

Application for Level 1 Site Alteration Approval

Project:

Campus Green Landscape Improvements

*714 Stevens Avenue
Portland, Maine*

Applicant:

University of New England
11 Hills Beach Road
Biddeford, Maine 04005

June 10, 2016

Prepared By:

Site Design Associates

**23 Whitney Way
Topsham Maine 04086**

Site Design Associates

Consulting Engineering and Land Planning

June 10, 2016

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress St., Fourth Floor
Portland, ME 04101

**RE: University of New England - Westbrook College Campus
Level 1 Site Alteration – Campus Green Improvements**

Dear Barbara:

On behalf of University of New England (UNE), Site Design Associates (SDA) is pleased to submit one original paper copy and one CD containing the files of the Level 1 Site Alteration Application and for the referenced project. We have enclosed a check in the amount of \$200 for the project review fees.

This submission contains the following information:

- Level 1 Site Alteration Application and Check List (Attachment 1)
- Letter of Agent Authorization (Attachment 2)
- Project Description (Attachment 3)
- Deed (Attachment 4)
- Zoning Compliance and Applicable Design Standards(Attachment 5)
- The following project drawings:
 - Lighting Catalog Cuts
 - L-1 Existing Conditions & Demolition Plan
 - L-2 Site Plan
 - L-3 Planting Plan
 - L-4 Enlargement Plan
 - L-5 Landscape Details
 - Photometric Plan
 - Boundary survey

Please contact me with any questions or comments concerning this information.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

ATTACHMENT 1
SITE PLAN APPLICATION



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

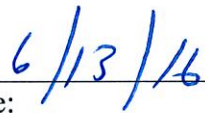
By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

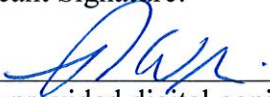
- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.



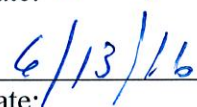
Applicant Signature:



Date:



I have provided digital copies and sent them on:



Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level I – Site Alteration Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Site Alterations. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level I: Site Alteration Development includes:

- Alteration of a watercourse or wetland as defined in Section 14-47 of the City Code.
- Alteration of a site. The disturbance of land areas of less than one (1) acre that are stripped, graded, grubbed, filled or excavated. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas.
- The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 sq. ft., or creation of other impervious surface areas between 1,000 and 7,500 sq. ft.
- The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone.
- A site alteration in which vehicle access is proposed from more than one (1) street.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: _____

PROPOSED DEVELOPMENT ADDRESS:

_____ **PROJECT DESCRIPTION:**

CHART/BLOCK/LOT: _____

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Business Name, if applicable: Address: City/State : Zip Code:	Applicant Contact Information Work # Home# Cell # Fax# e-mail:
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Address: City/State : Zip Code:	Agent/Representative Contact information Work # Cell # e-mail:
Billing Information Name: Address: City/State : Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:
Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information Work # Cell # Fax# e-mail:
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

(Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

____ Level 1 Site Alteration (\$200.00)	The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Documents-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:



1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

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

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 
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PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	11.5 acres	sq. ft.
Proposed Total Disturbed Area of the Site	18,000 sf	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Impervious Area (Total Existing)		sq. ft.
Impervious Area (Total Proposed)	1619 sf new (since 2006) - 1365 credit for armoy = net 254 sf.	sq. ft.
Parking Spaces		
# of Parking Spaces (Total Existing)		sq. ft.
# of Parking Spaces (Total Proposed)		sq. ft.
# of Handicapped Spaces (Total Proposed)		sq. ft.

Level 1 Site Alteration			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
N/A		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity <i>(CAPITAL BUDGET)</i>
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
X			Proposed grading and contours;
X			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
N/A			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
X			Preliminary infrastructure improvements;
X			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;

ATTACHMENT 2

LETTER OF AGENT AUTHORIZATION



UNIVERSITY OF
NEW ENGLAND

Biddeford Campus
11 Hills Beach Road
Biddeford, ME 04005
(207) 283-0171 T

Portland Campus
716 Stevens Avenue
Portland, ME 04103
(207) 797-7261 T

June 8, 2016

Mr. Tom Saucier
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

TO WHOM IT MAY CONCERN:

This letter authorizes Tom Saucier to serve as an agent for University of New England for the purpose of permitting the proposed renovations to the main green landscaping, on the University of New England's Portland campus, located at 716 Stevens Avenue.

Sincerely,

A handwritten signature in black ink that reads "Alan Thibeault". The signature is written in a cursive style with a large, sweeping initial "A" that arches over the rest of the name.

