

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 01-1256 Issue Date: DEC 12 2001 CBL: 270 c003 270-A-184

Location of Construction: 166 Holm Ave	Owner Name: V.P. Builders Inc.	Owner Address: Po Box 41	Phone: 207-854-1888
Business Name:	Contractor Name: V.P. Builders Inc	Contractor Address: PO Box 41 Westbrook	Phone: 2078541888
Lessee/Buyer's Name	Phone:	Permit Type: MULTI FAMILY Additions - Commercial Duplex	Zone: R-3 PR4

Past Use: Vacant Land	Proposed Use: Condominium Units-16	Permit Fee: \$8,418.00	Cost of Work: \$1,398,400.00	CEO District: 3
Proposed Project Description: Construct 16 new condos		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R4 Type: 5B 12/13/01 Signature: [Signature]	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad Date Applied For: 10/12/2001

*received stamped site plan 12/10/01*

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A over 75' to stream</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>small zone X</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan 1999-0151</p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>12/11/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
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**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

# 1999-0151

01-1256

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 166-190 HOLM AVE, - 166 Holm Ave

Total Square Footage of Proposed Structure 16 Units - EACH UNIT TO BE 1575 sq ft Square Footage of Lot 3.65 acres

Tax Assessor's Chart, Block & Lot  
Chart# 273 Block# C Lot# 3 Owner: V.P. Builders INC Telephone: 854-1888

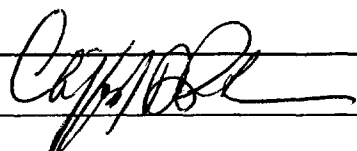
Lessee/Buyer's Name (If Applicable) V.P. Builders INC  
P.O. Box 41  
WESTBROOK, MAINE 04098 Applicant name, address & telephone: V.P. Builders INC  
P.O. Box 41 WESTBROOK, 04098 Cost Of Work: \$ 1,398,400.00  
8418.00 Fee: \$ 8444.40

Current use: VACANT LAND  
If the location is currently vacant, what was prior use: UNDEVELOPED LAND  
Approximately how long has it been vacant: 100 YRS. +  
Proposed use: CONSTRUCT 16 CONDOMINIUMS  
Project description: NEW CONDO PROJECT.

Contractor's name, address & telephone: V.P. Builders INC. P.O. Box 41 WESTBROOK, MAINE 04098  
Who should we contact when the permit is ready: Clifford A. Plummer  
Mailing address: P.O. Box 41  
WESTBROOK, MAINE 04098 Phone: 329-1261

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

Signature of applicant:  Date: 9-18-01

This is not a permit, you may not commence ANY work until the permit is issued

Applicant: VP Builders INC Date: 12/11/01  
Address: Celebration Court - North? South C-B-L: 270-C-003  
270-A-010 19

CHECK-LIST AGAINST ZONING ORDINANCE

Bldg permit # 01-1256

Date - New

Zone Location - R-3 PRUD

Interior or corner lot - eight Bldgs - two ~~blg~~ units each with attached garages

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 50' - 50' shown

Conditions  
Front Yard - ① minimum building setback from external subdivision property lines: 25' req - 25' shown (restriction on only PATIOS not built structures for decks on some Bldgs)

Rear Yard -

Side Yard - ② minimum distance between detached PRUD Bldgs = 16' - 16' shown exactly

Projections - ③ recreation areas shall 25' from D.U. - 25' shown exactly (shown between 2'3" & 4'5")

Width of Lot -

Height - less than 5 acres, only 2 units MAX per bldg - 2/bldg shown  
35' MAX - 28.25' scaled on com. st. plan

Lot Area - 3 acres Required } 159,166 sq ft shown  
43,560 x 3 = 130,680 sq ft

Net Area = 114,733 sq ft  
Allowable Density = 17.65  
16 units proposed

Lot Coverage/ Impervious Surface -

Area per Family -

recreation area of 8,730 sq ft is proposed  
300 x 16 = 4800 sq ft or 6,000 sq ft min

Off-street Parking - 20 unit + 1 extra every 6 D.U. - 32+3 = 35 req - 38 shown

Loading Bays - max length of bldgs with garages = 140' - 2 82' shown

Site Plan - 1999-0151

Shoreland Zoning/ Stream Protection - N/A - over 75' from HWM

Flood Plains - panel 6 - zone X

Note on Bulkheads

All structures are outside of AE Zone  
see sheet 2 of 8

# V.P.

***Builders, Inc.***

***Custom Builders***

Phone (207) 854-1888

P.O. Box 41  
Westbrook, ME 04098

*Building Homes as Individual as You Are*  
***Since 1985***

Fax (207) 854-1888

September 19, 2001

Building Inspection Department  
City of Portland  
Portland, Maine

Re: Holm Place Condominiums  
166 Holm Avenue  
Portland, Maine

At this time we are applying for a building permit to begin construction on Holm Place which is a 16 unit condominium project approved by the City of Portland Planning Board in May of 2000.

