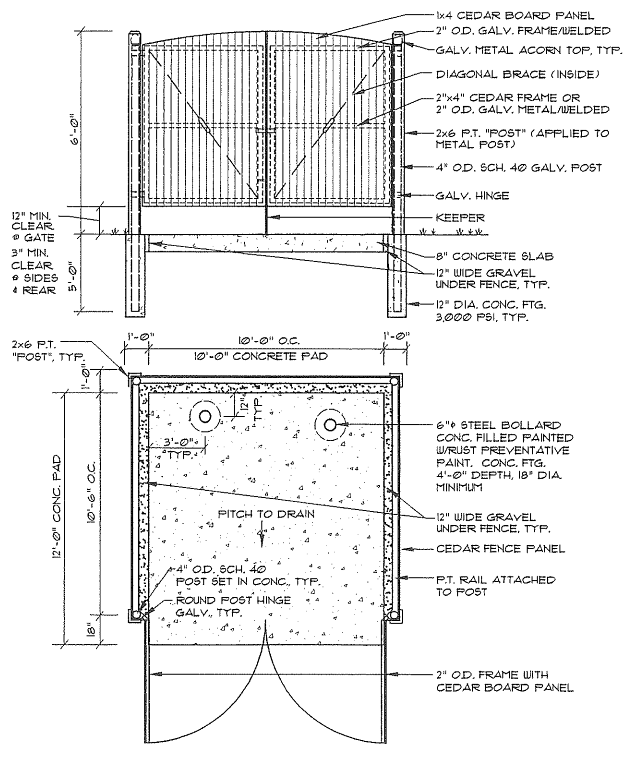
NOT TO SCALE



NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER

NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE

STATE OF MAINE
JON H. WHITTEN
No. 7414
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV.	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

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

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

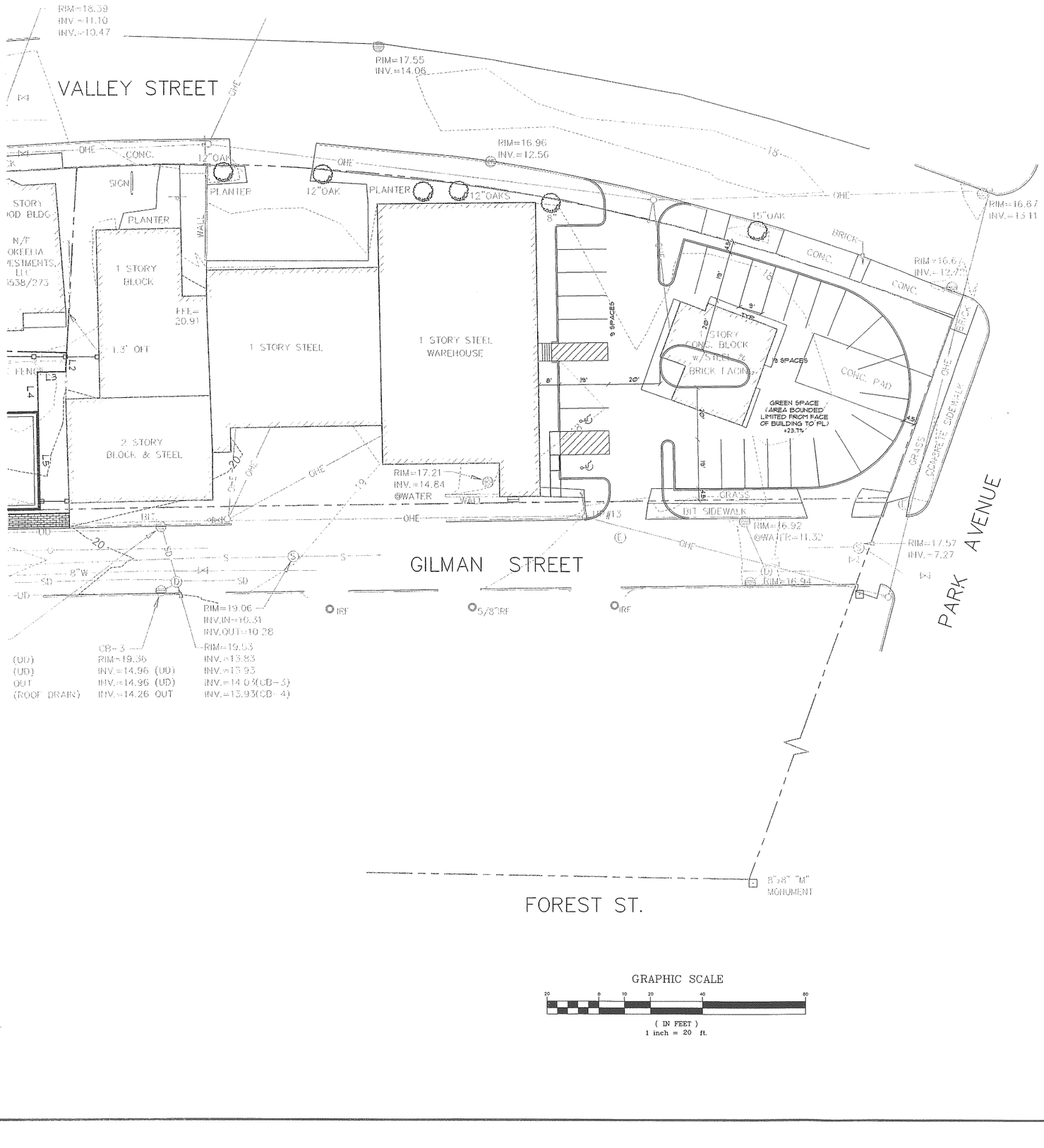
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

SHEET 7 OF 7

04040D3



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV:	BY:	DATE:	STATUS:
A	JHW	---	---

Sebago Technics
Engineering Expertise You Can Build On
Corporate Center
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	.	CD	CD	SAB

SKETCH PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

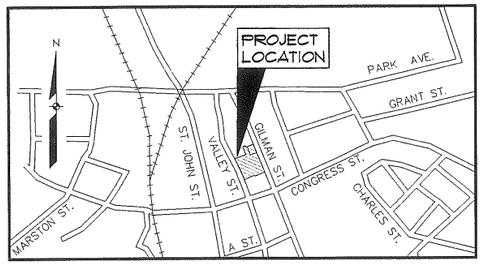
DATE	SCALE
10-05-05	1"=20'

SHEET 1 OF 1

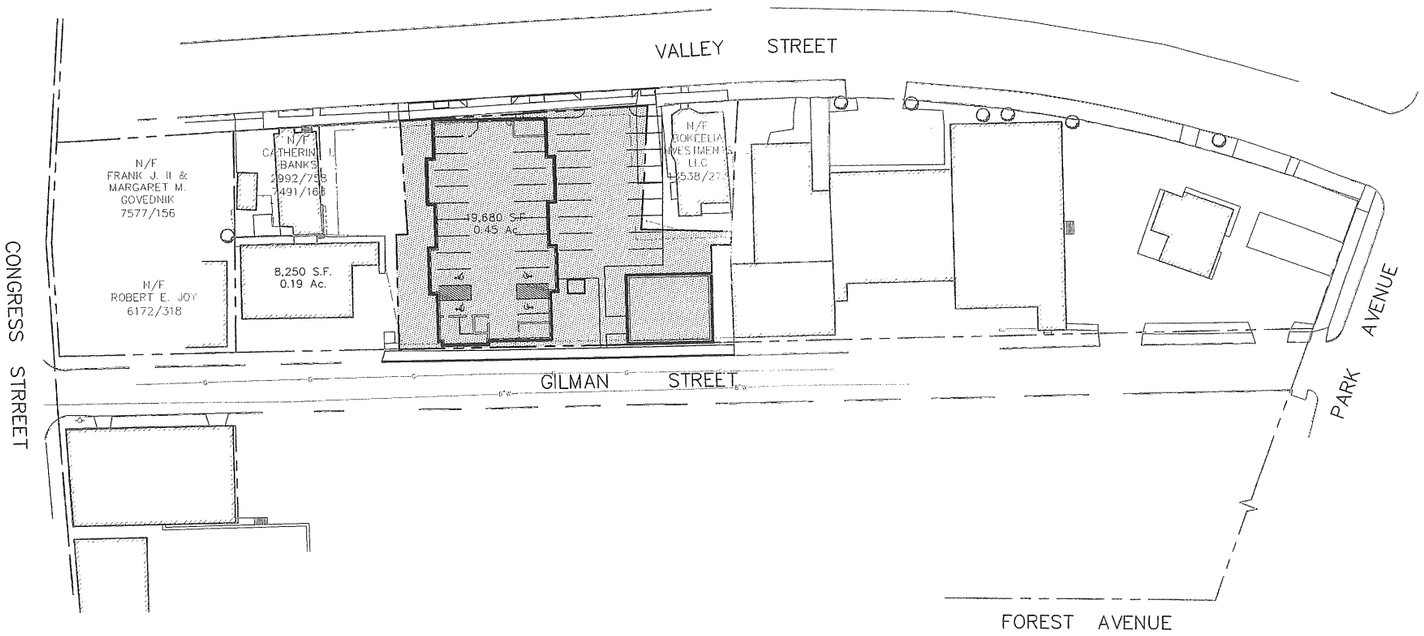
04040SK2

VALLEY STREET APARTMENTS

RESIDENTIAL APARTMENTS
PORTLAND, MAINE



LOCATION MAP N.T.S.



OWNERS:

SHALOM HOUSE, INC.
P.O. BOX 560
PORTLAND, MAINE 04102

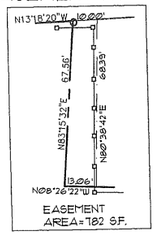
ENGINEER/SURVEYOR:

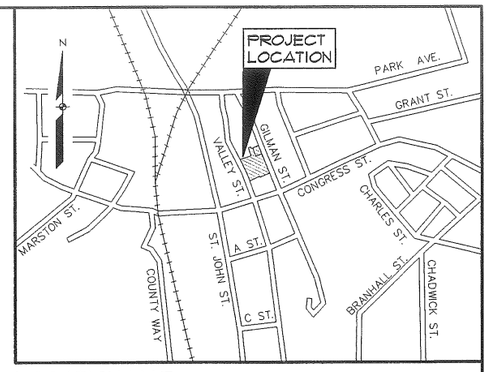
Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

SHEET INDEX

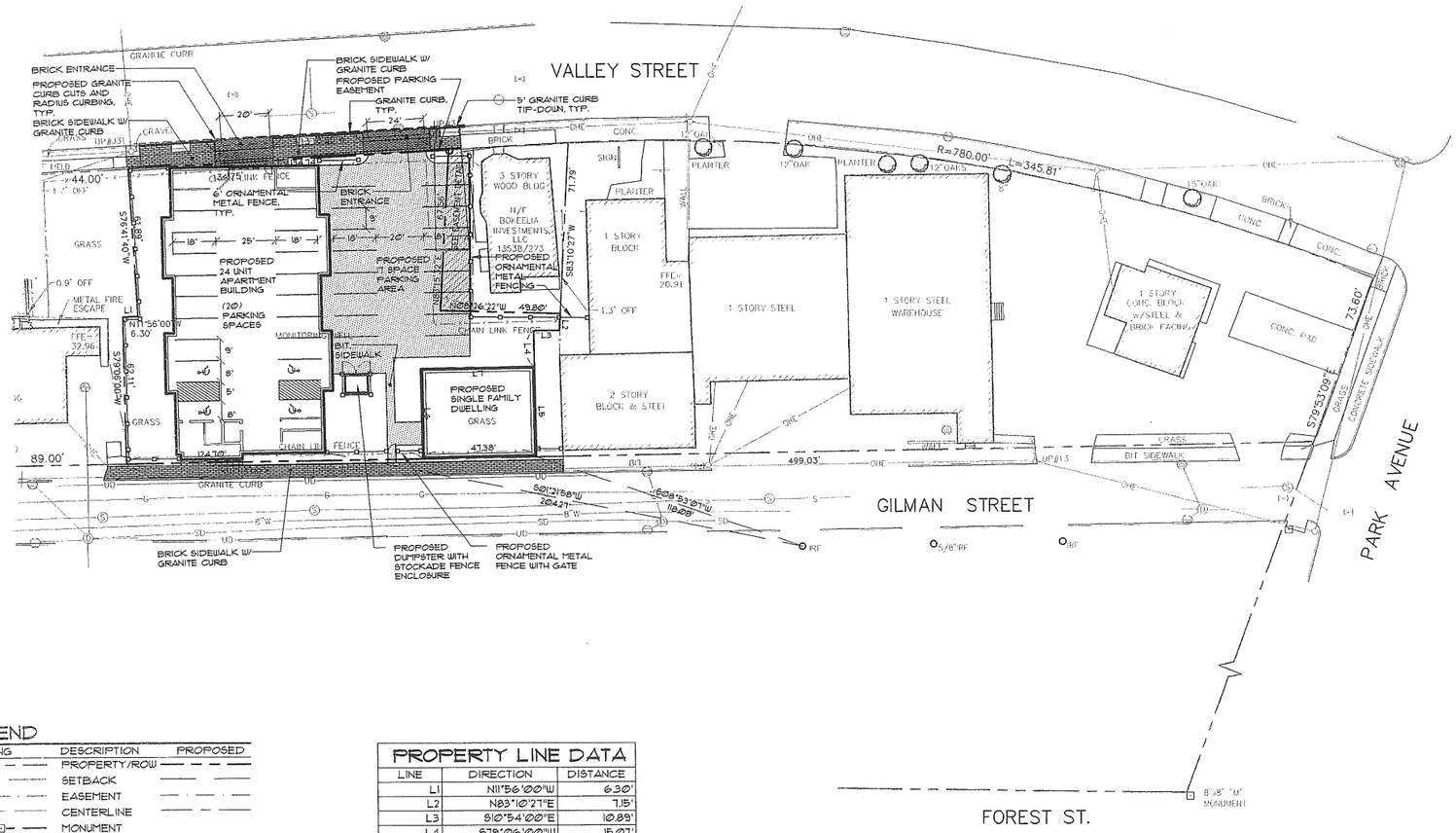
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPING PLAN
5	DETAILS
6	DETAILS
7	DETAILS

EASEMENT DETAIL





LOCATION MAP N.T.S.



GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SHALOM HOUSE, INC. BY DEED, DATED OCTOBER 7, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21871 PAGE 305.

2. THE PROPERTY IS SHOWN AS LOTS 3-9 ON THE CITY OF PORTLAND TAX MAP 65, BLOCK D, AND IS LOCATED IN THE R-7 ZONE, WHICH IS A CONTRACT ZONE WITH THE CITY OF PORTLAND.

ASSESSORS MAP - BLOCK - LOT	DEED
65-D-4, 5, 6, 8, 10	8742/328
65-D-3	9566/336
65-D-11,13	3921/89
65-D-18	3241/156
65-D-7	9550/180+ 9394/261
65-D-1	7182/99
65-D-9	9234/77
65-E-28	3126/339

4. TOTAL AREA OF PARCEL: .....19,680 S.F.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON

6. PLAN REFERENCES:

   A. PLAN ENTITLED "STANDARD BOUNDARY AND TOPOGRAPHY SURVEY ON VALLEY STREET, PORTLAND, MAINE, MADE FOR J. WESTON WALCH PUBLISHERS, 321 VALLEY STREET, PORTLAND, MAINE", PREPARED BY OWEN HASKELL, INC., DATED JULY 15, 1999, AND REVISED THROUGH FEBUARY 23, 2000.

7. THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER, SEWER, UNDERGROUND ELECTRIC AND TELEPHONE, AND NATURAL GAS SERVICES.

8. LINES OF ABUTTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY H.I. AND E.C. JORDAN SURVEYORS.

9. SEE 7491/168 FOR EASEMENT RIGHTS FOR BANKS, FIRE ESCAPE ITS CLEAR OF PROPERTY LINE BUT IN EASEMENT; BUILDING ON PREMISES ENCROACHES INTO EASEMENT Ø.3' TO Ø.8'.