Alan Thibeault
Assistant Vice President for Planning

ATTACHMENT 3
PROJECT DESCRIPTION

Project Description

The project consists of alterations to the core of the campus green, including new walking paths designed utilizing pavers previously approved, by the Historic Preservation Board and Planning Board, for other locations at UNE, the installation of new pole lights, and the removal of several trees. In the interest of making the campus more pedestrian friendly, the current improvements focus on the path design inside the loop that begins and ends on College Street.

The most prominent feature of the proposed alterations is the geometric pattern with a more centrally located circle of pavers surrounding a circular garden. The proposed paths align with other campus paths and pedestrian routes, and have a focal point in the center of the green. The proposed geometry of the path is a more formal approach to walking the campus and supports the goals of celebrating the green and inviting the pedestrians into a central focus.

Site work associated with the project will include removal of the existing walk and circle, and the installation of the new walks. The green will be slightly regarded to accommodate the new walks, and one dry well will be relocated.

ATTACHMENT 4

DEED

Abstract of Title to the following described land:

A certain lot or parcel of land with the building thereon, situated number 374 Stevens Avenue in that part of said Portland formerly Deering, and being bounded and described as follows:

~~Beginning at a stone post standing on the westerly side of College~~
Street, formerly Seminary Street, one hundred and fifty-eight (158) feet more or less from the northwesterly corner of said College Street and Stevens Avenue, and running north, twenty-four and one-fourth ($24 \frac{1}{4}$) degrees east, one hundred and forty-eight and one-half ($148 \frac{1}{2}$) feet to land now or late of Captain Sargent; thence south, seventy (70) degrees east by said Sargent's land one hundred and forty-one and one half ($141 \frac{1}{2}$) feet more or less to said Stevens Avenue; thence southerly by said Stevens Avenue seventy-four (74) feet to land now or late of Arabella W. Roberts; thence westerly by land now or late of said Roberts in a line parallel with said College Street one hundred (100) feet; thence southerly again by land now or late of said Roberts in a line parallel with said Stevens Avenue ninety (90) feet to said College Street; and thence westerly by said College Street to point of beginning; be any or all of said measurements more or less, or however otherwise bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scamman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scamman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

Excepting that certain lot or parcel of land conveyed by the said Thalia L. Clement to Victor Brewster by warranty deed dated October 19, 1908, and recorded in Cumberland County Registry of Deeds, Book 831, Page 38.

RECORD OF DEEDS TO THE PORTLAND SAVINGS BANK

377-518.

(Elizur)

Eleazer B. Forbes to Joseph C. Snow;

Warranty; July 29, 1870;

Tract embracing lot described.

478-428.

Joseph C. Snow to Lydia J. Snow, wife;

Warranty; December 13, 1880;

Same tract as 377-518.

716-326.

Lydia J. Snow to Thalia L. Scamman;

Warranty, April 22, 1902.

721-20.

Thalia L. Scamman to Portland Savings Bank;

Mortgage; September 30, 1902; Discharged on margin

Mar. 2, 1905.

Thalia L. Clement to Portland Savings Bank, June 10, 1910.

Mortgage;

Discharged on margin September 22, 1914.

At the present time there are no encumbrances of record.

Dated at Portland, Maine, this fifth day of April,

A.D. 1919.

Quibbee Quibbee

Quit-Claim Deed
CORPORATION — WITH COVENANT

FROM

ALL SOULS UNIVERSALIST CHURCH OF
PORTLAND, MAINE
(ALL SOULS CHURCH PARISH)

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated February 9, 1940

State of Maine.

_____ of the County of Cumberland ME. Registry of Deeds

Received FEB 9 1940

at 8 P. M. J. W. M., and

recorded in Book 1599 Page 276

Attest
Armed Francis
REGISTER

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

MARTIN'S, PORTLAND, MAINE — LAW OFFICE SUPPLIES AND EQUIPMENT

MARTIN'S FORM NO. 9

21

160

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2 A 6

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it, the said Westbrook Seminary and Junior College, its successors

~~Make~~ and Assigns forever.

And the said Grantor Corporation does warrant with the said Westbrook Seminary and Junior College, its successors

~~Make~~ and Assigns, that it will warrant and forever defend the premises to it, the said Grantee, its successors

~~Make~~ and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said All Souls Universalist Church of Portland, Maine (All Souls Church Parish)

has caused this instrument to be sealed with its ~~corporate~~ seal and signed in its corporate name by Herbert B. Seal, President of its Board of Trustees, thereunto duly authorized, this 9th day of February in the year one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

E. P. Perkins

ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE (ALL SOULS CHURCH PARISH)

By Herbert B. Seal Its President of Board of Trustees.



~~CORPORATE SEAL~~

~~CORPORATE ONLY~~

State of Maine.

February 9, 1940.

