

125-L-6

2007-088

Plan Amendment

606 Forest Ave.

Walgreen's Pharmacy



PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

October 15, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Amendments to approved exterior lighting plan
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

Thank you for submitting a proposed amendment to the approved exterior lighting plan for Walgreens Pharmacy at 606-616 Forest Avenue. It is our understanding that the proposed changes, as shown on the submitted photometric plan dated October 1, 2008, and catalogue cuts submitted by Cooper Lighting, include alternative light fixtures than what was approved by the Planning Board and an increase in wattage of the proposed fixtures from 140 watts to 250 watts. The location of the fixtures, the proposed pole height of 20 ft and the finish of the housing, arm and pole in bronze shall remain the same, as approved by the Planning Board on April 29, 2008. All proposed fixtures are to remain full-cutoff, as depicted in the submitted catalogue cuts.

The proposed changes to the exterior lighting plan meet the standards of Section XV of the City Technical and Design Standards for site lighting in terms of maximum and minimum illumination levels, fixture height, light trespass, wattage and light quality. The proposed increase in average illumination levels from 1.25fc to 2.33fc exceeds City standards for average illumination levels. According to the submitted photometric plan, however, the increase in average illumination levels does not result in increased light trespass beyond the parcel boundaries, does not result in levels that exceed City standards for maximum illumination levels and provides for more uniform illumination levels throughout the site. Thus, the Planning Authority has granted a waiver from the standard for average illumination as defined in Section XV of the Technical and Design Standards.

The proposed changes represent a de minimis amendment to the approved site plan and have been reviewed and approved by the Planning Authority.

If you have any questions, please contact me at 874-8901 or by email at mpc@portlandmaine.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Molly Casto". The signature is fluid and cursive, with a large loop at the end.

Molly Casto, Senior Planner

cc: Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator

Attachments:

1. Revised Photometric Plan, dated October 1, 2008
2. Revised catalogue cuts

COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP55 Rating.

Catalog #	WAG-MHTR-SL-250-MT-	Type	SL-1
Project	ADVANCE	Date	
Comments	WAG=WALGREEN'S		
Prepared by			

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-

base lampholders for 150-400W assemblies or medium-base lampholders for 100W and below.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and

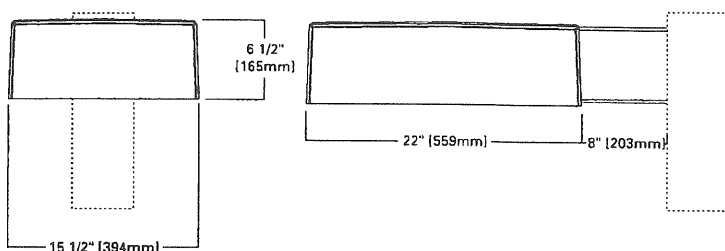
round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

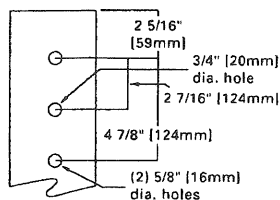
LAMP TYPE	WATTAGE
Metal Halide	70, 100, 175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W
Pulse Start Metal Halide	150, 175, 250, 320, 400W

DIMENSIONS

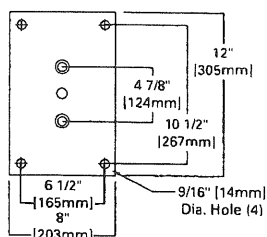


DRILLING PATTERNS

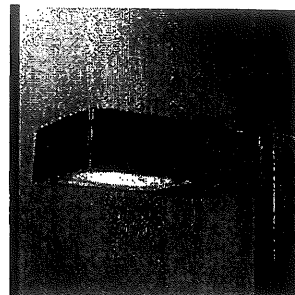
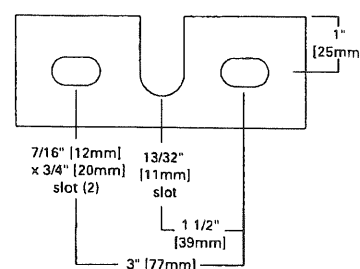
TYPE "M"



WALL MOUNT



TRUNNION MOUNT



TR TRIBUTE

70 - 400W

High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

AREA LUMINAIRE

DARK SKY
COMPLIANT FCO
Full Cutoff

ENERGY DATA

Hi-Reactance Ballast Input Watts
70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

CWI Ballast Input Watts
250W HPS HPF (300 Watts)

CWA Ballast Input Watts
175W MP HPF (208 Watts)
175W MH HPF (210 Watts)
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (291 Watts)
320W MP HPF (368 Watts)
400W MP HPF (452 Watts)
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



ORDERING INFORMATION

Sample Number: MHTR-SL-400-MT-LL

<p>Lamp Type MP: Pulse Start Metal Halide MH: Metal Halide HP: High Pressure Sodium</p> <p>Series ¹ TR: Tribute (Arm Included)</p>	<p>Distribution 2F: Type II Formed 2S: Type II Segmented 3F: Type III Formed 3S: Type III Segmented 4F: Type IV Formed 4S: Type IV Segmented 5F: Type V Formed 5S: Type V Segmented SL: Spill Light Eliminator</p>	<p>Lamp Wattage ² 70: 70W 100: 100W 150: 150W 175: 175W 250: 250W 320: 320W³ 400: 400W⁴</p> <p>Voltage ⁵ 120V: 120V 208V: 208V 240V: 240V 277V: 277V 347V: 347V 480V: 480V DT: Dual-Tap⁶ MT: Multi-Tap, ⁶ wired 277V TT: Triple-Tap, ⁶ wired 347V 5T: 5 Tap Wired⁶ 480V</p>	<p>Options ^{7, 8} F1: Single Fuse (120, 277 or 347V⁹ only) F2: Double Fuse (208, 240 or 480V⁹ only) Q: Quartz Restrike (Hot Strike ¹⁰ Only) EM: Quartz Restrike with "Delay ¹⁰ Relay" (Quartz lamp strikes at both hot and cold starts) EM/SC: Emergency Separable ¹⁰ Circuit LL: Lamp Included S: 1 1/4" - 2 3/8" Internal Mast Arm Mount TM: Trunnion Mount PT: Electrical Power Tray HS: House Side Cutoff¹¹ LA: Less Arm (Order Mounting Separately) PER: NEMA Twistlock Photocontrol Receptacle PC: Button Type Photocontrol WH: White BK: Black AP: AP Grey DP: Dark Platinum GM: Graphite Metallic</p>	<p>Accessories ¹² MA1201-XX: Direct Wall Mount Kit¹ MA1218-XX: Direct Mount for Pole¹ MA1219-XX: Wall Mounting Plate OA1090-XX: Adjustable slipfitter Arm for Tenon Mount 2 3/8" O.D.¹ MA1221-XX: External House Side Shield Kit (EPA= 0.38) MA1222: Internal House Side Shield Kit for 2S/3S MA1223: Internal House Side Shield Kit 4S MA1224: Internal House Side Shield Kit for 2F/3F MA1225: Internal House Side Shield Kit for 4F MA1010-XX: Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX: 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX: 3 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX: 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX: 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX: 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX: 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX: Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX: 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX: 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX: 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX: 2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1049-XX: 3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon OARA1018: Photoelectric Control 105-285V NEMA Type OARA1027: Photoelectric Control 480V NEMA Type OARA1021: Photoelectric Control 347V NEMA Type OARA1013: Shorting Cap TRVS: Field Installed Vandal Shield¹³</p>
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- Notes: 1 8 inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately.
 2 Standard with mogul-base socket for 150-400W and medium-base socket 100W and below.
 3 320W Pulse Start Metal Halide lamps only.
 4 Requires reduced envelopes lamp.
 5 Products also available in non-US voltages and 50HZ for international markets. Consult factory for availability and ordering information.
 6 Dual-Tap is 120/277V wired 277V. Multi-Tap is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V. 5-Tap is 120/208/240/277/480V wired 480V.
 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information.
 8 Add as a suffix.
 9 Must specify voltage.
 10 Quartz options not available with SL optics.
 11 House side shield not available on 5S, 5F, or SL optics.
 12 Order separately/replace XX with color specification.
 13 Not available with SLE or House Side Shield.

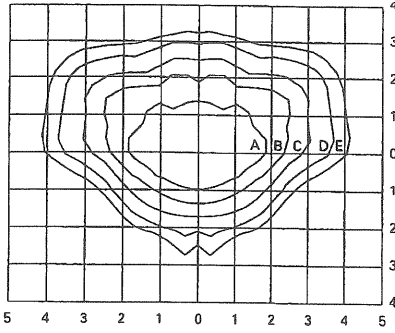
STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MHTR2340

	TR	23	
<p>Lamp Type HP: High Pressure Sodium MH: Metal Halide² MP: Pulse Start Metal Halide²</p>	<p>Series ¹ TR: Tribute</p>	<p>Distribution 23: Type II/III Formed</p>	<p>Lamp Wattage 15: 150W 17: 175W 25: 250W 40: 400W</p>

NOTES:

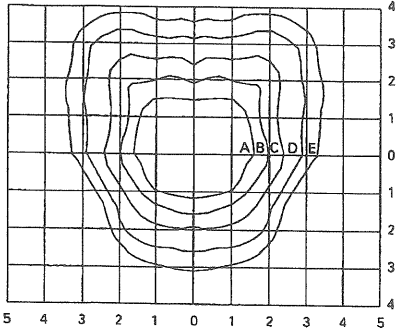
¹ Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. ² Available in 175, 250 and 400 Watt.



