

April 10, 2015

Ms. Barbara Barhydt
Development Review Services Manager
and Planning Board Members
City of Portland
389 Congress Street
Portland, Maine 04101

**RE: The Park Danforth
777 Stevens Avenue
Amended Site Plan and Subdivision Review**

Dear Barbara and Board Members:

On behalf of "The Park Danforth", we are pleased to submit the following Amended Site Plan and Subdivision Application for the proposed expansion of "The Park Danforth" located at 777 Stevens Avenue in Portland. The Park Danforth is requesting to construct three (3) additional one bedroom dwelling units on the fifth floor along the Arbor Street frontage. Since the planning board approval on February 10, 2015, detailed architectural plans have been developed and construction cost of the new addition and site improvements have been refined. It has been determined that providing the three (3) additional units significantly improves the financial success of the project. That being said, there have also been some value engineered building elements that have been identified as future construction. The modifications are further defined below.

Since the February 10, 2015 approval, we have revised the plans to address the conditions of approval stated in the staff memo dated February 5, 2015.

1. Site Plan has been revised to address fire department request to change interior curb radius to allow easier emergency vehicle access. In addition, a raised mountable concrete island has been added to the Stevens Avenue right turn in curb cut to allow emergency vehicles to enter or exit to the site.

Ms. Barbara Barhydt, Development Review Coordinator
and Board Members

Page 2

2. The landscape plan has been revised to address Jeff Tarling's comments concerning buffering along the perimeter and interior areas of the parking. Regarding the center garden court yard, the plan has been revised to respond to planting material and design comments. Modifications to the plan also include changing the six (6) foot sidewalk paving to bituminous paving and changing the gazebo to a small pergola. As discussed during the initial approval process, The Park Danforth would like to incorporate more amenities to the courtyard. However, due to budget constraints the proposed improvements as shown are to be constructed. Should additional funding become available, additional improvements will be implemented.
3. Stormwater Management review comments, provided by David Senus, have been addressed and changes made to the plans and details. The MDEP-Stormwater PBR will be provided to the planning staff at a later date.
4. Two infrastructure modifications have been incorporated on the plans. The first is a new sanitary manhole in Arbor Street that was previously discussed with staff and the planning board. This was added to address Technical Design Standards due to the increased size of the sanitary sewer connection to an 8 inch pipe.

The other change is to the gas service which includes eliminating the connection on Arbor Street and connecting new service from the existing service main on-site (service drive).

5. The number of bicycle parking spaces has been increased to 24 spaces or 12 hitches to address the additional (3) dwelling units. There are (6) six exterior hitches and six (6) will be located in the parking garage.

Plan Modifications

The following design changes have been made in response to budget constraints. They are as follows:

1. The three season dining and mechanical room addition to the existing building will be done in a future phase. They are shown as future improvements.
2. To address the future elements identified above, the masonry block enclosure/screen wall around the dumpster area has been changed to an eight (8) foot solid wood fence. This is to allow easier access to construct the future addition.

Ms. Barbara Barhydt, Development Review Coordinator
and Board Members

Page 3

3. The proposed retaining wall along the southerly side of the service drive has been reduced in length and a set of stairs has been added to address egress requirement from the existing three story wing. The additional section of wall may be constructed in the future at which time the applicant will submit for a building permit.

Architectural Modifications

Refer to attached architectural narrative prepared by Lavelle-Brensinger Architects.

Subdivision – Condominium Plat

The subdivision plat has been revised to include the conditions of approval and approved waivers. As we discussed the waivers will be recorded as a separate document, see attached draft for review by city attorney. We have also prepared the condominium plans for the new addition and modification to Main Street in the existing building. There are no changes to previous recorded condominium plans for the original building or three story wing along Poland Street.

Condominium documents are currently being revised to address ownership. Final documents are subject to discussions with HUD. Final documents will be submitted for staff review once they have been completed.

Temporary Waivers

We continue to request the following temporary waivers approved by the planning board.

1. Final photometric plan to include building mounted fixtures. The exterior lighting design for the building has not been completed.
2. Signage and Wayfinding – signage design has not been completed. Design will comply with the signage ordinance requirements and will be submitted for staff review and permit.
3. Metro coordination – The Park Danforth will meet with Metro as conditioned and provide staff with written documentation of discussion and or agreement.
4. Mechanical Equipment – manufacture equipment cut sheets for roof mounted units will be provided upon final selection of equipment. We have attached the manufactures data sheets for the emergency generator.
5. Request to submit the MDEP Stormwater PBR prior to issuance of a building permit.