V.P. Builders Inc. purchased the land from Peter and Suzanne Martel on August 15, 2000.

On this site eight 2 unit buildings with attached single car garages will be constructed. These two story homes will have full concrete foundations.

We have contracted with Gorham Sand & Gravel of Gorham, Maine to complete all site work and foundations per the approved plan.

V.P. Builders Inc. has been constructing residential housing in the area since 1985.

If you have any questions or require additional information please feel free to contact us at 329-1261 or 854-1888.

Sincerely,



Clifford A. Plummer  
President

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

1999-0151  
Application I. D. Number  
10/25/1999  
Application Date  
Holm Ave Condos  
Project Name/Description

V.P. Builders Inc.  
Applicant  
P.O. Box 41, Westbrook, ME 04098  
Applicant's Mailing Address  
Sebago Technics  
Consultant/Agent  
Agent Ph: 856-0277      Agent Fax: 856-2206  
Applicant or Agent Daytime Telephone, Fax

166 - 190 Holm Ave, Portland Maine 04103  
Address of Proposed Site  
270 C003,270-A-018&019  
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units \_\_\_\_\_      Acreage of Site \_\_\_\_\_      R3  
Zoning

**Check Review Required:**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review                             | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation                  | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input checked="" type="checkbox"/> Other <u>17 lots condos</u> |  |

Fees Paid:    Site Plan    \$500.00    Subdivision    \$175.00    Engineer Review    \$7,358.33    Date: 10/11/2001

**Zoning Approval Status:**

Approved       Approved w/Conditions  
See Attached       Denied

Approval Date 12/11/2001      Approval Expiration 12/11/2002      Extension to \_\_\_\_\_       Additional Sheets  
Attached

Condition Compliance      Marge Schmuckal      12/11/2001  
signature      date

Performance Guarantee       Required\*       Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/01/2001</u> date	<u>\$309,199.00</u> amount	<u>10/29/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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

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

1999-0151

Application I. D. Number

10/25/1999

Application Date

Holm Ave Condos

Project Name/Description

V.P. Builders Inc.

Applicant

P.O. Box 41, Westbrook, ME 04098

Applicant's Mailing Address

Sebago Technics

Consultant/Agent

Agent Ph: 856-0277

Agent Fax: 856-2206

Applicant or Agent Daytime Telephone, Fax

166 - 190 Holm Ave, Portland Maine 04103

Address of Proposed Site

270 C003,270-A-018&019

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

1. That the applicant submit a stormwater maintenance agreement prior to issuance of a building permit.
2. That the applicant submit condominium documents to staff for review and approval by Corporation Counsel prior to issuance of a building permit.
3. That the applicant revise the landscape plan in accordance with the City Arborist's memo dated May 5, 2000 regarding limits of work, size of plantings and the landscaping within the right-of-way at 173 Holm Ave.
4. That a note be added to the lighting plan stating that a house side shield will be installed on the light fixture located on the southeasterly side of the access drive and that the lighting note be revised to state that the light fixture will be on a 16 ft. Pole instead of an 18 ft. Pole.

**Approval Conditions of DRC**

- 1 see Planning's conditions

**Approval Conditions of Zoning**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3 PLEASE NOTE THAT YOUR SITE PLAN DOES NOT SHOW ANY BULKHEADS AS YOUR CONSTRUCTION PLANS INDICATE. THESE BULKHEADS SHALL NOT BE PLACED WITHIN THE REQUIRED SETBACKS.