MHTR-3S-400
400-Watt MH Type III Segmented
40,000-Lumen Clear Lamp

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

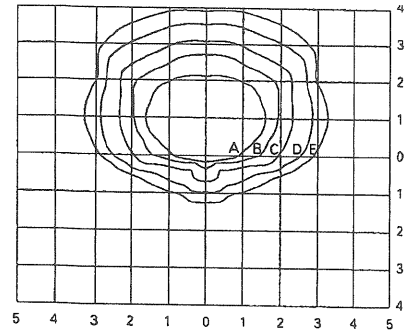
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MHTR-4S-400
400-Watt MH Type IV Segmented
40,000-Lumen Clear Lamp

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MHTR-SL-400
400-Watt MH Spill Light Eliminator
40,000-Lumen Clear Lamp

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
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MOUNTING CONFIGURATIONS

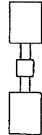
Wall Mount



Arm Mount Single
EPA: 1.62



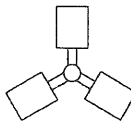
Arm Mount 2 @ 180
EPA: 3.24



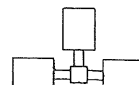
Arm Mount 2 @ 90
EPA: 3.24



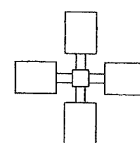
Arm Mount 3 @ 120
(Round Pole Only)
EPA: 4.43



Arm Mount 3 @ 90
EPA: 4.43



Arm Mount 4 @ 90
EPA: 5.03



COOPER LIGHTING - LUMARK®

DESCRIPTION

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Catalog #	WAG-MHTR-3F-250-MT-	Type	Y-1
Project	ADVANCE	Date	
Comments	WAG=WALGREEN'S		
Prepared by			WALL MOUNTED

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-

base lampholders for 150-400W assemblies or medium-base lampholders for 100W and below.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

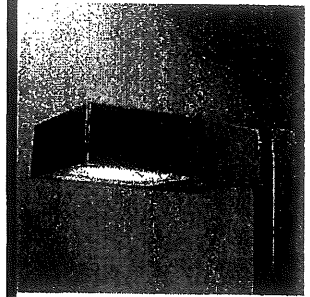
Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and

round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



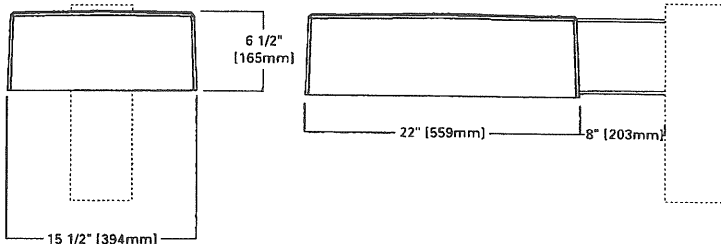
TR TRIBUTE

70 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

AREA LUMINAIRE

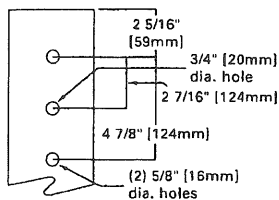
LAMP TYPE	WATTAGE
Metal Halide	70, 100, 175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W
Pulse Start Metal Halide	150, 175, 250, 320, 400W

DIMENSIONS

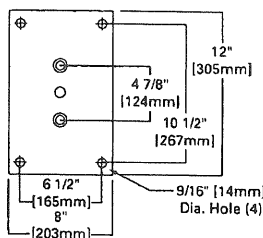


DRILLING PATTERNS

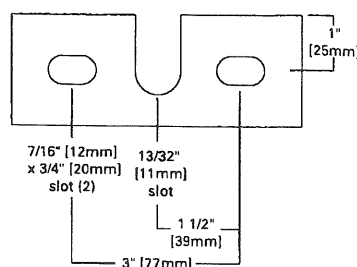
TYPE "M"



WALL MOUNT



TRUNNION MOUNT



DARK SKY COMPLIANT FCO Full Cutoff

ENERGY DATA

Hi-Reactance Ballast Input Watts

- 70W HPS HPF (95 Watts)
- 100W HPS HPF (130 Watts)
- 150W HPS HPF (190 Watts)
- 150W MH HPF (185 Watts)

CWI Ballast Input Watts

- 250W HPS HPF (300 Watts)

CWA Ballast Input Watts

- 175W MP HPF (208 Watts)
- 175W MH HPF (210 Watts)
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- 250W MH HPF (295 Watts)
- 250W MP HPF (291 Watts)
- 320W MP HPF (368 Watts)
- 400W MP HPF (452 Watts)
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- 400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



ORDERING INFORMATION

Sample Number: MHTR-SL-400-MT-LL

Lamp Type MP= Pulse Start Metal Halide MH= Metal Halide HP= High Pressure Sodium	Distribution 2F= Type II Formed 2S= Type II Segmented 3F= Type III Formed 3S= Type III Segmented 4F= Type IV Formed 4S= Type IV Segmented 5F= Type V Formed 5S= Type V Segmented SL= Spill Light Eliminator	Lamp Wattage ² 70= 70W 100= 100W 150= 150W 175= 175W 250= 250W 320= 320W ³ 400= 400W ⁴	Options ^{7,8} F1= Single Fuse (120, 277 or 347V ⁹ only) F2= Double Fuse (208, 240 or 480V ⁹ only) Q= Quartz Restrike (Hot Strike ¹⁰ Only) EM= Quartz Restrike with "Delay ¹⁰ Relay" (Quartz lamp strikes at both hot and cold starts) EM/SC= Emergency Separate ¹⁰ Circuit LL= Lamp Included S= 1 1/4" - 2 3/8" Internal Mast Arm Mount TM= Trunnion Mount PT= Electrical Power Tray HS= House Side Cutoff ¹¹ LA= Less Arm (Order Mounting Separately) PER= NEMA Twistlock Photocontrol Receptacle PC= Button Type Photocontrol WH= White BK= Black AP= AP Grey DP= Dark Platinum GM= Graphite Metallic	Accessories ¹² MA1201-XX= Direct Wall Mount Kit ¹ MA1218-XX= Direct Mount for Pole ¹ MA1219-XX= Wall Mounting Plate OA1090-XX= Adjustable slipfilter Arm for Tenon Mount 2 3/8" O.D. ¹ MA1221-XX= External House Side Shield Kit (EPA= 0.38) MA1222= Internal House Side Shield Kit for 2S/3S MA1223= Internal House Side Shield Kit 4S MA1224= Internal House Side Shield Kit for 2F/3F MA1225= Internal House Side Shield Kit for 4F MA1010-XX= Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX= 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX= 3 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX= 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX= 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX= 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX= 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX= Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX= 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX= 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX= 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX= 2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1049-XX= 3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon OARA1016= Photoelectric Control 105-285V NEMA Type OARA1027= Photoelectric Control 480V NEMA Type OARA1021= Photoelectric Control 347V NEMA Type OARA1013= Shorting Cap TR/V/S= Field Installed Vandal Shield ¹³	
Series ¹ TR= Tribute (Arm included)	Voltage ⁵ 120V= 120V 208V= 208V 240V= 240V 277V= 277V 347V= 347V 480V= 480V DT= Dual-Tap ⁶ MT= Multi-Tap, ⁶ wired 277V TT= Triple-Tap, ⁶ wired 347V ST= 5 Tap Wired ⁶ 480V				

- Notes: 1 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately.
 2 Standard with mogul-base socket for 150-400W and medium-base socket 100W and below.
 3 320W Pulse Start Metal Halide lamps only.
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 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information.
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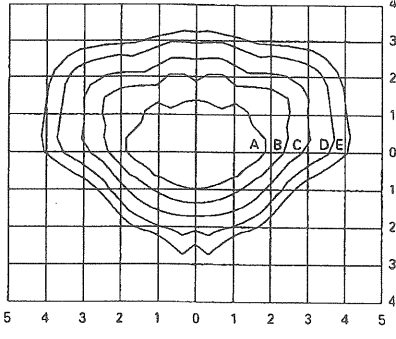
STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MHTR2340

	TR	23	
Lamp Type HP=High Pressure Sodium MH=Metal Halide ² MP=Pulse Start Metal Halide ²	Series ¹ TR=Tribute	Distribution 23=Type II/III Formed	Lamp Wattage 15=150W 17=175W 25=250W 40=400W

NOTES:

¹ Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. ² Available in 175, 250 and 400 Watt.