Ms. Barbara Barhydt, Development Review Coordinator
and Board Members

Page 4

Submission

This submission includes the following information:

1. Cover letter, dated April, 2014
2. Amended Site Plan and Subdivision Application & Checklist
3. Architectural Narrative prepared by Lavelle-Brensinger Architects
4. Draft of the Waiver Recording document
5. Draft of the Pedestrian Easement for public sidewalk improvements
6. Draft of License Agreement for raised concrete divide island-Forest Avenue
7. Manufacture data sheet for emergency generator
8. Application Fee: \$575
9. One set of site plans (24" x 36")
10. One set of condominium plans (24" x 36")
11. One set of site plans (11"x17")
12. One set of condominium plans (11"x17")
13. One set of digital files

We trust that the Planning Board will consider this a complete application for the boards meeting scheduled for April 28, 2015. If you desire any additional information, please do not hesitate to contact us. We look forward to our meeting with the Board at its earliest convenience.

Sincerely,
Mitchell & Associates



Robert B. Metcalf, Principal
Maine Licensed Landscape Architect

Enclosures

cc: Denise Vachon, CEO
Bill Shanahan

PROJECT NAME: The Park Danforth

PROPOSED DEVELOPMENT ADDRESS:

777 Stevens Avenue

PROJECT DESCRIPTION:

Proposed amendment to previously approved 55 Elderly Independent Living

Unit Addition to The Park Danforth, adding three one bedroom units to the fifth floor
along the Arbor Street frontage for a total of 58 new dwelling units.

CHART/BLOCK/LOT: 146/C/Lot 5-14

PRELIMINARY PLAN _____ (date)

FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: The Park Danforth, Denise Vachon, CEO Business Name, if applicable: Address: 777 Stevens Avenue City/State : Portland, ME Zip Code: 04103	Applicant Contact Information Work # 207-797-7710 Home# Cell # Fax# e-mail: vachond@parkdanforth.com
Owner – (if different from Applicant) Name: Home for the Aged & HFA Address: Forest Avenue Properties, LLC City/State : Portland, ME Zip Code: 04103	Owner Contact Information Work # 207-797-7710 Home# Cell # Fax# e-mail: vachond@parkdanforth.com
Agent/ Representative Name: Mitchell & Associates, Robert Metcalf Address: 70 Center Street City/State : Portland, ME Zip Code: 04101	Agent/Representative Contact information Work # 207-774-4427 Cell # e-mail: rmetcalf@mitchellassociates.biz
Billing Information Name: The Park Danforth, Denise Vachon, CEO Address: 777 Stevens Avenue City/State : Portland, ME Zip Code: 04103	Billing Information Work # 207-797-7710 Cell # Fax# e-mail: vachond@parkdanforth.com

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which 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-Document-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:

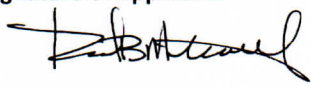
1. **One (1) full size site plans that must be folded.**
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including 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: April 10, 2015
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PROJECT DATA

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

Total Area of Site	181,000	sq. ft.
Proposed Total Disturbed Area of the Site	181,000	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)	3.22 AC	sq. ft.
Impervious Area (Total Proposed)	3.05 AC	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	31,181	sq. ft.
Building Footprint (Total Proposed)	21,777	sq. ft.
Building Floor Area (Total Existing)	172,567	sq. ft.
Building Floor Area (Total Proposed)	94,236	sq. ft.
Zoning		
Existing	R6-A	
Proposed, if applicable		
Land Use		
Existing	Elderly assisted living, residential, commercial,	
Proposed	Elderly assisted living & elderly independent living	
Residential, If applicable		
# of Residential Units (Total Existing)	160	
# of Residential Units (Total Proposed)	58	
# of Lots (Total Proposed)	218	
# of Affordable Housing Units (Total Proposed)	0	
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)	None	
# of One-Bedroom Units (Total Proposed)	54	
# of Two-Bedroom Units (Total Proposed)	4	
# of Three-Bedroom Units (Total Proposed)	None	
Parking Spaces		
# of Parking Spaces (Total Existing)	91	
# of Parking Spaces (Total Proposed)	146	
# of Handicapped Spaces (Total Proposed)	6 new - 5 existing - 11total	
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)	None	
# of Bicycle Spaces (Total Proposed)	24	
Estimated Cost of Project	\$18 million	

PRELIMINARY PLAN (Optional) - Level III Site Plan

Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
		1	Completed Application form
		1	Application fees
		1	Written description of project
		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		1	Evidence of financial and technical capacity
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
			Proposed grading and contours;
			Existing structures with distances from property line;
			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;
			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
			Preliminary infrastructure improvements;
			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
			Exterior building elevations.

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
*		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
N/A		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
N/A		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
*		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

* Temporary Waiver Request

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
N/A			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
X			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
X			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
N/A			A traffic control plan as detailed in Section 1 of the Technical Manual;
N/A			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
N/A			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
X			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
N/A			Ground water protection measures;
X			Existing and proposed sewer mains and connections;

- Continued on next page -

X		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
X		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
*		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
*		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
*		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

* Temporary Waiver Request

The Park Danforth seeks to replace the proposed fifth floor small roof terrace along Arbor Street with three additional single bedroom Independent Living units, bringing the total number of new Independent Living Units to 58. The architecture of the additional units will be continued from the floor below with balconies and overhangs, supporting the overall design intent previously approved.