CUMBERLAND,

Personally appeared the above named Herbert B. Seal, President
of the Board of Trustees of said Grantor 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,

Elliot P. Perkins

Justice of the Peace

*W. H. Brown - 10/1/40
1000 Middle Street
Portland, Maine 04101*

Warranty Deed Lot

FROM

WALTER G. WHITMAN

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated _____, 1940

State of ~~Maine~~

Countdown Registry of Deeds

Received MAR 28 1940 MA

at 4 H., 55 M., P M., and

recorded in Book 1603 Page 98

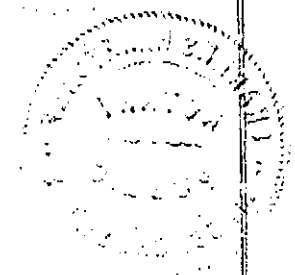
Walter G. Whitman
Register

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

MARTIN'S PORTLAND, MAINE - OFFICE MOUNTING AND SPINDLING
TYPEWRITERS - ADDING MACHINES - PILING CABINETS - CASES - ETC
MARTIN'S FORM NO. 1 - STANDARD REGISTRY FORM

4-55



Under

Know all Men by these Presents

That ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE, a religious society duly organized under the laws of the State of Maine and located at Portland, in the County of Cumberland and State of Maine, formerly known as and called ALL SOULS CHURCH PARISH, a corporation organized and existing under the laws of the State

of ~~xxxxxxxxxxxx~~
~~xxxxxxxxxxxx~~ ~~xxxxxxxxxxxx~~

in consideration of one dollar and other valuable consideration

paid by WESTBROOK SEMINARY AND JUNIOR COLLEGE, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Westbrook Seminary and Junior College, its successors

backs and assigns forever,

the following described premises situated in said Portland:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 595, Page 256, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 65.

2. A certain other lot or parcel of land in said Portland was devised and conveyed to said Cordelia S. Pierce by her last will and testament under the name of Society of All Souls Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament.

Westbrook Seminary and Junior College, its successors

hereby and assigns forever,

the following described premises situated in said parish:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 593, Page 236, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 85.

2. A certain other lot or parcel of land in said Portland and bounded and described as follows: Beginning at a stake on the northerly line of the lot of land which Cordelia S. Pierce devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament an abstract of which is recorded in Cumberland County Registry of Deeds in Book 757, Page 155, said stake being distant one hundred forty-five (145) feet westerly of the westerly line of Stevens Avenue as established by deed from Westbrook Seminary to the City of Portland dated May 29, 1917 and recorded in said Registry in Book 1086, Page 449; thence by other land of said Grantor on a course of South twenty-one degrees fifty-six minutes West (S. 21° 56' W.) sixty-eight and fifty-five hundredths (68.55) feet to the northerly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to land of said Grantee; thence by land of said Grantee on a course of North thirty-one degrees forty-five minutes East (N. 31° 45' E.) sixty-eight and one tenth (68.1) feet to a stake; thence by land of said Grantee on a course of South sixty-five degrees eight minutes East (S. 65° 08' E.) two hundred nine and sixty-four hundredths (209.64) feet to the point of beginning.

Said aforementioned courses are magnetic and of the date of 1955.

Being a part of the property devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by the last will and testament of Cordelia S. Pierce, an abstract thereof being recorded in said Registry of Deeds in Book 757, Page 136.

1955. Said abstract is recorded in the Registry of Deeds in Book 757, Page 136.

On this and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

Westbrook Seminary and Junior College, its successors ~~heirs~~ and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its ^{successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons except as aforesaid.

In Witness Whereof, I, the said Walter G. Whitman,

and I, Grace E. Whitman,

wife of the said

Walter G. Whitman,

Joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 26th day of March in the year of our Lord one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

Sumner J. Wheeler

Walter G. Whitman

Grace E. Whitman



premises, have ~~not~~ *day of March*

in the year of our Lord one thousand nine

hundred and forty.

Signed, Sealed and Delivered
in presence of

Sumner Wheeler



Walter G. Whitman

Grace B. Whitman

COMMONWEALTH OF MASSACHUSETTS,
~~Essex~~

Essex,

ss.

March 26, 1940.

Personally appeared the above named

Walter G. Whitman

and acknowledged

the foregoing instrument to be his

free act and deed.

