

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

2008-0009
Application I. D. Number

1/29/2008
Application Date

Brooklawn
Project Name/Description

Brooklawn Memorial Pk
Applicant

2002 Congress St, Portland, ME 04102
Applicant's Mailing Address

Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

2002 - 2002 Congress St, Portland, Maine
Address of Proposed Site

211 A001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units 35 Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 1/29/2008

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



add Appeals - stuff

City of Portland, Maine Site Plan Checklist

Brooklawn - 2002 Congress St

2008-0009
Application Number

Project Name, Address of Project

David Morgan - zoning R-1

Section 14-525

Submitted () & Date (b,c)

Item Required Information

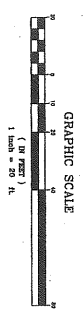
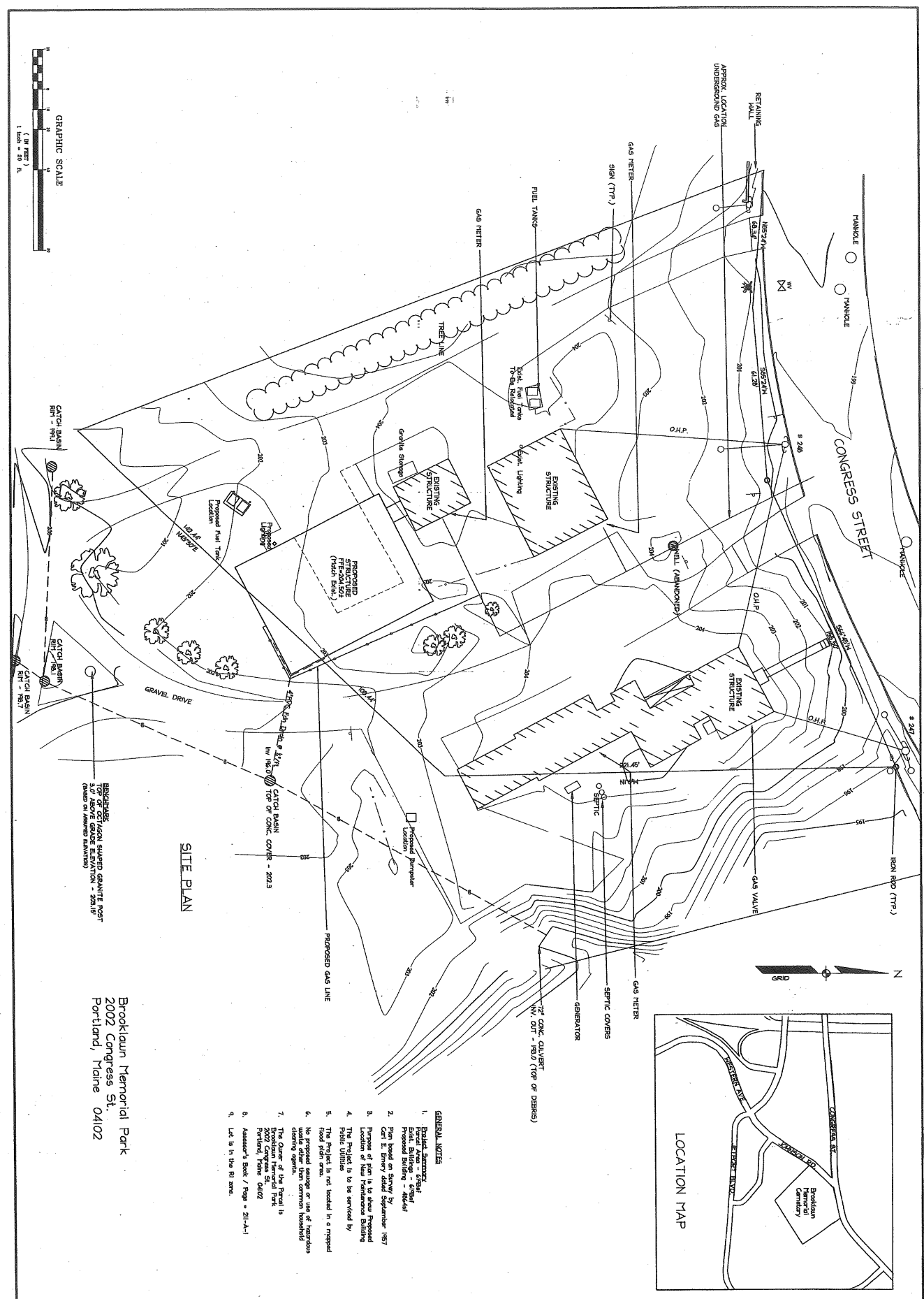
Submitted () & Date (b,c)	Item	Required Information	
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
need to clarify	(5)	Total land area of site	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
Proposed 4,564 sq ft.	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	Parking areas	g
	(19)	Loading facilities	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
- required a net-street submit	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
net proposed only	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening	i
doesn't give sq	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
no numbers meet	(33)	Written statement	c
	(34)	Description of proposed uses to be located on site	l
	(35)	Quantity and type of residential, if any	l
not sh	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8

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

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

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

Other comments:

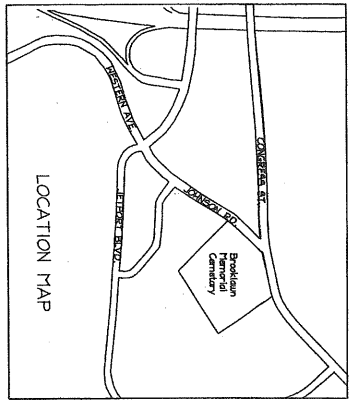


PROPOSED MAINTENANCE BUILDING SQUARE GRANITE PAVEMENT
 3'0" ABOVE GRADE ELEVATION = 220.00'
 (BASED ON ADJACENT ELEVATIONS)

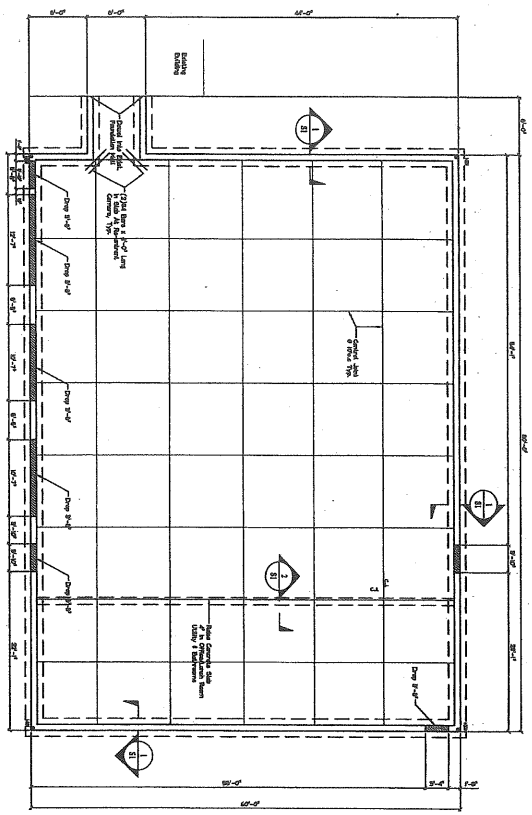
SITE PLAN

Brooklawn Memorial Park
 2002 Congress St.
 Portland, Maine 04102

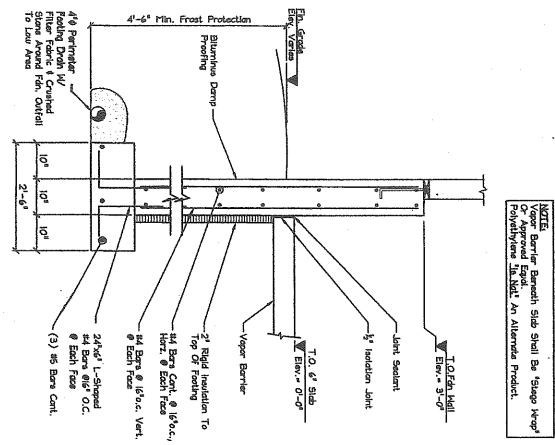
- GENERAL NOTES**
1. Partial Landmark
 Partial Area - 618 sq. ft.
 Proposed Building - 7000 sq. ft.
 Partial Area - 618 sq. ft.
 2. Plan based on Survey by
 Carl E. Emery, dated September 1987
 3. Purpose of plan is to show Proposed
 Location of New Maintenance Building
 4. The Project is to be serviced by
 Public Utilities
 5. The Project is not located in a mapped
 flood plain area.
 6. No proposed setback or use of hazardous
 materials is shown on this site plan.
 7. The Owner of the Parcel is
 Brooklawn Memorial Park
 Portland, Maine 04102
 8. Assessor's Book / Page = 214-4-1
 9. Lot is in the RI zone.



<p>1 OF 1</p> <p>Proposed Site Plan</p>	<p>SITE PLAN FOR PROPOSED MAINTENANCE BUILDING BROOKLAWN MEMORIAL PARK</p>	<p>CURRENT REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/10/08</td> <td>ADD OWNER SURVEY</td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	1	1/10/08	ADD OWNER SURVEY	<p>MacLeod Structural Engineers, PA</p> <p>404 Main Street Gorham, Maine 04038 phone: (207) 839-0980 fax: (207) 839-0982</p> <p>Copyright © 2008 MacLeod Structural Engineers, P.A. All Rights Reserved. This Drawing is the Property of MacLeod Structural Engineers, P.A. in Portland, Maine.</p>
#	DATE	DESCRIPTION							
1	1/10/08	ADD OWNER SURVEY							

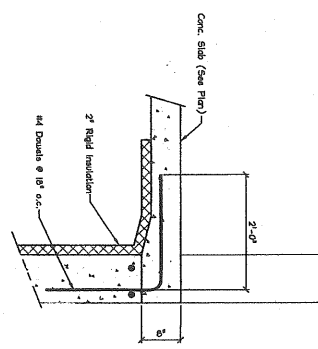


FOUNDATION PLAN
Scale: 3/8" = 1'-0"

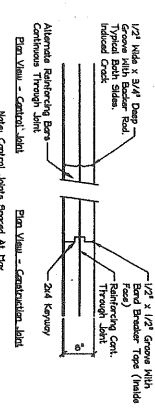


SECTION 1
TYPICAL PERIMETER 12" Frost Wall
Scale: 3/8" = 1'-0"

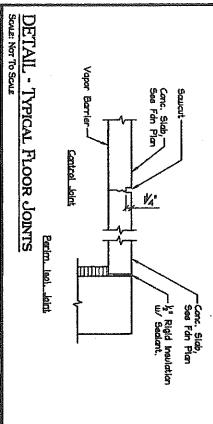
NOTE: Barrier Burchess Slab Shall Be "Seep Mat" or Polyethylene. It Shall Be Alternative Product.



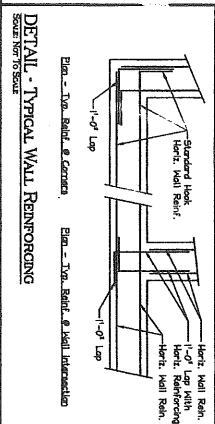
DETAIL - TYPICAL SECTION @ EXT. SLAB ON GRADE DOORS
Scale: 1" = 1'-0"



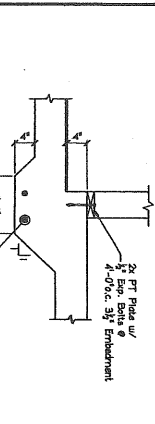
DETAIL - TYPICAL FOUNDATION WALL JOINTS
Scale: 1/2" = 1'-0"



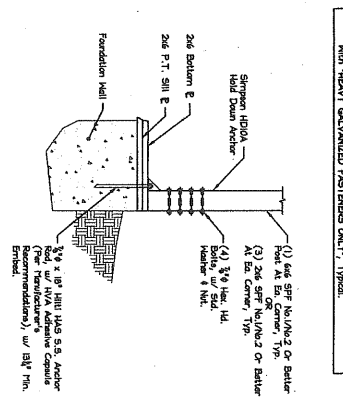
DETAIL - TYPICAL FLOOR JOINTS
Scale: 1/2" = 1'-0"



DETAIL - TYPICAL WALL REINFORCING
Scale: 1/2" = 1'-0"



SECTION 2
THICKENED SLAB @ RAISED FLOOR
Scale: 1/2" = 1'-0"



NOTE: Anchor All Non-Structural Trusses To Remaining Truss Lumber With HEAVY GALVANIZED FASTENERS ONLY. Typical.

DETAIL (HD1) - SIMPSON HD10A HOLD DOWN ANCHOR
Scale: 3/8" = 1'-0"

FOUNDATION NOTES:	
Foundation Foundation	Verify With Bid Draw
Top of Sill... Bl. = 0'-0" U.N.O.	
Top of Fdn. Wall... Bl. = 5'-0" U.N.O.	
Indicates Location of Special Condition At Fdn Wall At All Exterior Openings. See Typical Details On This Sheet.	
• HD1 Indicates Location of Simpson HD10A Hold Down Anchor.	
C.I. Indicates Location of Center Joint.	