10. ELEVATIONS ARE BASED ON CITY ELEVATION OF 41.70 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
MW-8	MONITORING WELL	
124	CONTOURS	
SD	STORM DRAIN	
UD	UNDER DRAIN	
G	GAS	
W	WATER	
S	SEWER	
OHE	OVERHEAD ELEC. & TEL.	
	GATE VALVE	
	HYDRANT	
	CATCH BASIN	
S M	MANHOLE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	DECIDUOUS TREE	

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	N11°56'00"W	6.30'
L2	N83°10'27"E	7.15'
L3	S10°54'00"E	10.89'
L4	S78°06'00"W	15.07'
L5	S78°06'00"W	38.00'
L6	S78°06'00"W	38.00'
L7	S10°54'00"E	47.38'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVAL- CITY OF PORTLAND PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

_____

_____

_____

_____

_____

_____

STATE OF MAINE — JOHN H. WILLEN, JR. NO. 10414 — REGISTERED PROFESSIONAL ENGINEER — 10-6-05

REV:	BY:	DATE:	STATUS:
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW
B	DFB	09-09-05	ADDED EASEMENT
C	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

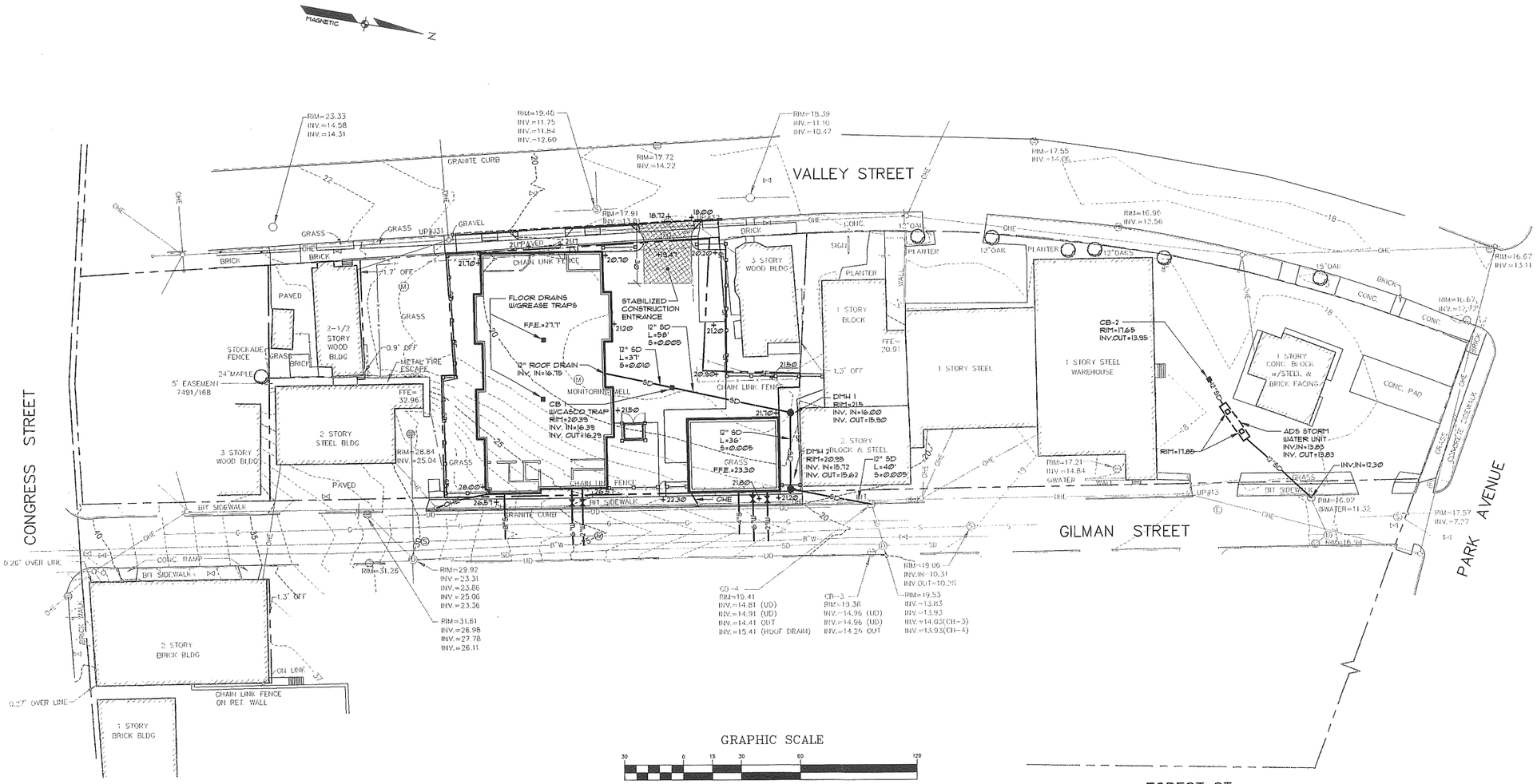
PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
04040	--	JHW	--	ST

SITE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

SHEET 2 OF 7

040405



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
(M) MW-8	MONITORING WELL	
124	CONTOURS	124
G	GAS	G
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
UD	UNDERDRAIN	
OHE	OVERHEAD ELEC. & TEL.	OHE &T
	UNDERGROUND ELEC. & TEL.	UGE &T
	GATE VALVE	
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	+ 30.20
	SILT FENCE	SF
	DECIDUOUS TREE	

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC., IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

STATE OF MAINE
JOHN H. WHITTEMORE
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV:	BY:	DATE:	STATUS:
C	JHW	10-06-05	REVISED PER WORKSHOP COMMENTS
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
04040	---	JHW	---	ST

GRADING AND UTILITIES PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

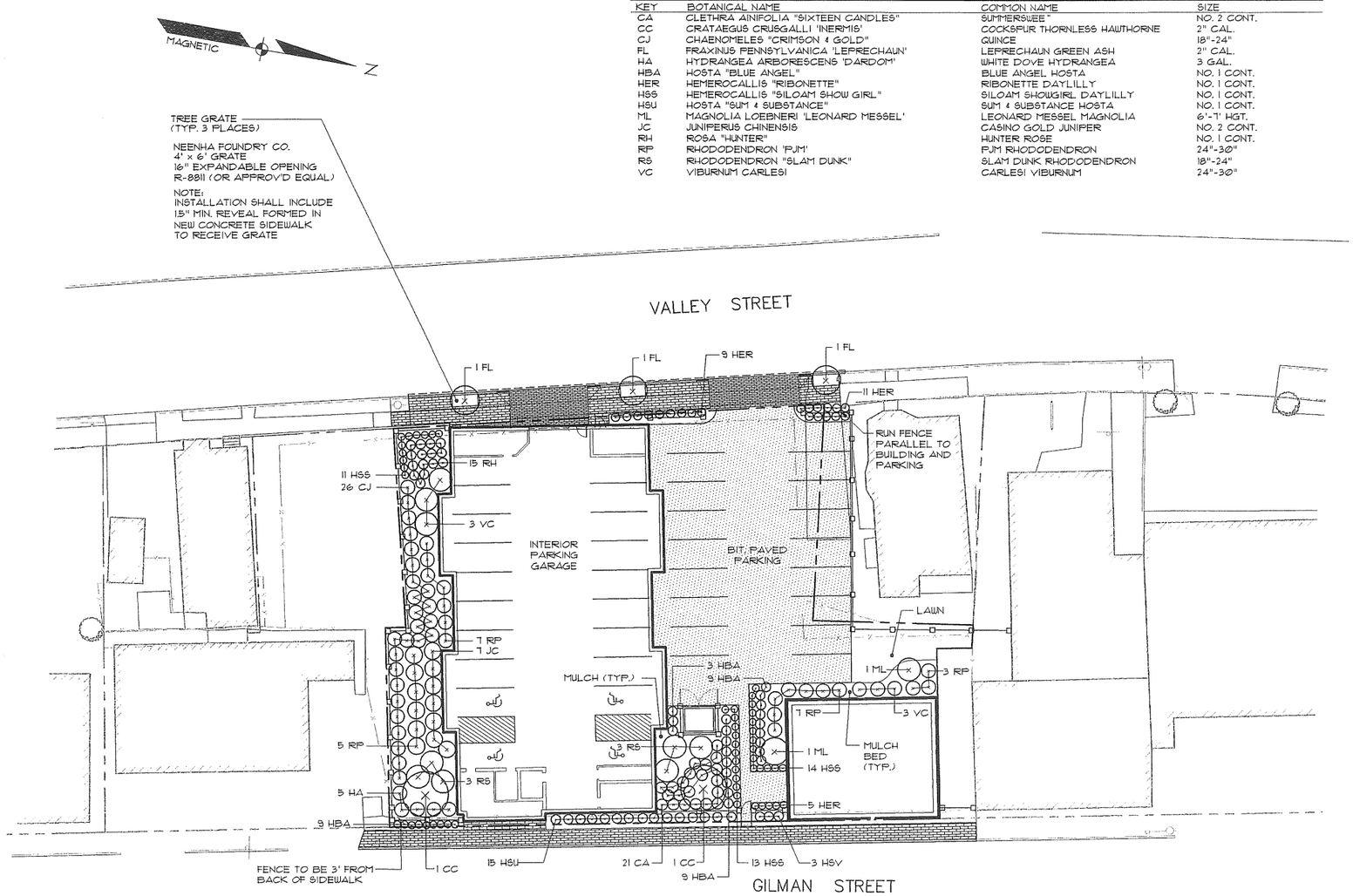
DATE	SCALE
8-5-05	1"=30'

SHEET 3 OF 7

04040GU

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CLETHRA ALNIFOLIA "SIXTEEN CANDLES"	SUMMERSWEET	NO. 2 CONT.
CC	CRATAEGUS CRUSGALLI 'INERMIS'	COCKSPUR THORNLESS HAWTHORNE	2" CAL.
CJ	CHAENOMELES "CRIMSON & GOLD"	QUINCE	18"-24"
FL	FRAXINUS PENNSYLVANICA 'LEPRECHAUN'	LEPRECHAUN GREEN ASH	2" CAL.
HA	HYDRANGEA ARBORESCENS 'DARDOM'	WHITE DOVE HYDRANGEA	3 GAL.
HBA	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	NO. 1 CONT.
HER	HEMEROCALLIS "RIBONETTE"	RIBONETTE DAYLILLY	NO. 1 CONT.
HSS	HEMEROCALLIS "SILOAM SHOW GIRL"	SILOAM SHOWGIRL DAYLILLY	NO. 1 CONT.
HSU	HOSTA "SUM & SUBSTANCE"	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-7' HGT.
JC	JUNIPERUS CHINENSIS	CASINO GOLD JUNIPER	NO. 2 CONT.
RH	ROSA "HUNTER"	HUNTER ROSE	NO. 1 CONT.
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30"
RS	RHODODENDRON "SLAM DUNK"	SLAM DUNK RHODODENDRON	18"-24"
VC	VIBURNUM CARLESI	CARLESI VIBURNUM	24"-30"



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

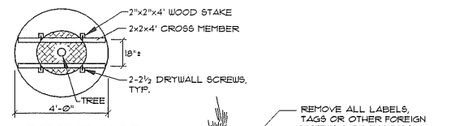
1 inch = 20 ft.

LANDSCAPE NOTES

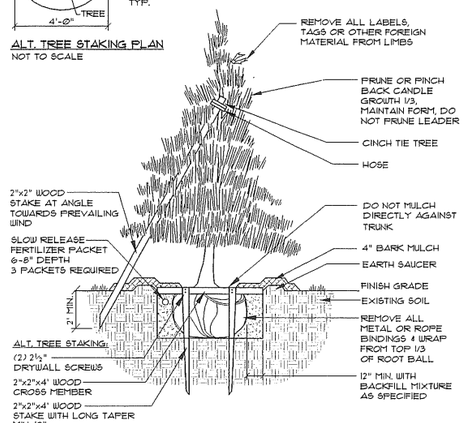
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	SIGN	
	UTILITY POLE	
	BARB WIRE FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	



ALT. TREE STAKING PLAN
NOT TO SCALE

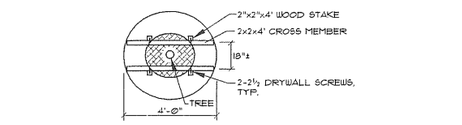


NOTES:

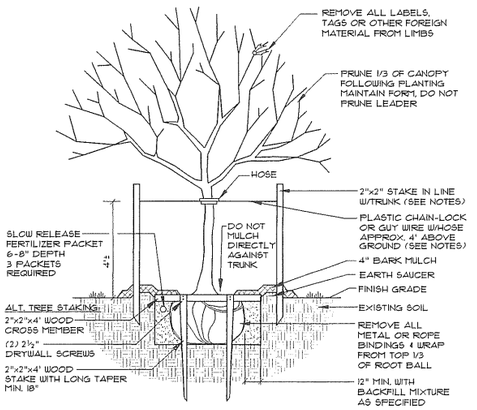
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 7'-0" IN HEIGHT & UNDER
NOT TO SCALE



ALT. TREE STAKING PLAN
NOT TO SCALE

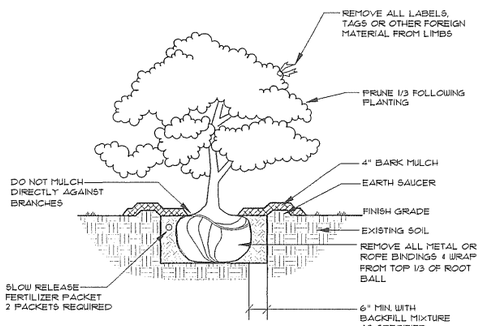


NOTES:

INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER DI MATTEO
No. 2626
10.6.05

REV:	BY:	DATE:	STATUS:
A	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS

Sebago Technics
Engineering Expertise You Can Build On
Corporate Center
Westbrook, Maine 04092-1339
Tel (207) 856-0277

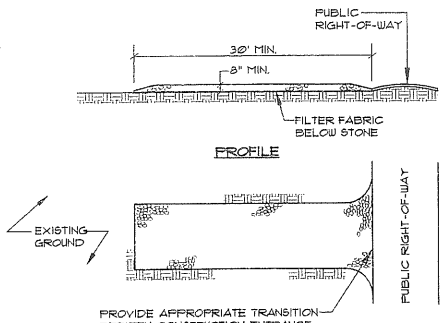
PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
04040		CD	CD	ST

LANDSCAPE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
09-09-05	1"=20'

SHEET 4 OF 7

04040L

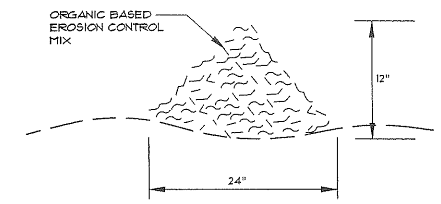


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 30 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



COMPOSITION

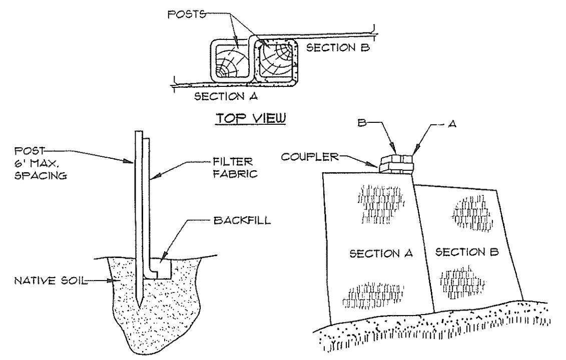
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

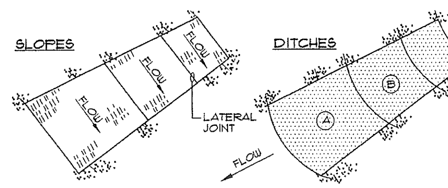


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE

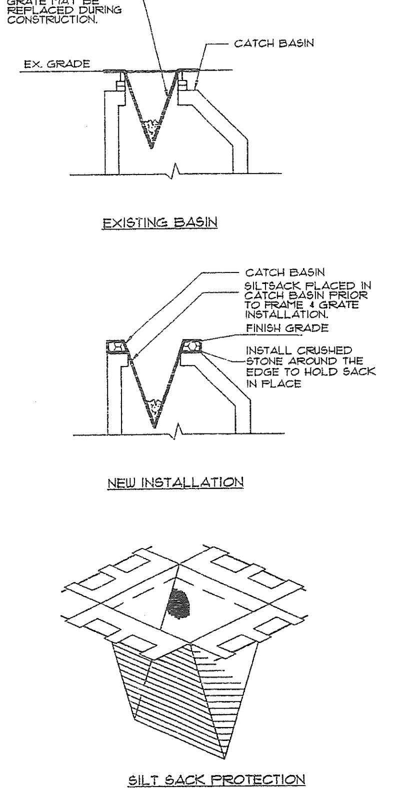


NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE



NOTES:

PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK® OR A DANDY BAG® II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCING) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN & DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION HASA BEEN ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVES AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. A) AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (I.E., ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

B) IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

C) DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

2. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS/1,000 SF. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

3. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

4. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVES. ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

6. ALL AREAS SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDED AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (1B) ABOVE.