Additionally, The Park Danforth seeks to replace the manufactured stone finish previously shown on the first three stories of the projected elements of the building façade with brick masonry that contrasts with the lighter brick above, but which better compliments the overall building aesthetic, and the existing building. The manufactured stone product will remain on the 5-story tower element at the corner of Forest Ave and Arbor Street, and on the ground-floor terrace wall along Forest Avenue.

CERTIFICATE OF VARIANCE OR WAIVER APPROVAL

I, Stuart O'Brien, the duly appointed, qualified and acting Chair of the Planning Board for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 10 day of February, 2015, the following-described variances or waivers were granted pursuant to the provisions of 30-A M.R.S.A. § 4401 *et. seq.* and the City of Portland Land Use Ordinance.

1. Property Owners:

Home for the Aged; HFA HUD Properties, LLC; and HFA Forest Avenue Properties, LLC

2. Property (Tax Map and Lot No. and Registry of Deeds Reference):

Lots 146-C-5 and 146-C-10 currently comprise Park-Danforth Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit A are owned by Home for the Aged (Book 13485, Page 022) and HUD Unit H is owned by HFA HUD Properties, LLC (Book 31597, Page 247)..

Lots 146-C-6, 146-C-9, 146-C-11, 146-C-12 and 146-C-14 are owned by HFA Forest Avenue Properties, LLC (Book 29524, Page 325).

Lots 146-C-7, 146-C-8 and 146-C-13 are all owned by Home for the Aged (Book 31525, Page 324; Book 30933, Page 330; and Book 31909, Page 268; respectively

3. Variances or Waivers and Conditions of Variances or Waivers:

1. *Street Trees*

The Planning Board **finds** that the applicant has demonstrated that due to site constraints preventing the planting of required street trees in the right of way, the requirements of Section 14-526(2)(b)(iii) of the Site Plan Ordinance cannot be met; and the Board **finds** that the applicant has satisfied the waiver criteria set out in Section 14-526(2)(b)(iii)(b) with the monetary contribution to the City's tree fund of \$200 per tree for 26 trees for a total of \$5,200. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Section 14-526 (b)(2)(b)(iii) *Street Trees* of the Site Plan Ordinance.

2. *Driveway Location*

The Planning Board **finds** that the applicant has demonstrated that extraordinary conditions unique to this property exist including that the existing driveway location on Forest Avenue cannot be relocated to meet the street separation standard of 125 feet contained in the Technical Manual and Mr. Errico has found that the separation of 70 feet is safe with the right-in and right-out change to the driveway; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.7 *Driveway Location* to allow the 70 foot separation.

3. *Number of Driveways*

The Planning Board **finds** that the applicant has demonstrated that extraordinary conditions unique to this property exist, including the demand for emergency services for the elder population that needs two access points off Stevens Avenue, the Forest Avenue curb cut provides access to the service areas for the entire campus and the Arbor Street curb cut provides two-way traffic and that Mr. Errico has found significant coordination has taken place as it relates to providing safe and appropriate access that attempts to meet City Standards, given motorist characteristics, delivery truck circulation, and emergency access requirements. Mr. Errico supports a waiver from the City's Technical Standards for the number of driveways allowable per site. The Board **finds** that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.8. *Number of driveways* to allow four curb cuts on-site to permit an emergency access only on Stevens Avenue near Poland Street, a one-way in curb cut on Stevens Avenue to serve the main entrance, a right-in and right-out only on Forest Avenue and two-way curb cut on Arbor Street.

4. *Aisle Width*

The Planning Board **finds** that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.3. *Minimum driveway width (two-way)* to allow a 22 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

5. *Underground Utilities*

The Planning Board **finds** that the applicant has demonstrated that there is insufficient space for an additional riser on the existing pole on Forest Avenue and the pole is required in order to put the electricity underground to feed the transformer and communication pedestals, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Section 14-499, *Required Improvements, Subdivision Ordinance, (h)*, which requires all utility lines shall be placed underground, unless otherwise approved by the Planning Board, so that one utility pole may be installed.

6. *Site Lighting*

The Planning Board **finds** that the applicant has demonstrated that extraordinary conditions unique to this property exist with the internal courtyard and due to the need for a safe and well-lit area for the residents, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 12.2.6 *Luminaire Types* to allow light pole fixtures and bollards in the courtyard only that are not full cut-off fixtures.

IN WITNESS WHEREOF, I have hereto set my hand and seal this _____ day of _____, 2015.

Stuart O'Brien, Chair
City of Portland Planning Board

STATE OF MAINE

Cumberland, ss. _____, 2015

Then personally appeared the above-named Stuart O'Brien, and acknowledged the above certificate to be his free act and deed in his said capacity as Chair of the Planning Board.