CURRENT REVISION		
#	DATE	DESCRIPTION
1	1/10/00	Asa Dixon

BROOKLAWN MAINTENANCE BUILDING

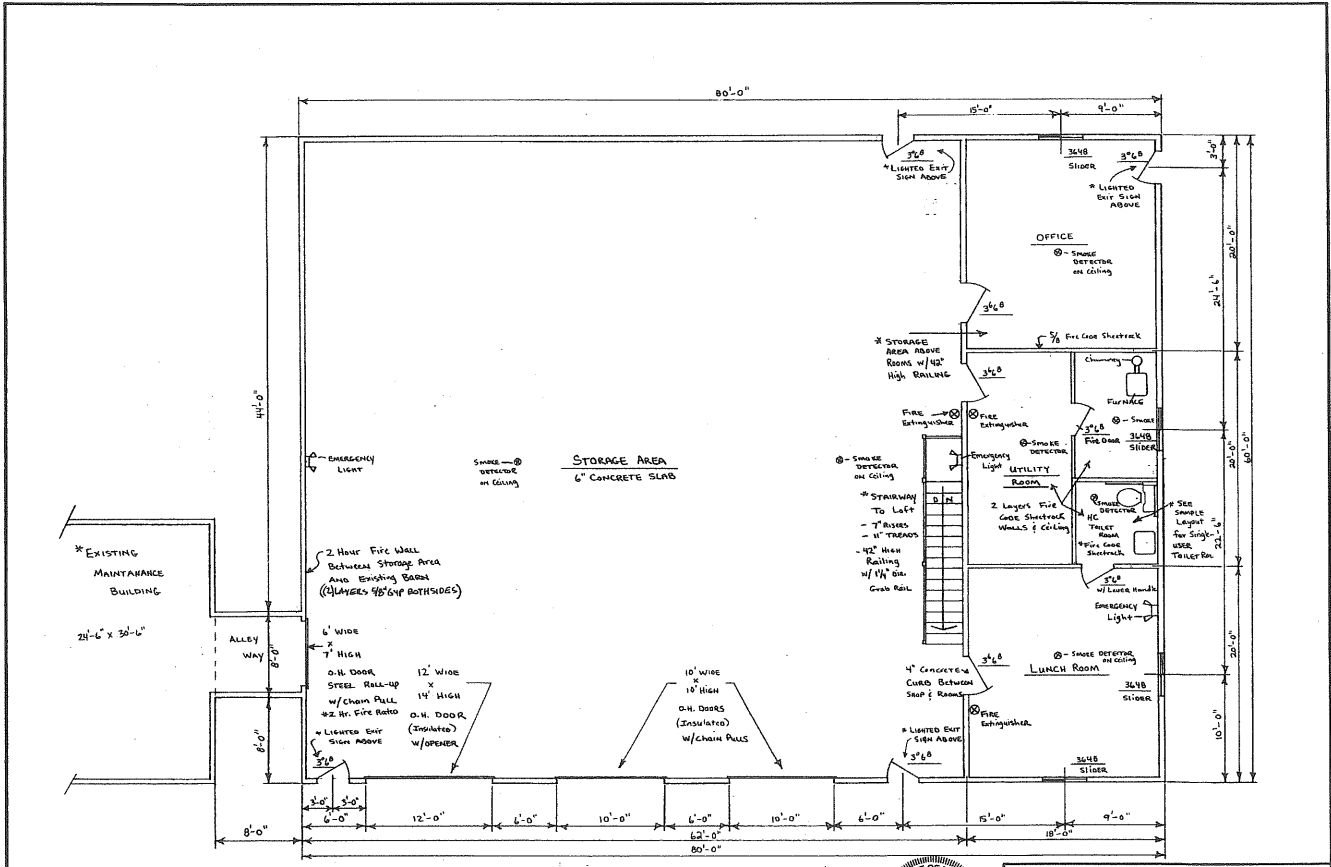
MacLeod Structural Engineers, P.A.
404 Main Street
Cortland, Maine 04618
Tel: (207) 852-2222
Fax: (207) 859-6982

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PROFESSIONAL SEAL OF THE STATE OF MAINE
ASST. REGISTERED PROFESSIONAL ENGINEER
No. 10607
DATE: 10/07
SCALE: AS SHOWN
PROJ. NO.: 007-066

SHEET TITLE:
FOUNDATION PLAN & DETAILS

S1 OF 3



60' x 80' MAINTENANCE BUILDING	
SCALE: 3/8" = 1'-0"	APPROVED BY
DATE: 9-12-07	DRAWN BY: M-1813M
FLOOR PLAN	
BROOKLAWN	CONTRACT NUMBER: 3 of 3



* EXISTING
MAINTENANCE
BUILDING



60' x 80' MAINTENANCE BUILDING		
SCALE: 3/8" = 1'-0"	APPROVED BY	DESIGN BY: M-R/SM
DATE: 11-12-07		
FRONT ELEVATION		
BROOK LAWN		SHEET NUMBER 1 of 3



CITY OF PORTLAND, MAINE
Planning and Development Department
Zoning Board of Appeals
Conditional Use Appeal Application

Applicant Information:

David R. Morgan
 Name
 Brooklawn Memorial Park
 Business Name
 2002 Congress Street
 Address
 Portland, ME 04102
 (207) 773-7679 (207) 780-1812
 Telephone Fax

Applicant's Right, Title or Interest in Subject Property:
 Owner
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R-1

Existing Use of Property:
 Cemetery/Crematory

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

Subject Property Information:

2002 Congress Street
 Property Address
 Assessor's Reference (Chart-Block-Lot)
 Property Owner (if different):
 Name
 Address
 Telephone Fax

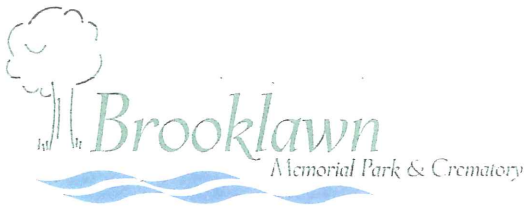
Conditional Use Authorized by Section 14 - 69(C)2

Type of Conditional Use Proposed:
 Replace 40x50 maintenance building
 with a new 60x80 maintenance building

108

November 19, 2007

Date



November 19, 2007

Zoning Board of Appeals
City of Portland
389 Congress St, Room 315
Portland, Maine 04101

Zoning Board Members,

Brooklawn Memorial Park proposes to replace its maintenance barn. The current facility was built over 100 years ago. It would require extensive financial investment to continue its safe use, but will still continue to be functionally and environmentally inefficient. We are proposing to build a newer building on one level further back on our lot. It will increase the efficiency of our operation and allow us to build an energy efficient facility.

The proposed building will be set at the back end of the lot established for the original farmhouse. This land was merged into the cemetery in 1937 and while it shows on the enclosed plot plan to be close to the rear property line, it is, in fact, far from the cemetery lot line. The property extends back to the Hilton Garden Inn on Jetport Road. A map showing the total holdings of the cemetery is also enclosed.

This facility is the continuation of a traditional maintenance building that is found on cemeteries of all sizes and in most locations. Its small expansion is a reflection of the modernization of our operation and our attempt to bring most of our operations onto one floor.

This facility will have no adverse impact on the health, safety or welfare of the public or the surrounding area. In fact, by its very nature, it may create a safer work environment for our staff and provide fewer obstacles for the public to negotiate.

The facility is being built to blend in with the existing structures and mirror the use of the building to be replaced. It is a modernized version of the existing facility that has been reduced to one story.

Upon completion of the project we propose to remove the existing building from the property.

Thank you for your help in this matter,

A handwritten signature in black ink, appearing to read "David R. Morgan", is written over a blue wavy line.

David R. Morgan
President/Owner

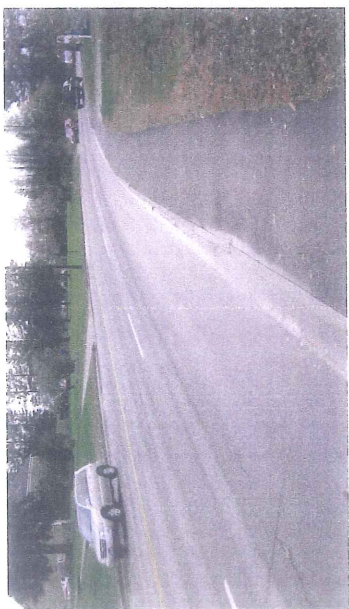




Image © 2007 Maine Office of GIS



Image © 2007 Maine Office of GIS



unmarketable. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt

expenses in litigation carried on by such insured with the authorization of the Company. ~~definitely fixed in accordance with the~~

LAWYERS TITLE INSURANCE CORPORATION

POLICY OF TITLE INSURANCE

Policy No. 85-01-556219

SCHEDULE A

Amount of Insurance: \$651,347.00

Date of Policy: April 4, 1995 at 10:11 a.m.

1. Name of Insured:

Brooklawn Memorial Park

2. The estate or interest in the land described herein and which is covered by this policy is Fee Simple and is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is situated in Cumberland County STATE OF MAINE, and is identified as follows:

AS SET FORTH ON ATTACHED EXHIBIT "A"

Countersigned:


Authorized Signature

EXHIBIT A

PARCEL I:

A certain lot or parcel of land with the buildings thereon, located on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded on the north by Congress Street, on the east by land of one Haskell, formerly Johnson, and on the west and south by land now or formerly of Brooklawn Memorial Park.

Excepting from the above premises the following:

(1) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in the Cumberland County Registry of Deeds in Book 1472, Page 7;

(2) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in said Registry of Deeds in Book 1472, Page 10; and

(3) A certain lot or parcel of land taken by the State of Maine, Department of Transportation as set forth in a Notice of Layout and Taking dated June 13, 1978 and recorded in said Registry of Deeds in Book 4243, page 152.

PARCEL II: A certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at a monument at the northwesterly corner of the lot of Willis B. Skillin, sold to John E. and Eugene B. Skillin, November 3rd, 1931, and recorded in Cumberland Registry of Deeds, Book 1386, Page 41; thence south $32^{\circ} 03'$ east by land now or formerly of James Johnson, nineteen hundred and twenty-eight, and two tenths (1928.2) feet to a post and land now or formerly of Charles Chesley; thence north $50^{\circ} 41'$ east by said Chesley's land one hundred and thirteen and eighty-three hundredths (113.83) feet to a point; thence north $32^{\circ} 03'$ west nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to an iron hub on the southerly side line of Johnson Street; thence south $51^{\circ} 56'$ west by said Southerly side line of Johnson Street, one hundred and thirteen and sixty-six hundredths (113.66) feet, to the point of beginning.

Also one other certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at an iron hub on the Southerly side line of Congress Street; thence north $82^{\circ} 46' 30''$ west by said Southerly side line of Congress Street, two hundred and eighty-four and one tenths (284.1) feet to an iron hub at the corner formed by the junction of the Southerly side lines of Congress and Johnson Streets; thence south $82^{\circ} 32'$ west by the Southerly side line of Johnson Street, one hundred and nine and ninety-eight hundredths (109.98) feet to an iron hub; thence south $73^{\circ} 56'$ west by said Southerly side line of Johnson Street, one hundred and eighty-one and five tenths (181.5) feet to an iron hub; thence south $60^{\circ} 56'$ west by said southerly side line of Johnson Street, one hundred and ninety-eight (198) feet to an iron hub; thence south $51^{\circ} 56'$ west by said Southerly side line of Johnson Street, eighty-four and thirty-four hundredths (84.34) feet to an iron hub; thence south $32^{\circ} 93'$ east nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to a point of land formerly owned by Charles Chesley; thence north $50^{\circ} 41'$ east by said Chesley's land six hundred and seventy (670) feet to a post and land now or formerly of William and David Johnson; thence north 15° west by said Johnson's land and twelve hundred and fifty-seven and ninety-four hundredths (1257.94) feet to an iron hub; thence south $59^{\circ} 53' 30''$ east three hundred and thirty-four (334) feet to an iron hub; thence north $20^{\circ} 39' 30''$ west three hundred and fifty-eight (358) feet to the point of beginning.

This property is subject to the understanding that the premises shall be used for the establishment and the embellishment of a Memorial Park.

EXCEPTING from the above premises that portion that was taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by deed of Brooklawn Memorial Park dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

Parcel III

A certain lot or parcel of land situated in the City of South Portland and the City of Portland, bounded and described as follows: Beginning at a marked stone in the angle of a stone wall, in the Southerly boundary of land of Albert H. Chesley, at the end of the third course in the description of land owned by said Chesley as described in deed of Enoch Preble to Charles Chesley dated June 1, 1833 and recorded in the Registry of Deeds for Cumberland County in Book 133, Page 246, and running South 32° East, seven (7) rods to a similarly marked stone ("C" cut on the Chesley side and "W" on the opposite side); thence South 48° West, forty-six (46) rods; thence South 46° West, fifty-three (53) rods, eighteen (18) links to land formerly owned by Daniel Trickey; thence North 70° West, twenty-eight (28) rods and twenty-one (21) links; thence North 40° East, forty-two (42) rods and twenty (20) links to a maple tree; being on the back line of

land of Brooklawn Memorial Park; thence North 42° East seventy-three (73) rods and sixteen (16) links to Ferguson's land; thence South 37° East five (5) rods and fourteen (14) links; thence along the same course across the Chesley land to place of beginning.

EXCEPTING from the above premises (1) a certain lot or parcel of land conveyed to the City of Portland by Brooklawn Memorial Park by deed dated September 13, 1955, recorded in said Registry of Deeds in Book 2257, Page 189; and (2) that portion of the above described premises that was included in a parcel of land taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by Brooklawn Memorial Park by deed dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

FURTHER EXCEPTING from all of the above described premises, all those interment spaces and any other portion of said above described premises conveyed for the purpose of sepulture of human remains conveyed by Brooklawn Memorial Park, or its predecessors in title by deeds of record in the Cumberland County Registry of Deeds, prior to date of this policy, including but not limited to, all rights and easements conveyed as appurtenant thereto.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Policy Number

85-01-556219

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

IN WITNESS WHEREOF the Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation

By: *Marvin C. Bowling, Jr.*
President

Attest: *[Signature]*
Secretary.

unmarketable. If such prompt notice shall not be given then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt

expenses in litigation services... authorization of the Company.

LAWYERS TITLE INSURANCE CORPORATION

POLICY OF TITLE INSURANCE

Policy No. 85-01-556219

SCHEDULE A

Amount of Insurance: \$651,347.00

Date of Policy: April 4, 1995 at 10:11 a.m.

1. Name of Insured:

Brooklawn Memorial Park

2. The estate or interest in the land described herein and which is covered by this policy is Fee Simple and is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is situated in Cumberland County STATE OF MAINE, and is identified as follows:

AS SET FORTH ON ATTACHED EXHIBIT "A"

Countersigned:


Authorized Signature

EXHIBIT A

PARCEL I:

A certain lot or parcel of land with the buildings thereon, located on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded on the north by Congress Street, on the east by land of one Haskell, formerly Johnson, and on the west and south by land now or formerly of Brooklawn Memorial Park.

Excepting from the above premises the following:

(1) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in the Cumberland County Registry of Deeds in Book 1472, Page 7;

(2) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in said Registry of Deeds in Book 1472, Page 10; and

(3) A certain lot or parcel of land taken by the State of Maine, Department of Transportation as set forth in a Notice of Layout and Taking dated June 13, 1978 and recorded in said Registry of Deeds in Book 4243, page 152.

PARCEL II: A certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at a monument at the northwesterly corner of the lot of Willis B. Skillin, sold to John E. and Eugene B. Skillin, November 3rd, 1931, and recorded in Cumberland Registry of Deeds, Book 1386, Page 41; thence south $32^{\circ} 03'$ east by land now or formerly of James Johnson, nineteen hundred and twenty-eight, and two tenths (1928.2) feet to a post and land now or formerly of Charles Chesley; thence north $50^{\circ} 41'$ east by said Chesley's land one hundred and thirteen and eighty-three hundredths (113.83) feet to a point; thence north $32^{\circ} 03'$ west nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to an iron hub on the southerly side line of Johnson Street; thence south $51^{\circ} 56'$ west by said Southerly side line of Johnson Street, one hundred and thirteen and sixty-six hundredths (113.66) feet, to the point of beginning.