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOILS TESTS SHALLBE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL	18.4 LB/1,000 SF
GROUND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE)	138 LB/1,000 SF

3. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 SF. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.
WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 SF. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 SF. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

4. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS.
MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 SF. ON ALL SLOPES GREATER THAN 8%.
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8 %.
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

5. SEEDING

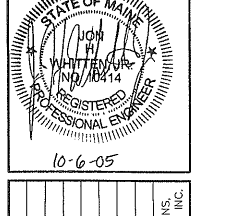
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES.
IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

6. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
<u>STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS</u> -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
<u>STABILIZE THE SLOPE WITH SOD</u> -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
<u>STABILIZE THE SLOPE WITH WOOD WASTE COMPOST</u> -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
<u>STABILIZE THE SLOPE WITH STONE RIPRAP</u> -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
<u>STABILIZE THE SOIL WITH TEMPORARY VEGETATION</u> -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
<u>STABILIZE THE SOIL WITH SOD</u> -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
<u>STABILIZE THE SOIL WITH MULCH</u> -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.



REV.	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

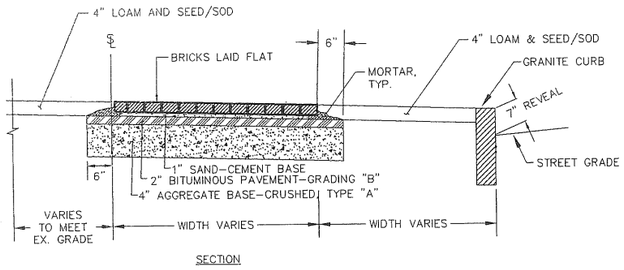
Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

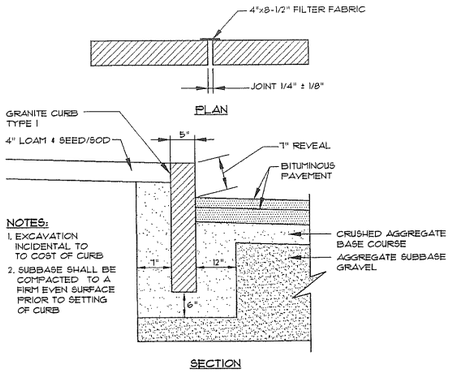
DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

04040D



BRICK SIDEWALK DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB
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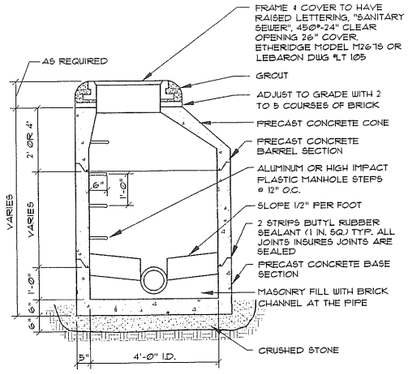
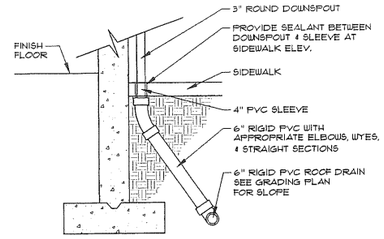


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST MANHOLE
NOT TO SCALE



ROOF DRAIN CONNECTOR
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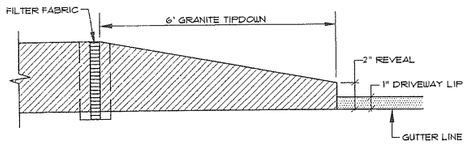

TYPICAL TIPDOWN CURB INSTALLATION
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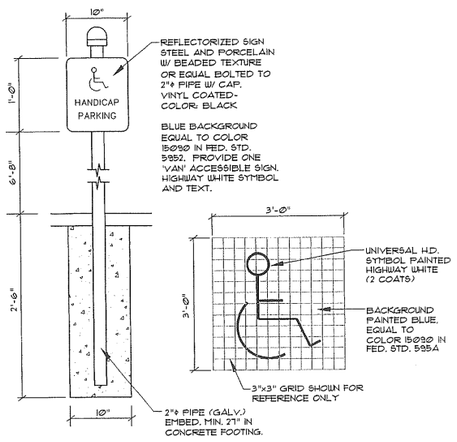
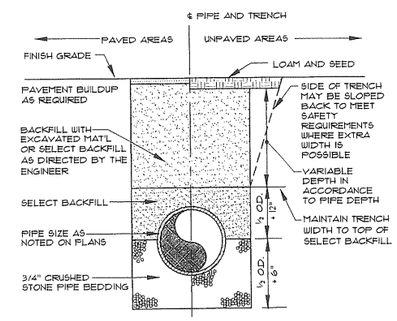


HANDICAP SIGNS
NOT TO SCALE



TYPICAL TRENCH SECTION
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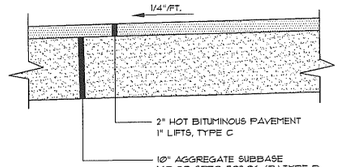
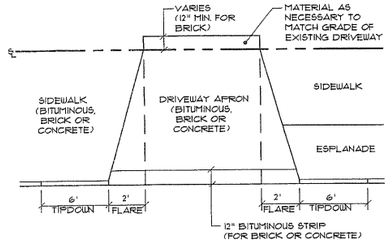
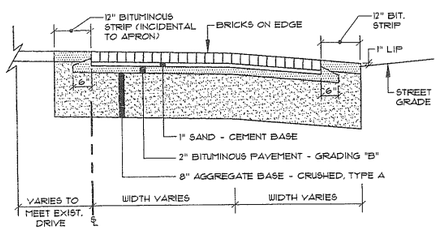


BITUMINOUS SIDEWALK
NOT TO SCALE

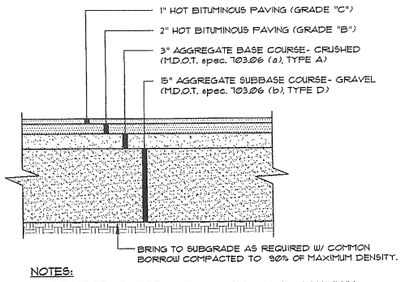


SIDEWALK & DRIVEWAY CONSTRUCTION
NOT TO SCALE



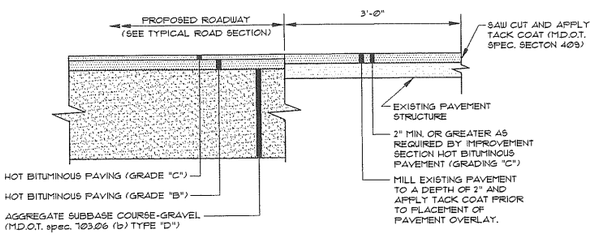
NOTE: BORDER COURSE OF BRICK SHALL BE MORTARED TO CONCRETE BASE.

BRICK WITH BITUMINOUS BASE DRIVEWAY CONSTRUCTION
NOT TO SCALE

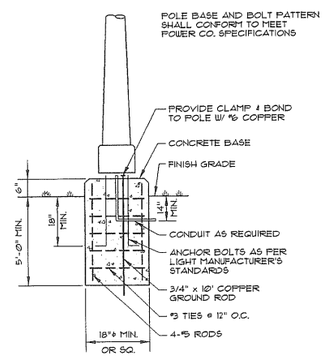


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE



TYPICAL LIGHT POLE BASE DETAIL
NOT TO SCALE

STATE OF MAINE — JOHN H. WHITTEMORE — No. 10614 — REGISTERED PROFESSIONAL ENGINEER
10-6-05

BY:	DATE:	STATUS:
JHW	10-06-05	REVISED PER WORKSHOP COMMENTS
JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

REV:	BY:	DATE
A	JHW	
B	JHW	
C	JHW	

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

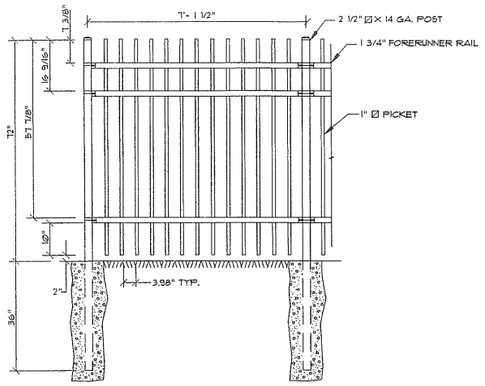
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

SHEET 6 OF 7

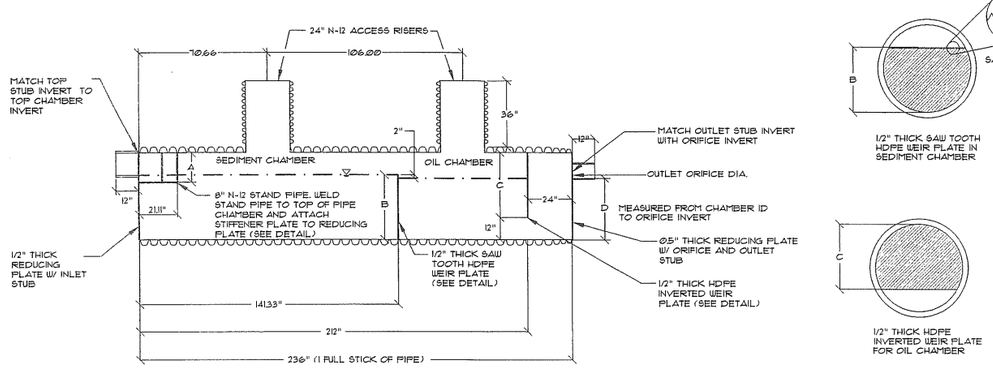
0404002



NOTE: ECHELON II GENESIS 6' TALL 3-RAIL x 6' NOMINAL ALUMINUM PANNEL FENCE, MODEL # 2AGX30706 AS MANUFACTURED BY AMERISTAR, 1555 N. MINGO, TULSA, OK 74116, TEL: 800.321.8124 OR APPROVED EQUAL.

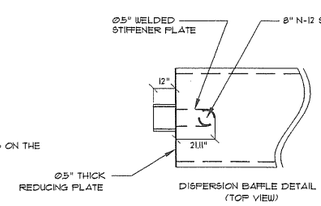
ORNAMENTAL METAL FENCE

NOT TO SCALE



ADS MODEL #	MAIN PIPE DIA.	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3620WQAXX	36"	10"	8"	6.56"	13.9"	26.1"	24"	24.1"
3620WQBXX	36"	10"	6"	4.48"	13.9"	26.1"	24"	24.1"
4220WQAXX	42"	12"	8"	6.75"	16.1"	29.2"	29.4"	27.2"
4220WQBXX	42"	12"	6"	4.76"	16.1"	29.2"	29.4"	27.2"
4820WQAXX	48"	12"	8"	7.11"	16.1"	35.4"	35.6"	33.4"
4820WQBXX	48"	12"	6"	5.45"	16.1"	35.4"	35.6"	33.4"
6020WQAXX	60"	15"	10"	8.42"	18.9"	44.5"	47.5"	42.5"
6020WQBXX	60"	15"	8"	5.94"	18.9"	44.5"	47.5"	42.5"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS. UNITS W/OUT A BY-PASS DO NOT HAVE ORIFICE HOLES ON THE OUTLET. THE OUTLET PIPE WILL MATCH THE INLET PIPE



NOTES:

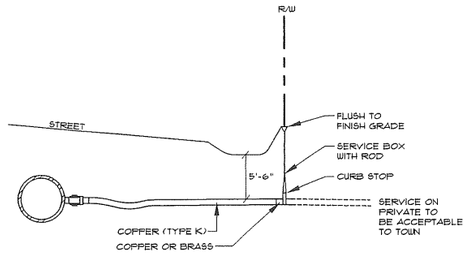
1. ALL DIMENSIONS ARE NOMINAL
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS INTENDED TO DEPICT THE NECESSARY ADS COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT."

ADS STANDARD DETAILS DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF IT PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE, OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE, OR LOCAL SPECIFICATIONS, AND ADS' RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS, OR DEVIATIONS FROM THIS STANDARD DETAIL."

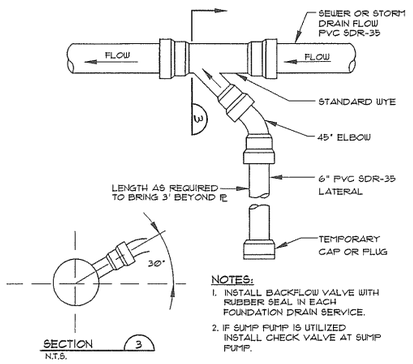
20' ADS WATER QUALITY UNIT STANDARD FAB DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

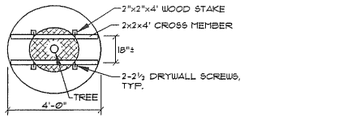


NOTES:

1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

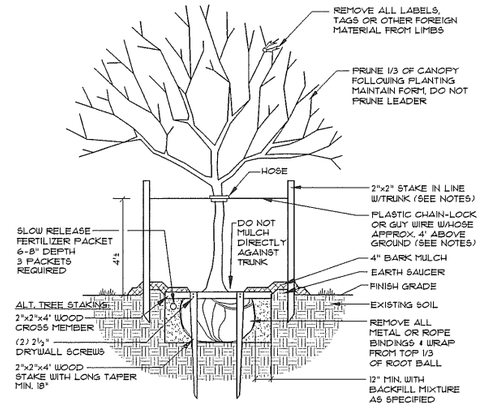
SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE



ALT. TREE STAKING PLAN

NOT TO SCALE



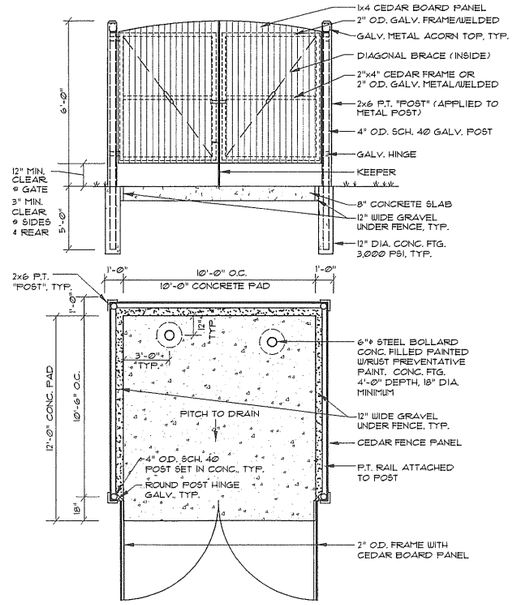
NOTES:

INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER

NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE

STATE OF MAINE
JON H. WHITTEN JR.
NO. 10414
REGISTERED PROFESSIONAL ENGINEER
10-6-05

REV:	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

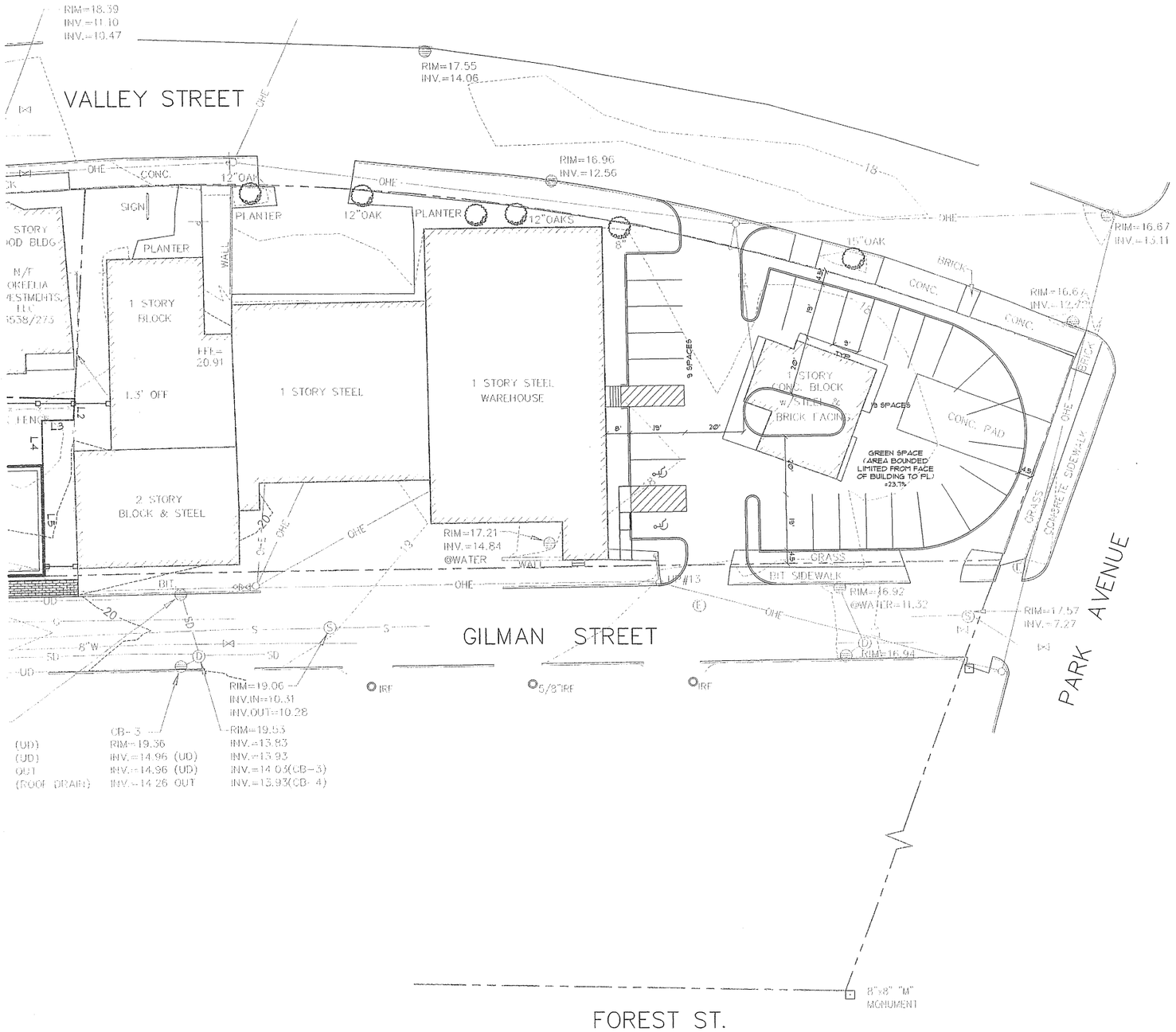
PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
04040	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

SHEET 7 OF 7

04040D3



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV:	BY:	DATE:	STATUS:
A	JHW	---	---

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
04040	.	CD	CD	SAB

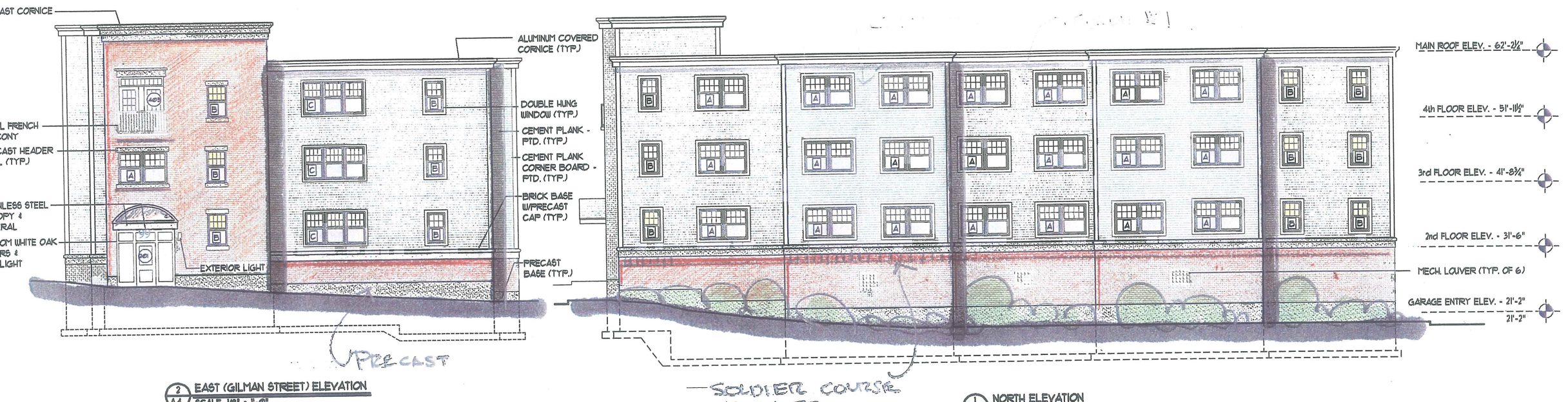
SKETCH PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
10-05-05	1"=20'

SHEET 1 OF 1

04040SK2

AH. L

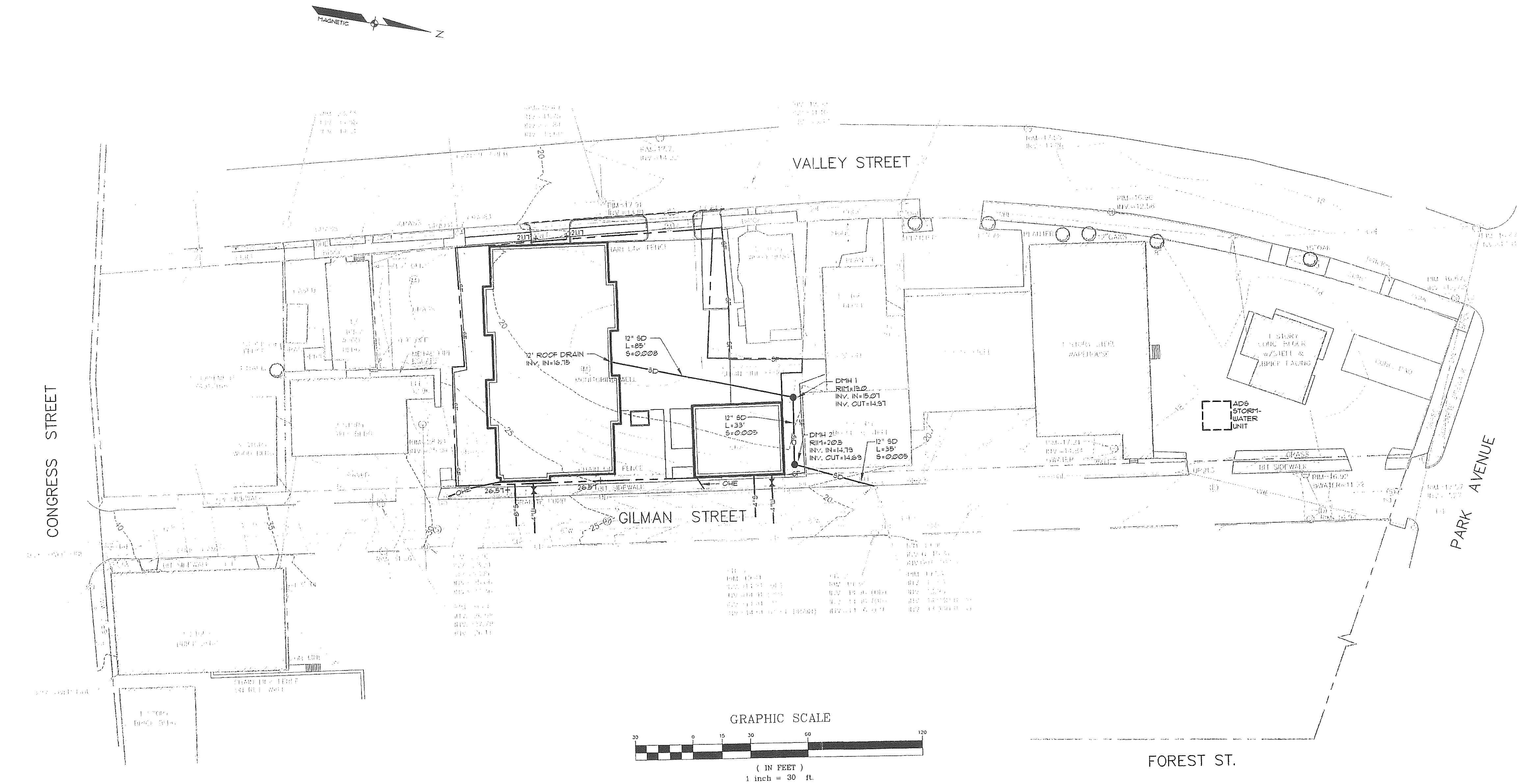


2/A4 EAST (GILMAN STREET) ELEVATION
SCALE: 1/8" = 1'-0"

1/A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4/A4 WEST (VALLEY STREET) ELEVATION
SCALE: 1/8" = 1'-0"

3/A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
	MONITORING WELL	
	CONTOURS	124
	GAS	G
	WATER	W
	SEWER	S
	STORM DRAIN	SD
	UNDERDRAIN	
	OVERHEAD ELEC. & TEL.	OHE & T
	UNDERGROUND ELEC. & TEL.	UGE & T
	GATE VALVE	⋈
	CATCH BASIN	■
	MANHOLE	●
	SPOT GRADE	+ 30.20
	SILT FENCE	SF
	DECIDUOUS TREE	⊗

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

REV:	BY:	DATE:	STATUS:
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

... WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS,

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN

GRADING AND UTILITIES PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP

DATE	SC
8-5-05	1"

SHEET 3 O

2 / A4 EAST (GILMAN STREET) ELEVATION
SCALE: 1/8" = 1'-0"

1 / A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

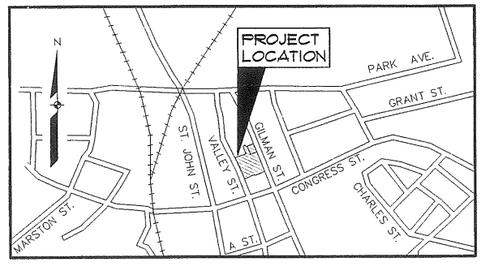
4 / A4 WEST (VALLEY STREET) ELEVATION
SCALE: 1/8" = 1'-0"

3 / A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

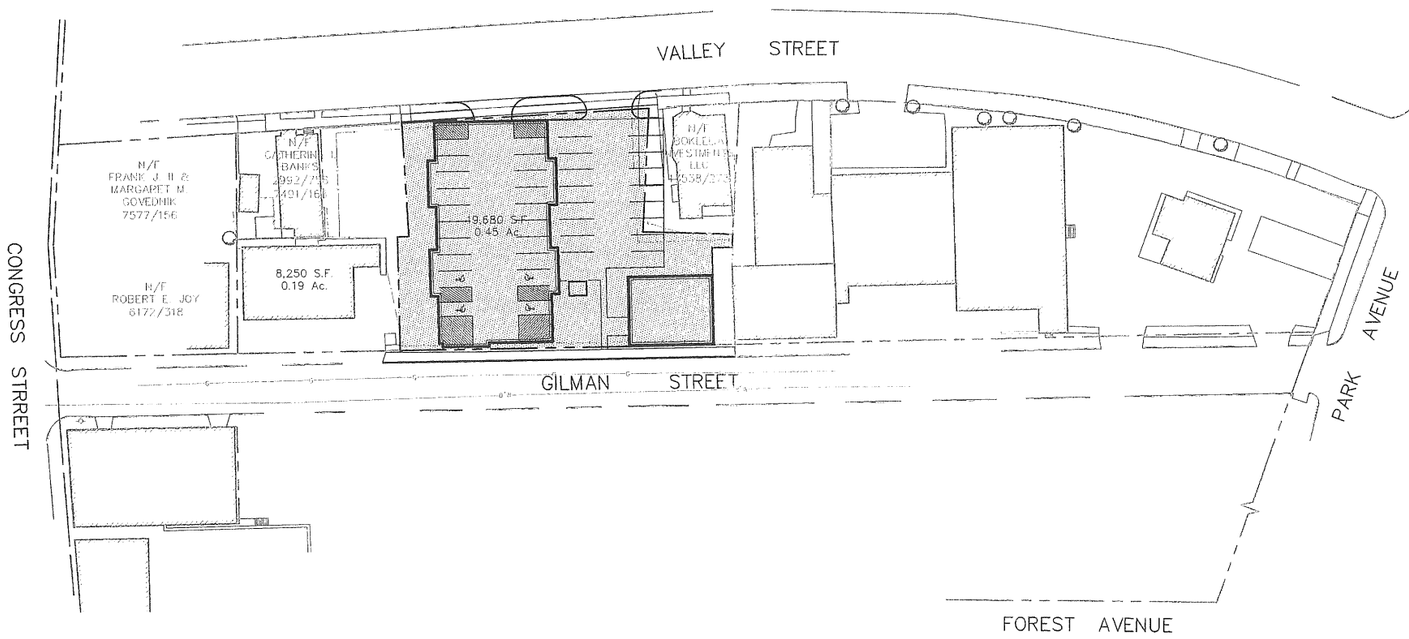
first submission

VALLEY STREET APARTMENTS

RESIDENTIAL APARTMENTS
PORTLAND, MAINE



LOCATION MAP N.T.S.



OWNERS:

SHALOM HOUSE, INC.
P.O. BOX 560
PORTLAND, MAINE 04102

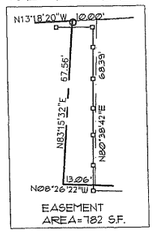
ENGINEER/SURVEYOR:

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

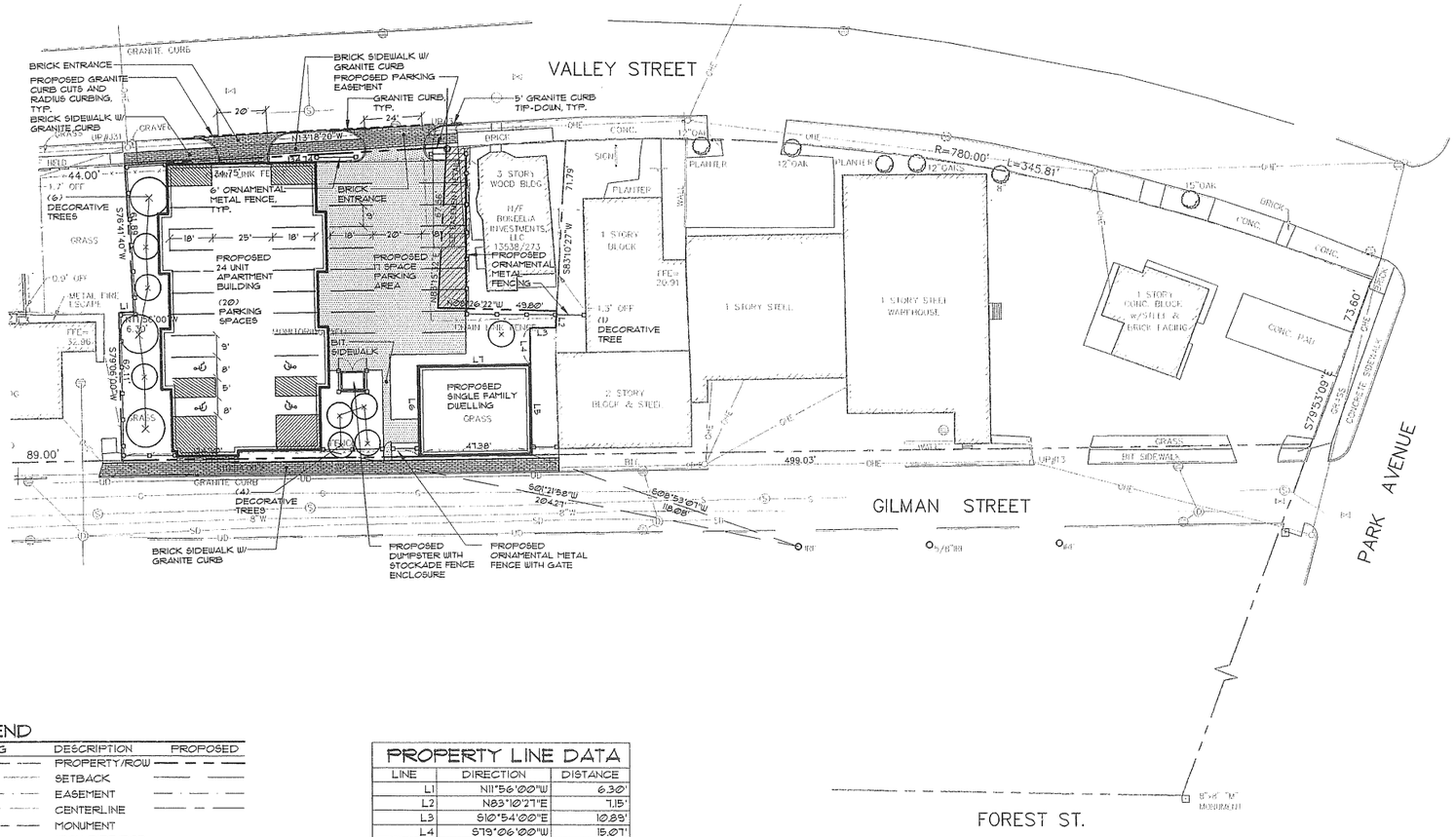
SHEET INDEX

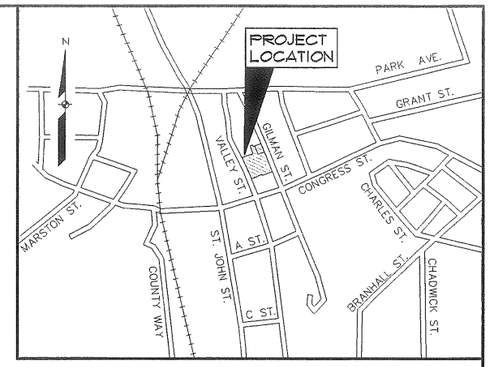
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPING PLAN
5	DETAILS
6	DETAILS
7	DETAILS

EASEMENT DETAIL



EASEMENT AREA=782 S.F.





LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SHALOM HOUSE, INC. BY DEED, DATED OCTOBER 7, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21871 PAGE 305.

2. THE PROPERTY IS SHOWN AS LOTS 3-9 ON THE CITY OF PORTLAND TAX MAP 65, BLOCK D, AND IS LOCATED IN THE R-7 ZONE, WHICH IS A CONTRACT ZONE WITH THE CITY OF PORTLAND.

ASSESSORS MAP - BLOCK - LOT	DEED
65-D-4, 5, 6, 8, 10	8742/328
65-D-3	9566/336
65-D-11,13	3921/88
65-D-18	3241/156
65-D-7	9550/180; 9384/261
65-D-1	7182/88
65-D-9	9234/77
65-E-28	3126/559

4. TOTAL AREA OF PARCEL: ..... 38,680 SF.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON

6. PLAN REFERENCES:
   A. PLAN ENTITLED "STANDARD BOUNDARY AND TOPOGRAPHY SURVEY ON VALLEY STREET, PORTLAND, MAINE. MADE FOR J. WESTON WALCH PUBLISHERS, 321 VALLEY STREET, PORTLAND, MAINE", PREPARED BY OWEN HASKELL, INC., DATED JULY 15, 1999, AND REVISED THROUGH FEBRUARY 23, 2000.

7. THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER, SEWER, UNDERGROUND ELECTRIC AND TELEPHONE, AND NATURAL GAS SERVICES.

8. LINES OF ABUTTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY H.I. AND E.C. JORDAN SURVEYORS.

9. SEE 7491/168 FOR EASEMENT RIGHTS FOR BANKS, FIRE ESCAPE ITS CLEAR OF PROPERTY LINE BUT IN EASEMENT; BUILDING ON PREMISES ENCROACHES INTO EASEMENT Ø.3' TO Ø.8'.

10. ELEVATIONS ARE BASED ON CITY ELEVATION OF 41.10 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
MW-8	MONITORING WELL	
124	CONTOURS	
SD	STORM DRAIN	
UD	UNDER DRAIN	
G	GAS	
W	WATER	
S	SEWER	
OHE	OVERHEAD ELEC. & TEL.	
	GATE VALVE	
	HYDRANT	
	CATCH BASIN	
	MANHOLE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	DECIDUOUS TREE	

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	N11°56'00"W	6.30'
L2	N83°10'27"E	7.15'
L3	S10°54'00"E	10.88'
L4	S79°06'00"W	15.07'
L5	S79°06'00"W	38.00'
L6	S79°06'00"W	38.00'
L7	S10°54'00"E	47.38'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVAL- CITY OF PORTLAND PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE — JOHN H. WHITTEMORE — No. 10014 — REGISTERED PROFESSIONAL ENGINEER
9-12-05

REV:	BY:	DATE:	STATUS:
C	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
B	DFB	09-09-05	ADDED EASEMENT
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

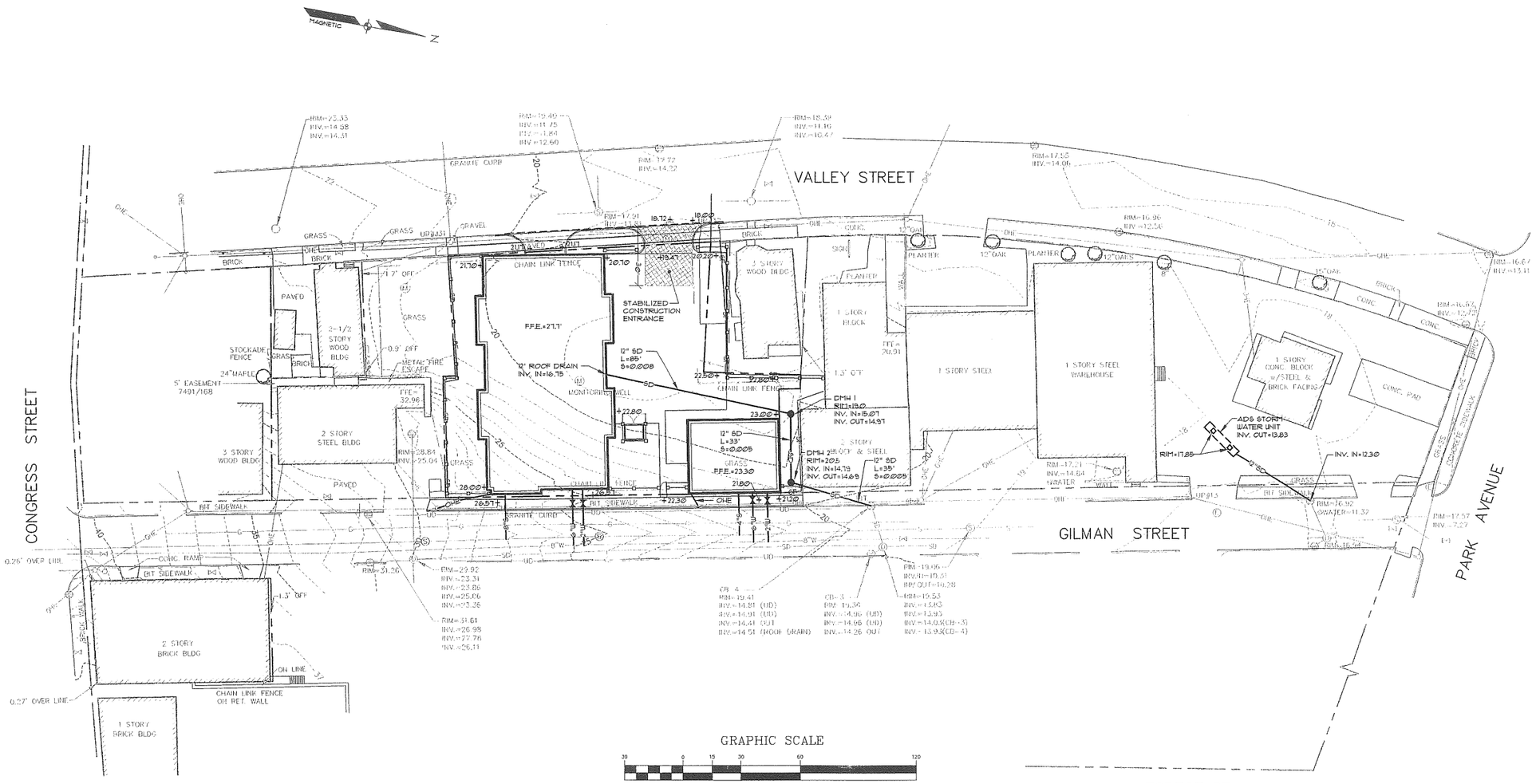
Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	---	JHW	---	ST

SITE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

SHEET 2 OF 7



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
MW-2	MONITORING WELL	
124	CONTOURS	124
G	GAS	G
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
UD	UNDERDRAIN	
OHE	OVERHEAD ELEC. & TEL.	OHE
	UNDERGROUND ELEC. & TEL.	UGE
	GATE VALVE	
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	+ 30.20
	SILT FENCE	SF
	DECIDUOUS TREE	

CONSTRUCTION NOTES

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9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION. CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SHMS, CBS, HYDRANTS, ETC., IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

STATE OF MAINE
JOHN H. WHITTEN JR.
No. 10414
REGISTERED PROFESSIONAL ENGINEER
9-12-05

REV:	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

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

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	---	JHW	---	ST

GRADING AND UTILITIES PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

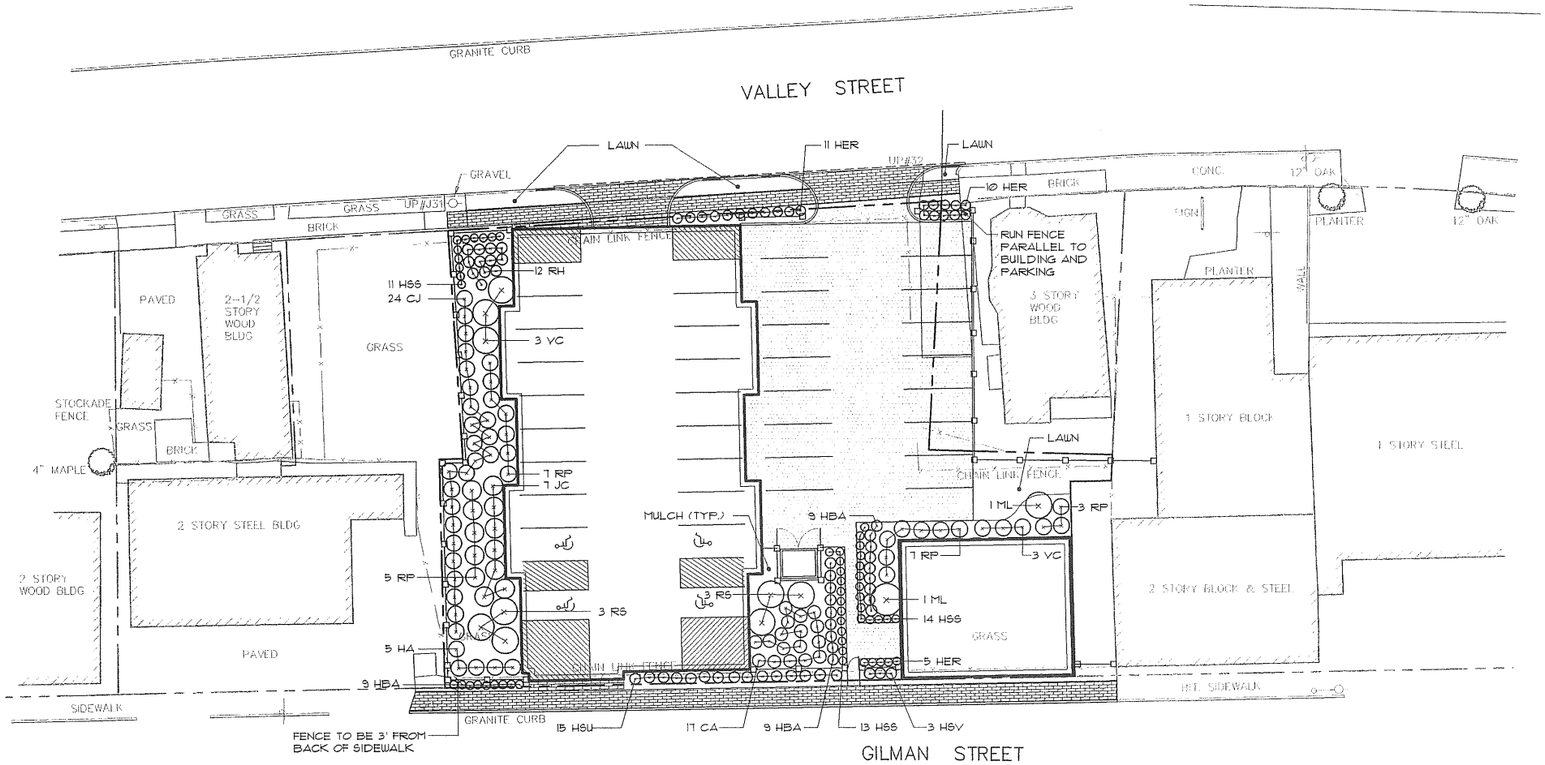
DATE	SCALE
8-5-05	1"=30'

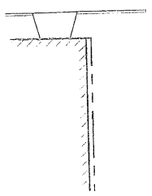
SHEET 3 OF 7

04040GU

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CLETHRA ALNIFOLIA "SIXTEEN CANDLES"	SUMMERSWEET	NO. 2 CONT. ????
CJ	CHAENOMELES "CRIMSON & GOLD"	QUINCE	18"-24"
FP	FRAXINUS PENNSYLVANICA 'CIMMZAM'	CIMMARON ASH	2½" CAL.
HA	HYDRANGEA ARBORESCENS 'DARDOM'	WHITE DOVE HYDRANGEA	3 GAL.
HBA	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	NO. 1 CONT.
HER	HEMEROCALLIS "RIBONETTE"	RIBONETTE DAYLILLY	NO. 1 CONT.
HSS	HEMEROCALLIS "SILOAM SHOW GIRL"	SILOAM SHOWGIRL DAYLILLY	NO. 1 CONT.
HSU	HOSTA "SUM & SUBSTANCE"	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-7' HGT.
JC	JUNIPERUS CHINENSIS	CASINO GOLD JUNIPER	NO. 2 CONT.
RH	ROSA "HUNTER"	HUNTER ROSE	NO. 1 CONT.
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30"
RS	RHODODENDRON "SLAM DUNK"	SLAM DUNK RHODODENDRON	18"-24"
VC	VIBURNUM CARLESI	CARLESI VIBURNUM	24"-30"





GRAPHIC SCALE

20 0 10 20 40 80

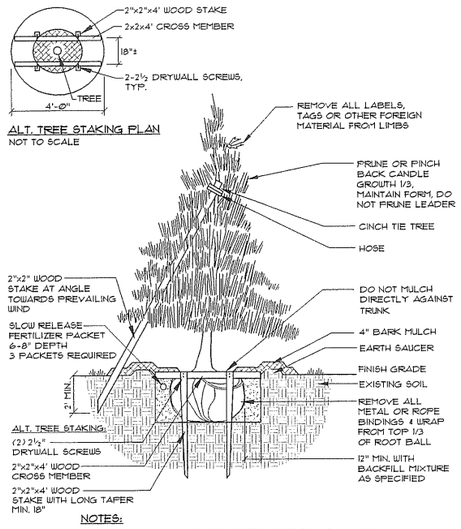
(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	SIGN	
	UTILITY POLE	
	BARB WIRE FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	

LANDSCAPE NOTES

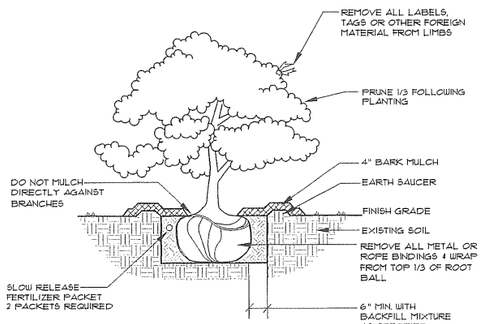
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



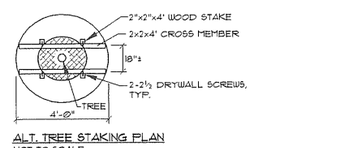
ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

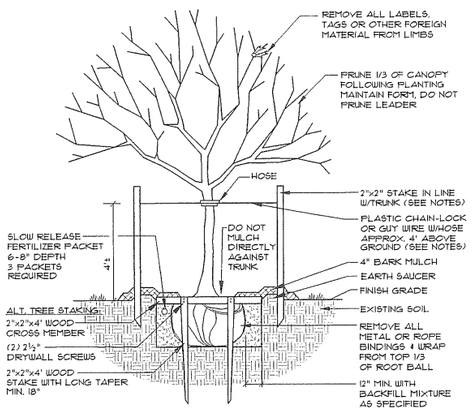
DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 7'-0" IN HEIGHT & UNDER
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