(Printed or Typed Name)
Notary Public

This certificate must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval or the variance is void. 30-A M.R.S.A. § 4406(1)(B).

|

SIDEWALK EASEMENT
TO THE
CITY OF PORTLAND

Park-Danforth Condominium Association, a Maine nonprofit corporation with a mailing address of 777 Stevens Avenue, Portland, Maine 04103 (hereinafter, "GRANTOR"), for one dollar and other good and valuable consideration, pursuant to 33 M.R.S.A. §1603-102(A)(9) and Article 6 of Amended and Restated Declaration of Condominium of Park-Danforth Condominium, dated November 19, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13480, Page 188, as amended from time to time (collectively, the "Declaration"), hereby grants to the CITY OF PORTLAND, Maine, a municipal corporation and body politic, an easement to maintain, replace and repair a sidewalk for public use and enjoyment for pedestrian access only and for no other purpose in, on, under and over the portions of the Common Elements of Park-Danforth Condominium as established under the Declaration that are identified as "Pedestrian Easement" on the plan entitled "The Park Danforth, 777 Stevens Avenue, Portland, Maine," dated October 17, 2014, revised through _____, 2015, prepared by Mitchell & Associates, and recorded in said Registry of Deeds in Plan Book ____, Page ____ (the "Plan").

The easement granted by this instrument shall not be effective, however, unless and until the project shown on the Plan has been completed and issued a Certificate of Occupancy by the City of Portland.

Without limitation, GRANTOR reserves to itself and its members, successors and assigns, the use and enjoyment of the property affected by the easement granted by this instrument for all purposes and at all times not inconsistent with such easement.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by _____, its _____ thereunto duly authorized as of the ____ day of _____, 2015.

WITNESS:

PARK-DANFORTH CONDOMINIUM
ASSOCIATION

By: _____
Its _____
Print Name:

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

_____, 2015

Personally appeared the above named _____, in his/her capacity as _____ of Park-Danforth Condominium Association, who acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of Park-Danforth Condominium Association.

Before me,

Name:
Notary Public / Attorney at law

My Commission Expires: _____

LICENSE AGREEMENT
FOR
FOREST AVENUE AND STEVENS AVENUE TRAFFIC ISLANDS

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City of Portland, Maine, a municipal corporation and body politic (“Licensor”) hereby grants to Park-Danforth Condominium Association, a Maine nonprofit corporation with an address at 777 Stevens Avenue, Portland, Maine 04103 (“Licensee”) a revocable license to occupy as Common Elements of the Condominium (as defined below) portions of land owned by Licensor on Forest Avenue and Stevens Avenue, which property abuts the Park-Danforth Condominium established by Amended and Restated Declaration of Condominium of Park-Danforth Condominium, dated November 19, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13480, Page 188, as amended from time to time (the “Condominium”), for the purpose of installing and maintaining traffic-control islands into the right of way (each, a “Traffic Control Island” and collectively, the “Traffic Control Islands”) in the locations identified on the plan entitled “The Park Danforth, 777 Stevens Avenue, Portland, Maine,” dated October 17, 2014, revised through _____, 2015, prepared by Mitchell & Associates, and recorded in said Registry of Deeds in Plan Book ____, Page ____ (the “Plan”). Occupancy of such portions of the right of way by Licensee is subject to the following conditions:

1. Licensee, its successors and assigns shall indemnify the City, its officers, agents, and employees from any and all claims which arise out of its use, or the use of others, of the City’s property encroached upon in connection with the installation and maintenance of the Traffic Control Islands.

2. Licensee shall procure and maintain liability insurance in an amount of Four Hundred Thousand Dollars (\$400,000) combined single limit (or the amount stated in the Maine Tort Claims Act as the same may be amended from time to time), covering claims for bodily injury, death and property damage and shall either name the City of Portland as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensee under the terms of this license.

3. This license is assignable to any subsequent owners of or holders of mortgage interests in the property shown on the Plan or any portion thereof.

4. This license may be revoked as to a particular Traffic Control Island upon six (6) months written notice by the City in the event that: 1) such Traffic Control Island fails to be constructed substantially in accordance with the Plan or any amendments thereto; or 2) such Traffic Control Island is destroyed and not replaced within one year after its destruction or is otherwise removed for a continuous period of one year or more.

CITY OF PORTLAND

By: _____
Sheila Hill-Christian
Its Acting City Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

_____, 2015

Personally appeared the above named Sheila Hill-Christian, in her capacity as Acting City Manager of the City of Portland, who acknowledged the foregoing instrument to be her free act and deed in her capacity and the free act and deed of the City of Portland.