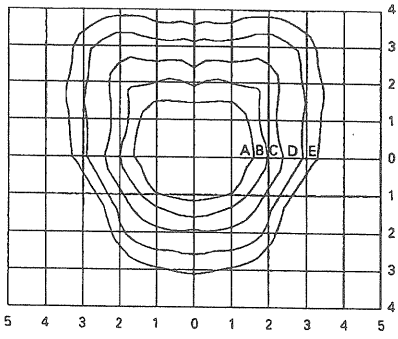


MHTR-3S-400
400-Watt MH Type III Segmented
40,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
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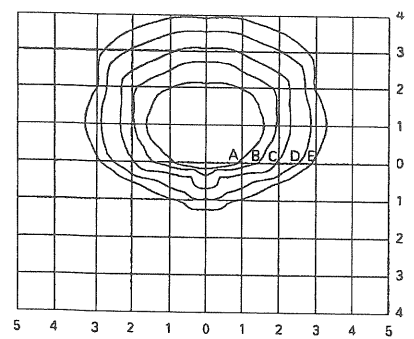


MHTR-4S-400
400-Watt MH Type IV Segmented
40,000-Lumen Clear Lamp

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MHTR-SL-400
400-Watt MH Spill Light Eliminator
40,000-Lumen Clear Lamp

Footcandle Table

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	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

MOUNTING CONFIGURATIONS

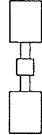
Wall Mount



Arm Mount Single
EPA: 1.62



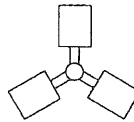
Arm Mount 2 @ 180
EPA: 3.24



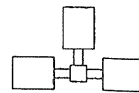
Arm Mount 2 @ 90
EPA: 3.24



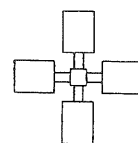
Arm Mount 3 @ 120
(Round Pole Only)
EPA: 4.43



Arm Mount 3 @ 90
EPA: 4.43



Arm Mount 4 @ 90
EPA: 5.03



6. SITE LIGHTING			565	24.182	13,663.00 ✓
7. EROSION CONTROL					
Silt Fence			350	4.00	1,400.00 ✓
Check Dams					
Pipe Inlet/Outlet Protection					
Level Lip Spreader					
Slope Stabilization					
Geotextile					
Hay Bale Barriers					
Catch Basin Inlet Protection			1	1,000.00	1,000.00 ✓
8. RECREATION AND OPEN SPACE AMENITIES					
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)					19,000
10. MISCELLANEOUS Bldg. <i>ex p Backfill</i>			1	45,100.00	45,100.00
TOTAL:		16,000 32,107		308,000 360,000	
GRAND TOTAL:					

~~324,000~~ \$ 392,107
OK 2/24/09

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$642.14	\$7200.00	\$7842.14
or			
B: Alternative Assessment:			
Assessed by:	<u>Paul [Signature]</u> (name)	<u>[Signature]</u> (name)	2/24/09

Breakdown of Landscaping
Filter boxes
Sidewalks

Philip DiPierro - Walgreen's - Forest Avenue

From: "Mike DiMatteo" <mdimatteo@pmconstruction.com>
To: <pd@portlandmaine.gov>, <MPC@portlandmaine.gov>, "Chris Hanson"
<CSH@portlandmaine.gov>
Date: 2/26/2009 2:15 PM
Subject: Walgreen's - Forest Avenue
CC: <ddlatulip@aol.com>

Phil,

Here are the breakdowns you requested.

Landscaping – \$18,412 = Material \$14,000 + Labor \$4,412

Filter Boxes – \$24,000

Sidewalks – Public \$20,107
- Private \$29,000

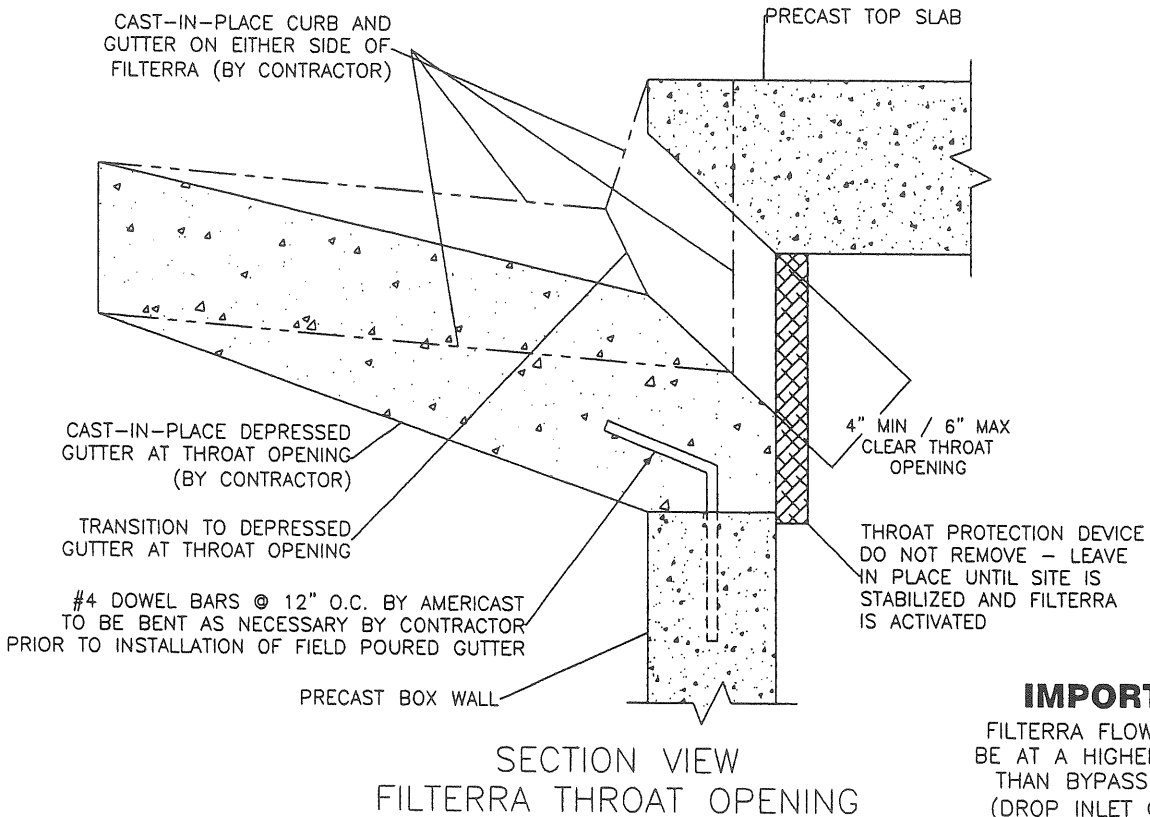
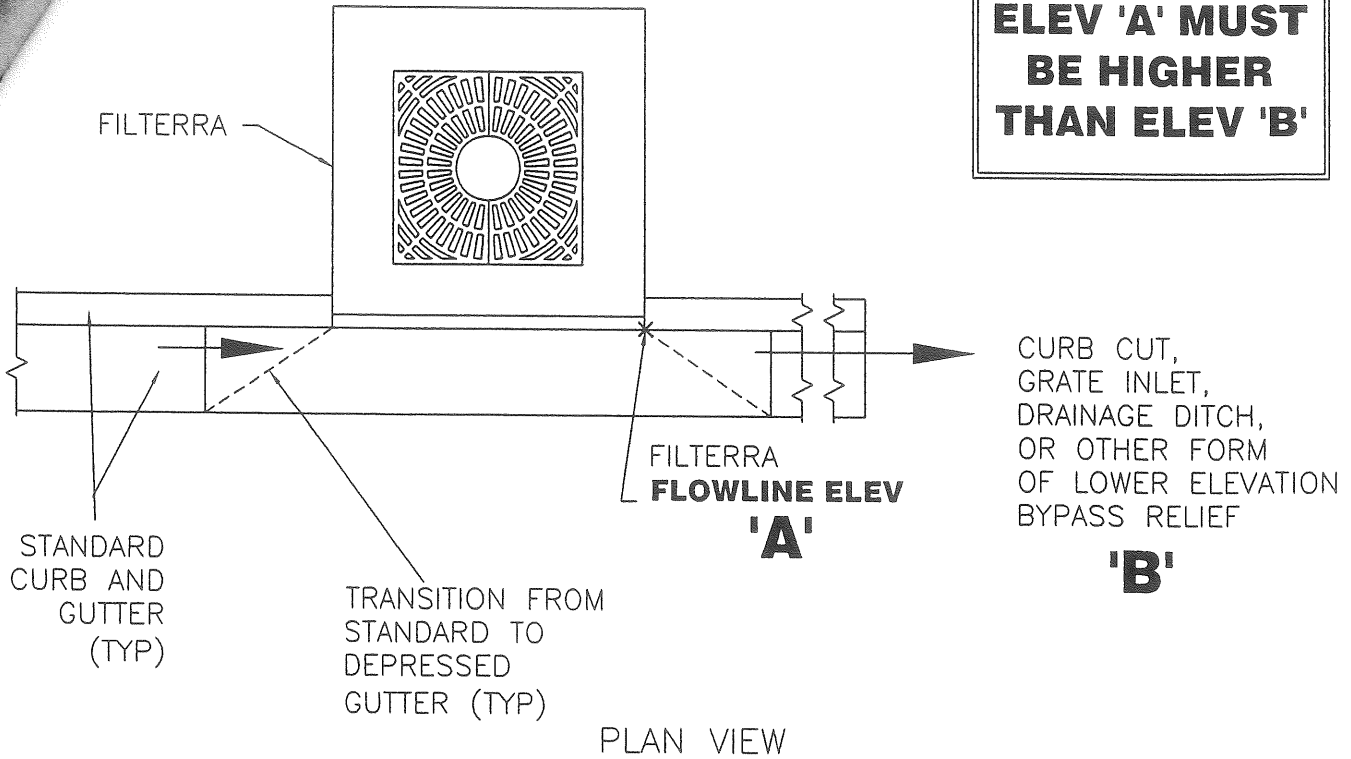
Michael J. DiMatteo

Project Manager
PM Construction Co.
Phone (207) 282-7697 ext. 33
Fax (207) 283-4549
Cell (207) 229-8090
www.pmconstruction.com

Curb & Gutter Installation
Curb cut or grate inlet bypass



**ELEV 'A' MUST
BE HIGHER
THAN ELEV 'B'**



IMPORTANT
FILTERRA FLOWLINE MUST BE AT A HIGHER ELEVATION THAN BYPASS FLOWLINE (DROP INLET OR OTHER)

Bank
Letterhead?

SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT

February 24, 2009

Penny St. Louis Littell
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: **Richmond 606 Forest Development, LLC (the "Developer")**
606 Forest Avenue, Portland, Maine]
Application ID # 2007-0188 **\$392,107**

Eastern Bank (the "Bank") hereby certifies to the City of Portland that the Bank will hold the sum of Three Hundred Eight Thousand ~~(\$308,000)~~ Dollars available to the City of Portland from the Developer's existing Construction Loan established with the Bank (the "Escrow Account"). These funds shall be held for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site work improvements as depicted on the site plan, approved on January 27, 2009 as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by the Developer.