Before me,

Charles A. Metcalf

Justice of the Peace
Notary Public

My commission expires Apr. 28, 1940

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00000

KNOW ALL MEN BY THESE PRESENTS, That the CITY OF PORTLAND, a body politic^s and corporate located in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by Westbrook College, a corporation organized and existing under the laws of the State of Maine and located at 716 Stevens Avenue in said Portland in said County and State, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Westbrook College, its successors and assigns forever, certain real estate located in said Portland, lying Westerly of College Street and Southerly of Bishop Street, bounded and described as follows:

Beginning at a point on the Northerly line of the land of Portland Railroad Company where the same intersects with land hereby conveyed and land formerly of George H. Smardon, commonly known as the Smardon Gravel Pit, formerly Read's Gravel Pit; thence from said point North $19^{\circ} 30'$ East 28.68 rods; thence North 60° West Seven and thirty-two hundredths (7.32) rods to a point; thence South $74^{\circ} 45'$ West Thirty-six and sixty-four hundredths (36.64) rods to a point; thence North 5° West Two and fifty-six hundredths (2.56) rods; thence North 30° West Twenty-four and four tenths (24.4) rods; thence South 65° West Forty-seven and twelve hundredths (47.12) rods to center of ditch; thence up the center of said ditch towards what is known as pasture Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump, said stump being at the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch

Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump; said stump being at the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

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- 2 -

Excepting and reserving from the above described premises that portion thereof conveyed by the Grantor to Central Maine Power Company by deed dated February 26, 1967, recorded in said Registry of Deeds in Book 2989, Page 13.

This conveyance is made subject to the right-of-way or easement granted by the Grantor to Central Maine Power Company by deed dated December 13, 1951, recorded in said Registry of Deeds in Book 2055, Page 463.

Reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon a strip of land fifty (50) feet in width lying equally on either side of the storm drain and upon a strip of land fifty (50) feet in width lying equally on either side of the brook presently located on the premises herein conveyed and the right perpetually to maintain, repair, rebuild, relocate, or remove said storm drain and brook with all necessary fixtures and appurtenances within said strips of land, granting to the Grantee, its successors and assigns, the use and enjoyment of said strips of land for such purposes only as will in no way interfere with the perpetual use thereof by the Grantor, its successors and assigns, for the purposes above mentioned, except that no buildings or structures may be erected within said strips of land. Also reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon the premises herein conveyed for the purpose of access and egress by itself, its servants and/or agents to and from said strips of land.

Being the same premises conveyed to the Grantor by deed of James Gulliver, Administrator, d.b.n.c.t.a., of the Estate of Stephen Gulliver by deed dated August 23, 1935, recorded in said Registry of Deeds in Book 1476, Page 441.

Also a certain lot of land lying in the rear of College Street, in the City of Portland, bounded and described as follows, to wit:

Beginning at a point on the Northerly side line of College Street and at the Westerly corner of land belonging to Francis L. Stone; thence North 25° 22' east by land of said Stone eighty-seven and nineteen one hundredths (87.19) feet to land of the Portland Railroad Company; thence North 62° 26' west by land of said Portland Railroad Company four hundred and thirty-one and ninety three one hundredths (431.93) feet

Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

ATTACHMENT 5

ZONING COMPLIANCE AND APPLICABLE DESIGN STANDARDS

Zoning Compliance and Applicable Design Standards

The project consists of alterations to the core of the campus green, including new walking paths designed utilizing pavers previously approved, by Historic Preservation and Planning Boards, for other locations at UNE, the installation of new pole lights, and the removal of several trees. In the interest of making the campus more pedestrian friendly, the current improvements focus on the path design inside the loop that begins and ends on College Street.

The most prominent feature of the proposed alterations is the geometric pattern with a more centrally located circle of pavers surrounding a circular garden. The proposed paths align with other campus paths and pedestrian routes, and have a focal point in the center of the green. The proposed geometry of the path is a more formal approach to walking the campus and supports the goals of celebrating the green and inviting the pedestrians into a central focus.

Site work associated with the project will include removal of the existing walk and circle, and the installation of the new walks. The green will be slightly regraded to accommodate the new walks, and one dry well will be relocated.

Section 14-526 of the Land Use Ordinance outlines the standards for Site Plan Approval. The following discussion outlines how this project will comply with the site plan standards applicable to Level 1 Site alterations.

14-526. (a) Transportation

1. *Impact on Surrounding Street Systems:* There will be no increase in peak hour trip generation associated with the renovations. Pedestrian movement patterns will be altered to provide safer access to existing walks on the northerly side of College Street.
2. *Access and Circulation:* Pedestrian access will be enhanced by the proposed improvements.
4. *Parking:* There will be no parking alterations associated with the project.

14-526. (b) Environmental Quality Standards

1. *Preservation of Significant Natural Features:* There are no significant natural features, as defined in the ordinance, located within the project area.
2. *Landscaping and Landscape Preservation:* The green will be landscaped in conformance with the landscape plan provided and approved by the Historic Preservation Board.
3. *Water Quality, Stormwater Management, and Erosion Control:* The increase in impervious area associated with the project is approximately 2500 sf. When combined with the decrease in impervious area on the parcel since 2006 (-928) the

increase is limited to 1572 sf. The renovation project on the adjacent armory parcel indicates a further decrease in impervious area of 1365 sf. Combining these numbers, the actual increase in impervious area on the campus proper since 2006 would be 207 sf., which is negligible as far as stormwater impacts are concerned.