Before me,

Name:
Notary Public / Attorney at law

Seen and Agreed to by:
PARK-DANFORTH CONDOMINIUM ASSOCIATION

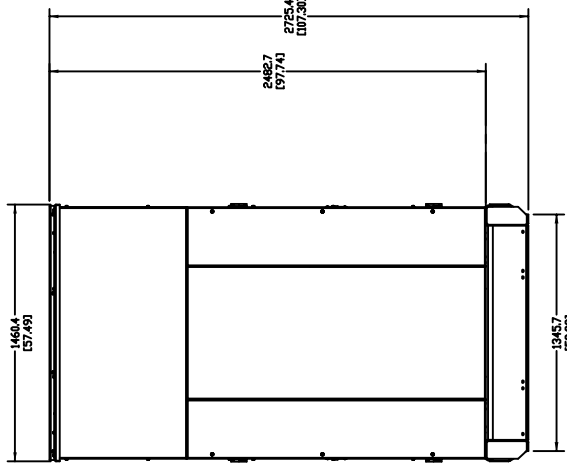
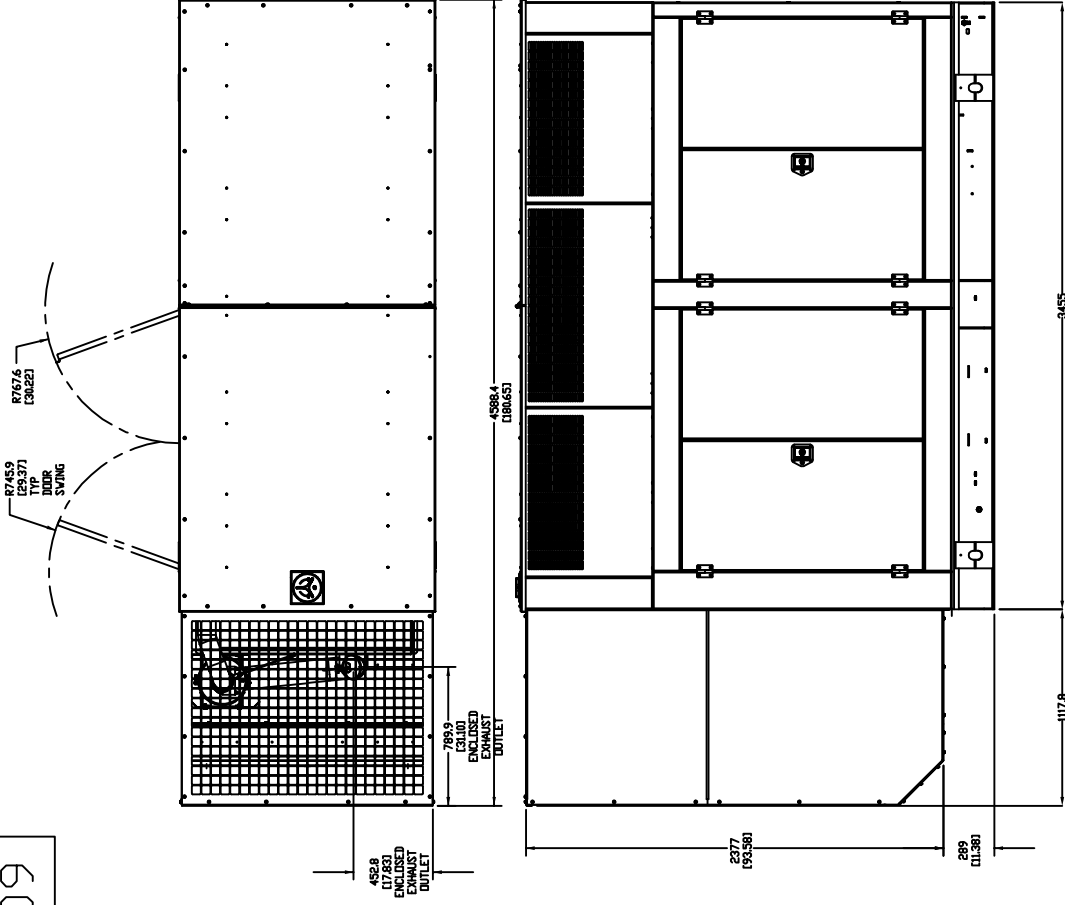
Its: _____

0J9477CY09

WEIGHT DATA:

OPEN SET : 2887 KG [6364 LBS]
 STEEL ENCLOSURE: 1040 KG [2292 LBS]
 ALUMINUM ENCLOSURE: 359 KG [792 LBS]