April 29, 2008

The Bank will hold these funds available as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw against this Escrow Account by presentation of a draft in the form attached hereto as Exhibit A presented to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110, that:

1. the Developer has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

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

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

This performance guarantee will automatically expire on the first anniversary April 16, 2010 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by the Escrow Account are satisfactorily completed. *whichever is later.*

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated January 27, 2009 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on the Defect Guarantee by presentation to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110 of a sight draft at Bank's offices located at _____, prior to the Termination Date, stating any one of the following:

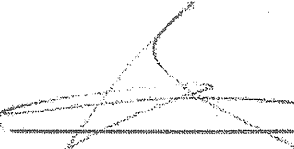
1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of site work improvements contained on the site plan.

It is agreed that the duties of Bank are only as herein specifically provided, and are purely ministerial in nature, and the Bank shall not be responsible to any of the parties hereto for any action or failure to act on its part hereunder, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. Without limiting the generality of the foregoing, the Bank shall incur no liability whatever except for willful misconduct or gross negligence. In connection therewith, the Developer and the City

~~each release the Bank from any act done or omitted to be done by Bank in good faith in the performance of its duties hereunder and hereby agree to hold the Bank harmless from any and all liability associated with any payments made by the Bank hereunder.~~

EASTERN BANK

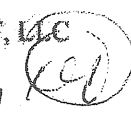
Date: 2/25/09

By: 

Name: Susan A. Feig
Title: Senior Vice President
Its Duly Authorized Agent

Seen and Agreed to:

RICHMOND 606 FOREST DEVELOPMENT, LLC

By: Philip Pasternak 

The City of Portland, ME

By: _____

Name: _____

Its: _____

EXHIBIT A

Date:

Susan Feig, Senior Vice President
Eastern Bank
265 Franklin Street, Boston, MA 02110

RE: Escrow Draw Under Site Plan Performance Guaranty Escrow Date
February 27, 2009 (the "Escrow Account")

Dear Susan,

Please be advised that the City of Portland, hereby requests payment in the amount of
\$ _____ under the Escrow Account, because:

1. Richmond 606 Forest Development, LLC (the "Developer") has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or *April 29, 2005*
2. The Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. The Developer has failed to notify the City for inspections.

Please make payment to:

Thank you,

The City of Portland, ME

By: _____

Name: _____

Its: _____



SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT

March 2, 2009

Penny St. Louis Littell
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: **Richmond 606 Forest Development, LLC (the "Developer")**
606 Forest Avenue, Portland, Maine]
Application ID #2007-188

Eastern Bank (the "Bank") hereby certifies to the City of Portland that the Bank will hold the sum of Three Hundred Ninety Two Thousand One Hundred Seven (\$392,107.00) Dollars available to the City of Portland from the Developer's existing Construction Loan established with the Bank (the "Escrow Account"). These funds shall be held for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site work improvements as depicted on the site plan, approved on April 29, 2008, as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by the Developer.

The Bank will hold these funds available as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw against this Escrow Account by presentation of a draft in the form attached hereto as Exhibit A presented to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110, that:

1. the Developer has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated April 29, 2008; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or **[NONE ARE REQUIRED FOR THIS PROJECT]**
3. the Developer has failed to notify the City for inspections.

INITIAL
[Signature]

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

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

This performance guarantee will automatically expire on the first anniversary April 16, 2010 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by the Escrow Account are satisfactorily completed.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated April 29, 2008, as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on the Defect Guarantee by presentation to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110 of a sight draft at Bank's offices located at _____, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of site work improvements contained on the site plan.

It is agreed that the duties of Bank are only as herein specifically provided. The Bank shall not be responsible to any of the parties hereto for any action taken at direction of the parties, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. In connection therewith, the Developer releases the Bank from any act done or omitted to be done by Bank in good faith in the performance of its duties

hereunder and hereby agrees to hold the Bank harmless from any and all liability associated with any payments made by the Bank hereunder.

EASTERN BANK

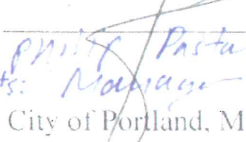
Date: March 2, 2009

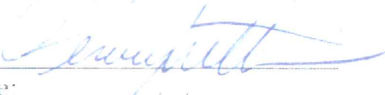
By: 

Name: Susan A. Feig
Title: Senior Vice President
Its Duly Authorized Agent

Seen and Agreed to:

RICHMOND 606 FOREST DEVELOPMENT, LLC

By: 
Name: Phillip Pastan
Title: Manager
The City of Portland, ME

By: 
Name: _____
Its: _____

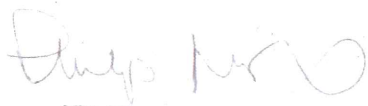

DRC
3/9/09




EXHIBIT A

Date:

Susan Feig, Senior Vice President
Eastern Bank
265 Franklin Street, Boston, MA 02110

RE: Escrow Draw Under Site Plan Performance Guaranty Escrow Date
February 2, 2009 (the "Escrow Account")

Dear Susan,

Please be advised that the City of Portland, hereby requests payment in the amount of
\$ _____ under the Escrow Account, because:

1. Richmond 606 Forest Development, LLC (the "Developer") has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated April 29, 2008; or
2. The Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City [NONE ARE NEEDED FOR THIS PROJECT]; or
3. The Developer has failed to notify the City for inspections.

Please make payment to:

Thank you.

The City of Portland, ME

By: _____
Name: _____
Its: _____

Memorandum
Department of Planning and Development
Planning Division



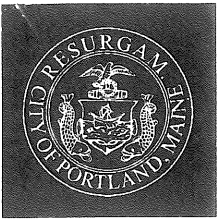
To: Phil DiPierro- Development Review Coordinator
Assessor's Office
Leslie Kaynor – Public Services
Mike Farmer- Public Services
Todd Merkle- Public Services
Jeff Tarling- Public Services
Marge Schmuckal- Zoning Administrator

From: Molly Casto, Senior Planner

Date: March 3, 2009

Re: Final Approved Plans- Walgreens. 606 Forest Avenue

Please see attached approved plans for Walgreen's Pharmacy at 606-616 Forest Avenue, approved by the Planning Board on April 29, 2008.



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

March 3, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188

Dear Mr. Latulippe:

On April 29, 2008 the Portland Planning Board voted to approve a proposal to develop a Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue, subject to the conditions of approval listed in the attached approval letter, dated May, 13, 2008. At this time, the Richmond Company, applicant has successfully met all conditions of approval that were identified as preconditions for the release of a building permit. The May 13, 2009 approval letter also lists applicable provisions and requirements for all site plan approvals prior to the release of a building permit. At this time, the applicant has successfully complied with all applicable provisions and requirements, with the exception of the required pre-construction meeting. It is my understanding that your contractor is in the process of arranging a mutually agreeable time for the pre-construction meeting.

The City of Portland has accepted the applicant's performance guarantee, as submitted on March 2, 2009, and has approved the seven (7) final sets of plans submitted to the Planning Division on February 26, 2008.

If you have any questions, please feel free to contact me at (207) 272-0802 or by email at mpc@portlandmaine.gov.

Sincerely,

Molly P. Casto
Senior Planner

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator
Chris Hanson, Inspections Division

Attachment May 18, 2008 Approval letter for Application # 2007-0188

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice F. Levannan, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(c)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*).

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

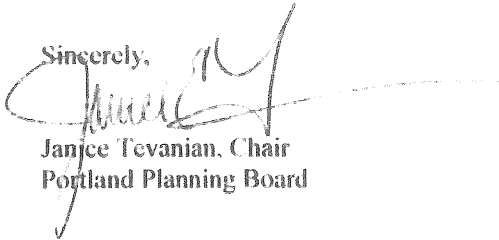
1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.
2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.
3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
4. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit.
5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.
6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

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

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

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

Sincerely,



Janice Tevanian, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Phil DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Mike Farmer, Project Engineer
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention, Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08

PRE-CON

Mike DiMatteo

From: Philip DiPierro [PD@portlandmaine.gov]
Sent: Thursday, February 26, 2009 3:50 PM
To: ddlatulip@aol.com; Hadar, Ron
Cc: Casto, Molly; Mike DiMatteo; kfossa@richmondco.com.; Littell, Penny
Subject: Re: Signed Escrow Agreement for Portland and Allen

Hi Ron, in order for the PG to be accepted the following changes will need to be made.

1. Please submit the agreement on Bank letterhead.
2. Insert the application ID #2007-0188.
3. The corrected escrow amount is \$392,107.00.
4. The site plan approval date needs to be changed in several places throughout the agreement, including exhibit A. The correct date is April 29, 2009.
5. The last paragraph beginning with "It is agreed that the duties of the Bank....." must be deleted.

David, Once the PG is accepted, the site plan inspection fee of \$7,842.14 will need to be paid, and the pre-construction meeting must be held before work can begin.

Please contact me with any questions. Thanks.

CONTACT
TOD
PUBLIC WORKS
TRAFFIC GUY ??

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

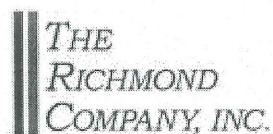
Phone 207 874-8632
Fax 207 756-8258

>>> "Ron Hadar" <rhadar@richmondco.com> 2/25/2009 1:41:53 PM >>>
Molly,

Attached, at the request of David Latulippe, is an executed Performance Guaranty Escrow Account letter from our Bank, Eastern Bank. Also attached is the computation of the guaranty amount. The bank has requested that the City countersign this as well, so if you could have it signed and sent back to me, I would appreciate it.