In any case, the increased impervious area consists of pedestrian walks, where runoff flows over vegetated lawn areas. The runoff from these areas generally infiltrates into the sandy surficial soils and portions of these areas flow to an existing dry well. There will be no change to the general characteristics of the stormwater runoff quantity or quality due to the development as proposed.

14-526. (c) Public Infrastructure and Community Safety Standards

1. *Consistency with City Master Plans:* We are unaware of any city master plans which would impact the nature of the development as proposed. There will be no impact on public utilities.

14-526. (d) Site Design Standards

5. *Historic Resources:* The site design was reviewed by the city Historic Preservation Committee, and approval was granted on June 1, 2016.
6. *Exterior Lighting:* The exterior pole mounted lights will match the existing fixtures approved for other projects on the campus. Catalogue cuts and a photo metric plan are included. Proposed lighting was reviewed and approved by the Historic Preservation Board.
8. *Signage and Wayfinding:* There is no new freestanding signage associated with the project.
9. *Zoning Related Design Standards:* Not Applicable.

PROJECT DRAWINGS

ALN440/ALN445/ALN540

Towne Commonst[®]



- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield[®] protection system
- Surge protection included
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- IP66 optics
- wiHUBB ready configurations
- DLC pending
- Available in 3000K, 4000K and 5000K
- Powder coat finish in 13 standard colors with polymer sealer

ORDERING INFORMATION

ALN440/ALN445/ALN540 - [] - [] - [] - [] - []

MODEL	
ALN440	
ALN440	Arm or post top mount
ALN440D	Top mounted arm or pendant mount
ALN445	Arm or post top mount
ALN445D	Top mounted arm or pendant mount
ALN540PM	Arm or post top mount
ALN540D	Top mounted arm or pendant mount
UPGRADE KIT ALN440-LK, ALN440D-LK ALN445-LK, ALN445D-LK ALN540PM-LK, ALN-540D-LK	
Distribution (Class 2, 120 thru 277 volt)	
Y2, Y3, Y4, Y5	IES Type 2, 3, 4, 5, distribution
Color Temperature	
32LED-3K	Warm White 3000K diodes
32LED-4K	Neutral White 4200K diodes
32LED-5K	Bright White 5100K diodes
Ballast/Driver	
700	700 milliamp drive current, 75 watts
Bezel Finish/Color Bezel available in 13 standard finishes and premium finishes (See Colors section)	

DISTRIBUTION	
Y2	Type 2
Y3	Type 3
Y4	Type 4
Y5	Type 5

COLOR TEMPERATURE	
32LED-3K	Warm White, 3000K output
32LED-4K	Neutral White, 4000K output
32LED-5K	Bright White, 5000K output

DRIVER	
120 thru 277 volt	
700	700mA drive current, 75 watts

FIXTURE FINISH	
WH	Arctic White
BL	Black
BLT	Matte Black
DGN	Dark Green
DB	Dark Bronze
TT	Titanium
WDB	Weathered Bronze
MDB	Metallic Bronze
VBV	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MG	Medium Grey
AGN	Antique Green
LG	Light Grey
RAL/ PREMIUM COLOR	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

OPTIONS	
CHM	Glass chimney with polished brass holder
CND	3-lamp candelabra with polished brass holder, lamps included. For decorative use only
LDL	Lightly diffused lens
SBL	Sandblast diffused lens
HSS-L	House side shield for use with clear lens only, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens
MAT	Must arm adapter slips over a 2 3/8"/60mm O.D. pipe and is secured with 4 stainless steel set screws. For Top mounted arm or pendant mount only.
PMS	Pendant mount with 48"/1220mm stem and canopy with swivel. For Top mounted arm or pendant mount only.
PMC	Pendant kit includes canopy and 48"/1220mm of brass chain. Top mounted arm or pendant mount only.
PT5	Post top adaptor for a 5"/127mm O.D. pole. ALN 440 only.
PT4	Post top adaptor for a 4"/100mm O.D. pole. ALN 445 only.
SCP	Programmable motion control, factory default is 50%, requires pole.