FOR GENSET AND STUB-UP DETAILS REFER TO APPLICABLE OPEN-SET INSTALLATION DRAWING



G230LG1, G250LG4, G250LG1, G250LG4
 12.9 LITER GASEDUS ENGINE

OLYMPIAN™

FILE NAME	0J9477CY09.DRW	SIZE	B
SCALE	NTS	FIRST USE	G12.9L
DWG NO.	0J9477CY09		
REV	B		

TURBO AFTERCOOLED
 LEVEL 2A ENCLOSURE
 ISSUE DATE 03/2013

INSTALLATION DRAWING

OLYMPIAN™

G250LG4 250 kW

G250LG4

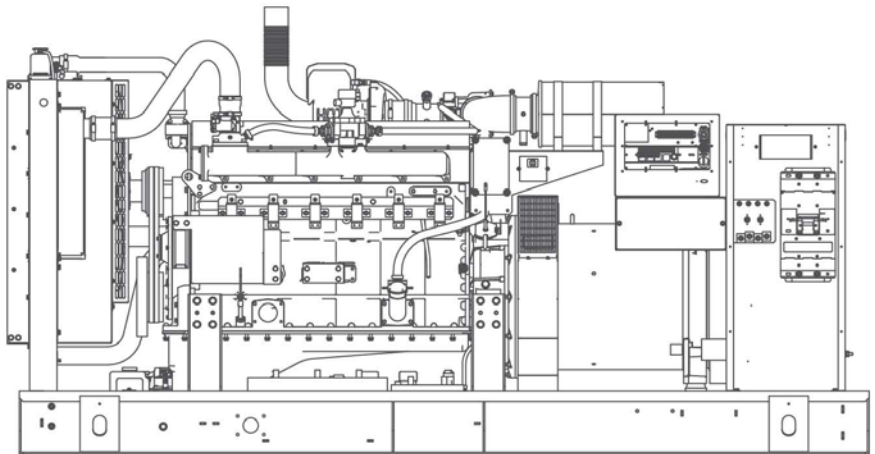
12.9L

Industrial Spark-Ignited Generator Set

EPA Certified Stationary Emergency

Standby Power Rating
250 kW 313 kVA 60 Hz

Prime Power Rating*
225 kW 281 kVA 60 Hz



*EPA Certified Prime ratings are not available in the U.S. or its Territories

Image used for illustration purposes only

Codes and Standards

Olympian products are designed to the following standards:



UL2200, UL508, UL142, UL498



NFPA70, 99, 110, 37



NEC700, 701, 702, 708



ISO9001, 8528, 3046, 7637, Pluses #2b, 4



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41

American National Standards Institute



IBC 2009, CBC 2010, IBC 2012, ASCE 7-05,
ASCE 7-10, ICC-ES AC-156 (2012)

Prime power or standby service, Olympian Natural gas or Propane fuel generator sets deliver dependable, clean, economical power – even in the most demanding conditions – and Olympian gensets are available in a wide range of configurations with optional equipment.

Olympian generator sets are designed, engineered and manufactured for optimal performance. All major components are tested individually; once assembled, the entire unit is tested at and above 100% of rated load for safety and operation.

These complete, ready-to-run packages have another distinct advantage. They all come with the comprehensive service and support of Cat® dealers – beginning with prompt delivery and ongoing support throughout the life of the generator set.

OLYMPIAN™

LG Series

Standard Features

ENGINE SYSTEM

General

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel flexible exhaust connection
- Critical Exhaust Silencer
- Factory Filled Oil
- Radiator duct adapter (open set only)

Fuel System

- Primary and Secondary Fuel Shutoff
- Flexible Fuel Line - NPT Connection

Cooling System

- Closed Coolant Recovery System
- UV/Ozone resistant hoses
- Factory-installed Radiator
- Radiator drain extension
- 50/50 Ethylene glycol antifreeze

Engine Electrical System

- Battery charging alternator
- Battery Cables
- Battery Tray
- Solenoid activated starter motor
- Rubber-booted engine electrical connections

ALTERNATOR SYSTEM

- Class H insulation material
- 2/3 Pitch
- Skewed Stator
- Permanent Magnet Excitation
- Sealed Bearings
- Amortisseur winding
- Full load capacity alternator

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of circuits - high/low voltage
- Separation of circuits - multiple breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby rated Units)
- 1 Year Warranty (Prime rated units)
- Silencer mounted in the discharge hood (enclosed only)

ENCLOSURE (if selected)

- Rust-proof fasteners with nylon washers to protect finish
- High performance sound-absorbing material
- Gasketed doors
- Stamped air-intake louvers
- Air discharge hoods for radiator-upward pointing
- Stainless steel lift off door hinges
- Stainless steel lockable handles

CONTROL SYSTEM



Control Panel

- Digital H Control Panel - Dual 4x20 Display
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable PLC
- RS-232/485
- All-Phase Sensing DVR
- Full System Status
- Utility Monitoring
- Low Fuel Pressure Indication
- 2-Wire Start Compatible
- Power Output (kW)
- Power Factor
- kW Hours, Total & Last Run

- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus protocol
- Predictive Maintenance algorithm
- Sealed Boards
- Password parameter adjustment protection

- Single point ground
- 15 channel data logging
- 0.2 msec high speed data logging
- Alarm information automatically comes up on the display

Alarms

- Oil Pressure (Pre-programmable Low Pressure Shutdown)
- Coolant Temperature (Pre-programmed High Temp Shutdown)
- Coolant Level (Pre-programmed Low Level Shutdown)
- Low Fuel Pressure Alarm
- Engine Speed (Pre-programmed Over speed Shutdown)
- Battery Voltage Warning
- Alarms & warnings time and date stamped
- Alarms & warnings for transient and steady state conditions
- Snap shots of key operation parameters during alarms & warnings
- Alarms and warnings spelled out (no alarm codes)

LG Series

Configurable Options

ENGINE SYSTEM

General

- Engine Block Heater
- Oil Heater
- Air Filter Restriction Indicator
- Stone Guard (Open Set Only)