Application ID Number: 1999-0151

Delete

Save

Close

Department: Planning

Status: Approved with Conditions

Reviewer: Kandi Talbot

Comments:

[Empty text box for comments]

Approval Date: 05/09/2000

Expiration Date: 05/09/2001

Extension Date: [Empty]

OK to Issue Permit

Name: Kandi Talbot

Date: 12/10/2001

Date 2: [Empty]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

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Create Date: 01/31/2001 By [Empty]

Update Date: 12/10/2001 By jmy

Application ID Number: 1-1256

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: North & South Celebration Court off of Holm Ave

Approval Date: 12/11/2001

Given On Date: 10/24/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 12/11/2001

Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

PLEASE NOTE THAT YOUR SITE PLAN DOES NOT SHOW ANY BULKHEADS AS YOUR CONSTRUCTION PLANS INDICATE. THESE BULKHEADS SHALL NOT BE PLACED WITHIN THE REQUIRED SETBACKS.

Patios only may extend into the required setbacks. Patios do not include any constructed structure such as a deck. Patios are different from decks.

The existing shed outstructure shown on your site plan shall be removed in order to meet zoning requirements for setbacks

Create Date: 10/24/2001

By: jodinea

Update Date: 12/11/2001

By: mes



Application ID Number: 1-1256

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

[Empty text box for comments]

Approval Date

12/13/2001

Given On Date

[Empty text box for given on date]

OK to Issue Permit

Name

Mike Nugent

Date

12/13/2001

Date 2

[Empty text box for date 2]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Lally column spacing / Girder design is being re-designed. Lally Column pads cannot be poured until the floor system has been approved.

Egress windows information must be provided.

Outline which floor plan option is being used in which building

Interior Guard Rails Must be 36"

Openings in Guards must be less than 4"

Sound transmission ratings and fire resistance ratings must be identified for the party walls.

Create Date:

10/24/2001

By

jodinea

Update Date:

12/13/2001

By

mjn

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION**

**PLANNING DEPARTMENT PROCESSING FORM**

**DRC Copy**

*Received  
12/10/01*

1999-0151

Application I. D. Number

10/25/1999

Application Date

**Holm Ave Condos**

Project Name/Description

**V.P. Builders Inc.**

Applicant

**P.O. Box 41, Westbrook, ME 04098**

Applicant's Mailing Address

**Sebago Technics**

Consultant/Agent

**Agent Ph: 856-0277**

**Agent Fax: 856-2206**

Applicant or Agent Daytime Telephone, Fax

**166 - 190 Holm Ave, Portland Maine 04103**

Address of Proposed Site

**270 C003,270-A-018&019**

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

Acreeage of Site

**R3**

Zoning

**Check Review Required:**

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review                  |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification                |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input checked="" type="checkbox"/> Other <u>17 lots condos</u> |

Fees Paid: Site Plan **\$500.00** Subdivision **\$175.00** Engineer Review **\$7,358.33** Date **10/11/2001**

**DRC Approval Status:**

Reviewer **Steve Bushey**

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

Approval Date **05/09/2000** Approval Expiration **05/09/2001** Extension to **12/10/2001**  Additional Sheets Attached  
 Condition Compliance **Kandi Talbot** signature **12/10/2001** date

**Performance Guarantee**  **Required\***  **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>11/01/2001</b> date	<b>\$309,199.00</b> amount	<b>10/29/2003</b> expiration date
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 Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_      Acreage of Site \_\_\_\_\_      **R3**  
Zoning

**Check Review Required:**

- Site Plan (major/minor)       Subdivision # of lots \_\_\_\_\_       PAD Review       14-403 Streets Review
- Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification
- Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other 17 lots condos

Fees Paid:    Site Plan    \$500.00    Subdivision    \$175.00    Engineer Review    \$7,358.33    Date    10/11/2001

**Planning Approval Status:**

Reviewer Kandi Talbot

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

Approval Date 05/09/2000      Approval Expiration 05/09/2001      Extension to \_\_\_\_\_       Additional Sheets Attached

OK to Issue Building Permit      Kandi Talbot signature      12/10/2001 date

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<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	

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DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

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**Approval Conditions of DRC**

- 1 see Planning's conditions





# Sebago Technics

Engineering & Planning for the Future

received  
4/4/00

March 29, 2000  
99103

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

## Holm Place

Dear Members of the Board:

On behalf of VP Builders, I am pleased to submit the final site plan for Holm Place.

Since our meeting on February 1<sup>st</sup> we had soils test pits dug and studied to reevaluate the soils for stormwater management. This has changed the Stormwater Management Plan. The revised stormwater plan is attached in this submission. The utilities have been modified to relocate the fire hydrant and to suit the storm drain modifications. The drives and buildings have retained the same alignments.