Also one other certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at an iron hub on the Southerly side line of Congress Street; thence north $82^{\circ} 46' 30''$ west by said Southerly side line of Congress Street, two hundred and eighty-four and one tenths (284.1) feet to an iron hub at the corner formed by the junction of the Southerly side lines of Congress and Johnson Streets; thence south $82^{\circ} 32'$ west by the Southerly side line of Johnson Street, one hundred and nine and ninety-eight hundredths (109.98) feet to an iron hub; thence south $73^{\circ} 56'$ west by said Southerly side line of Johnson Street, one hundred and eighty-one and five tenths (181.5) feet to an iron hub; thence south $60^{\circ} 56'$ west by said southerly side line of Johnson Street, one hundred and ninety-eight (198) feet to an iron hub; thence south $51^{\circ} 56'$ west by said Southerly side line of Johnson Street, eighty-four and thirty-four hundredths (84.34) feet to an iron hub; thence south $32^{\circ} 93'$ east nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to a point of land formerly owned by Charles Chesley; thence north $50^{\circ} 41'$ east by said Chesley's land six hundred and seventy (670) feet to a post and land now or formerly of William and David Johnson; thence north 15° west by said Johnson's land and twelve hundred and fifty-seven and ninety-four hundredths (1257.94) feet to an iron hub; thence south $59^{\circ} 53' 30''$ east three hundred and thirty-four (334) feet to an iron hub; thence north $20^{\circ} 39' 30''$ west three hundred and fifty-eight (358) feet to the point of beginning.

This property is subject to the understanding that the premises shall be used for the establishment and the embellishment of a Memorial Park.

EXCEPTING from the above premises that portion that was taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by deed of Brooklawn Memorial Park dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

Parcel III

A certain lot or parcel of land situated in the City of South Portland and the City of Portland, bounded and described as follows: Beginning at a marked stone in the angle of a stone wall, in the Southerly boundary of land of Albert H. Chesley, at the end of the third course in the description of land owned by said Chesley as described in deed of Enoch Preble to Charles Chesley dated June 1, 1833 and recorded in the Registry of Deeds for Cumberland County in Book 133, Page 246, and running South 32° East, seven (7) rods to a similarly marked stone ("C" cut on the Chesley side and "W" on the opposite side); thence South 48° West, forty-six (46) rods; thence South 46° West, fifty-three (53) rods, eighteen (18) links to land formerly owned by Daniel Trickey; thence North 70° West, twenty-eight (28) rods and twenty-one (21) links; thence North 40° East, forty-two (42) rods and twenty (20) links to a maple tree; being on the back line of

land of Brooklawn Memorial Park; thence North 42° East seventy-three (73) rods and sixteen (16) links to Ferguson's land; thence South 37° East five (5) rods and fourteen (14) links; thence along the same course across the Chesley land to place of beginning.

EXCEPTING from the above premises (1) a certain lot or parcel of land conveyed to the City of Portland by Brooklawn Memorial Park by deed dated September 13, 1955, recorded in said Registry of Deeds in Book 2257, Page 189; and (2) that portion of the above described premises that was included in a parcel of land taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by Brooklawn Memorial Park by deed dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

FURTHER EXCEPTING from all of the above described premises, all those interment spaces and any other portion of said above described premises conveyed for the purpose of sepulture of human remains conveyed by Brooklawn Memorial Park, or its predecessors in title by deeds of record in the Cumberland County Registry of Deeds, prior to date of this policy, including but not limited to, all rights and easements conveyed as appurtenant thereto.



Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development: **2002 CONGRESS ST** Zone: **R1**

Project Name: **BROOKLAWN**

Existing Building Size: **2,000** sq. ft.

Proposed Building Size: **4,800** sq. ft.

Existing Acreage of Site: **35** sq. ft. **ACRES**

Proposed Acreage of Site: **35** sq. ft. **ACRES**

Tax Assessor's Chart, Block & Lot:
Chart# **211** Block # **A** Lot# **1**

Property Owners Mailing address:
**2002 CONGRESS ST
PORTLAND, ME 04102**

Telephone #: **(207) 773-7679**
Cell Phone #: **(508) 782-1770**

Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #:

Applicant's Name/Mailing Address:
**DAVID R. MORGAN
BROOKLAWN MEMORIAL PARK
2002 CONGRESS ST
PORTLAND, ME 04102**

Telephone #: **(207) 773-7679**
Cell Phone #: **(508) 782-1770**

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

Proposed Development (check all that apply)

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

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

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

~ Please see next page ~

Minor Site Plan Review

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

Plan Amendments

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

Who billing will be sent to:

BROOKLAWN MEMORIAL PARK
2002 CONGRESS ST
PORTLAND, ME 04102


Submittals shall include (7) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

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

Signature of Applicant: 	Date: 01/28/08
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To All Development Applicants and Consultants:

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general administrative processing costs, and is paid at the time of application.

A **Fee for Service Deposit** of \$200.00 is paid at the time of application for all development and zoning proposals. Should the planner or attorney combined spend over four hours on the review of a project, the deposit will be drawn down to cover that cost. When the \$200.00 deposit has been expended, the applicant will receive a monthly invoice for reimbursement of review services rendered. (please see attached letter for more detail)

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a Defect Guarantee in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit. For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

Alexander Jaegerman, AICP, Planning Division Director



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To all Development Applicants and Consultants:

On July 15, 2005, the Planning Division will implement a **fee-for-service** for City planners and City attorneys involved in development review and zoning amendments. This change was instituted by the City Council as part of the budget process for the upcoming year to ensure that the full cost of development review services is borne by the applicant proposing the development.

We will institute this change for all new and pending projects as of July 15, 2005, for review time expended after that date. For all developments there will be no additional charge for the first four hours of review processing time. We will collect a deposit of \$200.00 at the time of development review and zoning amendment application. Should the planner or attorney combined spend over four hours on the review of a project, the deposit will be drawn down to cover that cost. When the \$200.00 deposit has been expended, the applicant will receive a monthly invoice for reimbursement of review services rendered.

These charges will be billed at an hourly rate based on actual review costs to the City. At present the billing rate for planning services is \$30.00 per hour, and the rate for legal services is \$40.00. These rates and the deposit amount are subject to change on an annual or as-needed basis to reflect then-current cost structures.

As we strive to provide efficient and timely review services, it is necessary to provide a funding mechanism that does not unduly burden the property taxpayer. Nationally, more municipal services are being converted to a user fee basis. We commit to doing our best to provide efficiency in the process in order to keep the costs reasonable, and we will work with you to make the most efficient use of the billable time. (As we implement this fee system, we will be available to describe any invoiced charges.)

As always, we will strive continually to improve the quality of our customer services to the development community.

If you have any questions, please do not hesitate to call us at 874-8699.

Sincerely,

Barbara Barhydt
Development Review Services Manager

Alexander Jaegerman
Planning Division Director



Development Review Fee Schedule (effective July 15, 2005)

•	Fee for Service Deposit (all applications)	\$200.00
	Planning Services	\$30.00/hour
	Legal Services	\$40.00/hour
•	Major Site Plan Review (more than 10,000 sq. ft.)	
	Under 50,000 sq. ft.	\$500.00
	50,000 - 100,000 sq. ft.	\$1,000.00
	Parking Lots over 100 spaces	\$1,000.00
	100,000 - 200,000 sq. ft.	\$2,000.00
	200,000 - 300,000 sq. ft.	\$3,000.00
	Over 300,000 sq. ft.	\$5,000.00
•	After-the-fact Major Site Plan Review	\$1,000.00 + applicable application fee
•	Minor Site Plan Review (less than 10,000 sq. ft.)	\$400.00 (or up to 20,000 in an Industrial zone)
•	After-the-fact Minor Site Plan Review	\$1,000.00 + applicable application fee
•	Minor-Minor Site Plan Review (Single Families)	\$300.00
•	Amendment to Plans	
	Planning Board Review	\$500.00
	Planning Staff Review	\$250.00
•	Subdivision Fee	\$500.00 + \$25.00 per lot
•	Section 14-403 Review	\$400.00 + \$25.00 per lot
•	Site Location of Development (except for residential projects which shall be \$200.00 per lot)	\$3,000.00
•	Traffic Movement Permit	\$1,000.00
•	Storm water Quality Permit	\$250.00
•	Street Vacation	\$2,000.00

Engineering Fees

- Engineer Review Fee - This fee is assessed by the Engineer
- Inspection Fee - This fee is 2% of the Performance Guarantee or as assessed by Planning or Public Works Engineer with \$300.00 being the minimum.

Zone Change

•	Zoning Map Amendments	\$2,000.00
•	Text Amendments	\$2,000.00
•	Contract/Conditional Rezonings	
	Under 5,000 sq. ft.	\$1,000.00
	5,000 sq. ft. and over	\$3,000.00
•	Conditional Use	\$100.00

Historic Preservation

•	Administrative Review	\$50.00
•	Minor Projects - Committee Review	\$100.00
•	Major Projects - Committee Review	\$500.00
•	After-the-fact Review	\$750.00
•	HP Special Exception Sign Review	\$35.00

Noticing/Advertisements for Historic Preservation and Planning Board Review

- Legal Advertisement: Percent of total bill
(Legal Ads are placed in the newspaper for workshop and public hearing meetings)
- Notices: .75 cents each
(Notices are sent to abutters when the application is received in the Planning Division, workshop meeting and public hearing meeting)



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A Guide to Holding Neighborhood Meetings

In order to improve communication between development applicants and neighbors, the City of Portland requires such applicants to hold a neighborhood meeting.

What type of development proposal requires a neighborhood meeting?

Neighborhood meetings, organized and hosted by the applicant, are required for the following development proposals:

- proposed zone changes, contract zones and zoning text amendments;
- subdivisions of five or more units or lots; and
- major site plan proposals.

Who must be invited to a neighborhood meeting?

Property owners within 500 feet of the proposed development (1000 feet for proposed industrial development), as well as those people on a list of interested citizens and neighborhood groups, must be invited to the planned neighborhood meeting.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require at least 48 hours prior notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

When and where must the neighborhood meeting be held?

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood. Neighborhood schools are usually available for evening meetings.

Meetings should not be held on the same day as scheduled Planning Board or City Council meetings.

When must invitations be sent out?

In order to provide sufficient notice to residents, invitations must be sent out no less than seven days prior to the neighborhood meeting.

What information should the invitation include?

A recommended invitation format is included in this packet of material.

Neighborhood Meeting Handouts

Included with this packet of material is a handout sheet from the Planning Division that must be handed out to meeting attendees. This handout explains the requirement for the meeting and additional information on the review process.

Sign-up Sheets and Meeting Minutes

At the meeting, the applicant must circulate a sign-up sheet for those in attendance. The applicant must also keep accurate minutes of the meeting.

After holding the neighborhood meeting, the applicant must submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.

Certification

Included with this packet is a Certification to be completed and signed by the applicant. The applicant is required to certify when the invitations were sent out.

Please call the Planning Division (874-8699) if you have any questions.

Attachments

1. Neighborhood Meeting Invitation Format
2. Handout to Attendees from the Planning Division
3. Neighborhood Meeting Certification

**** Applicant/Consultant: Please include all of the information listed below in the notice sent to neighbors)**

Neighborhood Meeting Invitation Format

Applicant/Consultant
Letterhead

(Date)

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a (development proposal) located at (location/street address).

Meeting Location: _____

Meeting Date: _____

Meeting Time: _____

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call (telephone number of applicant or consultant).

Sincerely,

(Applicant)

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.



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Dear Neighbor:

Thank you for attending this evening's neighborhood meeting.

Applicants for major developments, zone changes, and subdivisions of more than five units/lots are required to hold a neighborhood meeting prior to the Planning Board's public hearing on the development proposal.

The purpose of these meetings is to improve communication between neighbors and applicants for development. We have found that neighbors raise questions and offer insight that often improves the design or compatibility of a proposed development.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

Should you wish to offer additional comments on this proposed development, you may send correspondence to:

Planning Division
Department of Planning and Development
City Hall
389 Congress Street
Portland, ME 04101;

Or email:
bab@portlandmaine.gov;

Or call 874-8699.

Thank you for taking the time to attend tonight's meeting.

Sincerely,

Barbara Barhydt
Development Review Services Manager

Neighborhood Meeting Certification

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time).

I also certify that on (date at least seven days prior to the neighborhood meeting), invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list

Signed,

_____ (date)

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



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Notice to Developers of New Subdivisions

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials.

In 1997, Portland residents, Norman and Althea Green, presented the City of Portland with a compilation of research, which documents the origins of all street names existing in the City as of 1995. The person, event, location, or subject for which each street was named is now recorded for posterity, constituting an important public record for all those interested in the development of Portland. This compilation is on file at the Portland Public Library, the Maine Historical Society, and the library of the Portland Newspapers, as well as in the City Clerk's Office at Portland City Hall.

It is the intent of the City of Portland to continue this documentation for all streets created in the City. As part of the subdivision review process, applicants are required to submit information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information. Once the street is formally accepted by the City Council, the information will be placed on file at the City Clerk's office and copies will be sent to the other three Portland repositories.

Street Numbering Assignments

The assignment of official street addresses is the sole responsibility of the Department of Public Works. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Works for your official address(es). Please call Jessica Hanscom, Associate Engineer at (207) 874-8849.



City of Portland, Maine Site Plan Checklist

Project Name, Address of Project

Application Number

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

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

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

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

Other comments:



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
 2. Name address, telephone number of architect
 3. Proposed uses of any structures [NFPA and IBC classification]
 4. Square footage of all structures [total and per story]
 5. Elevation of all structures
 6. Proposed fire protection of all structures
 7. Hydrant locations
 8. Water main[s] size and location
 9. Access to any fire department connections
 10. Access to all structures [min. 2 sides]
 11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
 12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
- Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND, MAINE

Planning and Development Department
Planning Division

389 Congress Street, Portland, Maine 04101
(207) 874-8719 Fax (207) 756-8258

11/15/07

Brooklewn - Cemetery -
2002 Congress st

/ Glennie
Morgan + Barbara

David Morgan
Todd Jensen

sidewalk - not on this side of street -
- no foot traffic -
- stone wall on R.O.W.

- Old barn -
- 40x50 - removed a piece -
2 1/2 story building

4,800~~00~~ 60x80 - new bldg -

barn w/ loft -
maintenance barn -
- mezzanine - w/ office/utility
lunch.