Engine Electrical System

- 10A UL battery charger
- 2.5A UL battery charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical coating

GENERATOR SET

- Extended Factory Testing (3 Phase Only)
- IBC Seismic Certification
- 8 Position Load Center
- 2 Year Extended Warranty
- 5 Year Warranty
- 5 Year Extended Warranty

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Standard Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Steel Enclosure
- Aluminum Enclosure
- 150 MPH Wind Kit
- 12 VDC Enclosure Lighting Kit
- 120 VAC Enclosure Lighting Kit
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch

CONTROL SYSTEM

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> <input type="radio"/> 21-Light Remote Annunciator <input type="radio"/> Remote Relay Panel (8 or 16) <input type="radio"/> Oil Temperature Sender with Indication Alarm | <ul style="list-style-type: none"> <input type="radio"/> Remote E-Stop (Break Glass-Type, Surface Mount) <input type="radio"/> Remote E-Stop (Red Mushroom-Type, Surface Mount) <input type="radio"/> Remote E-Stop (Red Mushroom-Type, Flush Mount) | <ul style="list-style-type: none"> <input type="radio"/> Remote Communication - Modem <input type="radio"/> Remote Communication - Ethernet <input type="radio"/> 10A Run Relay <input type="radio"/> Ground fault indication and protection functions |
|---|---|--|

Engineered Options

ENGINE SYSTEM

- Coolant heater ball valves
- Fluid containment pans

ALTERNATOR SYSTEM

- 3rd Breaker Systems

GENERATOR SET

- Special Testing
- Battery Box

ENCLOSURE

- Motorized Dampers
- Enclosure Ambient Heaters

CONTROL SYSTEM

- Spare inputs (x4) / outputs (x4) - H Panel Only
- Battery Disconnect Switch

Rating Definitions

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on International applications.

Power ratings in accordance with ISO 8528-1, Second Edition dated 2005-06-01, definitions for Prime Power (PRP) and Emergency Standby Power (ESP).

ENGINE SPECIFICATIONS**General**

Cylinder #	6
Type	In-line
Displacement - L (Cu In)	12.88 (785.99)
Bore - mm (in)	135 (5.31)
Stroke - mm (in)	150 (5.91)
Compression Ratio	10.92:1
Intake Air Method	Turbocharged/Aftercooled
Number of Main Bearings	7
Connecting Rods	Carbon Steel
Cylinder Head	Cast Iron GT250, OHV
Cylinder Liners	Ductile Iron
Ignition	Altronic CD1
Pistons	Aluminum
Crankshaft	Ductile Iron
Lifter Type	Solid
Intake Valve Material	Special Heat-Resistant Steel
Exhaust Valve Material	Alloy Steel, High Temp
Hardened Valve Seats	Alloy Steel, High Temp

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	+/- 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-flow Cartridge
Crankcase Capacity - L (qts)	34.3 (36.2)

Cooling System

Cooling System Type	Pressurized Closed Recovery
Water Pump Flow - gpm (lpm)	79 (299)
Fan Type	Pusher
Fan Speed (rpm)	1894
Fan Diameter mm (in)	762 (30)
Coolant Heater Wattage	2000
Coolant Heater Standard Voltage	240 V

Fuel System

Fuel Type	Natural Gas
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	11" - 15" H2O

Engine Electrical System

System Voltage	24 VDC
Battery Charging Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	(2) 12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	520
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 5%
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Permanent Magnet
Bearings	Sealed Ball
Coupling	Direct, Flexible Disc
Prototype Short Circuit Test	Yes

Voltage Regulator Type	Full Digital
Number of Sensed Phases	3
Regulation Accuracy (Steady State)	+/- 0.25%

LG Series

operating data

POWER RATINGS

	Natural Gas	
Three-Phase 120/208 VAC @0.8pf	250 kW	Amps: 867
Three-Phase 120/240 VAC @0.8pf	250 kW	Amps: 752
Three-Phase 277/480 VAC @0.8pf	250 kW	Amps: 376
Three-Phase 346/600 VAC @0.8pf	250 kW	Amps: 301

STARTING CAPABILITIES (sKVA)

		sKVA vs. Voltage Dip											
		480 VAC						208/240 VAC					
Alternator	kW	10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	250	263	395	527	658	790	922	197	296	395	494	593	692
Upsize 1	300	303	454	605	757	908	1059	227	341	454	568	681	794

FUEL CONSUMPTION RATES*

Natural Gas – ft ³ /hr (m ³ /hr)	
Percent Load	Standby
25%	1044 (29.6)
50%	1790 (50.7)
75%	2417 (68.4)
100%	2983 (84.5)

*Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Air Flow (inlet air combustion and radiator)	ft ³ /min (m ³ /min)	10,078 (285.4)
Coolant Flow per Minute	gpm (lpm)	79 (299)
Coolant System Capacity	gal (L)	19 (71.9)
Heat Rejection to Coolant	BTU/hr	788,204
Max. Operating Air Temp on Radiator	°F (°C)	122 (50)
Max. Operating Ambient Temperature (Before Derate)	°F (°C)	104 (40)
Maximum Radiator Backpressure	in H ₂ O	0.5

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power cfm (m ³ /min)	453 (12.8)

ENGINE

		Standby
Rated Engine Speed	rpm	1800
Horsepower at Rated kW **	hp	453
Piston Speed	ft/min (m/min)	1773 (540)
BMEP	psi	224

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m ³ /min)	1602 (45.4)
Maximum Recommended Back Pressure	inHg	1.5
Exhaust Temp (Rated Output)	°F (°C)	1450 (788)
Exhaust Outlet Size (Open Set)	in	3.5" I.D. Flex (No Muffler)

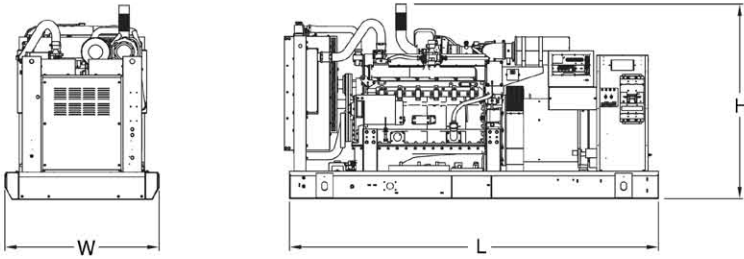
** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a CAT® Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

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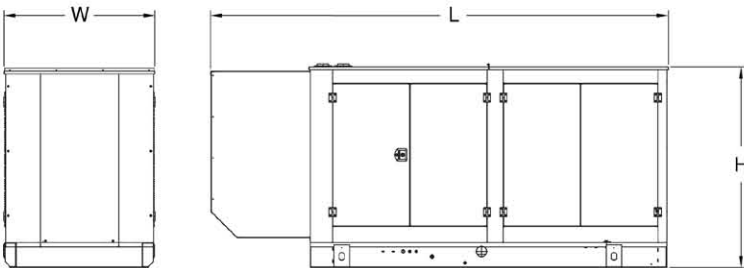
LG Series

dimensions, weights, and sound levels



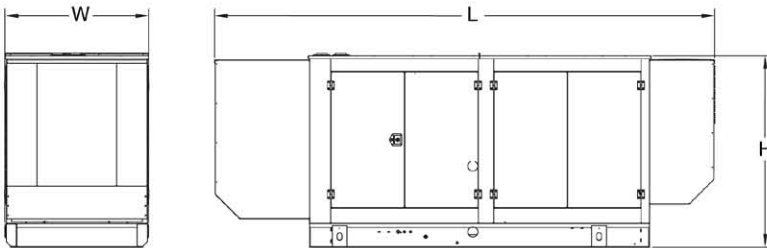
OPEN SET (Includes Exhaust Flex)

L x W x H in (mm)	138.74 (3524.1) x 57.6 (1463.1) x 68.04 (1728.3)
Weight lbs (kg)	6364 (2887)
Sound Level (dBA*)	85.6



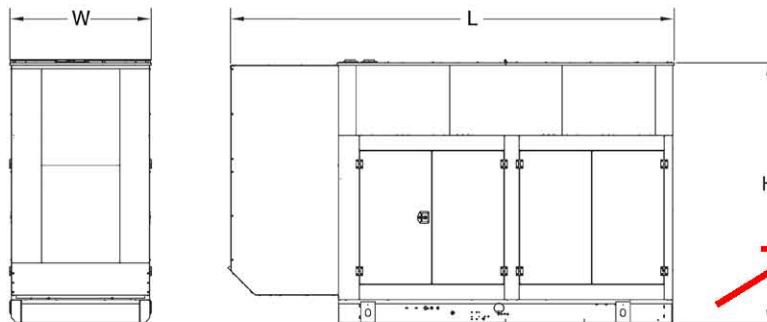
STANDARD ENCLOSURE

L x W x H in (mm)	174.7 (4437.4) x 52.98 (1345.7) x 77.8 (1976.1)
Weight lbs (kg)	Steel: 7538 (3420) Aluminum: 6765 (3069)
Sound Level (dBA*)	82.9



LEVEL 1 ACOUSTIC ENCLOSURE

L x W x H in (mm)	200.19 (5084.7) x 57.49 (1460.4) x 77.80 (1976.1)
Weight lbs (kg)	Steel: 8094 (3672) Aluminum: 6955 (3155)
Sound Level (dBA*)	77.8



LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H in (mm)	180.65 (4588.4) x 57.49 (1460.4) x 107.3 (2725.4)
Weight lbs (kg)	Steel: 8656 (3927) Aluminum: 7156 (3246)
Sound Level (dBA*)	72.3

*All measurements are approximate and for estimation purposes only. Sound levels measured at 23 ft (7 m) and does not account for ambient site conditions.