Please call with any questions.
Thank you,

Ron Hadar



Ron M. Hadar
General Counsel
23 Concord Street

Wilmington, MA 01887
(t) 978-988-3900
(f) 978-988-3950
rhadar@richmondco.com

NOTICE OF CONFIDENTIALITY: The information contained in this email transmission is confidential information which may contain information that is legally privileged and exempt from disclosure under applicable law. The information is intended solely for the use of each of the individuals or entities named above. If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the contents of this email transmission is strictly prohibited. If you have received this email transmission in error, please notify us immediately by telephone to arrange for the return of the original transmission to us.

From: Lannie Dobson
To: Benjamin Wallace; C of O; cbaillargeon@pmconstruction.com; Keith Gautreau; Tammy Munson
Date: 10/9/2009 3:25:29 PM
Subject: Re: Fwd: C of O for Walgreens set for Tuesday

We are setting the time for between 12:30 and 12:45. Thank you, Lannie Dobson

>>> Tammy Munson 10/9/2009 3:18:50 PM >>>

>>> "Charlie Baillargeon" <cbaillargeon@pmconstruction.com> 10/9/2009 2:05:55 PM >>>
Lannie/Jean

Do we know the time yet? Would like to be able to let my sprinkler guy know.

Thanks

Charlie

Charles C. Baillargeon

Superintendent

PM Construction

Cell# 207-286-4973

From: Lannie Dobson
To: C of O; wallaceb
Date: 10/7/2009 8:39:36 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 616 FOREST AVE Parcel ID:
125 L007001 Dis

Date: 10/13/2009 Time: 6:00:00 AM

Note: Charlie 286-4973 would like a.m. Property Addr: 616 FOREST AVE Parcel ID: 125 L007001

Application Type: Prmt
Application ID: 81576

Contact:
Phone1: Phone2:

Owner Name: RICHMOND 606 FOREST
Owner Addr: 23 CONCORD ST
WILIMGTON , MA 01887

Molly Casto - Fwd: Walgreens at Forest Avenue

From: Molly Casto
To: Alton Palmer; Betsy M; ddlatulip@aol.com
Date: 9/23/2009 3:33 PM
Subject: Fwd: Walgreens at Forest Avenue
CC: Jeff Tarling ; Philip DiPierro

Hello,

I wanted to forward the following message from Jeff Tarling concerning the Walgreens site at Forest Avenue. My understanding is that there was a verbal request to remove two trees near the property corner at the intersection of Forest Ave and Lincoln Street. I am cc'ing all of you as I'm not certain where the request originated and have not seen anything in writing. Please feel free to contact me with clarification or if you'd like to discuss any of this in further detail.

I have reviewed the approved plans and the street tree at the corner of Forest and Lincoln is to be preserved. Jeff Tarling, City Arborist has suggested that this street tree could be pruned to provide greater visibility for the new sign. If there is interest in pruning the tree, please contact Jeff Tarling at the Department of Public Services to coordinate this work. The second tree, located within the site, was not identified for preservation on the approved plan, yet has been retained. Jeff would prefer to see the tree retained, however, as it is not listed on the approved plan, preserving it is not required to comply with your site plan approval. As Jeff notes in his message, however, this tree could be preserved and pruned to allow greater visibility of the sign.

Concerning the tree wells along Forest Avenue, the existing two street trees that were removed must be replaced. The third honey locust to the northwest along Forest Avenue is in poor condition, shows signs of damage due to construction and also shall be replaced.

The guardrails have been installed as specified on the approved plans. If they are knocked down due to winter lowing or vehicle damage, I agree with Jeff that 6x6 posts would be a more durable replacement.

Thank you and I look forward to hearing from you.

Molly P. Casto, LEED AP
Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
mpc@portlandmaine.gov
www.portlandmaine.gov



PORTLAND MAINE

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www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

September 25, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Alton Palmer
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Amendments to approved site plan - Loading
Application # 2007-0188**

Dear Mr. Latulippe and Mr. Palmer:

Thank you for submitting a proposed amendment to the approved site plan for Walgreens Pharmacy at 606-616 Forest Avenue. It is our understanding that the proposed changes, as shown on the submitted site plan dated September 16, 2009 and labeled sheet C1.1, include extending the proposed tote storage area an additional ten feet to allow for covered storage of cardboard recycling. The depth of the tote storage area will remain as originally approved at 5 ft 4 inches. Please submit one final copy of the revised final site plan to the Planning Division for our records.

The proposed changes represent a de minimis amendment to the approved site plan and have been reviewed and approved by the Planning Authority.

If you have any questions, please contact me at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

Molly Casto, Senior Planner

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator

ID	Task Name	Duration	Start	Finish	15, '09							Feb 22, '09							Mar 1, '09							Mar 8, '09						
					M	T	W	T	F	S	S	S	M	T	W	T	F	S	S	S	M	T	W	T	F	S	S	S	M			
1	Demolition	30 days?	Mon 2/16/09	Fri 3/27/09																												
2	Foundation	10 days	Mon 3/23/09	Fri 4/3/09																												
3	Structural Masonry	15 days	Mon 3/30/09	Fri 4/17/09																												
4	Steel Joists/deck	7 days	Mon 4/20/09	Tue 4/28/09																												
5	EPDM Roofing	6 days	Wed 4/29/09	Wed 5/6/09																												
6	Underslab Interior Grading	10 days	Mon 5/11/09	Fri 5/22/09																												
7	Fine grade slab	3 days	Mon 5/25/09	Wed 5/27/09																												
8	Interior slab	4 days	Thu 5/28/09	Tue 6/2/09																												
9	Block/brick veneer	20 days	Mon 4/27/09	Fri 5/22/09																												
10	Interior framing	15 days	Thu 6/4/09	Wed 6/24/09																												
11	SS Canopies	15 days	Mon 5/25/09	Fri 6/12/09																												
12	Mech/Elec rough-ins	20 days	Mon 7/6/09	Fri 7/31/09																												
13	Store front/Auto Door	5 days	Mon 6/22/09	Fri 6/26/09																												
14	Building watertight	1 day?	Fri 6/19/09	Fri 6/19/09																												
15	Drywall	15 days	Mon 6/15/09	Fri 7/3/09																												
16	Exterior walks	10 days	Mon 7/6/09	Fri 7/17/09																												
17	Dumpster Enclosure	4 days	Mon 7/20/09	Thu 7/23/09																												
18	Mech/Elect Finishes	20 days	Mon 6/29/09	Fri 7/24/09																												
19	Coolers/Freezers	4 days	Mon 8/24/09	Thu 8/27/09																												
20	Painting	15 days	Mon 7/6/09	Fri 7/24/09																												
21	Acoustical	6 days	Mon 8/3/09	Mon 8/10/09																												
22	Flooring	9 days	Mon 8/10/09	Thu 8/20/09																												
23	Certificate of Occupancy	2 days	Thu 8/27/09	Fri 8/28/09																												
24	Punch list	24 days	Fri 8/28/09	Wed 9/30/09																												

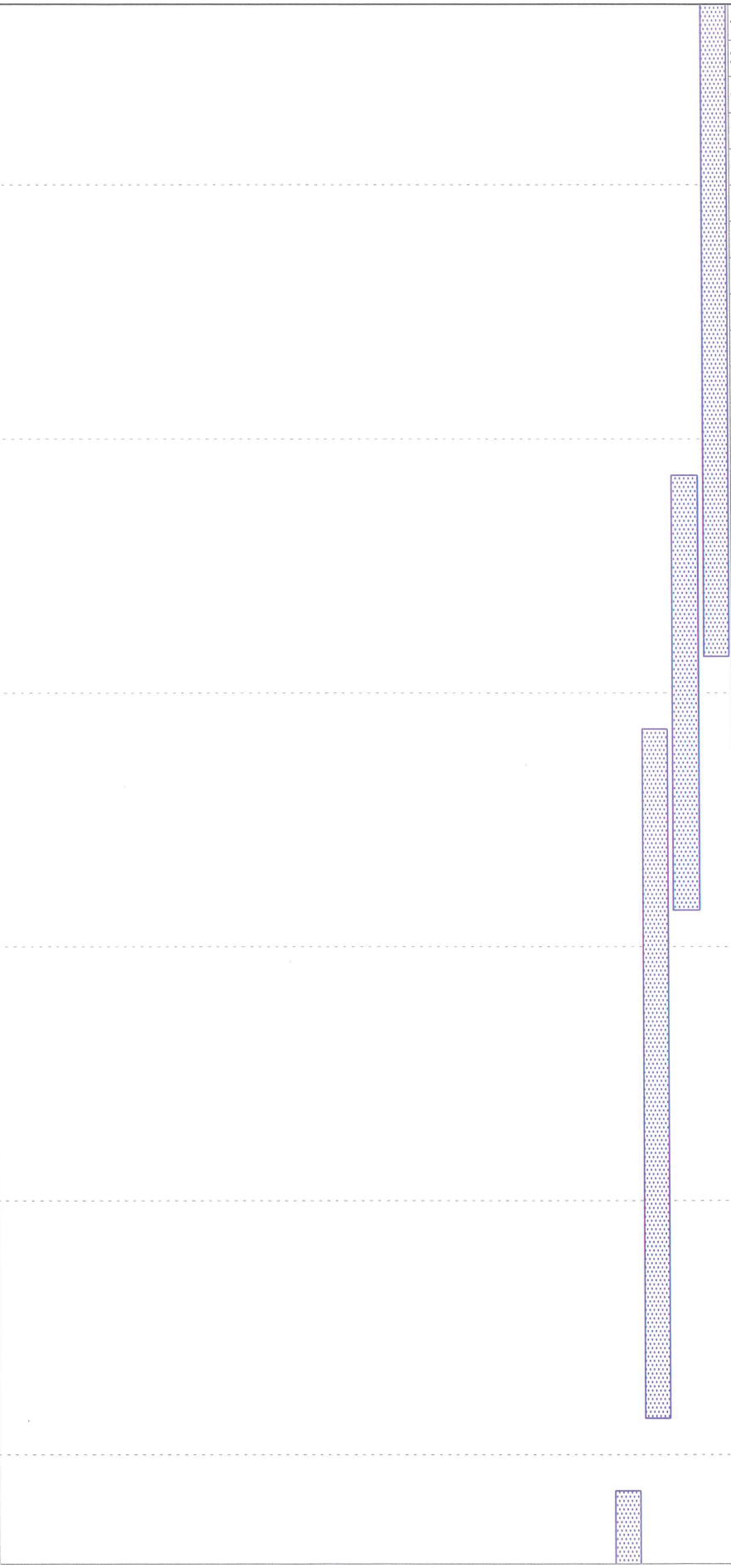
Project: Walgreen's Forest Ave Portla
Date: Fri 3/6/09