Conditional use - CBZ 211 A-1

Appeal - go to ZBA - for conditional

- right-title + interest
drains
- 1/2 grade - 1st floor - grading

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-sec
Peter Thornton
Kate Knox
Jill E. Hunter
David Dore, chair
Gordan Smith

December 10, 2007

David Morgan
Brooklawn Memorial Park
1994-2044 Congress Street
Portland, ME 04102

RE: 1994-2044 Congress Street
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004
ZONE: R1 & B4

Dear Mr. Morgan:

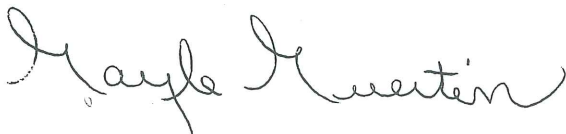
As you know, at its December 06, 2007 meeting, the board voted 6-0 and granted the Conditional Use Appeal.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the Planning Department, located on the fourth floor, this will allow Inspections office to move forward on your ~~change of use~~ permit application (permit #071349).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

Cc: file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

B-4 Commercial Business Zone (Cemetery Expansion):

Conditional Use Appeal

DECISION

Date of public hearing:

12/6/07

Name and address of applicant:

Brooklawn Memorial Park, David L. Morgan, 1994-2044 Congress Street, Portland

Location of property under appeal:

1994-2044 Congress Street, Portland, ME

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Todd Jensen, ~~135~~ Westbrook

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is an expansion of a cemetery use.

Satisfied Not Satisfied

Reason: *Satisfied.*

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason: *Matchless building and is similar to matchless buildings to the property of other building.*

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

Reason: *It won't change the amount or type of uses currently in place, no increased traffic or parking etc.*

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes No

Reason: *Nothing different about this matchless building.*

Conclusion: (check one)

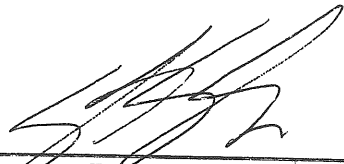
Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application. 60

Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

12/6/07



Board Chair

MEMORANDUM



TO: Shukria Wiar
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: April 24, 2008
RE: Brooklawn Memorial Park Maintenance Building

Woodard & Curran has reviewed the site plan submission for the proposed maintenance building at Brooklawn Memorial Park. An existing building will be replaced with a new 4800 square foot structure. The new building will be constructed behind the existing structure, which will be demolished following construction.

Documents Reviewed

- Response to comments submission from David R. Morgan, on behalf of Brooklawn Memorial Park & Cemetery, dated April 8, 2008.
- Engineering Plan Sheets for Proposed Maintenance Building at Brooklawn Memorial Park, including Site Plan, Structural Sheets 1-3, and Architectural Sheets 1-4, prepared by MacLeod Structural Engineers, on behalf of Brooklawn Memorial Park, dated April 17, 2008.

Comments

- More information needs to be provided for the proposed dumpster. The dumpster needs to be installed on a concrete pad, and should be screened. Details should be provided for these items.
- Further civil site details need to be included with this submission.
 - Dumpster pad and screening
 - Proposed fuel tank concrete pad
 - Gravel driveway cross section
 - Foundation drain

Please contact our office if you have any questions.

DRG/LJS
203943



MEMORANDUM

TO: Barbara Barhydt
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: February 5, 2008
RE: Brooklawn Memorial Park Maintenance Building

Woodard & Curran has reviewed the site plan submission for the proposed maintenance building at Brooklawn Memorial Park. An existing building will be replaced with a new 4800 square foot structure. The new building will be constructed behind the existing structure, which will be demolished following construction.

Documents Reviewed

- Site Plan Review submission letter from David R. Morgan, on behalf of Brooklawn Memorial Park & Cemetery, dated January 15, 2008.
- Engineering Plan Sheets for Proposed Maintenance Building at Brooklawn Memorial Park, including Site Plan, Structural Sheets 1-3, and Architectural Sheets 1-3, prepared by MacLeod Structural Engineers, on behalf of Brooklawn Memorial Park, dated January 10, 2008.

Comments

- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.
- No civil site details have been included with this submission. These should include pavement cross sections, utility trenches, and other details, to show compliance with City of Portland design standards.
- The applicant indicated in their letter that an existing structure will be demolished as part of the project. The plans should indicate the location and extent of demolition at the site, as well as the surface treatment of the area following the removal of the structure.
- Information should be provided regarding surface treatment surrounding the new structure. Will any of the area be paved?

Please contact our office if you have any questions.

DRG/LJS
203943

MEMORANDUM



TO: Barbara Barhydt
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: February 5, 2008
RE: Brooklawn Memorial Park Maintenance Building

Woodard & Curran has reviewed the site plan submission for the proposed maintenance building at Brooklawn Memorial Park. An existing building will be replaced with a new 4800 square foot structure. The new building will be constructed behind the existing structure, which will be demolished following construction.

Documents Reviewed

- Site Plan Review submission letter from David R. Morgan, on behalf of Brooklawn Memorial Park & Cemetery, dated January 15, 2008.
- Engineering Plan Sheets for Proposed Maintenance Building at Brooklawn Memorial Park, including Site Plan, Structural Sheets 1-3, and Architectural Sheets 1-3, prepared by MacLeod Structural Engineers, on behalf of Brooklawn Memorial Park, dated January 10, 2008.

Comments

- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.
- No civil site details have been included with this submission. These should include pavement cross sections, utility trenches, and other details, to show compliance with City of Portland design standards.
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- Information should be provided regarding surface treatment surrounding the new structure. Will any of the area be paved?

Please contact our office if you have any questions.

DRG/LJS
203943

MEMORANDUM

To: FILE

From: Capt Greg Cass

Dept: Fire

Subject: Application ID: 2008-0009

Date:

provide details for the relocation of the fuel tanks. A NFPA 30 code summary would be helpful.
A separate permit is required for this phase of the project.
State Fire Marshals approval is also required.

Provide details on hydrant shown. IE; Main size, and recent flow test results.

Provide details on how the structure is to be used.
All industrial and storage occupancies need to be classified for Hazard of Contents in order determine appropriate fire protection.

Please complete the Fire Dept. Checklist

Site plan submitted does not show any roads or access lanes.
Provide details for Fire Dept access.

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0009

Date: 1/30/2008

The Zoning Board of Appeals approved the conditional use appeal on 12/6/07. All R-1 Zone requirements are being met.

Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator



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

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 22, 2008

David R. Morgan
Brooklawn Memorial Park and Crematory
2002 Congress Street
Portland, ME 04102

Dear Mr. Morgan:

Portland's Inspection Division received a packet of information from you on January 15, 2008, which they have given to me. I understand that the Zoning Board of Appeals (ZBA) approved your conditional use application on December 6, 2007. As we discussed last year, your project must also be reviewed under the City's Site Plan Ordinance. The next step in the City's review process for your maintenance building is to submit a site plan application with the associated fees along with seven sets of plans and required information. Enclosed is the site plan application for your use and the application should be submitted to our administrative on the fourth floor of City Hall. If you want to make copies of the material you dropped off at City Hall, you may pick it up from Jennifer Dorr, Planning Office Manager.

Please contact our office if you have any questions. Thank you for your consideration of this matter and we look forward to receiving your application.

Sincerely,

Barbara Barhydt
Development Review Services Manager

Attachments:

1. Development Review Application
2. Site Plan Ordinance

cc: Alexander Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Jennifer Dorr, Office Manager

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-sec
Peter Thornton
Kate Knox
Jill E. Hunter
David Dore, chair
Gordan Smith

December 10, 2007

David Morgan
Brooklawn Memorial Park
1994-2044 Congress Street
Portland, ME 04102

RE: 1994-2044 Congress Street
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004
ZONE: R1 & B4

Dear Mr. Morgan:

As you know, at its December 06, 2007 meeting, the board voted 6-0 and granted the Conditional Use Appeal.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the Planning Department, located on the fourth floor, this will allow Inspections office to move forward on your change of use permit application (permit #071349).

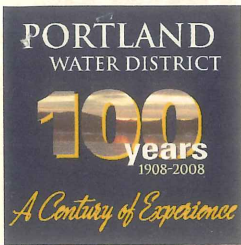
Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



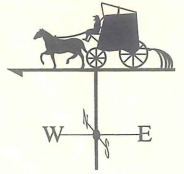
Gayle Guertin
Office Assistant

Cc: file



225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, ME 04104-3553
P: 207.774.5961
F: 207.761.8307
WWW.PWD.ORG

PORTLAND
WATER DISTRICT



March 25, 2008

Brooklawn Memorial Park
2002 Congress Street
Portland, ME 04102

Attn: Dave Morgan

Re: Ability to serve with PWD water

Dear Mr. Morgan :

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic needs of the proposed building/house at 2002 Congress Street in Portland. According to District records, there is a 12" water main on the south side of the street as well as a hydrant located in front of the property.

The current data from the nearest hydrant is shown below.

Hydrant Location: Congress St 500' east of Johnson Rd
Hydrant Number: POD-HYD001395
Static Pressure: 74
Residual Pressure: 54
Flow: 1233
Last Tested: 6/19/1991

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Also, please contact your local fire department to determine if the fire service capacity is sufficient for your needs. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