ALT. TREE STAKING PLAN
NOT TO SCALE



NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER
NOT TO SCALE

NO.	BY:	DATE:	REVISED PER STAFF REVIEW COMMENTS
A	JHW	09-12-05	
REV:	BY:	DATE:	STATUS:

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Maine 04092-1339
tel (207) 856-0277

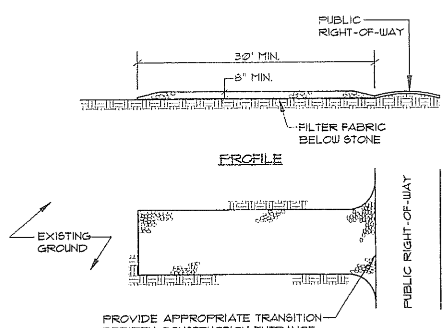
PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
04040		CD	CD	ST

LANDSCAPE PLAN
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
09-09-05	1"=30'

SHEET 4 OF 7

04040L

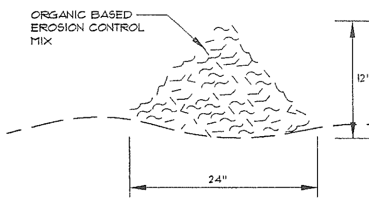


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 30 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



COMPOSITION

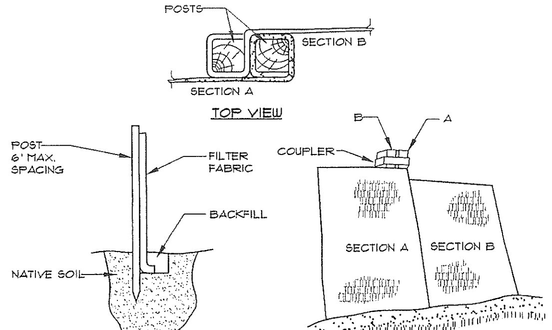
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

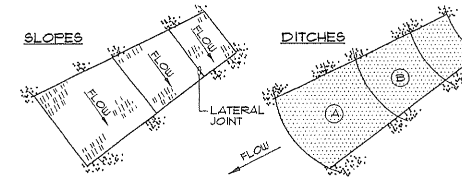


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE

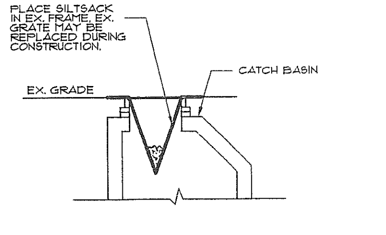


NOTES:

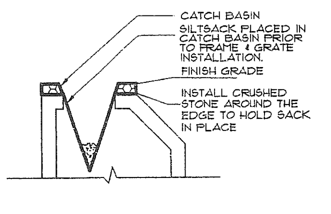
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

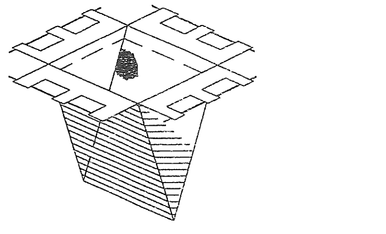
NOT TO SCALE



EXISTING BASIN



NEW INSTALLATION



SILT SACK PROTECTION

NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK® OR A DANDY BAG® II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCING) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN & DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION HASA BEEN ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVES AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. A) AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (I.E., ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

B) IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

C) DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

2. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS/1,000 S.F. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

3. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

4. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVES. ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

6. ALL AREAS SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1,000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDED AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (1B) ABOVE.

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOILS TESTS SHALLBE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL	18.4 LB./1,000 SF
GROUND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE)	138 LB./1,000 SF

3. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION.
AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.
WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 SF. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

4. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS.
MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 SF. ON ALL SLOPES GREATER THAN 8%.
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8 %.
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES.
IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

6. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER
9-12-05

REV:	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me. 04098-1339
Tel (207) 856-0277

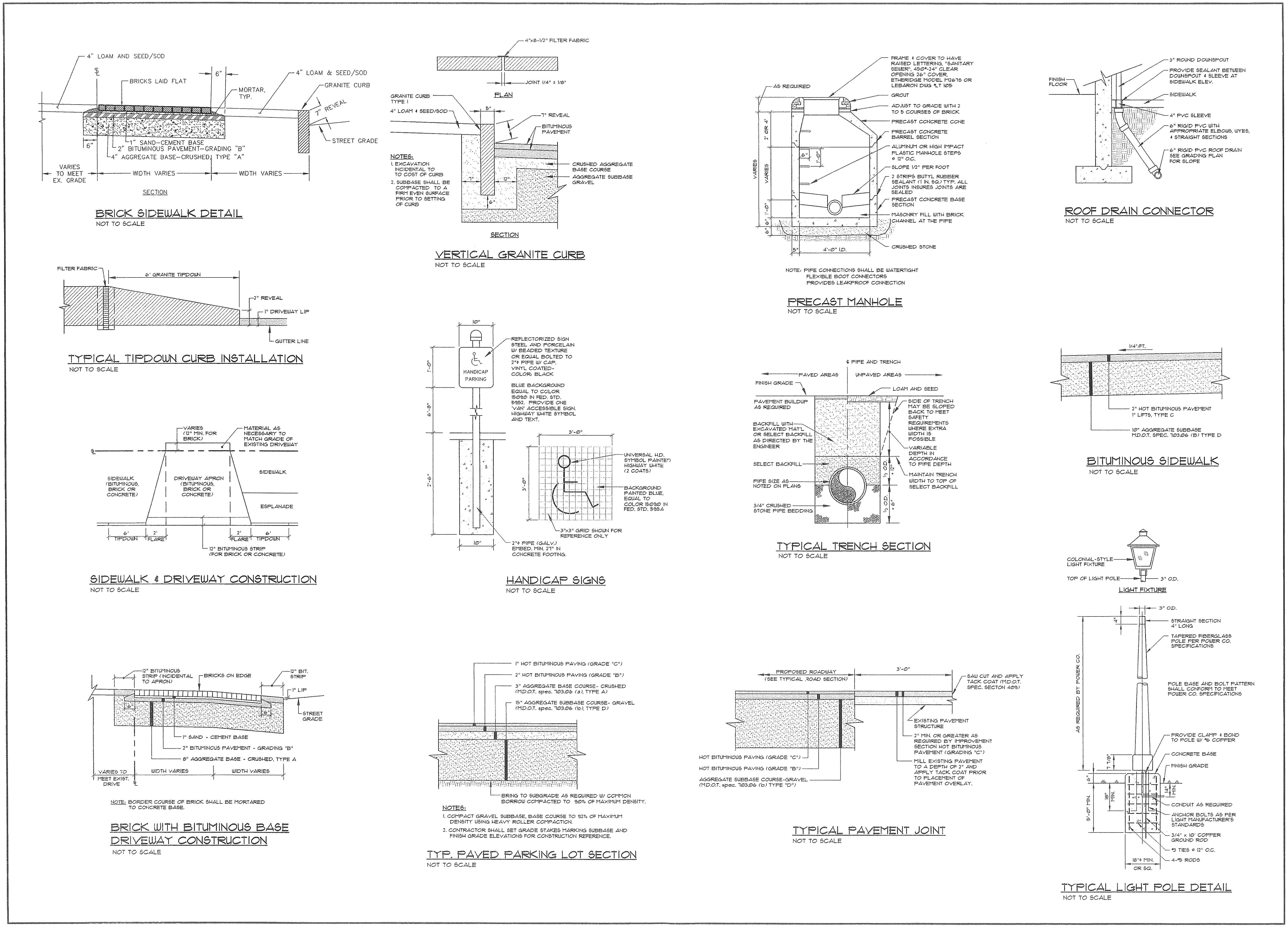
PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

SHEET 5 OF 7

04040D



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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04040	--	JHW	--	ST

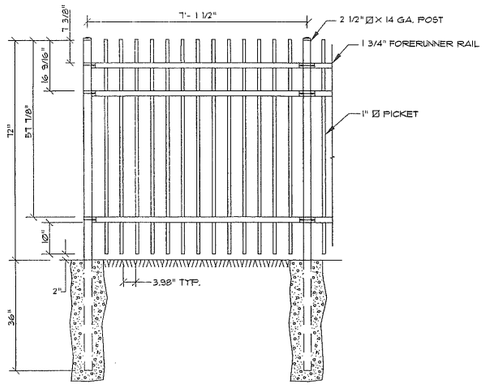
DETAILS

FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE

FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-9-05	AS NOTED

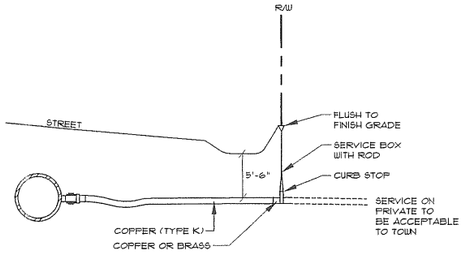
0404002



NOTE: ECHELON II GENESIS 6' TALL 3-RAIL x 6' NOMINAL ALUMINUM PANNEL FENCE, MODEL # 2AGX30106 AS MANUFACTURED BY AMERISTAR, 1555 N. MINGO, TULSA, OK 74116. TEL.: 800.321.8724 OR APPROVED EQUAL.

ORNAMENTAL METAL FENCE

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

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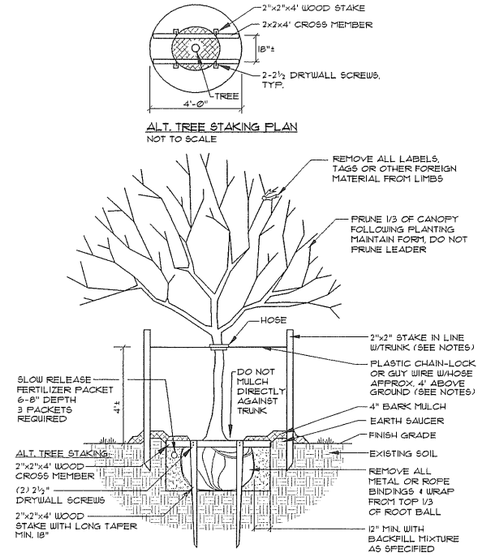


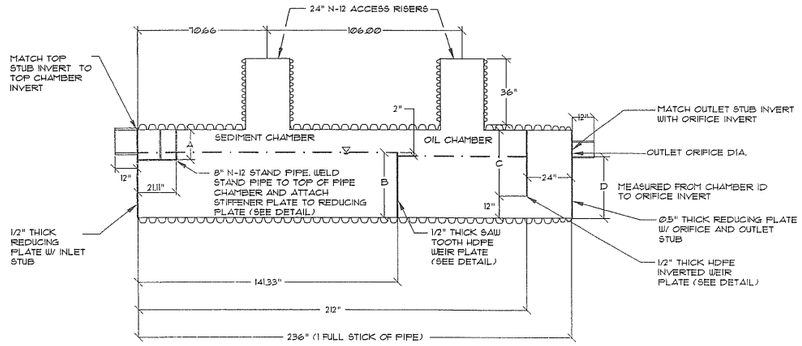
NOTES:

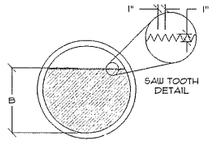
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

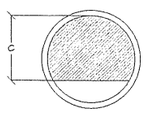
DECIDUOUS TREES 2" TO 4" CALIPER

NOT TO SCALE





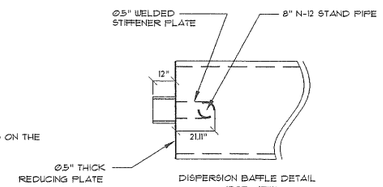
1/2" THICK SAW TOOTH HDPE WEIR PLATE IN SEDIMENT CHAMBER



1/2" THICK HDPE INVERTED WEIR PLATE FOR OIL CHAMBER

ADS MODEL #	MAIN PIPE DIA.	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3612WQAXX	36"	10"	8"	6.56"	13.9"	26.1"	24"	24.1"
3612WQBXX	36"	10"	6"	4.48"	13.9"	26.1"	24"	24.1"
4212WQAXX	42"	12"	8"	6.75"	16.1"	29.2"	29.4"	27.2"
4212WQBXX	42"	12"	6"	4.76"	16.1"	29.2"	29.4"	27.2"
4812WQAXX	48"	12"	8"	7.11"	16.1"	35.4"	35.6"	33.4"
4812WQBXX	48"	12"	6"	5.45"	16.1"	35.4"	35.6"	33.4"
6012WQAXX	60"	15"	10"	8.42"	18.9"	44.5"	47.5"	42.5"
6012WQBXX	60"	15"	8"	5.94"	18.9"	44.5"	47.5"	42.5"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX+00 DENOTES UNITS W/OUT A BY-PASS. UNITS W/OUT A BY-PASS DO NOT HAVE ORIFICE HOLES ON THE OUTLET. THE OUTLET PIPE ? WILL MATCH THE INLET PIPE



NOTES:

1. ALL DIMENSIONS ARE NOMINAL
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS INTENDED TO DEPICT THE NECESSARY ADS COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT."

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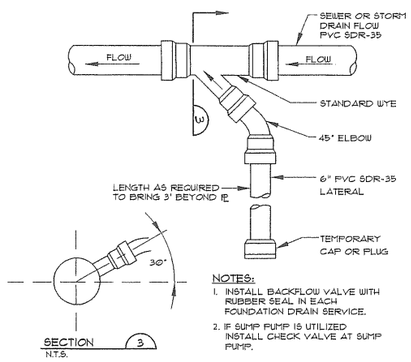
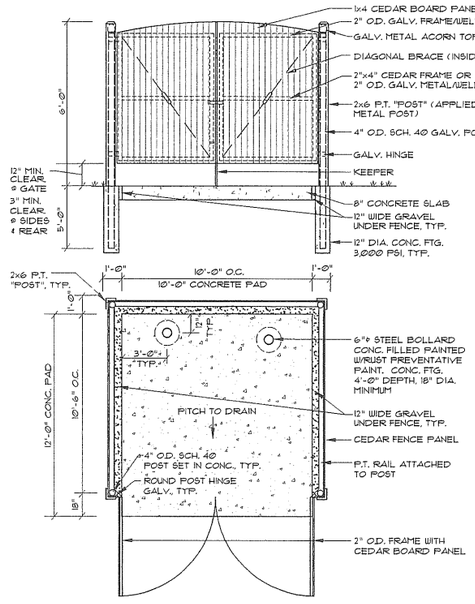
20' ADS WATER QUALITY UNIT STANDARD FAB DETAIL

NOT TO SCALE



SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE

STATE OF MAINE
JOHN H. WENTZELL
No. 10014
REGISTERED PROFESSIONAL ENGINEER
9-12-05

REV:	BY:	DATE:	STATUS:
B	JHW	09-12-05	REVISED PER STAFF REVIEW COMMENTS
A	JHW	08-09-05	ISSUED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me. 04098-1339
Tel (207) 856-0277

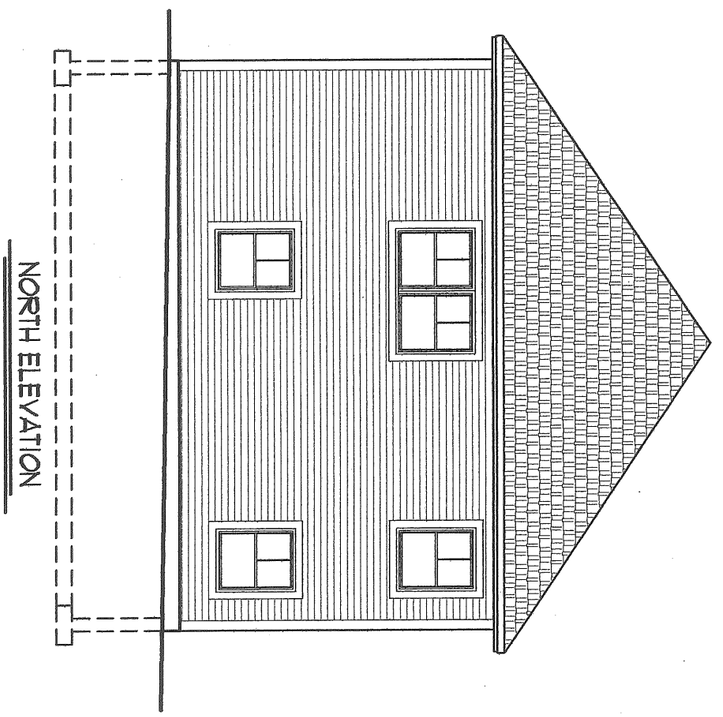
PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
040140	--	JHW	--	ST