Task Split Progress

Milestone Summary Project Summary

External Tasks External Milestone Deadline

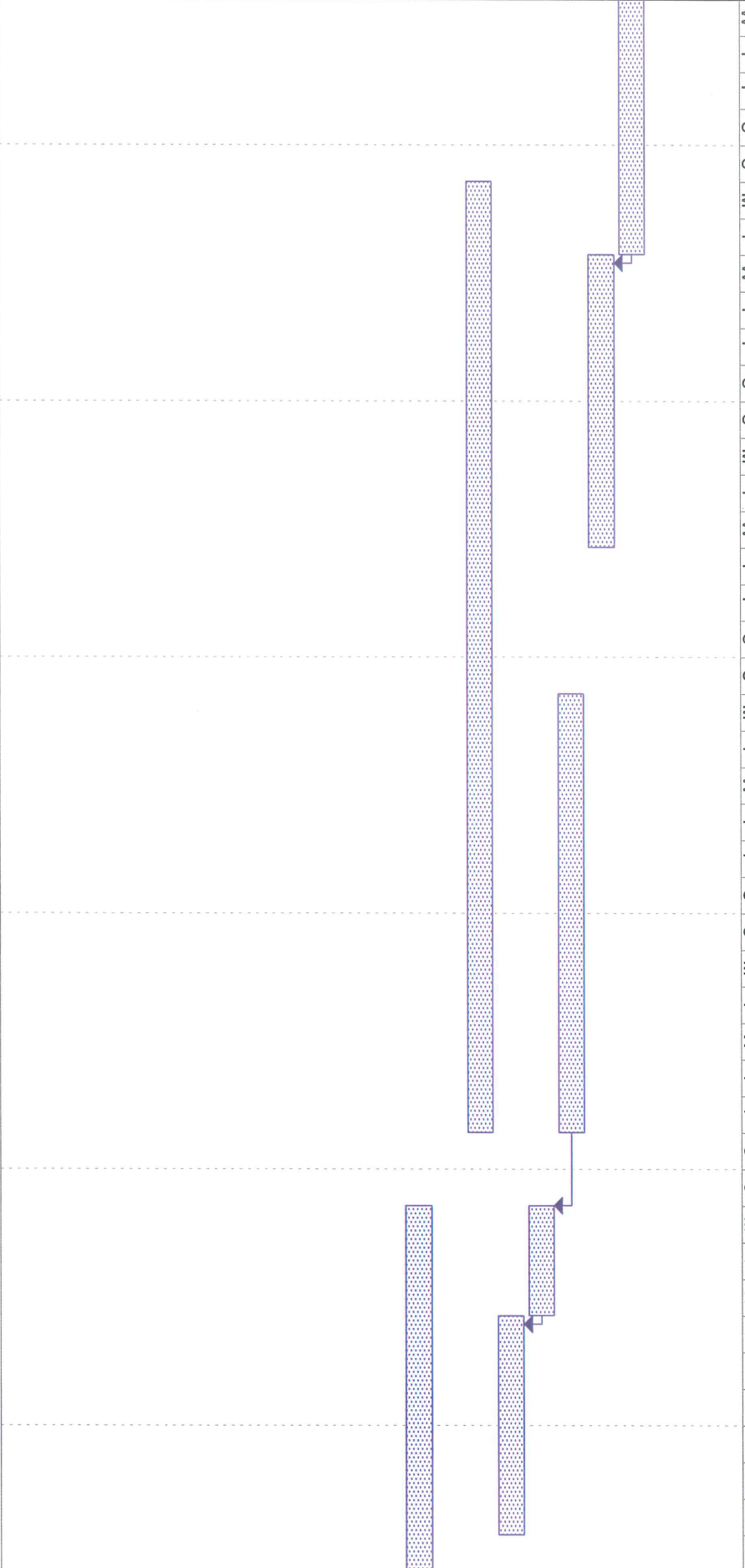
9	Mar 15, '09	Mar 22, '09	Mar 29, '09	Apr 5, '09	Apr 12, '09	Apr 19, '09								
T	W	T	F	S	S	M	T	W	T	F	S	S	M	T



Project: Walgreen's Forest Ave Portlan
 Date: Fri 3/6/09

Task	Milestone	External Tasks
Split	Summary	External Milestone
Progress	Project Summary	Deadline

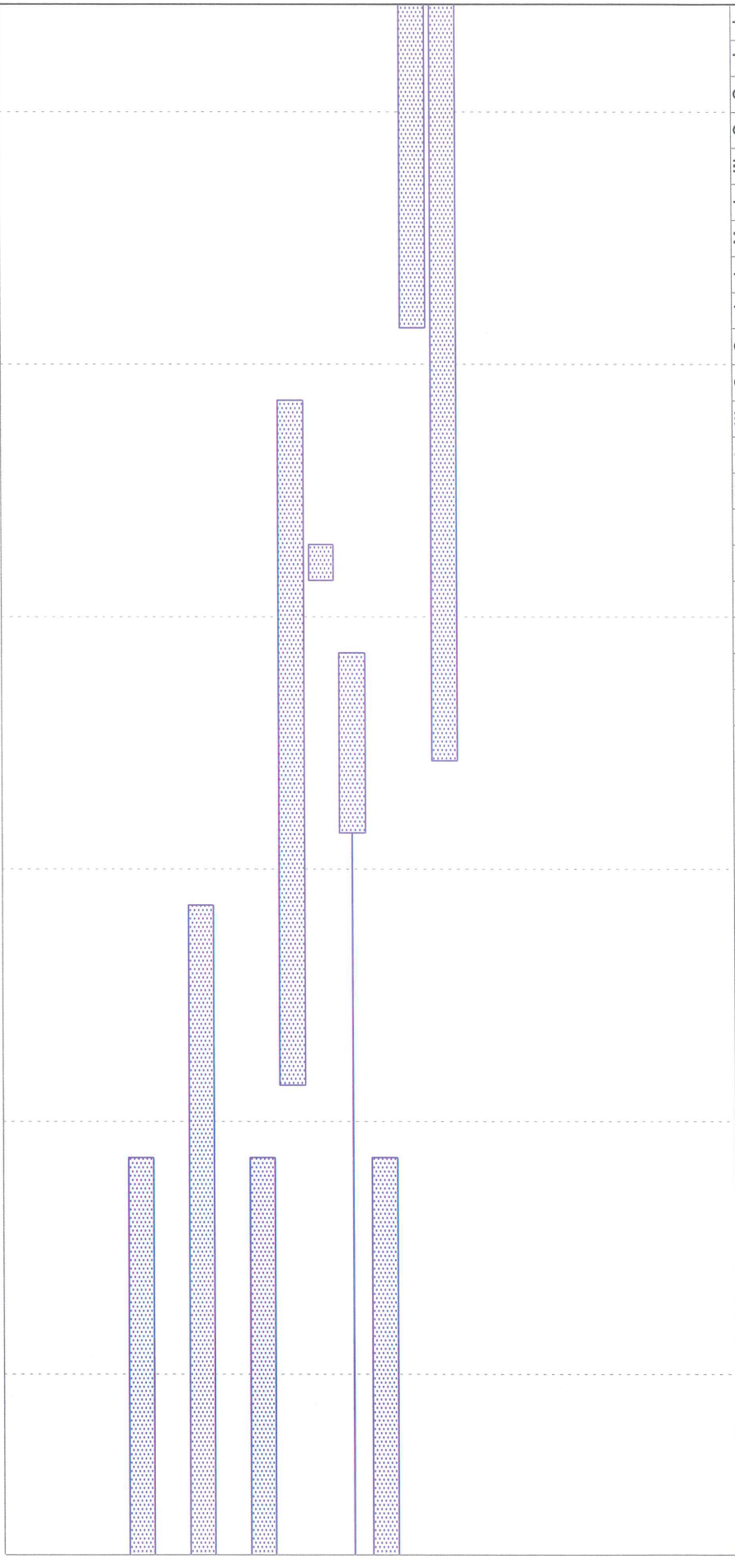
W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W						
Apr 26, '09										May 3, '09					May 10, '09					May 17, '09					May 24, '09					May 31, '09				