The following are the written statements requested in Section 14-525 of the Ordinance:

- 14-525 (c)(1) We are proposing to construct 16 condominium units in a total of 8 buildings, together with the driveway and utilities for these units.
- 14-525 (c)(2) Each proposed unit will be a cape style home with an attached one car garage. The unit is approximately 26 x 34 with a 15 x 24 garage; a typical unit is shown on the site plan. Elevation views and possible interior layouts of the units were attached to the previous submission.
- 14-525 (c)(3) There is an abandoned sewer pipe that crosses our driveway entrance. Its easement abuts the easterly side of our project and crosses the driveway access. We are proposing easements for electrical, telephone and cable lines, as well as the eight inch water main and fire hydrant.
- 14-525 (c)(4) Solid waste disposal will utilize the dumpster on the northerly side of the driveway. A private waste hauler will be hired to haul and monitor frequency needed for pickup of dumpster waste.
- 14-525 (c)(5) Availability of utility letters were provided in the preliminary submission.

- 14-525 (c)(6) See the attached stormwater management report.
- 14-525 (c)(7) The construction sequence is listed on the Erosion and Sediment Control Plan in note d.
- 14-525 (c)(8) A Maine Department of Environmental Protection Stormwater Permit is required for quantity. We are requesting that the City of Portland use their review authority and complete this permit review.
- 14-525 (c)(9) A letter of financial capacity will be forwarded to the Board as soon as possible. The construction estimates are being completed with the latest drawings to allow an accurate financial capacity letter. VP Builders has extensive technical capacity and has been in the construction business for sixteen years. They have completed many subdivisions, and home construction projects involving road and utility construction. Specific examples are available upon request.
- 14-525 (c)(10) We have enclosed a copy of the purchase and sale agreement from Martelle to VP Builders, as well as the Martelles' deed to show title, right, or interest in the property.
- 14-525 (c)(11) No unusual natural area, wildlife and fisheries habitats, or archaeological sites are located on or near this project site.
- 14-521 (c)(12) Upon acceptance of this project a CADD.DXF electronic copy of the drawings will be provided to the City.
- 14-525 (c)(13) This residential development will utilize the City's recycling programs for their recyclable waste.

Following are responses to the review comments in a memo from DeLuca-Hoffman Associates, Inc. to the City of Portland Planning staff dated January 25, 2000:

**Review of the Stormwater Management Plan**

1. The stormwater report and plans have been stamped by a professional engineer.
2. The watershed plans are at a scale of 1" = 60'.
3. Information has been provided to clarify the subcatchment areas and time of concentration flow paths.
4. Test pits have been conducted on this site to better identify the types of soil in the vicinity of the proposed development.
5. See comment #4.
6. The stormwater models have been revised in both the pre and post-development conditions to provide a more continuous analysis from the subcatchments to the Study Point.



7. The time of concentration flow paths have been revised accordingly.
8. The HydroCAD calculations have been revised accordingly.
9. The time of concentration flow path for Subcatchment 2 more accurately follows the topography of the area.
10. The time of concentration flow path for Subcatchments 10 and 11 as identified in the model reflects the conditions shown on the Site Plan.
11. The time of concentration flow paths for Subcatchments 12 and 14 are more accurately representative of the subcatchment area and correspond with the Site Plan and post-development watershed plan.
12. The information for the ponds in the stormwater model is consistent with the information as shown on the Site Plans.
13. The detention pond (Pond 100) has a permanent pool to provide for the accumulation of sediment.
14. The stormwater management system of the Maine Turnpike (Exit 8) area provides for runoff from the ramp to drain inward to the center where it channelizes and flows along the outer edge of the roadway prior to entering the existing stream channel which flows adjacent to this site. The stormwater management system for this development has been designed to control the peak rates of runoff in most storm events so that the Holm Avenue area, in general, and Capisic Brook should not be negatively impacted by this development.

### **Review of the Plan Set**

To the best of our knowledge, the existing stream channel is an unnamed tributary to Capisic Brook.

The erosion control provisions, including the location of silt fence, have been revised on the plan set.