DIMENSIONS



ALN445
HEIGHT: 36"/915mm
LENGTH: 22"/560mm
WIDTH: 22"/560mm
WEIGHT: 52 lbs.
EPA: 3.45



ALN445D
HEIGHT: 31"/800mm
LENGTH: 22"/560mm
WIDTH: 22"/560mm
WEIGHT: 48 lbs.
EPA: 3.45



ALN440
HEIGHT: 31"/790mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80

ALN440



ALN440D
HEIGHT: 26"/660mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

ALN440D



ALN540PM
HEIGHT: 35"/890mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80

ALN540PM



ALN540D
HEIGHT: 21"/520mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

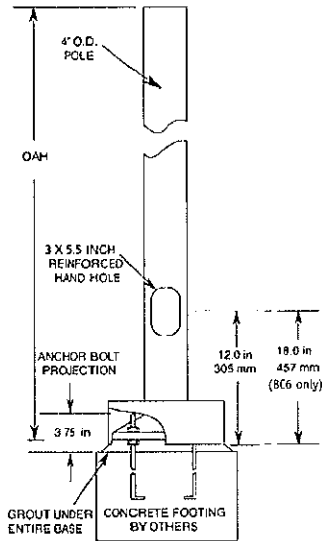
ALN540D

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

Please visit www.aal.net for a complete listing of our poles/arms/accessories

PREMIUM POLES

POLES/ARMS/ACCESSORIES



FEATURES

AAL poles are designed for maximum strength to resist wind loads and perform with a wide variety of fixtures, arms and accessories. Whether the pole is ten feet or twenty five feet tall, the same robust design and structural integrity is built into every pole. At AAL, we design and manufacture aluminum poles for the best balance of strength, corrosion resistance, and longevity.

ROUND ALUMINUM POLES

CATALOG NUMBER	PR3	PR4	PR5
POLE HEIGHT(S)	8' to 10'	8' to 20'	10' to 25'
BASE DIAMETER	9"	9"	12.5"
POLE DIAMETER	3"	4"	5"

SQUARE ALUMINUM POLES

CATALOG NUMBER	PS3	PS4	PS5
POLE HEIGHT(S)	8' to 10'	8' to 20'	10' to 20'
BASE DIAMETER	7" square	9" square	14" square
POLE DIAMETER	3"	4"	5"

Fixture must be grounded in accordance with local codes or the National Electric Code. Failure to do so may result in serious personal injury. Poles should never be erected without the luminaire installed.

Warranty is voided if the pole is erected without the luminaire. Adequate drainage must be provided in concrete foundation or in the grout.

Please visit www.aal.net for complete pole specifications

DECORATIVE BASE COVERS

Model	Description
BC1	12.75" x 8.25" - One-piece For a 4" or 5" pole
BC5	14" x 24" - Two-piece For a 4" or 5" pole
BC6	17" x 13" - Two-piece For a 4" or 5" pole
BC7	18" x 30" - Two-piece For a 4" or 5" pole
BC8	12" x 36" - Two-piece For a 4" pole
ACBCR	14" x 18" - One-piece For a 4" round pole
ACBCS	14" x 18" - One-piece For a 4" square pole

DECORATIVE POLES

MULTI POST POLES

Model	1	2	3	4
DB1	34"	12"	8' to 16'	4"
DB2	51"	20"	10' to 25'	5"
DB3	30"	18"	8' to 25'	4" or 5"
DB4	42"	18"	8' to 25'	4" or 5"
DB5	17"	14"	8' to 16'	4"
DB6	36"	15"	8' to 16'	4"
DB8	44"	12"	8' to 16'	4"
DB9	27"	18"	8' to 16'	4"
DB10	48"	12"	10' to 25'	5"
DB12	39"	16"	8' to 16'	4"

Model	1	2	3	4
C4P	12.5"	8' to 20'	(4) 2"	
T4P	16"	8' to 20'	(4) 2"	

REFERENCE

- 1. BASE HEIGHT
- 2. BASE DIAMETER
- 3. POLE HEIGHT(S)
- 4. POLE DIAMETER

Visit www.aal.net for complete details on weight and load limits as well as windloading information. Decorative poles are available with smooth round or fluted shafts.

ALN440 – Towne Commons® LED | TYPE



ALN440

- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield® protection system
- Surge protection included
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- IP66 construction of optical system
- Cast aluminum struts
- DLC pending
- Available in 3000K, 4000K and 5000K
- Powder coat finish in 13 standard colors with polymer sealer

1. LUMINAIRE	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
ALN 440							

1. LUMINAIRE

ARM OR POST TOP MOUNT

ALN 440

TOP MOUNTED ARM OR PENDANT MOUNT

ALN 440D

2. DISTRIBUTION

Y2 (Type 2)

Y3 (Type 3)

Y4 (Type 4)

Y5 (Type 5)

3. COLOR TEMPERATURE

32LED-3K (Warm White, 3000K output)

32LED-4K (Neutral White, 4000K output)

32LED-5K (Bright White, 5000K output)

4. DRIVER (120 thru 277 volt)

700 (700mA drive current, 75 watts)

5. COLOR

WH Arctic White	VBU Verde Blue
BL Black	CRT Corten
BLT Matte Black	MAL Matte Aluminum
DB Dark Bronze	MG Medium Grey
DGN Dark Green	AGN Antique Green
TT Titanium	LG Light Grey
WDB Weathered Bronze	RAL Premium Color
MDB Bronze Metallic	CUSTOM * * Contact Factory

6. OPTIONS

CHM (Glass chimney with polished brass holder)

CND (3-lamp candelabra with polished brass holder, lamps included. For decorative use only.)