Project: Walgreen's Forest Ave Portal
 Date: Fri 3/6/09

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	

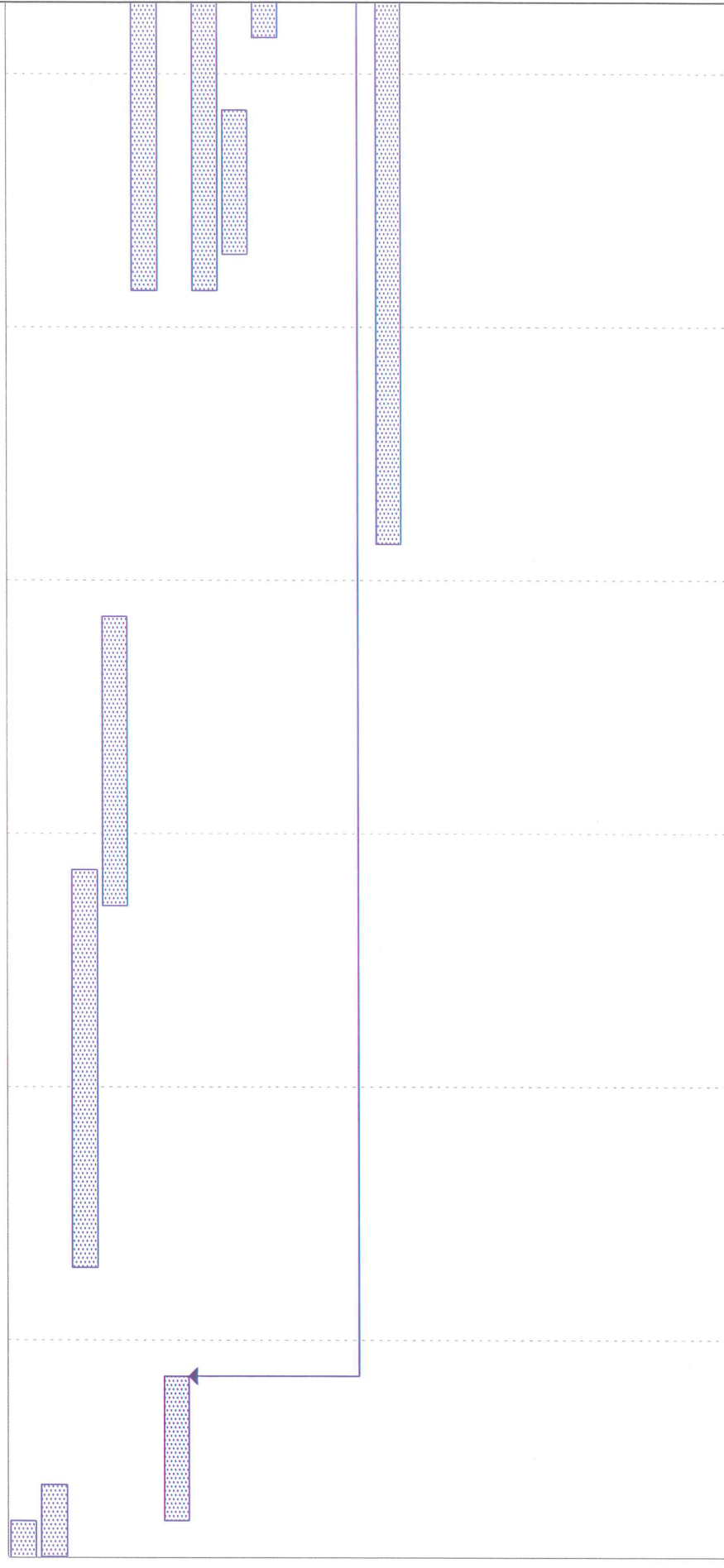
T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T								
			Jun 7, '09							Jun 14, '09							Jun 21, '09								Jun 28, '09					Jul 5, '09						Jul 12, '09



Project: Walgreen's Forest Ave Portla
Date: Fri 3/6/09

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	

F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F																									
Jul 19, '09									Jul 26, '09									Aug 2, '09									Aug 9, '09									Aug 16, '09									Aug 23, '09								



Project: Walgreen's Forest Ave Portia
Date: Fri 3/6/09

Task
Split
Progress

Milestone
Summary
Project Summary

External Tasks
External Milestone
Deadline



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

October 13, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Alton Palmer
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Modifications to approved exterior lighting plan
Application # 2007-0188**

Dear Mr. Latulippe and Mr. Palmer:

It has come to our attention that the site lighting installed at 606-616 Forest Avenue has been modified from the approved site plans, thus failing to comply with Section Sec. 14-525 of the Land Use Code. The relocation, modification and addition of lighting on the site constitute an amendment to the approved site plan. The Land Use Code requires that the sites be developed and maintained as depicted in the approved site plan and written submissions of the applicant unless a revised site plan is approved by the Planning Board or Planning Authority.

The Planning Board approved the site plan on April 29, 2008. The Planning Authority approved amendments to the applicant's approved lighting plan on October 15, 2008. Approved changes were limited to those shown on the submitted photometric plan dated October 1, 2008, and catalogue cuts submitted by Cooper Lighting, include alternative light fixtures than what was approved by the Planning Board and an increase in wattage of the proposed fixtures from 140 watts to 250 watts. The approval letter included the following conditions of approval:

- (1) That the location of the fixtures, the proposed pole height of 20 ft and the finish of the housing, arm and pole in bronze shall remain the same, as approved by the Planning Board on April 29, 2008.
- (2) All proposed fixtures are to remain full-cutoff, as depicted in the submitted catalogue cuts.

It is our understanding that existing deviations from the approved exterior lighting plan include the following:

- (1) Three light poles along Lincoln Street have been installed at different locations than those approved on April 29, 2008.
- (2) An approved double-head lighting pole has been relocated and substituted with a single-head pole.
- (3) Wall-mounted lights have been installed on four sides of the building.
- (4) Canopy/awning fixtures have been installed.

- (5) The approved wall-mounted light in the loading area has been installed at a different location what was approved on April 29, 2008.

Any proposed changes to the exterior lighting plan must meet the standards of Section XV of the City Technical and Design Standards for site lighting in terms of maximum and minimum illumination levels, fixture height, light trespass, wattage and light quality. If necessary, the amendment application must include written requests for any applicable waivers from these provisions.

Please submit your site plan amendment application, revised photometric plan and catalogue cuts for all installed fixtures to the Planning Authority no later than October 21, 2009. A final Certificate of Occupancy will not be issued until these materials have been reviewed and approved and all remaining conditions of approval have been met. Compliance with the site plan is a legal requirement, and is enforceable as such. If you have any questions, please contact me at (207) 874-8719 or by email at aqj@portlandmaine.gov.

Sincerely,


Alex Jaegerman, AICP
Planning Division Director

cc: Molly Casto, Senior Planner
Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator



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Planning & Urban Development Department
Penny St. Louis Littell, Director

NOVEMBER 6, 2009

The Richmond Company
Att: David Latulippe
23 Concord Street
Wilmington, MA 01887

Joseph Marden
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Review Comments for Revised Photometric Plan – Administrative Review

Project Name: Forest Avenue - 606 & 616; Walgreens Pharmacy; The Richard Company
Project ID: 09-99600007
Project Address: 606 Forest Ave CBL: 125 - L-006-001
616 Forest Ave CBL: 125 - L-007-001

Planner: Molly Casto

Dear Mr. LaTulippe and Mr. Marden:

Thank you for submitting a site plan amendment application for Forest Avenue - 606 & 616; Walgreens Pharmacy; The Richard Company, Applicant. This proposal is subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

It is our understanding that the proposed changes, as shown on the submitted photometric plan dated February 27, 2009 include the following amendments to the amended lighting plan approved by the Planning Authority on October 15, 2008:

- The addition of eleven (11) full cut-off building lights underneath the canopies.
- The addition of three (3) full cut-off building lights within the alleyway at the north end of the site.
- The addition of four (4) full cut-off building lights underneath the drive-thru awning.
- The addition of one (1) full cut-off building light above the receiving door at the loading area.
- The addition of one (1) full cut-off building light along the Deering Avenue side of the building.
- The relocation of one (1) full cut-off pole mounted light located in the middle of the parking lot (adjacent to the drive-thru).
- The relocation and rotation of two (2) full cut-off pole mounted lights located along Lincoln Street have been moved to the landscaped islands at the entrance off Lincoln Street.

- The addition of uplighting on top of the canopies directing light onto the façade of the building (catalogue cuts not submitted for review).

The proposed changes to the exterior lighting plan exceed the standards of Section XV of the City of Portland Technical and Design Standards for site lighting in terms of maximum and average illumination levels and light trespass at the property line. The proposed uplighting of the building facade does not meet City standards that all fixtures be full cut-off with no light directed above the horizontal plane.

Light Trespass: The proposed light trespass beyond the property line exceeds what was approved in the October, 2008 site lighting amendments. Specifically, the light trespass proposed beyond the property boundary along Lincoln Street must be reduced to levels at or below what was approved in October, 2008.

Illumination Levels: The Planning Authority has received and reviewed your submitted request for waivers from the standards for maximum and average illumination. Though exceeding permitted maximum and average illumination levels may be acceptable to a certain degree, Planning staff has determined that the proposed maximum illumination of 35.6 foot candles exceeds what is necessary to provide adequate lighting for visibility and safety and may result in adverse impact to abutting residential uses. Specifically, the proposed illumination levels at the drive-through and along the Forest Avenue frontage must be reduced. The proposed lighting levels in the alleyway at the northerly end of the site and in the loading area are acceptable as they do not result in increased light trespass beyond the parcel boundaries and provide for safer and more uniform illumination of those less visible areas of the site.

Uplighting: The Planning Authority has received and reviewed your submitted request for waivers from the Section XV requirement that all fixtures be full cut-off with no light directed above the horizontal plane. Uplighting of the building facade shall not be permitted. Section XV permits waivers from this standard on a case by case basis for sites that are part of a Historic District or require specific decorative lighting fixtures as a means to achieve compatibility with an existing architectural context. This provision would not apply in this case.