DETAILS
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

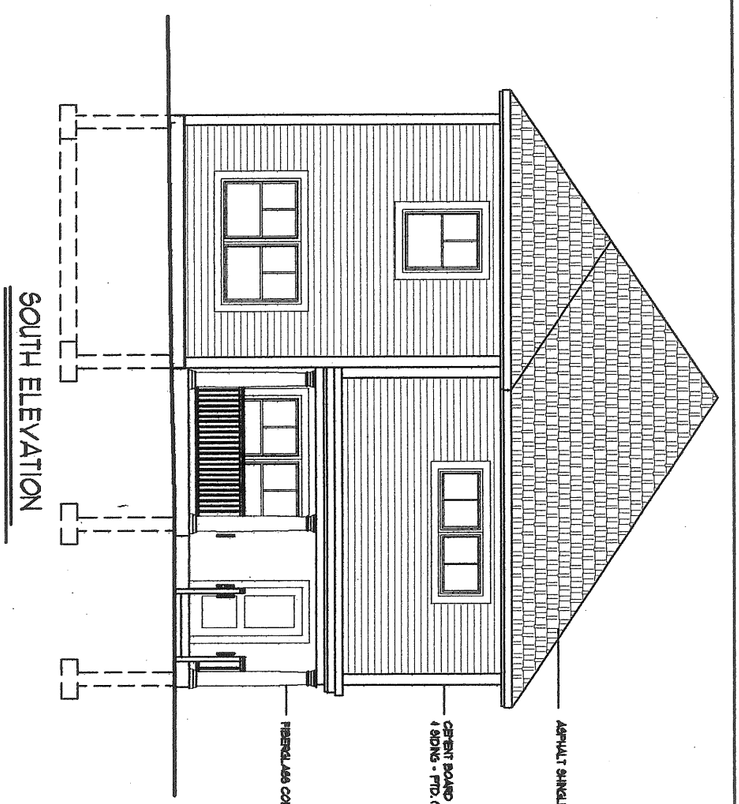
DATE	SCALE
8-9-05	AS NOTED

SHEET 7 OF 7

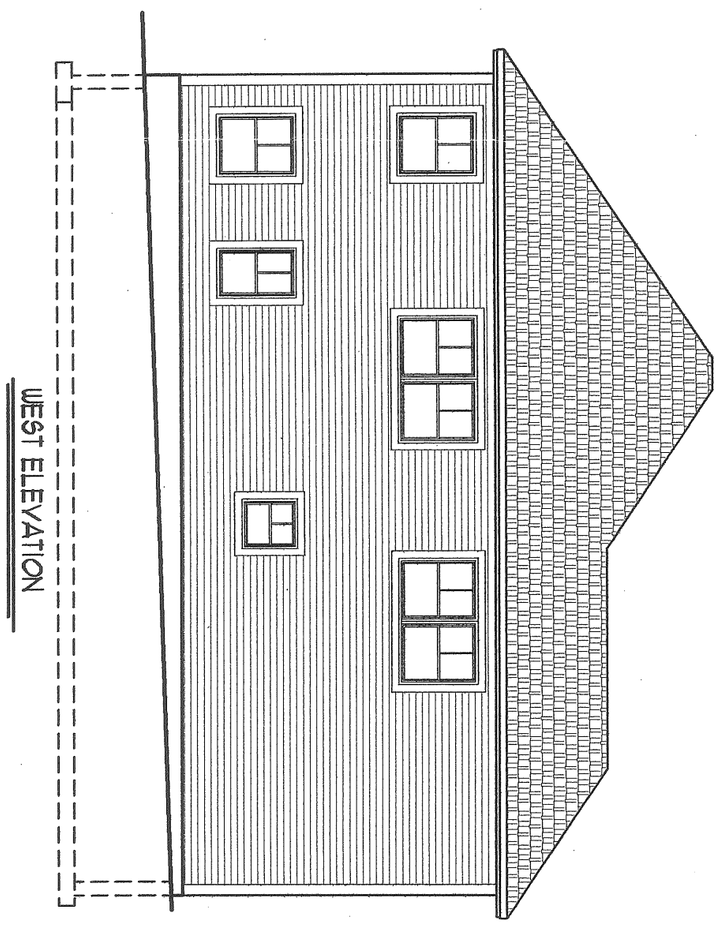
040140D3



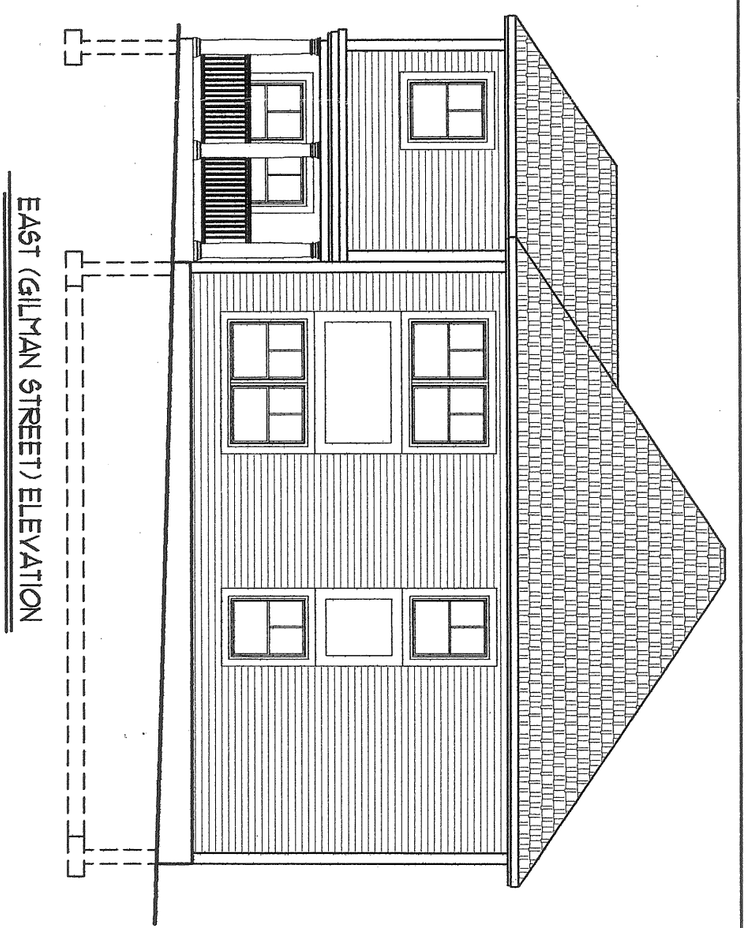
NORTH ELEVATION



SOUTH ELEVATION

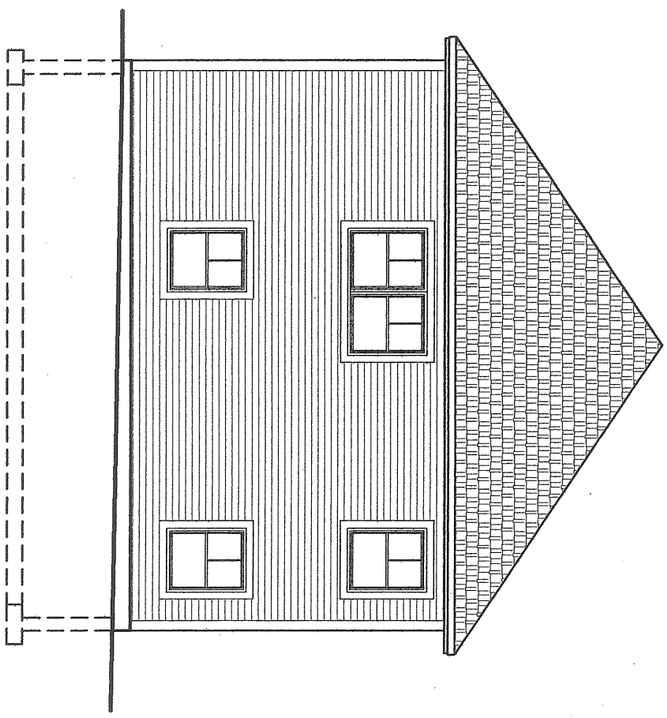


WEST ELEVATION



EAST (GILMAN STREET) ELEVATION

Drawing:	Date:	Scale:	Project:	Architect:	Owner:
EXTERIOR ELEVATIONS		As Noted	VALLEY STREET APARTMENTS GILMAN STREET PORTLAND, MAINE 04102	**ARCHETYPE, P.A.** **ARCHITECTS** 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	315 VALLEY STREET, LP P.O. BOX 560 PORTLAND, MAINE 04112



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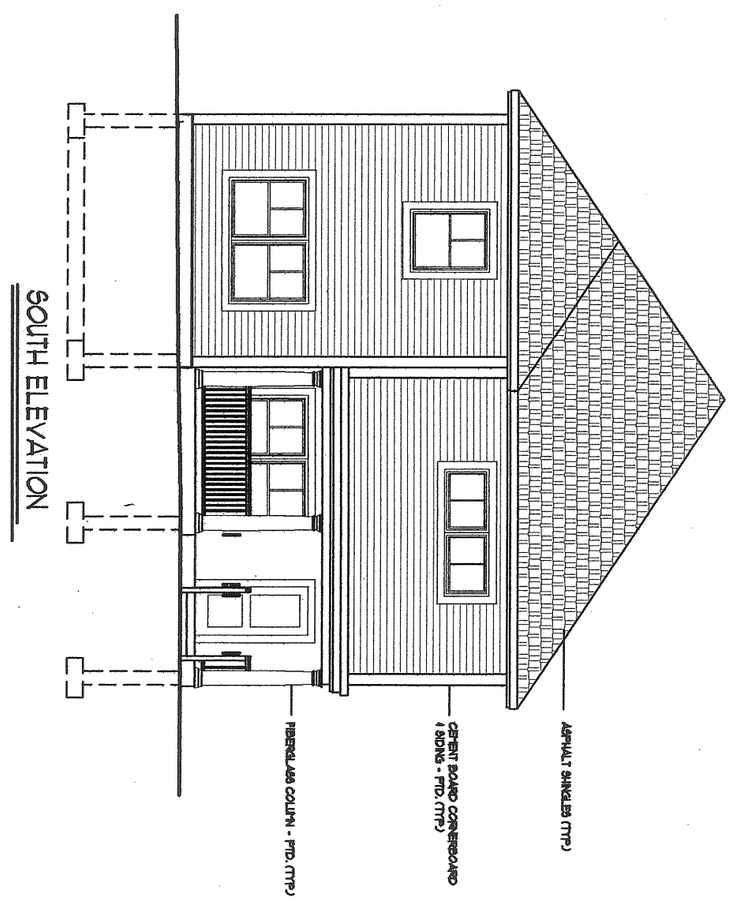
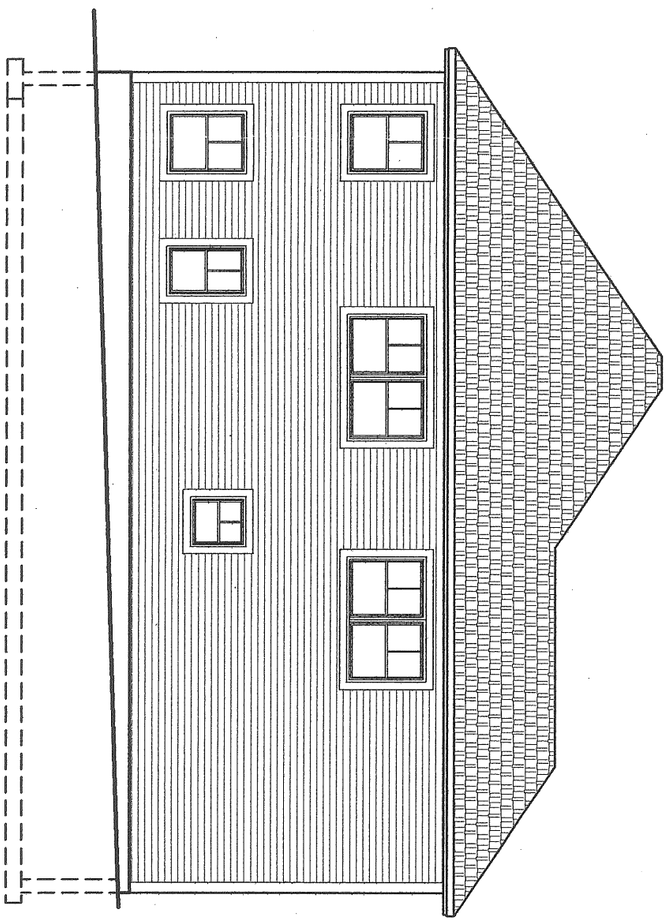
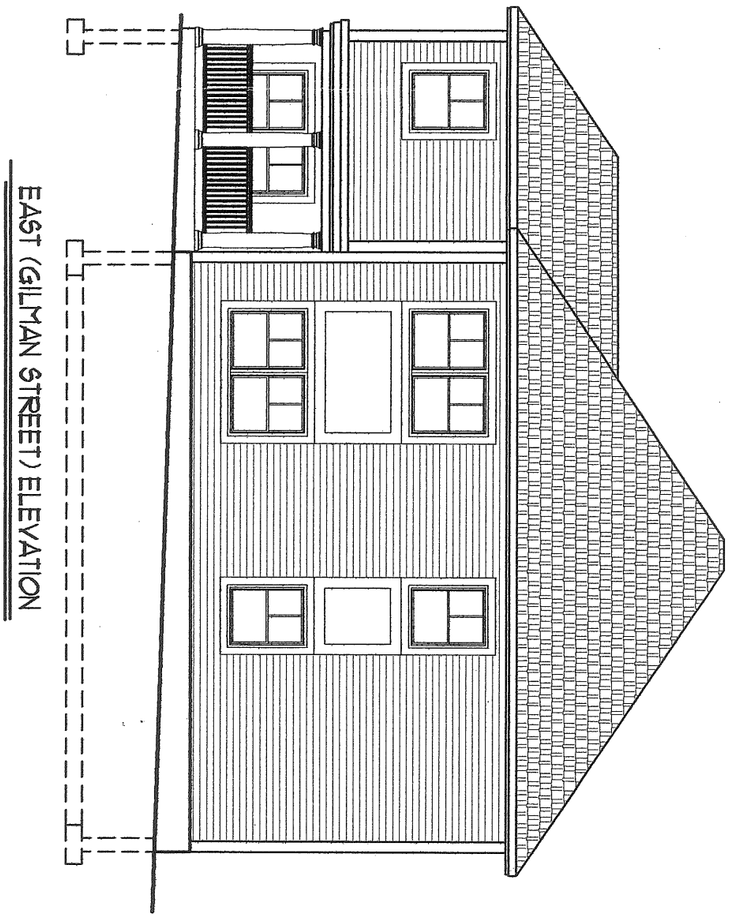


SOUTH ELEVATION



WEST ELEVATION



EAST (GILMAN STREET) ELEVATION

Drawing:	Date:	Scale:	Project:	Architect:	Owner:
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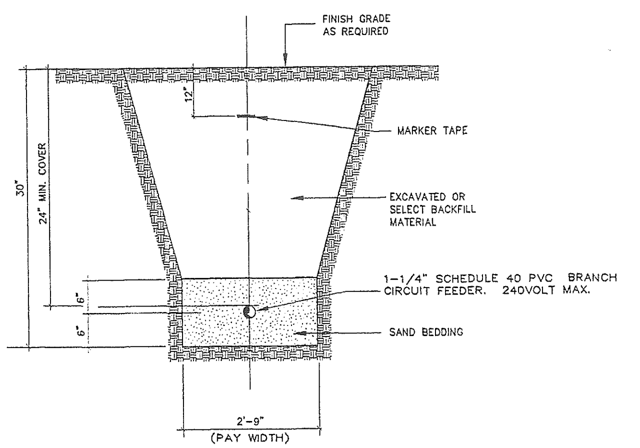
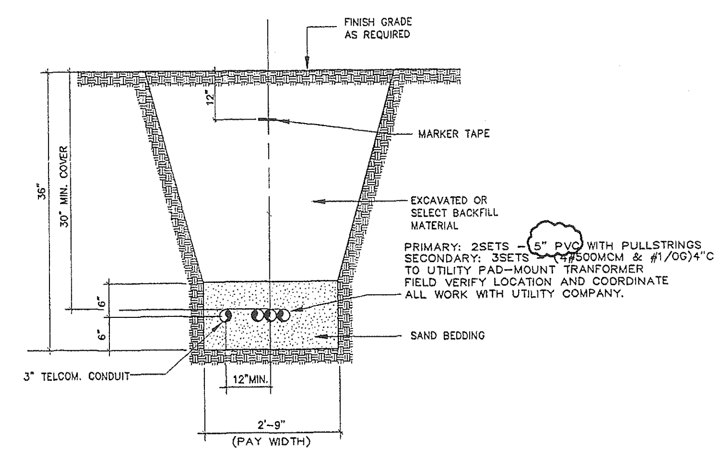


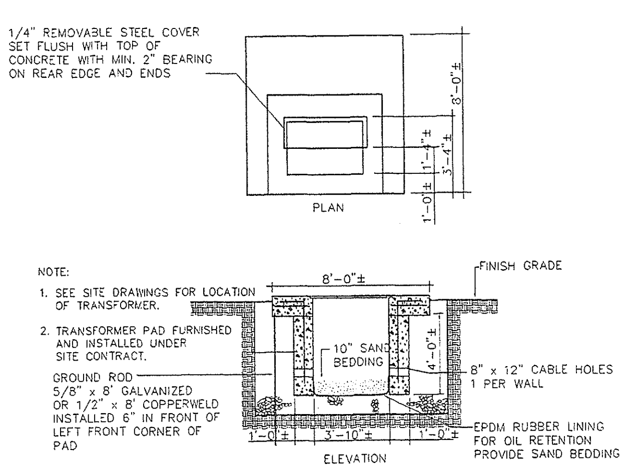
BRANCH CIRCUIT TRENCH DETAIL

SCALE: N.T.S.