David W. Coffin, PLS
Engineering Supervisor
dcoffin@pwd.org



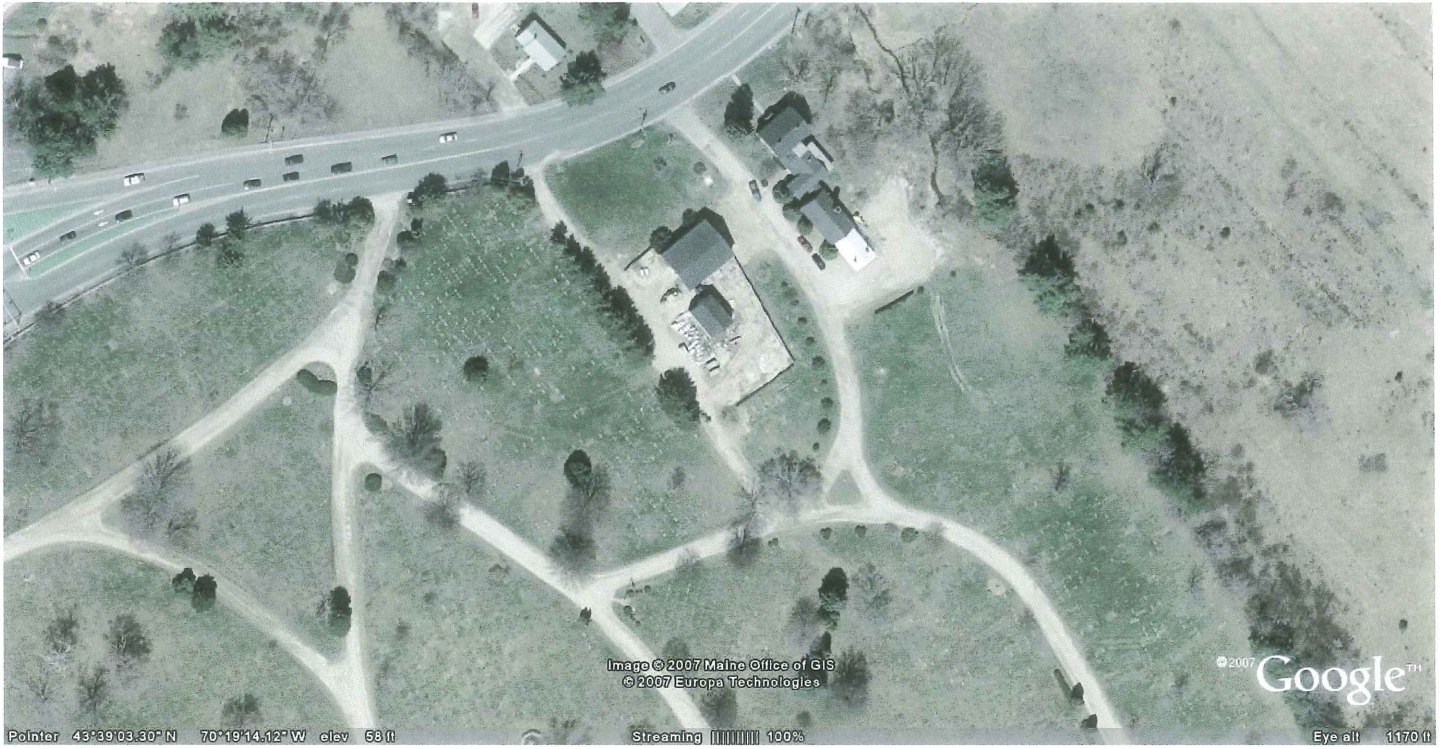


Image © 2007 Maine Office of GIS
© 2007 Europa Technologies

© 2007 Google™

Pointer 43°39'03.30" N 70°19'14.12" W elev 53 ft

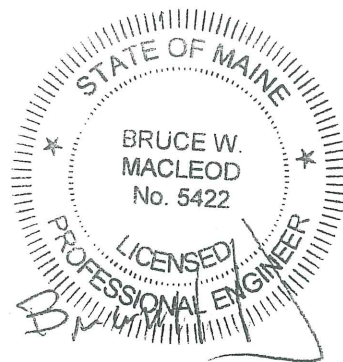
Streaming 100%

Eye alt 1170 ft



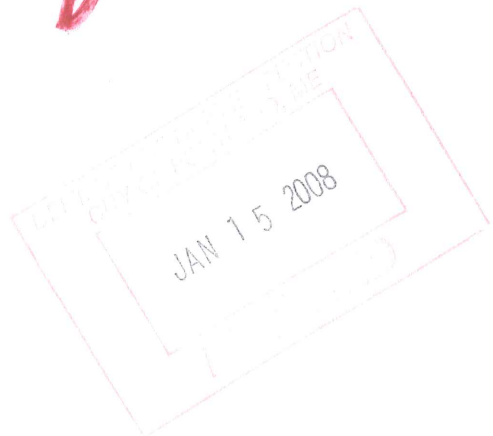
RUNOFF CALCULATIONS

BROOKLAWN MEMORIAL PARK
NEW MAINTENANCE BUILDING
2002 CONGRESS STREET
PORTLAND, MAINE

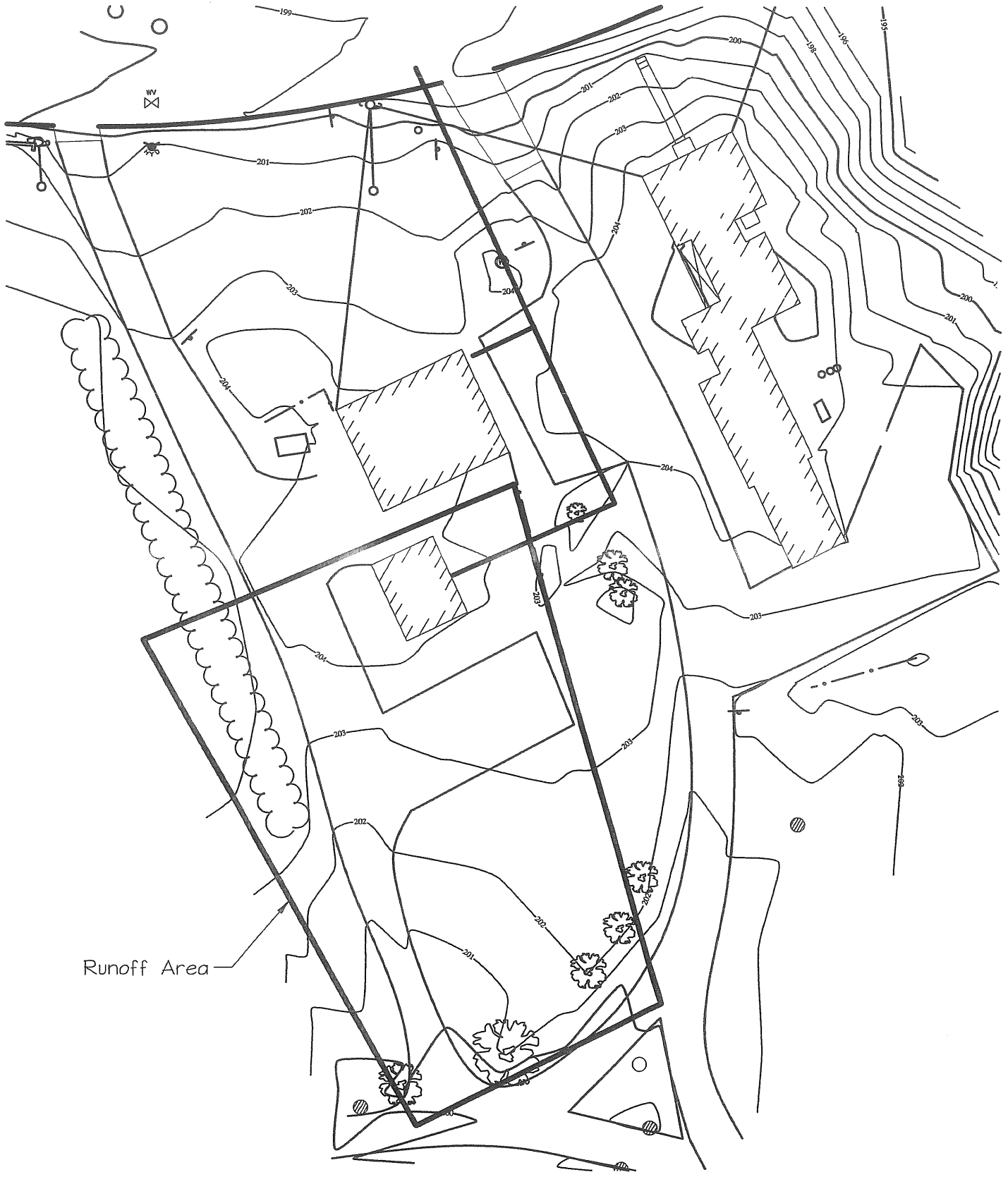


211A1

January 8, 2008



PAGES 1-6



SHEET TITLE:		PORTLAND		BROOKLAWN MEMORIAL PARK		MAINE	
RUNOFF AREA		DRN/CHK BY: BWM		SCALE: AS NOTED		PROJ. NO: 2007-264	
MacLeod Structural Engineers, PA		ISSUED:		DATE: 1/08/08		SKETCH: SK1	
404 Main Street - Gorham, Maine 04038 - Phone (207) 839-0980							

①

WinTR-55 Current Data Description

--- Identification Data ---

User: bwm Date: 1/11/2008
 Project: Brooklawnl Units: English
 SubTitle: existing Areal Units: Acres
 State: Maine
 County: Cumberland Se
 Filename: C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawnl_1.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
sal	lawn, gravel drive	Outlet	0.56	83	0.1
Total area: .56 (ac)					

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

JAN 15 2008

2

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

3

bwm

Brooklawnl
existing
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sal	.56	0.100	83	Outlet	lawn, gravel drive

Total Area:	.56 (ac)				



bwm

Brooklawn1
existing
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sal	Open space; grass cover > 75%	(good) C	.24	74
	Gravel (w/ right-of-way)	C	.32	89
	Total Area / Weighted Curve Number		.56	83
			===	==



bwm

Brooklawn1
existing
Cumberland Se County, Maine

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)

SUBAREAS	
sal	3.11
REACHES	
OUTLET	3.11

WinTR-55 Current Data Description

--- Identification Data ---

User: bwm Date: 1/11/2008
 Project: Brooklawnl Units: English
 SubTitle: post-development Areal Units: Acres
 State: Maine
 County: Cumberland Se
 Filename: C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawn2_2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
sal	lawn, gravel drive, bldg Outlet		0.56	86	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

②

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>



bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sal	.56	0.100	86	Outlet	lawn, gravel drive, bldg

Total Area:	.56 (ac)				



bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sal	Open space; grass cover > 75% (good)	C	.19	74
	Paved parking lots, roofs, driveways	C	.11	98
	Gravel (w/ right-of-way)	C	.26	89
	Total Area / Weighted Curve Number		.56	86
			===	==

(12)

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)

SUBAREAS	
sal	3.34
REACHES	
OUTLET	3.34

NO SIGNIFICANT INCREASE IN PEAK FLOW,
THUS, ONSITE DETENTION IS NOT REQD.

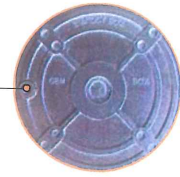
WALLPACKS

WP2

Mid size Wallpack for up to 150 watt HPS, 175 watt Metal Halide and 84 watt Fluorescent. Converts to a cutoff fixture with WP2C Retrofit kit.



- Photocell mounting hole
- Hinged door frame opens and remains captive for easy relamping
- Precision die cast aluminum housing with durable polyester powder coat paint
- Glass refractor
- Drilling template for easy box mounting
- Silicone gasket remains in place during relamping
- Top, side and back conduit openings
- Cutoff Glare Shield for Friendly Lighting
- Long life lamp included
- Glass lens



PULSE START
Metal Halide

Lamps and ballasts for energy savings & longer lamp life.

Product Information

High Pressure Sodium

Lamp supplied with fixture

Watts	Lamp Type	Lamp Base	Ballast	Starting Amps / Operating Amps			Input Watts	Lamp ANSI	Initial Lumens	Lamp Hours
				120V	208V	240V 277V				
70	ED17	Med	R-HPF120V	.9 / .8			86	S62	6,400	24,000
70	ED17	Med	HX-HPF QT	.8 / .9	.5 / .5	.4 / .4	91	S62	6,400	24,000
100	ED17	Med	R-NPF 120V	3.1 / 2.1			115	S54	9,500	24,000
100	ED17	Med	R-HPF 120V	1.5 / 1.1			115	S54	9,500	24,000
100	ED17	Med	HX-HPF QT	1.5 / 1.1	.8 / .7	.7 / .6	115	S54	9,500	24,000
150	ED17	Med	R-NPF120V	4.5 / 3.2			170	S55	16,000	24,000
150	ED17	Med	HX-HPF QT	2 / 1.7	1.2 / 1.0	1 / .9	188	S55	16,000	24,000

Metal Halide

Lamp supplied with fixture
PS* = Pulse Start

PS* 70	ED17	Med	HX-NPF 120V	2.5 / 2.1			94	M98	5,600	15,000
PS* 100	ED17	Med	HX-HPF QT	1.2 / 1.2	.7 / .7	.7 / .8	129	M90	9,000	15,000
PS* 125	ED17/HBU	Med	CWA-HPF QT	.9 / 1.3	.5 / .8	.4 / .7	150	M150	12,000	15,000
PS* 150	ED17/U	Med	CWA-HPF QT	1.3 / 1.6	1 / 1	.7 / .8	190	M102	14,000	15,000
150	ED17	Med	HX-HPF 120V	1.1 / 1.6			185	M107	12,500	10,000
150	ED17	Med	CWA-HPF QT	1.1 / 1.6	.6 / .9	.5 / .8	185	M107	12,500	10,000
175	ED17	Med	CWA-HPF 120V	1.3 / 1.8			210	M57	13,500	10,000
175	ED17	Med	CWA-HPF QT	1.3 / 1.8	.8 / 1.1	.7 / .9	210	M57	13,500	10,000
42	Triple	GX24q-4	Electronic QT	.4	.3	.2	46		3,200	10,000
84	Triple	GX24q-4	Electronic QT	.8	.5	.5	93		6,400	10,000

Compact Fluorescent

Lamp supplied with fixture

Factory Installed Options
Add suffix to catalog number



- Button Photocell Specify Photocell voltage
- Swivel Photocell Specify Photocell voltage
- Single fusing for 120 and 277 volt
- Double fusing for 208 and 240 volt
- Tamperproof screws



- Corrosion protected Wire Guard
- Clear Polycarbonate Shield
- Shade Glare Shield - Curved
- Shade Glare Shield - Rectangular



QT = Quad Tap = 120 / 208 / 240 / 277 volts

Accessories

Specifications

UL Listing:
Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from ballast.

Housing:
Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocell. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:
Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

WP2 Cutoff Lens:
Tempered glass

WP2 Refractor:
Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

Socket:
HID: 4kv Pulse Rated porcelain socket with nickel plated screw shell and spring loaded center contact.
CFL: Plug-in type GX24q-4 base Thermoplastic

Finish:
Chip and fade resistant metallic architectural bronze or bright white epoxy powder coating.

Installation Manuals, Wiring Diagrams and Photometrics 24/7
www.rabweb.com > click "PRODUCTS"

Patents:
The designs of RAB fixtures are protected under U.S. and international intellectual property laws.

Photometrics

See page 164 for WP2 Photometrics

WP2

Mid size wallpack for 70 to 150 watts HPS, 70-175 watt Metal Halide or 84 watts (2x42) Compact Fluorescent. All aluminum precision die cast construction with tempered glass refractor. Lamp included.

Finish: ● Architectural Bronze
○ White



WP2 Cutoff Retrofit Kit

Convert existing RAB WP2 HID wallpacks to cutoff beam spread. Kit includes: cutoff shield, reflector, socket bracket & aluminum strip for additional degrees of cutoff. Easy 5 minute field installation.

Finish: ● Architectural Bronze
○ White



See pages 70-71 for complete WP2C and WP2FC fixtures

Pick the Cutoff You Need



Catalog Numbers

Bronze	White
WP2SH70	WP2SH70W
WP2SH70QT	WP2SH70QTW
WP2SN100	WP2SN100W
WP2SH100	WP2SH100W
WP2SH100QT	WP2SH100QTW
WP2SN150	WP2SN150W
WP2SH150QT	WP2SH150QTW
WP2H70	WP2H70W
WP2H100QT	WP2H100QTW
WP2H125PSQ	WP2H125PSQW
WP2H150PSQ	WP2H150PSQW
WP2H150	WP2H150W
WP2H150QT	WP2H150QTW
WP2H175	WP2H175W
WP2H175QT	WP2H175QTW
WP2F42	WP2F42W
WP2F84	WP2F84W
/PC	/PC
/PCS	/PCS
/F	/F
/FF	/FF
/TP	/TP
GDWP2W	GDWP2W
GDWP2P	GDWP2P
SHC2A	SHC2W
SHR2A	SHR2W

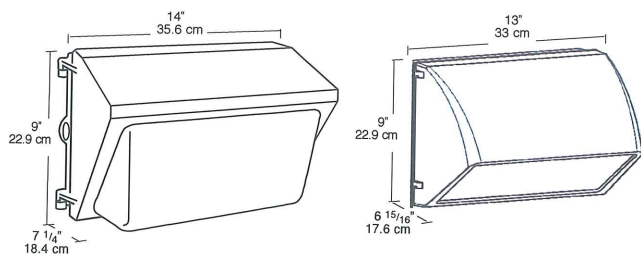
Bronze	White
WP2CORK	WP2CORKW



Replacement Lamps	Replacement Ballasts
LHPS70	BHPSH70
LHPS70	BHPSH70QT
LHPS100	BHPSN100
LHPS100	BHPSH100
LHPS100	BHPSH100QT
LHPS150	BHPSN150
LHPS150	BHPSH150QT
LMH70	BMHN70
LMH100	BMHH100QT
LMH125PS	BMH125PSQ
LMH150PS	BMH150PSQ
LMH150	BMHH175*
LMH150	BMHH175QT
LMH175	BMHH175
LMH175	*BMHH175QT
LCFL42	BCFL42QT

* 175 watt Ballasts are used for 150 w MH lamp.

Dimensions







211A001



January 15, 2008

**Planning and Development Department
Portland City Hall
389 Congress Street
Portland, ME 04101**

Enclosed please find the documents requested.

As instructed, we presented to the Zoning Board on December 6, 2007 and were granted permission to proceed with our project. The submission and letter of approval are enclosed.

The map of the property was redone showing elevations and drainage details including water runoff, pipe size and the tie in to the existing drainage system. The new drawings are enclosed.

Our electrical contractor has met with the department to assure that we will meet the lighting regulations of the city.

This project is to replace our existing maintenance building with a new building of 4800 square feet. While the old building forced us to keep some equipment outside and utilize two stories on a regular basis, the new facility will allow us to consolidate operations on one floor. The new facility will be placed behind the current maintenance buildings in order to allow us to continue operations during construction. We plan on demolishing the existing building upon completion of construction.

This new facility is a replacement only and will not generate any more traffic or activity on the grounds of the cemetery. Currently the cemetery is located on a stretch of road that does not carry any foot traffic and does not have any sidewalk access. Funerals and visitations do not generate foot traffic; virtually all arrive in vehicles.

The cemetery sits between the two entrances to the airport, and is surrounded by an industrial area and the airport on all sides. Congress Street was recently widened by the city to accommodate airport traffic. During that construction the city did not see the need to add sidewalks to the side of the street that the cemetery occupies. In point of fact, the amount of land taken by the city during this construction leaves little room for sidewalks even if they were desired. The Zoning submission (included) shows pictures of the property and road frontage.

Thank you for your help through this process.

**David R. Morgan
Owner**



April 8, 2008

Brooklawn Memorial Park
Attention: David Morgan
2002 Congress Street
Portland, ME 04102

**RE: Minor Site Plan Review: 2002 Congress Street
Construction of Maintenance Building
Application # 2008-0009; CBL 211 A001001**

Dear Mr. Morgan,

I refer to the minor Site Plan Review Application for a proposed maintenance building located on ~~Anderson~~ ^{Caspi} Street, as submitted on January 29, 2008. After review of the plans, the following comments have been generated:

A. Department of Public Works comments: (Dan Goyette 774-2112)

1. The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

THIS HAS BEEN COMPLETED BY THE ENGINEER AND IS ENCLOSED.

2. No civil site details have been included with this submission. These should include pavement cross sections, utility trenches, and other details, to show compliance with City of Portland design standards.

A PROPOSED UTILITY TRENCH FOR ELECTRIC HAS BEEN ADDED TO THE DRAWINGS ENCLOSED. THE ROADS ARE NOT PAVED AND WILL NOT BE PAVED AS PART OF THIS PROJECT.