LDL (Lightly diffused lens)

SBL (Sandblast diffused lens)

HSS-L (House side shield, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens)

MAT (Mast arm adapter slips over a 2 3/8" / 60mm O.D. pipe and is secured with 4 stainless steel set screws. For ALN440D only.)

PMS (Pendant mount with 48" / 1220mm stem and canopy with swivel. For ALN440D only.)

PMC (Pendant kit includes canopy and 48" / 1220mm of brass chain painted the fixture color. For ALN440D only.)

PT5 (Post top adaptor for a 5"/127mm O.D. pole)

7. CONTROL

PCA-C (Contemporary photocell adapter, not for Wall Mount)

PCA-T (Traditional photocell adapter, not for Wall Mount)

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

8. MOUNTING

WALL MOUNT

ALN440

WMA1M	WMA1L	WMA3	WMA35U
WMA36U	WMA55	WMA56	WMA57
WMA7	WMA9U	WMA22U	

ALN440D

WMA2M	WMA2L	WMA37	WMA38
WMA39	WMA4	WMA6	WMA8
WMA9D	WMA10	WMA11	WMA12
WMA16	WMA17	WMA18	WMA22D

POLE MOUNT

Post Top Mount: (Standard)

The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Pole Side Mount (4" O.D. or 5" O.D. side mount)

ALN440

TRA1M	TRA3	TRA5U	TRA55
TRA56 (4" only)	TRA57	TRA59U	SLA8U
SLA22U			

ALN440D

TRA2M	TRA2L	SLA3 (4" only)	SLA8D
SLA22D			

Pole Top Mount Arm

ALN440

SLA1	SLA1-2
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ALN440D

TRA4	TRA7	TRA7-2	TRA8
TRA9	TRA9-2	SLA4	SLA4-2
SLA7	SLA7-2	SLA9	SLA9-2
SLA10	SLA10-2	SLA16	SLA16-2
SLA17	SLA17-2	SLA18	SLA18-2

PIER MOUNT

PM1	PM2	PM3
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Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

Luminaire shall be cast A356 alloy aluminum, free of any porosity or cosmetic fillers. Castings shall be of uniform wall thickness, minimum .188 inch with no warping or mold shifting.

The top cap shall hinge open by loosening two captive fasteners. The top shall seal the lamp compartment with a continuous silicone gasket. The lens shall be one-piece clear optical grade acrylic with a one-piece memory retentive silicone gasket on top and bottom. The LED and driver assembly shall be serviceable by backing out three thumb screws to allow for the light engine to be lifted out. Quick disconnects shall be used for all electrical connections.

All internal and external hardware shall be stainless steel.

OPTICAL MODULE

The optical assembly shall be completely sealed with a one piece injection molded silicone gasket to prevent dust, insect or moisture contamination. The optical array shall consist of high brightness light emitting diodes mounted to a printed metal circuit board with precision injection molded optically clear lenses discretely coupled to each individual diode. The printed circuit board assembly shall have a uniform conformal coating with the exception of the optical output lens at each diode and be mechanically fastened to an anodized die-cast aluminum heat sink. Standard color temperatures shall be 3000K, 4000K and 5000K.

ELECTRICAL

All Luminaires shall accept 120 thru 277 volt input and have integral surge protection. Drivers shall be U.L. recognized and have a 0-10v dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. (Note: not compatible with current sourcing dimmers). Consult factory for current list of known compatible dimming systems. LifeShield™ shall be provided with all configurations for added protection in extreme temperature environments (-30°C to 60°C). The electrical assembly shall be mounted to a serviceable tray. The surge protector shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard

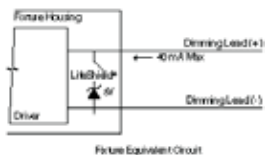
See next page

JOB _____
 TYPE _____
 NOTES _____



ALN440 – Towne Commons® LED | TYPE

8/20uSec wave with a clamping voltage of 320V and surge rating of 372J. The surge protector case shall be a high-temperature, flame resistant plastic enclosure. The electrical assembly shall be installed and prewired in the fixture.