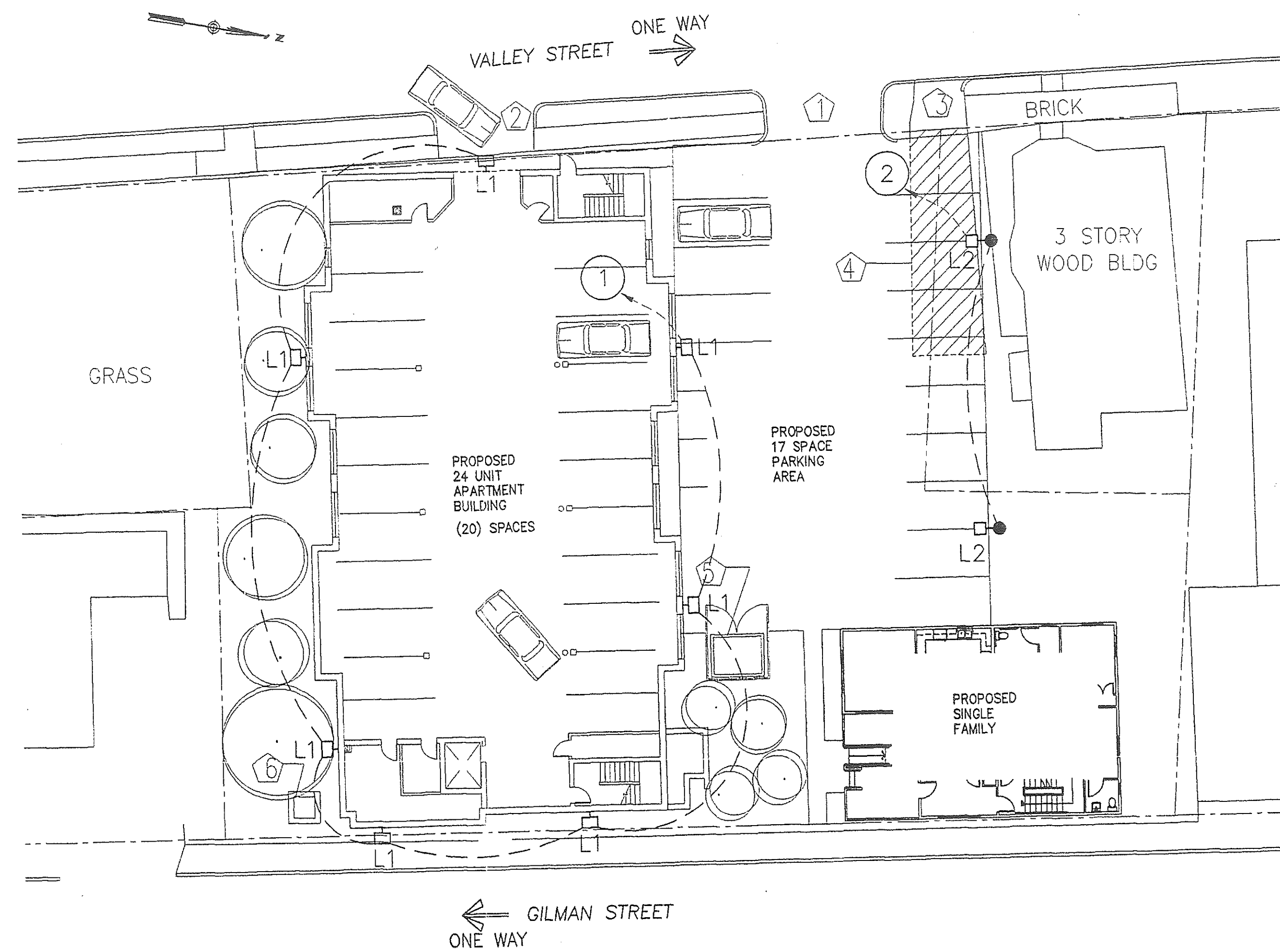
SERVICE FEEDER TRENCH DETAIL

SCALE: N.T.S.



TRANSFORMER PAD DETAIL

SCALE: N.T.S.



ELECTRICAL POWER AND SITE LIGHTING PLAN

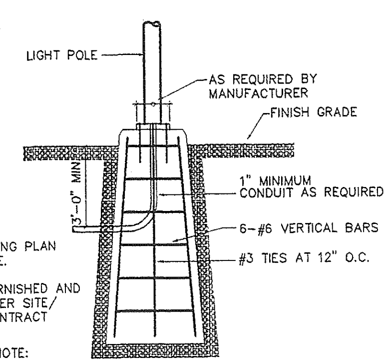
SCALE: 1/16"=1'-0"

KEY NOTES

1. UNDERGROUND TO EXTERIOR LIGHTING PANEL (LIGHTING GROUP a)
2. UNDERGROUND TO EXTERIOR LIGHTING PANEL (LIGHTING GROUP b)

LIGHTING FIXTURE & LAMPING SCHEDULE

TYPE	DESCRIPTION	SUBS.	VOLTAGE	VA	MOUNTING & INSTRUCTIONS	LAMPING
L1	EXCELINE PC2M-10-3-MA-L-120 PRECISION CUT-OFF MEDIUM SERIES	OR EQUAL	120	-	EXTERIOR WALL MOUNTED AT 12' ABOVE FINISHED GRADE	100 WATT METAL HALIDE
L2	WIDE-LITE - SPECTRA III - AL3M-250-4H - SK-AL3 HSS W/ CUT-OFF SHIELD - FORWARD THROW	OR EQUAL	208	-	POLE MOUNTED AT 20' ABOVE FINISHED PAVEMENT	250 WATT METAL HALIDE



SEE LANDSCAPING PLAN FOR POLE BASE.

POLE BASE FURNISHED AND INSTALLED UNDER SITE/LANDSCAPE CONTRACT

NOTE:
1.
2.

TYPICAL LIGHT POLE BASE DETAIL

SCALE = N.T.S.

LEGEND

POWER DISTRIBUTION

- DRY-TYPE TRANSFORMER
- LIQUID-TYPE TRANSFORMER
- PANELBOARD
- TEL/DATA AND CABLE TV PATCH PANEL
- HEAVY DUTY FUSED DISCONNECT SWITCH
- HEAVY DUTY NON-FUSED DISCONNECT SWITCH
- MOTOR (NUMERAL INDICATES HP)
- JUNCTION BOX
- WIRING UNDERGROUND OR UNDERSLAB
- HOMERUN-2#12,1#12G UNLESS GREATER THAN 75' THEN PROVIDE 2#10,1#12G UNLESS NOTED OTHERWISE
- MULTI-PHASE HOMERUN OR MULTIPLE HOMERUNS UTILIZING THE SAME CONDUIT

RECEPTACLES

-MOUNT WITH CENTERLINE 18" AFF UNO
-MOUNT EXTERIOR WITH CENTERLINE 24" AFG UNO

- DUPLEX RECEPTACLE - 20A, 125V
- DUPLEX RECEPTACLE - 20A, 125V
- +C DUPLEX RECEPTACLE - 20A, 125V - MOUNT WITH CENTERLINE AT 8" ABOVE CABINET TOP.
- C GFCI TYPE DUPLEX RECEPTACLE
- WP GFCI RECEPTACLE WITH WEATHERPROOF COVER
- DUPLEX RECEPTACLE - 20A, 125V TOP OUTLET SWITCHED

COMMUNICATIONS SYSTEM

- MOUNT 18" AFF UNLESS NOTED OTHERWISE.

- TELEPHONE ONLY OUTLET: 1-RJ11
- TELE/DATA OUTLET: 1-RJ11 VOICE, 1-RJ45 DATA
- CABLE TELEVISION OUTLET: 1-TERMINATION, RG6 COAXIAL

FIRE ALARM SYSTEM

- FACP FIRE ALARM CONTROL PANEL
- FAA FIRE ALARM ANNUNCIATOR
- FIRE ALARM SMOKE DETECTORS
  - "E" - DENOTES ELEVATOR RECALL
  - " " - DENOTES SYSTEM SMOKE
  - "S" - DENOTES SINGLE STATION DETECTOR
  - "V" - DENOTES SINGLE STATION DETECTOR
- HEAT DETECTOR - 135°
- MANUAL PULL STATION

ALL STROBES ARE 75cd UNLESS NOTED OTHERWISE

- AUDIO/VISUAL INDICATING DEVICE
- MINI AUDIO/VISUAL INDICATING DEVICE
- AUDIO INDICATING DEVICE

LIGHTING FIXTURES:

NEW:

- FR1 a,b — FIXTURE TYPE / SWITCHING
- WALL MOUNTED
- CEILING MOUNTED
- PARKING LOT POLE MOUNT FIXTURE
- EMERGENCY BATTERY LIGHTING UNIT W/HEADS
- REMOTE EMERGENCY HEADS
- UNIVERSAL MOUNT EXIT SIGN - SINGLE FACE ARROWS AS INDICATED ON LIGHTING PLANS
- EDGE MOUNT EXIT SIGN - DOUBLE FACE ARROWS AS INDICATED ON LIGHTING PLANS
- COMBINATION LIGHT/MULTI-SPEED EXHAUST FAN PANASONIC #FV-11VQL3

SWITCHES

- $ SINGLE POLE
- $3 THREE WAY
- $B BOILER BURNER SWITCH
- $K KEY SWITCH W/ L.E.D. PILOT LIGHT
- RHEOSTAT FAN SPEED CONTROL SWITCH

AWM engineering, inc.
CONSULTING ENGINEERS

Owner:
SHALOM HOUSE, INC.
P.O. BOX 560
PORTLAND, MAINE 04112

Architect:
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
GILMAN STREET APARTMENTS
PORTLAND, MAINE 04102

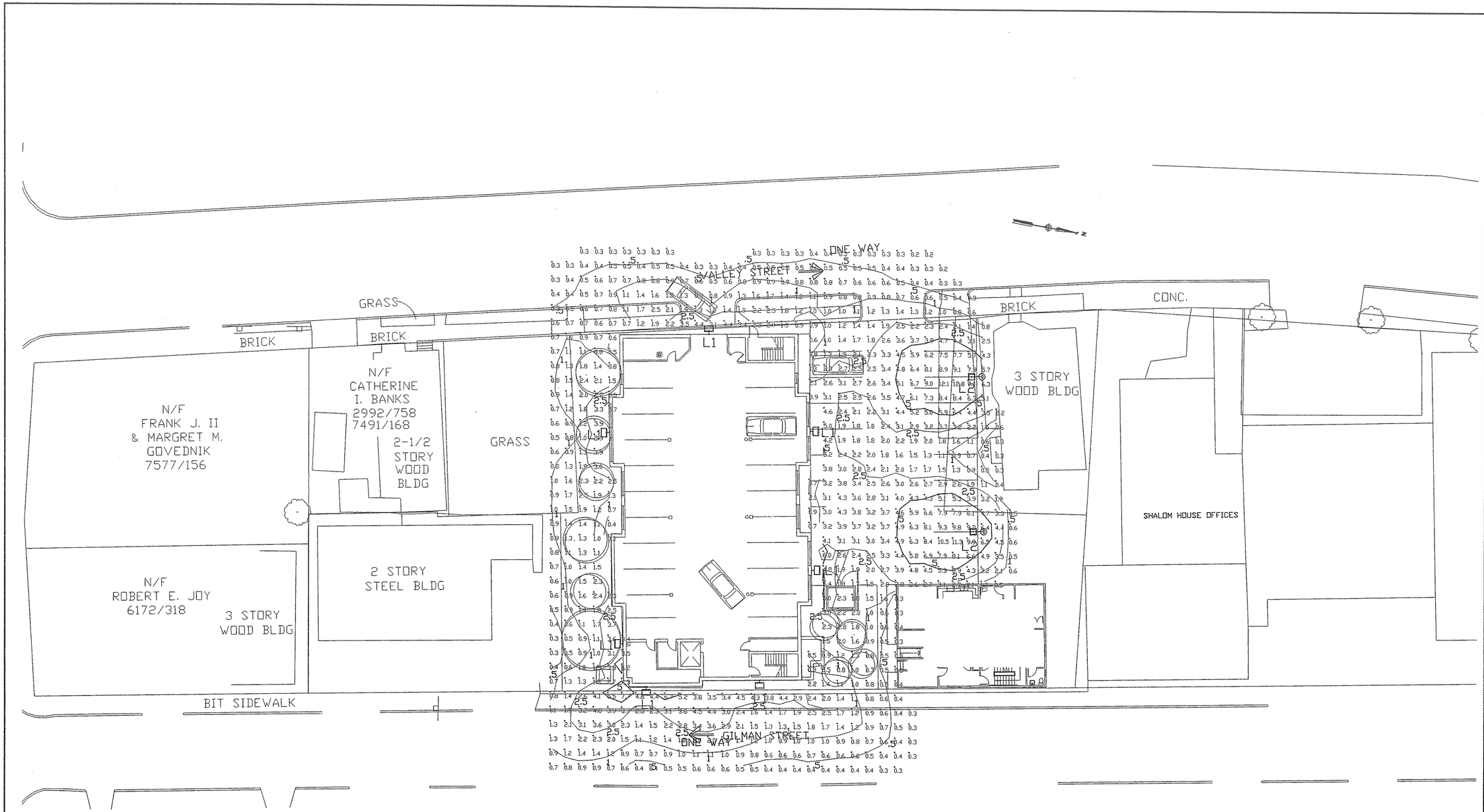
Scale:

Date:

Drawing:
ELECTRICAL DETAILS, NOTES, LEGEND AND SITE PLAN

FOR X/X/05

E.0



ELECTRICAL – SITE LIGHTING PHOTOMETRICS PLAN

SCALE: 1/16"=1'-0"

FOR APPROVAL

AWM engineering, inc.
CONSULTING ENGINEERS
Mechanical • Environmental • Electrical • Construction Management
85 Exeter Street, Portland, Maine 04101 Tel(207)828-2127
E-Mail: awm@awmeng.com Fax(207)828-2123
Web Site: www.awmeng.com

Owner:
SHALOM HOUSE, INC.
P.O. BOX 560
PORTLAND, MAINE 04112

Architect:
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
GILMAN STREET
APARTMENTS
PORTLAND, MAINE 04102

Scale: AS SHOWN
Checked: AWM
Date: 9-23-05
Drawn: CLC

Drawing:
ELECTRICAL
SITE LIGHTING
PHOTOMETRICS

E P