3. The applicant indicated in their letter that an existing structure will be demolished as part of the project. The plans should indicate the location and extent of demolition at the site, as well as the surface treatment of the area following the removal of the structure.

WE WERE INFORMED AS PART OF THE SUBMISSION THAT A SEPARATE APPLICATION MUST BE PUT IN AT THE TIME WE CHOOSE TO DEMOLISH THE EXISTING STRUCTURE. AS SUCH, THE DEMOLITION OF THE EXISTING STRUCTURE WAS NOT INCLUDED AS PART OF THIS PROJECT.

4. Information should be provided regarding surface treatment surrounding the new structure. Will any of the area be paved?

THE SURFACE AREA AROUND THE NEW STRUCTURE WILL REMAIN THE SAME. THE ROADWAYS ARE GRAVEL AND WILL NOT BE PAVED. THE GRASS AREA TO THE REAR OF THE STRUCTURE WILL BE MAINTAINED.

B. Fire Department comments: (Cpt Greg Cass 874-8405)

1. Provide details for the relocation of the fuel tanks. A NFPA 30 code summary would be helpful. A separate permit is required for this phase of the project. A State Fire Marshal's approval is also required.

THE FUEL TANKS WILL NOT BE MOVED UNTIL THE EXISTING BUILDING IS SCHEDULED FOR DEMOLITION (AS ADDRESSED ABOVE). AS SUCH, THE RELOCATION IS NOT INCLUDED IN THIS PROJECT. A PERMIT WILL BE APPLIED FOR BEFORE THE MOVE. IT IS ANTICIPATED THAT THE SKID TANKS WILL BE RELOCATED AS INDICATED IN THE PLAN.

2. Provide details on hydrant shown on the site plan. ie main size and recent flow test results.

INCLUDED.

3. Provide details on how the structure is to be used.

THE STRUCTURE IS TO REPLACE THE EXISTING FACILITY. IT WILL BE UTILIZED FOR THE STORAGE OF MAINTENANCE EQUIPMENT FOR THE CEMETERY. A BREAK ROOM AND OFFICE ARE ALSO INCLUDED.

4. All industrial and storage occupancies need to be classified for Hazard of Contents in order determine appropriate fire protection.

THE AREA WILL BE USED TO STORE ENGINE OIL IN LIMITED QUANTITIES (5 CASES).

5. Site plan submitted does not show any roads or access lanes. Provide details for Fire Dept access.

THE ROADS AND ACCESSES WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE ROADS HAVE BEEN MORE CLEARLY IDENTIFIED ON THE NEW SET OF PRINTS.

6. Please complete the Fire Dept. Checklist.

THE FIRE DEPARTMENT CHECKLIST HAS BEEN ADDRESSED IN THE NEW SET OF PLANS

C. Miscellaneous comments:

1. Is the applicant only proposing one lighting fixture on site? Submit catalogue cuts for all the proposed lighting. The lighting fixtures shall meet the City Lighting Standards (please see attachment).

TWO LIGHTING FIXTURES WILL BE ADDED, ONE OVER THE FRONT GARAGE DOORS AND ONE OVER THE REAR ENTRANCE. THE CUTS ARE INCLUDED.

2. Will there be new parking spaces/ parking area proposed as part of this project? Is the parking on the east side of the existing structure staying? Submit a parking plan to show the existing and proposed parking.

A PARKING PLAN WAS PREVIOUSLY SUBMITTED AND INCLUDES THE CURRENT PARKING PLANS. THERE IS NO ANTICIPATED CHANGE AS PART OF THIS PROJECT.

3. Please clarify the total land area of the site. Submit a site plan that shows the entire lot and states the total land area of the site.

THE TOTAL LAND ARE OF THE SITE IS JUST OVER 35 ACRES. MAPS OF THE ENTIRE SITE (AS OBTAINED FROM THE CITY OF PORTLAND) WERE INCLUDED AS PART OF THE ZBA SUBMISSION. THE PROPOSED STRUCTURE STANDS FURTHER FROM THE ROADWAY THAN THE CURRENT STRUCTURE. THE CEMETERY SITE EXTENDS BACK TO THE NEW JETPORT ACCESS ROAD AND HILTON GARDEN INN.

4. Show all the utilities lines should be shown on the plans. Will there be a water and plumbing in the proposed building? If yes, we will need water and sewer capacity letters from Portland Water District and the Department of Public Works, respectively.

THE UTILITY LINES HAVE BEEN ADDED TO THE PLANS. THERE IS NO PLAN FOR WATER AND PLUMBING IN THE NEW BUILDING. THERE WAS NO WATER AND PLUMBING IN THE OLD BUILDING.

D. Sidewalk Waiver Request Form:

1. The applicant has the option to ask for a waiver from the construction of the sidewalks. I have attached the sidewalk waiver requirements; please read it carefully and address the items that pertain to this development. This request can be in a cover letter.

THIS ISSUE WAS ADDRESSED IN THE ZBA SUBMISSION. THERE IS NO PEDESTRIAN TRAFFIC IN FRONT OF THE CEMETERY. A SIDEWALK EXISTS ACROSS THE STREET. THE STREET WAS RECENTLY WIDENED BY THE CITY AND NO SIDEWALKS WERE CONSIDERED NECESSARY AT THE TIME BY THE

CITY. THE RECENT WIDENING TOOK SO MUCH LAND FROM IN FRONT OF THE EXISTING PROPERTY THAT SPACE IS NOT AVAILABLE BETWEEN THE ROAD AND THE STONE WALLS TO BUILD A SIDEWALK.

Please submit the information at your earliest convenience. Public Works and the City Arborist are currently reviewing the plans. Any additional comments generated from those reviews will be forwarded to you promptly. If you have any questions, please do not hesitate to contact me at (207) 756-8083.

Sincerely,

Shukria Wiar
Planner

CC: Barbara Barhydt, Development Review Services Manager



June 12, 2008

From: David R. Morgan

To: Shukria Wiar

Subject: RE: Approved site plan

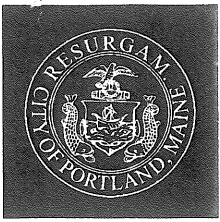
Shukria,

I am still not sure how we missed this, but we are bringing in another set of plans for you. My staff will attach a copy of this letter to the plans so it can get properly routed to you.

Thanks again for your attention to our issues.

David





Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

May 5, 2008

Brooklawn Memorial Park
Attention: David Morgan
2002 Congress Street
Portland, ME 04102

RE: Minor Site Plan Review: 2002 Congress Street
CBL: 211 A001001
Application ID: 2008-0009

Dear Mr. Morgan,

On May 1, 2008, the Portland Planning Authority approved a minor site plan for new maintenance building of 4,800 sq ft to replace an existing maintenance building located at 2002 Congress Street as submitted by David Morgan and shown on the approved plan prepared by MacLeod Structural Engineers and dated April 17, 2008 with the following conditions:

1. The dumpster shall be installed on a concrete pad, and shall be screened by a fence. Details shall be provided for these items on the final site plan.
2. The following civil site details shall be included in the final site plan:
 - a. Dumpster pad and screening
 - b. Proposed fuel tank concrete pad
 - c. Gravel driveway cross section
 - d. Foundation drain

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for

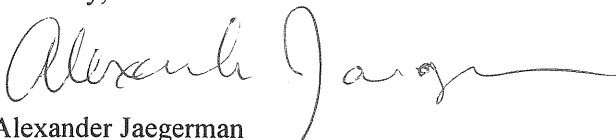
recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Lee D. Urban, Planning & Development Dept. Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager

Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

From: "David R. Morgan" <david@Brooklawnmp.com>
To: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>
Date: 4/17/2008 2:49:04 PM
Subject: RE: Maintenance Building

Shurkria,

I will utilize the lighting fixture with the full cut off shield as you suggested.

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Thu 4/17/2008 10:08 AM
To: David R. Morgan
Subject: Maintenance Building

Good Morning-

The proposed lighting is not meeting our lighting standards; we require that all lighting be full cut-off. I went onto www.rebweb.com (site where you are getting your proposed lighting) and found that for the lighting fixture that you are proposing, there is a full cut-off shield available- please see attachment. The lighting fixture with the full cut-off shield will meet our standards.

I have distributed your plans to the city departments and any comments will be forwarded to you.

Please let me know if you have any questions.

Thank you.

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258

**Brooklawn
Memorial Park**
2002 Congress St
Portland, ME 04102

To: Shukria Wiar, Planner

Fax number: 207-756-8258

From: David Morgan

Fax number: 207-780-1812

Date: 04/15/08

Regarding:

Brooklawn Site Plan Review

Phone number for follow-up:

207-773-7679

Catalog Number	Description UPC Number	CA	IL	PA	SC	TX	Wt. Ea.	Master Ctn. Qty.	Price Each
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Commercial Emergency Lighting



CSEU1 Series
Dual Voltage - 120/277VAC
Fixed Head Damp Location Listed

CSEU1	6V 11W, White Housing 856143001011						4.0 lbs.	6	
-------	---------------------------------------	--	--	--	--	--	----------	---	--



CSEU2 Series
Dual Voltage - 120/277VAC
Dual Head Damp Location Listed

CSEU2	6V 11W, White Housing 856143001028						5.0 lbs.	6	
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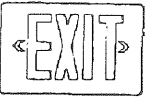
Exit Signs



CSX Series
Thermoplastic Dual Voltage - 120/277VAC
Damp Location Listed LED AC Only

CSXWRAC3	Red Letters, White Housing, Single/Double Face 856143001035						4.0 lbs.	6	
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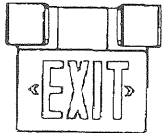
CSXWGAC3	Green Letters, White Housing, Single/Double Face 856143001059						4.0 lbs.	6	
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CSX Series
Thermoplastic Dual Voltage - 120/277VAC
Damp Location Listed LED Emergency Use

CSXWREB3	Red Letters, White Housing, Single/Double Face 856143001042						5.0 lbs.	6	
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CSXWGB3	Green Letters, White Housing, Single/Double Face 856143001066						5.0 lbs.	6	
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CST Tandem Series
Thermoplastic Dual Voltage - 120/277VAC
Emergency Unit Plus LED Exit Sign

CSTWR3	Red Letters, White Housing, Single/Double Face 856143001073						6.5 lbs.	5	
--------	---	--	--	--	--	--	----------	---	--

CSTWG3	Green Letters, White Housing, Single/Double Face 85614300108C						6.5 lbs.	5	
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Submitted by Swaney Lighting Associates Inc

Catalog Number:
CS8-232-4ELWU

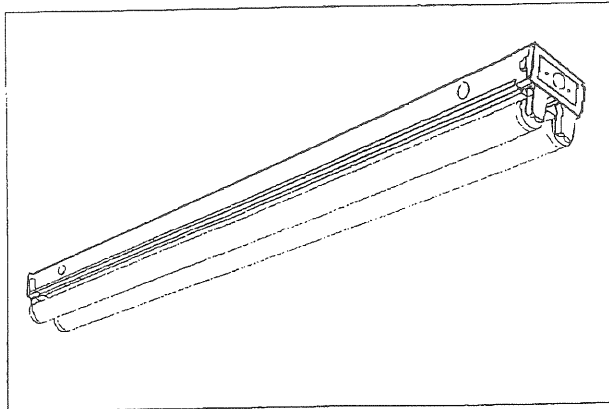
Type:



Job Name:
Graybar Green Stock

Notes:

SLA07-9692



CS2-2, CS3-2
CS4-2, CS8-2
STRAIGHTLINER
CHANNEL TWO LAMP TS & RS

Type: _____
Job Description: _____

FEATURES:

- Available 2', 3', 4' or 8'.
- Heavy die formed steel channel.
- Rotary lock lampholders for positive lamp contact.
- Channel ends double as joiners.
- Individual or row mounting. Surface or suspended.
- Ballast covers on 4' and 8' units are secured with 1/4-turn fasteners.

SPECIFICATIONS:

Ballasts

Energy efficient ballasts are thermally protected, automatic resetting, Class P, high power factor, CBM, sound rated A, unless otherwise specified. 20 watt ballasts are trigger start, low power factor, Class P. All are UL listed.

Housing

Die formed steel with heat sink embossments for cooler running ballasts. Socket saddles are factory installed.

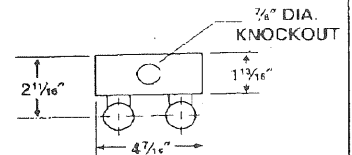
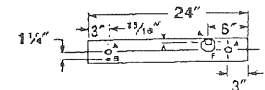
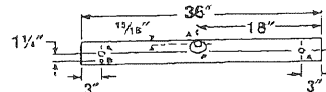
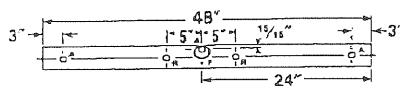
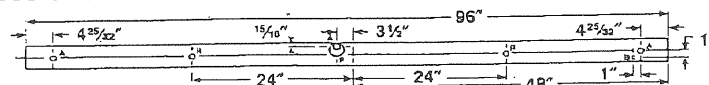
Finish

All parts pre-painted with high gloss baked white enamel, minimum reflectance 86%, applied over iron phosphate pre-treatment for maximum adhesion and rust resistance.

Labels

All fixtures carry the UL label. 2', 3' and 4' units are listed for use on combustible low density, cellulose fiberboard ceilings. (CSA approval available. Use Suffix "CSA").

Cross Section



A - 3/8" Diameter Knockout

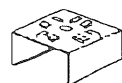
B - .570 x .856 Strain Relief Knockout

F - 2" Diameter Knockout

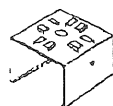
R - 1 1/8" Diameter Knockout

Note 1: All Non-Shielded (strip) fixtures - Deduct 1/16" from overall dimension for continuous row mounting. Dimensions shown include end panel.