CONTROLS

SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J

Sensor not intended for use with additional photo-control, wireless control or dimming systems.

SERVICING

The top of the fixture shall hinge open for relamping by loosening two stainless steel fasteners.

MOUNTING

Post top mounting: The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Arm or wall mounting: The fixture shall be attached to the cast arm with three stainless steel bolts and a silicone gasket.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Fixtures shall be listed with ETL for outdoor, wet location use, conforming to the UL 1598 and Canadian CSA 22.2 no. 250 standard. IP54.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download: <http://www.hubbelling.com/resources/warranty/>

AAL reserves the right to change product specifications without notice.

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	PROJECTED L70 (HRS)
25°C/ 77°F	100%	95%	93%	92%	89%	>60,000
40°C/ 104°F	100%	94%	91%	90%	85%	>60,000

DIMENSIONS



ALN440

ALN440
HEIGHT: 31"/790mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80



ALN440D

ALN440D
HEIGHT: 26"/660mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

PERFORMANCE DATA (32 LEADS, 700 MA DRIVE CURRENT, 75 WATTS)

TYPE	LENS	5K					4K					3K				
		LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
Y2	CLEAR	5427	72	2	3	3	5156	69	2	2	3	4016	54	1	3	2
Y3		5237	70	2	3	2	4975	66	2	3	2	3875	52	1	3	2
Y4		5736	76	1	3	3	5449	73	1	3	3	4245	57	1	3	2
Y5		5183	69	3	3	3	4945	66	3	3	2	3809	51	2	3	2
Y2		5160	69	2	4	3	4902	65	2	4	3	3818	51	1	3	3
Y3	LDL	4964	66	1	4	3	4716	63	1	4	3	3674	49	1	3	3
Y4		5449	73	1	4	3	5176	69	1	4	3	4032	54	1	4	3
Y5		4901	65	2	4	3	4685	62	2	4	3	3610	48	2	3	3
Y2	SBL	4729	63	2	4	3	4492	60	1	4	3	3499	47	1	4	3
Y3		4554	61	1	4	3	4327	58	1	4	3	3370	45	1	4	2
Y4		5004	67	1	4	3	4754	63	1	4	3	3703	49	1	4	3
Y5		4499	60	2	4	3	4292	57	2	4	3	3310	44	1	4	2

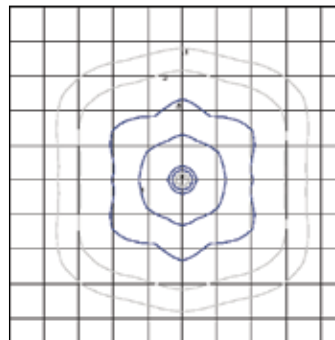
ALN440-Y3-32LED-5K-700 WATTAGE: 75 LUMEN OUTPUT: 5237 EFFICACY: 70 Lm/W

B2 U3 G2

FORWARD LIGHT		LUMEN
FL 30°	2.4%	124.3
FM 60°	34.5%	1804.4
FH 80°	29.1%	1523.6
FVH 90°	3.1%	163.2

BACK LIGHT		LUMEN
BL 30°	1.7%	90.7
BM 60°	12.1%	631.5
BH 80°	11.1%	582.8
BVH 90°	2.5%	133.1

UPLIGHT		LUMEN
UL 100°	1.0%	54.3
UH 180°	2.5%	129.2



UPLIGHT 0%
DOWNLIGHT 100%

14' MOUNTING HEIGHT

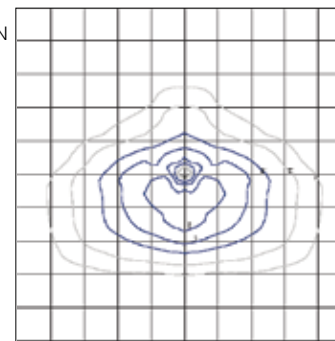
ALN440-Y5-32LED-5K-700 WATTAGE: 74.9 LUMEN OUTPUT: 5183 EFFICACY: 69 Lm/W

B3 U3 G3

FORWARD LIGHT		LUMEN
FL 30°	1.9%	96.7
FM 60°	16.2%	839.4
FH 80°	25.8%	1336.3
FVH 90°	4.4%	228.3

BACK LIGHT		LUMEN
BL 30°	1.9%	96.7
BM 60°	16.2%	839.4
BH 80°	25.8%	1336.3
BVH 90°	4.4%	228.3

UPLIGHT		LUMEN
UL 100°	1.6%	82.2
UH 180°	1.9%	99.0



UPLIGHT 0%
DOWNLIGHT 100%

14' MOUNTING HEIGHT

IES files can be found at www.aal.net



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