Please submit one set of revised plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at mpc@portlandmaine.gov or at (207) 874-8901.

Sincerely,



Molly Casto, Senior Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager
Alex Jaegerman, Director of Planning Division
Phil DiPierro, Development Review Coordinator

CITY OF PORTLAND, MAINE
PLANNING BOARD

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

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(e)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*).

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

done
2/26/09

1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers **prior to the issuance of a building permit.**

done
2/26/09

2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority **prior to the issuance of a Building Permit.**

N/A

3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.

done
1/27/09

4. The applicant shall contribute **\$5,000.00** towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland **prior to the issuance of a Building Permit.**

N/A

5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.

2/26/09
done

6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, **prior to the issuance of a Building Permit.**

done
12/17/09

7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue **prior to the issuance of a Certificate of Occupancy.**

done
2/26/09

8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist **prior to the issuance of a Building Permit.**

done
2/24/09

9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority **prior to the issuance of a building permit.** Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals **prior to the release of the performance guarantee.**

~~need to do~~
done
9/1/10
ok

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

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

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

Sincerely,



Janice Tevanian, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Phil DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Mike Farmer, Project Engineer
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention. Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 1/28/09

Project Name: Walgreens Pharmacy

Project Address: 606-616 Forest Ave.

Site Plan ID Number: 2007-0188

Planning Board/Authority Approval Date: 4/29/08

Site Plan Approval Date: 4/29/08

Performance Guarantee Accepted: 3/9/09

Inspection Fee Paid: 2/27/09

Infrastructure Contributions Paid: 1/27/09

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: < 1 Acre

Plans/CADD Drawings Submitted: 3/9/09

Pre-Construction Meeting: 3/9/09

Conditions of Approval Met: Check Traffic & Noise standards ok 9/1/10

As-Builts Submitted: 12/28/09

Public Services Sign Off: 4/28/10 GV

Certificate of Occupancy Memo Processed: Temp 12/23/09 expires 6/1/10

(Temporary or Permanent) 4/28/10

Performance Guarantee to Defect Guarantee: Reduction 12/23/09 to \$39,210.70
4/28/10

Defect Guarantee Released: 8/12/10



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Planning and Urban Development
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 12, 2011
SUBJECT: Request for Release of Defect Guarantee
Richmond 606 Forest Development, LLC
606-616 Forest Avenue, Walgreen's Pharmacy
(ID# 2007-0188 Lead CBL #125 L 006001 & 007001)

Please release the Bank held escrow account for the Walgreen's Pharmacy Project located at 606-616 Forest Avenue.

Remaining Balance \$39,210.70

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 28, 2010

RE: C. of O. for # 606-616 Forest Avenue, Walgreen's Pharmacy
(Id#2007-0188) (CBL 125 L 006001 & 007001)

After visiting the site, I have the following comments:

Site work complete:

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

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

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 23, 2009

RE: C. of O. for # 606-616 Forest Avenue, Walgreen's Pharmacy
(Id#2007-0188) (CBL 125 L 006001 & 007001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Esplanade lawn,
2. Street trees along Forest Avenue,
3. Minor Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2010**.

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

Cc: Barbara Barhydt, Development Review Services Manager
Director of Inspection Services
File: Urban Insight

Philip DiPierro - Walgreens Forest Ave - Performance Guarantee

From: <dlatulip@aol.com>
To: <PD@portlandmaine.gov>
Date: 12/21/2009 2:46 PM
Subject: Walgreens Forest Ave - Performance Guarantee



Phil,

All of the parking lot lighting has been changed in accordance with the approved revised plan. The uprights have been removed and you should have received the as-builts.

Please review at your earliest convenience so that we can get the performance guarantee released.

Should you have any questions, please feel free to contact me.

David Latulippe
The Richmond Company, Inc.
207-865-4323

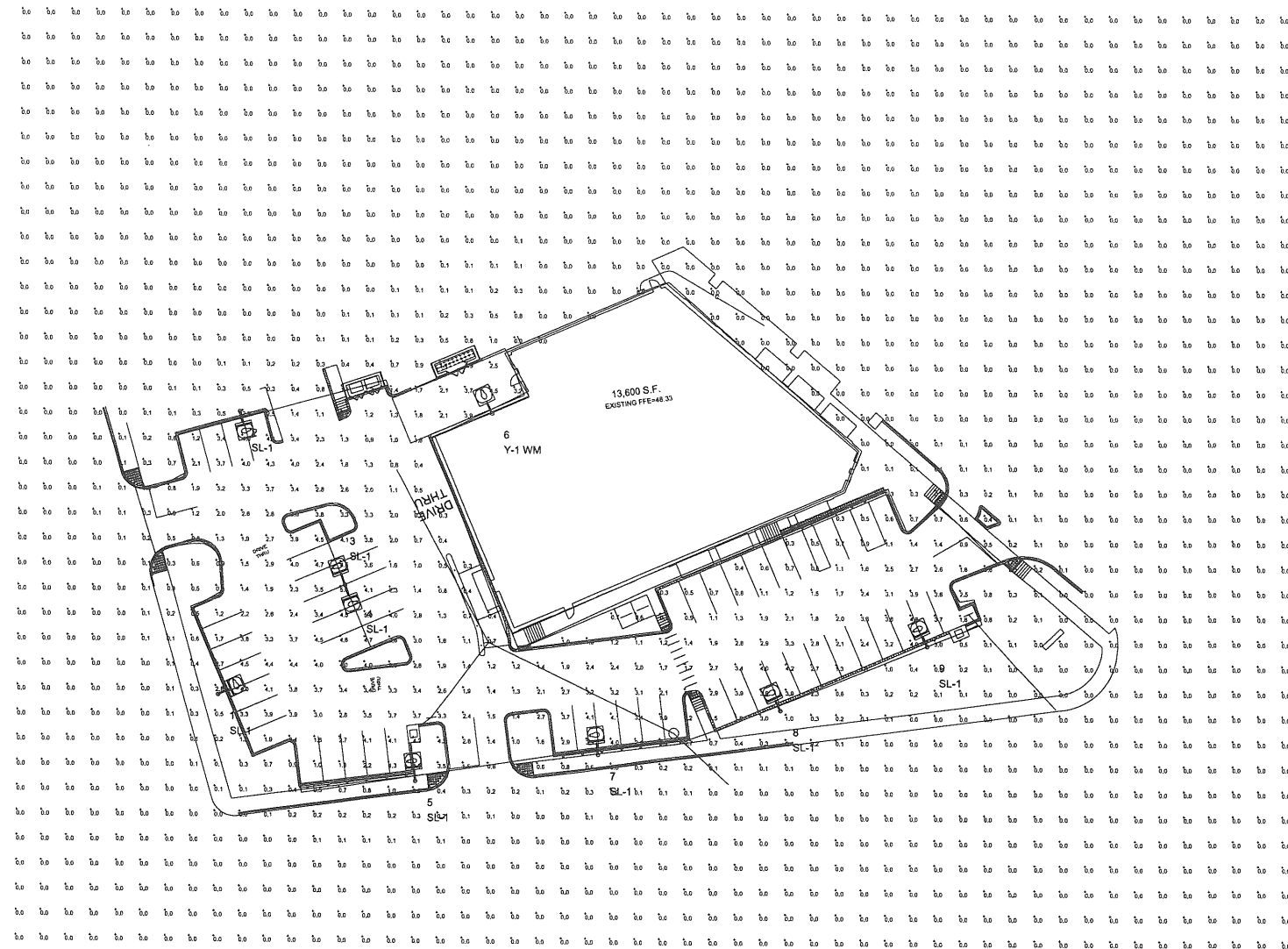
Luminaire Schedule						
Symbol	Qty	Label	Lumens	LLF	Description	Remarks
	8	SL-1	20500	0.720	WAG4MTR-SL-2504MT-ADV	
	1	Y-1 WM	20500	0.720	WAG4MTR-YF-2504MT-ADV	Wall Mounted

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	ArgMin	MaxMin	# Fix	PhiPctL	PhiPctR	
Calc Point @ Grade Level	luminaire	Fc	0.40	5.0	0.0	N.A.	N.A.	1826	10	10	
Walgreen's Lot Summary	luminaire	Fc	2.33	5.0	0.3	7.77	16.07	281			

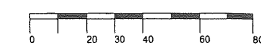
**ROTATE REFLECTOR
FOR CORRECT SOCKET POSITION
BEFORE FIXTURE INSTALLATION**

Luminaire Location Summary						
SeqNo	Label	X	Y	Z	Offset	Tilt
1	SL-1	-119	-25	20	25	0
2	SL-1	-111	85	20	285	0
3	SL-1	-48	10	20	110	0
4	SL-1	-48	19	20	290	0
5	SL-1	-39	-38	20	96.843	0
6	Y-1 WM	-9	88	20	115	0
7	SL-1	35	-48	20	96.843	0
8	SL-1	108	-30	20	115	0
9	SL-1	167	-4	20	115	0

Total Quantity = 9



ATTENTION
THIS LAYOUT DOES NOT MEET
WALGREEN'S STANDARD SPECIFICATIONS
DUE TO STRICT CITY SITE
LIGHTING REQUIREMENTS.



COOPER Lighting
Customer First Center
770-486-4569 fax
e-mail: applications@cooperlighting.com
Applications Engineering
1121 Highway 74 South
Peachtree City, Georgia 30269

COOPER Lighting

PROJECT:
**Walgreens #12325 -
Portland, ME**

CLIENT:
**National Accounts
Pillipuf-Grist & Assoc.**

PROJECT #:
0802480

DATE:
10/1/2008

REVISIONS:
■
■
■
■
■

SCALE:
1" = 30'

DRAWING:
WN