Mounting Data



CSZTF
Flush Mount

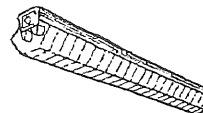


CSZT
1 1/2" Space

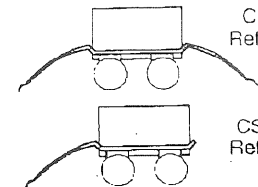


CSTH
Slide Clamp
Tong Hanger

Accessories



CSWG4 Wire Guards
CSWG3 Wire Guards



CSRA4
Reflector

CSRA4
Reflector



Hubbell Lighting, Inc.

www.columbialighting.com • 701 Millennium Blvd • Greenville, SC 29607 • (864) 678-1000



C2

Job Name:
Graybar Green Stock

Notes:

6 Lamp T5HO

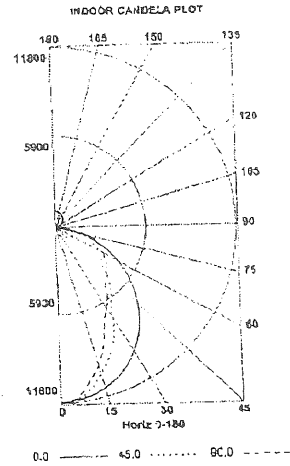
Photometric Report

LUMINAIRE: LHV4-654-M4RU
VersaBay Industrial
21" x 48" 3-arm T5HO with 2 arm reflector and uplight
BALLAST: DSXPURTYT-O 8454PUNVHT-E
BALLAST FACTOR: 1.06
LAMP: F54T5HO
LUMENS PER LAMP: 4450
WATTS: 54
MOUNTING: PENDANT
SHIELDING ANGLE: 0° = 0 90° = 0
SPACING CRITERION: 3° = 1.23 90° = 0.85
LUMINOUS OPENING IN FEET:
LENGTH: 4.00
WIDTH: 1.79
HEIGHT: 0.50

TEST #14541
DATE: 3/22/07
TOTAL LUMINAIRE EFFICIENCY = 98.3%
LUMINAIRE EFFICACY RATING (LER) = 76
ANSI/IESNA RP-1-2004 COMPLIANCE: NONCOMPLIANT
COMPARATIVE YEARLY LIGHTING ENERGY COST PER 1000 LUMENS = 11.98
BASED ON 3000 HRS. AND \$.09 PER KWH

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	7913	28.6	29.7
0-40	12123	45.4	45.5
0-60	19702	73.6	73.9
0-90	24731	93.4	90.5
60-120	288	1.1	1.1
60-130	445	1.7	1.7
60-150	1011	3.8	3.8
90-180	1730	6.5	6.5
0-180	26652	99.9	100.0

ANGLE	AVERAGE LUMINANCE				CANDELA/SQ M			
	0.0	22.5	45.0	67.5	0.0	22.5	45.0	67.5
0	17615	17615	17315	17615	17615	17615	17615	17615
30	10652	14340	12372	11140	10945			
40	16194	13306	10692	8081	9684			
45	15768	12021	9895	9633	9686			
60	15283	10015	8160	9859	10104			
75	14870	8205	6430	9324	10352			
90	13808	6043	4967	10301	10704			
95	12920	5050	4033	10932	11223			
120	11031	4057	3255	11815	12220			
130	9850	3205	2527	12886	13098			
150	7402	2519	1912	16613	16530			
180	3691	1673	1217	2570	2191			



COEFFICIENTS OF UTILIZATION (%)

RC	EFFECTIVE FLOOR CAVITY REFLECTANCE = 20%										ZONAL CAVITY METHOD											
	70%	80%	90%	10%	20%	30%	40%	50%	60%	70%	80%	90%	10%	20%	30%	40%	50%	60%	70%	80%	90%	
0	112	117	117	117	114	114	114	107	107	101	101	101	90	96	96	96	93	93	93	93	93	93
1	107	103	98	95	104	100	96	93	94	91	86	89	87	85	83	81	78	78	78	78	78	78
2	98	90	83	78	95	87	81	76	83	78	73	79	74	71	68	64	61	61	61	61	61	61
3	89	79	71	65	88	77	70	64	73	67	62	70	64	60	56	52	50	50	50	50	50	50
4	82	71	62	55	79	69	61	55	65	59	54	62	56	52	48	44	42	42	42	42	42	42
5	76	63	55	48	73	62	54	48	58	52	47	56	50	45	41	37	35	35	35	35	35	35
6	70	57	49	42	66	55	48	42	52	47	41	50	44	39	35	31	29	29	29	29	29	29
7	65	52	44	36	61	51	43	37	46	41	35	44	38	33	29	25	23	23	23	23	23	23
8	61	48	40	32	57	47	39	33	42	37	31	40	34	29	25	21	19	19	19	19	19	19
9	57	44	35	27	53	43	35	29	38	33	27	36	30	25	21	17	15	15	15	15	15	15
10	54	41	32	24	50	40	32	26	35	30	24	33	27	22	18	14	12	12	12	12	12	12

RCR = ROOM CAVITY RATIO RC = EFFECTIVE CEILING CAVITY REFLECTANCE RW = WALL REFLECTANCE
This photometric test was performed using a specific lamp/ballast combination. Extrapolation of these data for other lamp/ballast combinations may produce erroneous results. The ballast factor must be applied to the lumen output rating assigned to the lamp(s) or to the candela values shown. Luminaire efficacy rating (LER) per NEMA LE5-1993. This test is run in accordance with current I.E.S.N.A. published procedures.

Ordering Information

Example: LHV4-654-M4RU-24EPU

LHV4

Model LHV4 - VersaBay	Lamp Type 54 - 4', 54 Watt, T5HO	Uplight ST - Solid Top U - Uplight	Voltage 347 - 347V 480 - 480V U - 120V-277V	Options GLR - Fast Blow Fuse GMF - Slow Blow Fuse EL141 - Emergency Battery Pack OSP - Occupancy Sensor Prewired F3C5 - 3-conductor Cord F4C5 - 4-conductor Cord C&P6 - 6' Cord and Plug C6TL15 - 6' Cord and Twist-Lock™ Plug (15A) C6TL20 - 6' Cord and Twist-Lock™ Plug (20A) SP - Side Panels Installed JP - Job Pack
Size 4 - 4'	Reflector M4R - Aluminum, 95% Reflective, Specular Silver (Narrow Beam) GW - Gloss White (Wide Beam)	Ballast 24EP - 2-Lamp and 4-Lamp Electronic Ballasts	Lamps Installed F5830 - 85 CRI, 3000K F5835 - 85 CRI, 3500K F5841 - 85 CRI, 4100K F5850 - 85 CRI, 5000K F5865 - 85 CRI, 6500K	Accessories for field installation LHVTH - Tong Hanger (Pair) LHVWG6 - Wireguard, 6 Lamp, White LHVQM5 - Aircraft Cable, 5' Pair LHVQM10 - Aircraft Cable, 10' Pair LHVSPM5 - Single Point Mounting, includes pair of 5' aircraft cables LHVSP - Side Panels (Pair) LHVOS - Occupancy Sensor CSHC - Chain Set

Bold Italics Options are Quick Ship
*Consult Factory, Not ATM Listed

CG 05/07



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Hubbell Lighting, Inc.

Submitted by Swarey Lighting Associates Inc

Catalog Number:
CS8-232-4ELWU

Type:

Job Name:
Graybar Green Stock

Notes:

SLA07-8692

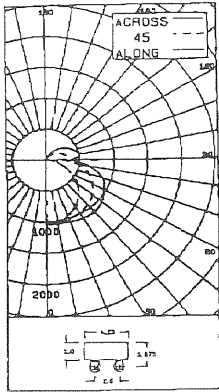


LSI Laboratories

LSI Laboratories Inc.
7135 E. Smith Road
Scottsdale, Arizona 85250 USA
Tel: 602-885-5127 Fax: 602-885-6379

TEST REPORT NO. LSL11147

COLUMBIA 4 FOOT STRIP LIGHT LUMINAIRE CATALOG NUMBER CS4-232-830-FAP
WHITE PAINTED REFLECTOR
TYPICAL F032/21K FLUORESCENT LAMP, LUMEN RATING = 2900 LMS.
MAGNETIC BALLAST OPERATING AT 120 VAC AND 61.0 WATTS



CANDLEPOWER LUMINARY OUTPUT LUMENS

ANGLE	ALONG	45	ACROSS	OUTPUT LUMENS
0	1033	1033	1033	1033
5	1032	1034	1035	1032
15	995	1027	1032	1028
25	922	998	1001	1000
35	815	871	870	1053
45	677	747	721	1036
55	522	603	603	977
65	348	432	433	879
75	168	272	278	731
85	24	37	35	450
90	0	128	168	378
95	0	153	234	462
105	0	222	297	428
115	0	26	247	362
125	0	38	171	279
135	0	5	102	186
145	0	0	38	94
155	0	0	0	17
165	0	0	0	0
175	0	0	0	0
180	0	0	0	0

ZONE LUMENS % LAMP LUMINAIRE

ZONE	LUMENS	% LAMP	LUMINAIRE
0-30	853	34.71	35.13
0-60	1456	25.12	35.13
0-90	2878	49.63	35.13
0-90	1498	77.56	35.13
60-90	1041	32.44	54.66
60-90	1614	27.93	39.11
90-180	1066	18.34	19.15
0-180	5564	95.94	100.00

LUMINAIRE DIMENSIONS - CD./SC./H.

PAINT REFLECTANCE = .85 8/11 = 1.6
SC (ALONG) = 1.3, SC (ACROSS) = 1.6

ANGLE	ALONG	45	ACROSS
45	7376	8512	9635
55	6557	7687	8940
65	5194	5895	7146
75	4584	4702	5385
85	1585	1065	1193

CERTIFIED BY:
Joni C. Whitsett DATE: MAY 6, 1996
PREPARED FOR:
COLUMBIA LIGHTING
SPRING, VA

TESTED ACCORDING TO IES PROCEDURES. TEST DISTANCE EXCEEDS FIVE TIMES THE GREATEST LUMINOUS DIMENSION OF LUMINAIRE.

Coefficients of Utilization

Floor Reflectance - .20

Coefficients of Utilization

Zonal Cavity Method

RC RW	80				70				50				0	
	70	50	30	10	70	50	30	10	50	30	10	0	0	
1	98	93	88	84	94	89	84	80	81	78	75	60	60	
2	88	79	72	66	84	76	69	64	69	64	59	48	48	
3	80	69	60	54	76	66	58	52	60	54	49	40	40	
4	73	60	52	45	69	58	50	43	53	46	41	33	33	
5	66	53	44	37	62	51	42	36	46	39	34	27	27	
6	60	47	38	32	57	45	37	30	41	34	29	23	23	
7	55	42	33	27	53	40	32	26	37	30	25	20	20	
8	51	37	29	23	48	36	28	22	33	26	21	17	17	
9	47	34	25	20	45	32	25	19	30	23	18	14	14	
10	44	31	22	17	42	29	22	17	27	20	16	12	12	

Energy Data

LER: FS-79
Input Watts: 62

Energy Cost: \$3.04*
BF: .88

The above energy calculations were conducted using a specific lamp/ballast combination. Actual results may vary depending upon the lamp and ballast used. Lamp and ballast specifications are subject to change without notice.

*Comparative annual lighting energy cost per 1000 lumens based on 3000 hours and \$0.08 per KWH.

Ordering Information

Example: CS4-232-EU-GLR

Series CS	Voltage 120 - 120V 277 - 277V U - 120V-277V (TB only)
Size 2 - 2' 3 - 3' 4 - 4' 6 - 6' 8 - 8'	Ballast Blank - HPF, Non Energy-Saving PH - Pre-heat (2' only) L - Low Power Factor E - Electronic TB, Instant Start 4E - 4-Lamp Electronic TB, Instant Start For a specific ballast vendor, show as option.
No. of Lamps in Cross Section 2 - Two	Strip & Channel Options GLR - Fast Blow Fuse GMF - Slow Blow Fuse EL - Emergency Battery Pack BC - Branch Circuit Plug-on Wiring System. See options section for details. CSA - UL listed or CSA certified for Canada PAF - Paint After Fabrication
Lamp Type 40 - 4' T12, 40 Watt 32 - 4' T8, 32 Watt 30 - 3' T12, 30 Watt 25 - 3' T8, 25 Watt 20 - 2' T12, 20 Watt 17 - 2' T8, 17 Watt	Strip & Channel Accessories Order Separately ITB4 - Hanger for Close Mounting on a T-bar Ceiling CSZTF - Zip Tee Hanger - Flush Mount on T-bar Ceiling CSZT - Zip Tee Hanger - 1/2" Spacer on T-bar Ceiling CSTH - Slide Tong Hanger with 3/8" Hole CSWG4 - 4' Wire Guard, 2 Required for 8' Fixture CSWG3 - 3' Wire Guard CSRA4 - 4' Asymmetric Reflector CSRA - 4' Symmetric Reflector
For complete list of options and accessories, see options and accessories section.	LW - Low Watt Ballast

CC 0767

C2



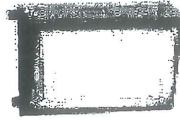
701 Millennium Blvd • Greenville, SC 29607 • (864) 678-1000 • www.columbiainighting.com



Hubbell Lighting, Inc.

RAB LIGHTING

WP2H150



JOB NAME: _____
 DATE: _____
 TYPE: WP2H150

DESCRIPTION

Mid sized wallpack for 70 to 150 watts HPS, 70-175 watts Metal Halide, or 84 watts (2x24) Compact Fluorescent. All aluminum precision die cast construction with tempered glass refractor. Lamp supplied.

SPECIFICATIONS

Cutoff Lens:

Tempered glass.

Finish:

Chip and fade resistant polyester powder coating.

Housing:

Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:

Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Refractor:

Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from ballast.

Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

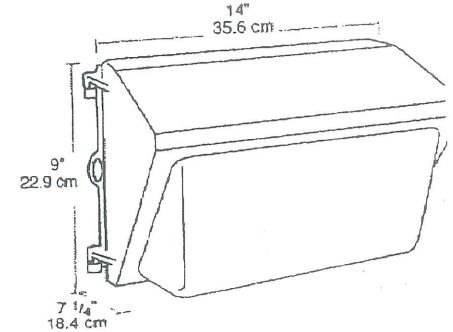
Color:

Bronze

Weight:

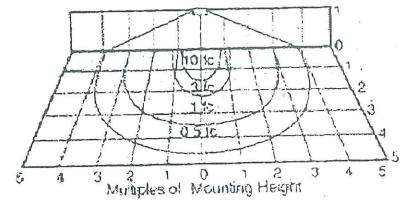
14.6

DIMENSIONS



PHOTOMETRIC

150w HPS @10' Mounting Height



Mounting Height	Multiplier	Multiplier		
		Watts	HPS	MH CFL
8'	1.6	175		.9
10'	1.0	150PS		.9
12'	.7	150	1.0	.8
16'	.4	125PS		.7
20'	.25	100	.6	.6
		70	.4	.4
		42		.2
		84		.4

ORDERING INFORMATION

Metal Halide
 Lamp supplied with fixture

Total Watts	Lamp Type	Lamp Base	Ballast
150	ED17	Medium	CWA-HPF 120V

Starting Amps/ Operating Amps			
120V	208V	240V	277V
1.0/1.6			

Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
185	M107	12500	10000

Factory Installed Options
 Add suffix to Catalog Number

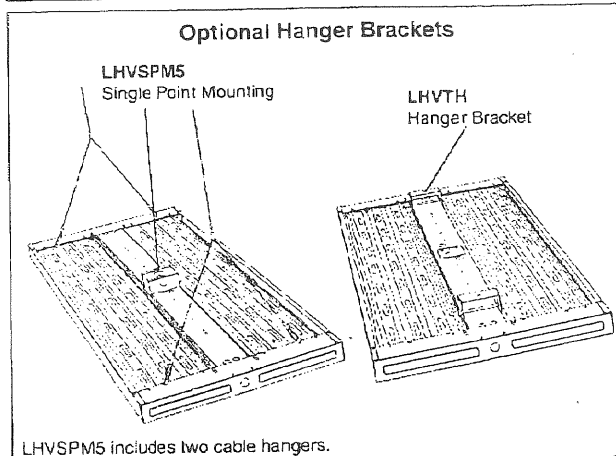
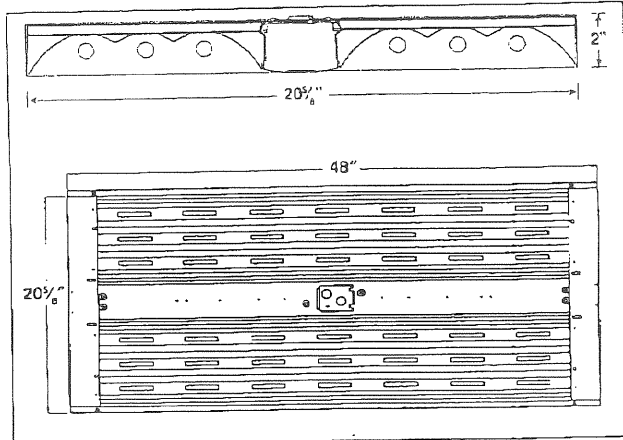
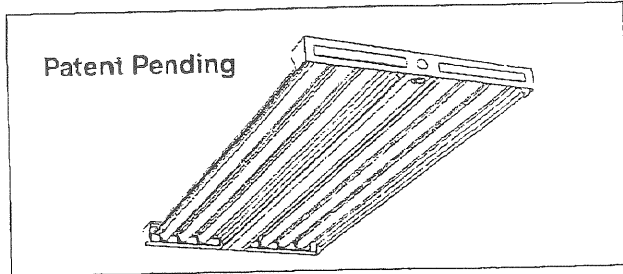
- Tamperproof screws (TP)
- Swivel Photocontrol (IPCS)
- Single fusing for 120 and 277 volt (IF)

- Double fusing for 208 and 240 volt (IFF)
- Button Photocontrol for 208 - 277 volt (IPC2)
- Button Photocontrol (IPC)

Note: Specifications may change without notice

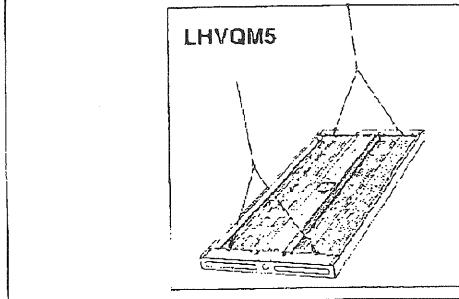
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LHVSPM5 includes two cable hangers.

LHV Aircraft Cable



VersaBay™
Fluorescent High Bay
6 Lamp T5HO

Type: _____

Job Description: _____

Intended Use

The VersaBay series is the ideal one-for-one replacement for common HID high bays. VersaBay provides the user unique peace of mind with a 5-year ballast warranty when operated in environments up to 65°C, and when suspended 6" or more below solid surfaces. This unsurpassed warranty makes VersaBay the ideal solution for unconditioned spaces such as warehouses or manufacturing.

Heat Dissipation System - ATM

The installation of fluorescent fixtures with temperature sensitive electronic ballasts in unconditioned spaces creates the risk of premature ballast failures unless the fixture is equipped with a heat dissipation system to quickly remove heat that is harmful to ballasts. ATM - Advanced Thermal Management was exclusively developed for VersaBay to provide the ultimate solution to ballast overheating and thermal issues.

The VersaBay system includes:

- High performance, aluminum, ballast providing superior heat dissipation.
- Lamps and ballasts installed on the same plane as the electrical components to prevent lamp heat from entering the ballast channel.
- Heat distribution slots along the channel to consistently remove ballast heat from channel.
- High performance reflectors which direct heat away from the electrical components.

Construction

Code gauge steel construction for a durable construction to withstand shipping and job site handling. End caps include hemmed edges for ease of handling. Fixture includes easy access to electrical components via removal channel cover. Tool-less access with one quarter-turn fastener. Oversized access plate conveniently mounted on back of channel for easy access to wiring compartment.

Reflector

Your choice of multi-faceted specular aluminum which provides precise control for aisle lighting or high mounting heights or white aluminum for general area or lower mounting heights. Includes a 25 year warranty reflector warranty. Reflectors are available in solid top or with uplight component. Reflectors are securely mounted to fixture housing with screws. Reflector removal is not required to gain access to electrical components.

Performance

With an optical system custom designed for maximum performance when using T5HO lamps, VersaBay provides excellent distribution with fixture efficiencies in excess of 99% and spacing criteria of 0.8 for narrow distribution, and 1.3 for wide distribution.

Ballast and Electrical

Energy efficient electronic, thermally protected, Class-P, HPF, non-PCB, sound rated A ballast. UL listed wire used throughout. Rotary anti-vibration sockets reduce lamp disconnect due to vibration or incidental contact.

Finish

Steel surfaces are painted with high gloss baked white enamel, applied over iron phosphate pre-treatment for maximum adhesion and rust resistance.

Mounting

Fixture to be suspended 6" from solid surface. Mounting options include aircraft cable, tong hanger, pipe hanger or chain.

Certification

Fixtures bear UL damp location listing for 65C. CSA certification available, use suffix CSA.



Hubbell Lighting, Inc.



G.3 Standards. The following standard is intended for use as a guide in the design, fabrication, testing and use of equipment regulated by this annex:

Standard 250, *Enclosures for Electrical Equipment*
National Electric Manufacturers Association
2101 L Street, N.W. Suite 300
Washington, DC 20037

G.4 Location.

G.4.1 General. Ozone generators shall be located in approved cabinets or ozone-generator rooms in accordance with Section G.4.

Exception: A generator within an approved pressure vessel need not be in a cabinet or ozone-generator room when located outside of buildings.

G.4.2 Cabinets. Ozone cabinets shall be constructed of approved materials compatible with ozone in accordance with nationally recognized standards. Cabinets shall display an approved sign stating: OZONE GAS GENERATOR — HIGHLY TOXIC — OXIDIZER. (See Section G.3.)

Cabinets shall be braced for seismic activity in accordance with the building code. Cabinets shall be mechanically ventilated with a minimum of six air changes per hour. Exhausted air shall be directed to a treatment system designed to reduce the discharge concentration of the gas to one half of the IDLH value at the point of discharge to the atmosphere. The average velocity of ventilation at makeup air openings with cabinet doors closed shall not be less than 200 ft per minute (1.02 m/s).

G.4.3 Ozone-Generator Rooms. Ozone-generator rooms shall be mechanically ventilated with a minimum of six air changes per hour. Exhausted air shall be directed to a treatment system designed to reduce the discharge concentration of gas to one half of the IDLH value at the point of discharge to the atmosphere or ozone-generator rooms shall be equipped with a continuous gas detection system which will shut off the generator and sound a local alarm when concentrations above the permissible exposure limit occur. Ozone-generator rooms shall not be normally occupied, and such rooms shall be kept free of combustible and hazardous material storage. Room access doors shall display an approved sign stating: OZONE GAS GENERATOR — HIGHLY TOXIC — OXIDIZER.

G.5 Piping, Valves, and Fittings.

G.5.1 General. Piping, valves, fittings and related components used to convey ozone shall be in accordance with Section G.5.

G.5.2 Secondary Containment. Secondary containment, such as double-walled piping or exhausted enclosures, shall be provided for piping, valves, fittings and related components. Secondary containment shall be capable of directing a sudden release to an approved treatment system.

Exception: Welded stainless steel piping and tubing.

G.5.3 Materials. Materials shall be compatible with ozone and shall be rated for the design operating pressures.

G.5.4 Identification. Piping shall be identified "Ozone Gas — Highly Toxic — Oxidizer."

G.6 Automatic Shutdown. Ozone generators shall be designed to automatically shut down under the following conditions:

- (1) When the dissolved ozone concentration in the water being treated is above saturation when measured at the point where the water is exposed to the atmosphere.
- (2) When the process using generated ozone is shut down,

- (3) Failure of the ventilation system for the cabinet or ozone-generator room, or
- (4) Failure of the gas detection system.

G.7 Manual Shutdown. Manual shutdown controls shall be provided at the generator and, if in a room, within 10 ft (3 m) of the main exit or exit-access door.

Annex H Fire Flow Requirements for Buildings

This annex is not a part of the requirements of this NFPA document unless specifically adopted by the jurisdiction.

H.1 Scope. The procedure determining fire flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with Annex H. Annex H does not apply to structures other than buildings.

H.2 Definitions. For the purpose of Annex I, certain terms are defined as follows.

H.2.1 Fire Area. The floor area, in square feet, used to determine the required fire flow.

H.2.2 Fire Flow. The flow rate of a water supply, measured at 20 psi (137.9 kPa) residual pressure, that is available for fire fighting.

H.3 Modifications.

H.3.1 Decreases. Fire flow requirements may be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

H.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

H.4 Fire Area.

H.4.1 General. The fire area shall be the total floor area of all floor levels except as modified in Section H.4.

H.4.2 Area Separation. Portions of buildings that are separated by one or more 4-hour fire wall constructed in accordance with the building code, without openings and provided with a 30 in. (76 cm) parapet, are allowed to be considered as separate fire areas.

H.4.3 Type I (443), Type I (332), and Type II (222) Construction. The fire area of buildings constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

H.5 Fire Flow Requirements for Buildings.

H.5.1 One- and Two-Family Dwellings. The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area that does not exceed 3600 ft² (334.5 m²) shall be 1000 gpm (3785 L/min). Fire flow and flow duration for dwellings having a fire area in excess of 3600 ft² (334.5 m²) shall not be less than that specified in Table H.5.1.

Exception: A reduction in required fire flow of 50 percent, as approved, shall be permitted when the building is provided with an approved automatic sprinkler system.

Table H.5.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Area ft ² (x0.0929 for m ²)					Fire Flow gpm ² (x 3.785 for L/min)	Flow Duration (hours)
I(449),I(332), II(222) ¹	II(111), III(211) ¹	IV(2HH), V(111) ¹	II(000),III(200), III(000) ¹	V(000) ^{1*}		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	4
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	4
295,901-Greater	166,501-Greater	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
295,901-Greater	166,501-Greater	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
295,901-Greater	166,501-Greater	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
295,901-Greater	166,501-Greater	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
295,901-Greater	166,501-Greater	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
295,901-Greater	166,501-Greater	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
295,901-Greater	166,501-Greater	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
295,901-Greater	166,501-Greater	191,401-Greater	128,301-Greater	85,101-Greater	8,000	

8096 SF.
(2,500 gpm²)

¹ Type of construction are based on NFPA 220.

² Measured at 20 psi (139.9 kPa).

H.5.2 Buildings Other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table H.5.1.

Exception: A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gal per minute (3785 L/min.).

Annex I Fire Hydrant Locations and Distribution

This annex is not a part of the requirements of this NFPA document unless specifically adopted by the jurisdiction.

I.1 Scope. Fire hydrants shall be provided in accordance with Annex j for the protection of buildings, or portions of buildings, hereafter constructed.

I.2 Location. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

I.3 Number of Fire Hydrants. The minimum number of fire hydrants available to a building shall not be less than that listed in Table I.3. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table I.3 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

I.4 Consideration of Existing Fire Hydrants. Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend

between properties and easements are established to prevent obstruction of such roads.

I.5 Distribution of Fire Hydrants. The average spacing between fire hydrants shall not exceed that listed in Table I.3.

Exception: The AHJ shall be permitted to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table I.3.

Annex J Additional, Adoptable NFPA Codes and Standards

This annex is not a part of the requirements of this NFPA document unless specifically adopted by the jurisdiction.

J.1 The following documents have been included as a part of the adoption of this Code and are considered to be enforceable by the adopting jurisdiction.

National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101.

NFPA 13E, *Recommended Practice for Fire Department Operations in Properties Protected by Sprinkler and Standpipe Systems*, 2000 edition.

NFPA 18, *Standard on Wetting Agents*, 1995 edition.

NFPA 42, *Code for the Storage of Pyroxylin Plastic*, 2002 edition.

NFPA 50A, *Standard for Gaseous Hydrogen Systems at Consumer Sites*, 1999 edition.

NFPA 53, *Recommended Practice on Materials, Equipment, and Systems Used in Oxygen-Enriched Atmospheres*, 1999 edition.

Table I.3 Number and Distribution of Fire Hydrants

Number and Distribution of Fire Hydrants			
Fire Flow Requirements (gpm)	Minimum Number of Hydrants	Average Spacing Between Hydrants ^{1,2,3} (ft)	Maximum Distance from any Point on Street or Road Frontage to a Hydrant ⁴ (ft)
1750 or less	1	500	250
2000 - 2250	2	450	225
2500	3	450	225
3000	3	400	225
3500 - 4000	4	350	210
4500 - 5000	5	300	180
5500	6	300	180
6000	6	250	150
6500 - 7000	7	250	150
7500 or more	8 or more ⁵	200	120

Note: 1 gpm = 3.8 L/min; 1 ft = 0.3 m.

¹ Reduce by 100 ft (30.5 m) for dead-end streets or roads.

² Where street are provided with median dividers which can be crossed by fire fighters pulling hose lines, or arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 ft (152.4 m) on each side of the street and be arranged on an alternating basis up to a fire flow requirement of 7000 gpm (26,500 L/min) and 400 ft (122 m) or higher fire flow requirements.

³ Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1000 ft (305 m) to provide for transportation hazards.

⁴ Reduce by 50 ft (15.2 m) for dead-end streets or roads.

⁵ One hydrant for each 1000 gpm (3785 L/min) or fraction thereof.

Shukria Wiar, Planner
Planning and Development Department
City of Portland, ME
389 Congress St
Portland, ME 04101

Dear Shukria Wiar,

I am formally requesting a waiver for the construction of sidewalks as Brooklawn Memorial Park's construction project meets the following requirements:

1. There is no pedestrian traffic in this area. The only "businesses" in this section of Congress St are the two cemeteries.
2. A safe alternative walking route exists on the opposite side of the street.
3. The street was recently reconstructed by the city and sidewalks were not included.
4. There is no available space between the cemetery outer wall and the recently expanded street (twice in the last 10 years) to permit the construction of a sidewalk.
5. The area in question is unsafe for pedestrian traffic as evidenced by the regular accidents caused by cars not making the turns on Congress Street and careening into the cemetery property.

Thank you for your consideration.

David R. Morgan
Owner

Brooklawn Memorial Park
2002 Congress Street