During our last meeting the Board requested traffic trip generation rates. We utilized the Institute of Traffic Engineering, Trip Generation Manual, 6<sup>th</sup> Edition to calculate the following rates:

Daily: Trip Generation Rate is 5.86 / dwelling unit (50% in / 50% out)  
 $16 \text{ units} \times 5.86 = 94 \text{ trips (47 in / 47 out)}$

AM Peak: Trip Generation Rate is .44 trips/unit/hour (17 % in / 83% out)  
 $16 \text{ units} \times .44 = 7 \text{ trips (1 in / 6 out)}$

PM Peak: Trip Generation Rate is .54 trips/unit/hour (67 % in / 33% out)  
 $16 \text{ units} \times .54 = 9 \text{ trips (6 in / 3 out)}$

We have enclosed a lighting design plan from Cooper Lighting to detail our lighting design.

We look forward to meeting with you at your next regularly scheduled meeting for final review of this project. In the interim, if you require additional information or have any questions, please do not hesitate to contact me.

Thank you for your consideration of this project.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Matthew W. Ek".

Matthew W. Ek, PLS  
Project Manager

MWE:mwe/jc  
Enc.

cc: VP Builders

PURCHASE AND SALE AGREEMENT

May 13, 1999

(DATE)

May 17, 1999 Effective Date
The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF: V.P. Builders Inc. and assigns (hereinafter called "Buyer") the sum of (\$ 5,000 ) Five thousand dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland County of Cumberland State of Maine located at Certain lot of land located on Holm Avenue consisting of approximately 4 Acres +/- with 50' wide access as per attached Addendum A.\*\*\*

Being (all part of X) the property at the above address owned by Peter P. and Suzanne Martelle (hereinafter called "Seller") and described at said County's Registry of Deeds Book 8730\* Page 108\*

FIXTURES: The parties agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods and electrical fixtures are included with the sale except for the following:

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost and in as is condition with no warranties: \*Book 7100, Page 299

The TOTAL purchase price being (\$ 155,000.00 ) One hundred and fifty five thousand dollars dollars to be paid as follows: Five thousand dollars with this contract and balance at closing

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

This Purchase and Sale Agreement is subject to the following conditions:

- 1. EARNEST MONEY/ACCEPTANCE: Rob Gregory Esq. shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until May 15, 1999 (date) 9:00 AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.
2. TITLE & CLOSING: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 13, 1999 (closing date) or before if agreed in writing by both parties.
3. DEED: That the property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.
4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.
5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller.
6. PRORATIONS: The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, (other). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller.

Page 1 of 3 Buyer's Initials [Signature] Seller's Initials [Signature]

**7. INSPECTIONS:** Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building		<input checked="" type="checkbox"/>	Within _____ days	f. Asbestos Air Quality	<input checked="" type="checkbox"/>		Within _____ days
b. Sewage Disposal		<input checked="" type="checkbox"/>	Within _____ days	g. Lead Paint	<input checked="" type="checkbox"/>		Within _____ days
c. Water Quality		<input checked="" type="checkbox"/>	Within _____ days	h. Pests	<input checked="" type="checkbox"/>		Within _____ days
d. Water Quantity		<input checked="" type="checkbox"/>	Within _____ days	i. Radon Air Quality	<input checked="" type="checkbox"/>		Within _____ days
e. Radon Water Quality		<input checked="" type="checkbox"/>	Within _____ days	j. _____			Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer may declare the contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

**8. FINANCING:** This contract is subject to Buyer obtaining an approved Commercial mortgage of \_\_\_\_\_ % of the purchase price, at an interest rate not to exceed \_\_\_\_\_ % and amortized over a period of \_\_\_\_\_ years.

- a. This contract is subject to a written statement from the lender, within \_\_\_\_\_ ( \_\_\_\_\_ ) days of the Effective Date, that Buyer has made application.
- b. This contract is subject to final loan approval within \_\_\_\_\_ days of the Effective Date.
- c. If either of these conditions is not met within said time periods, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer.
- d. Buyer is under a good-faith obligation to seek and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be a breach of this contract.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$ 0 toward points and/or Buyer's closing costs.

**9. AGENCY DISCLOSURE:** Buyer and Seller acknowledge they have been advised of the following agency relationships:

The N/A Listing Agent of \_\_\_\_\_ Agency represents \_\_\_\_\_

The N/A Selling Agent of \_\_\_\_\_ Agency represents \_\_\_\_\_

When the transaction involves Disclosed Dual Agency, the parties acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the parties acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

**10. MEDIATION:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

**11. DEFAULT:** In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Buyer of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

**12. PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

**13. HEIRS/ASSIGNS:** This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

**14. COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

Page 2 of 3 Buyer's Initials CP Seller's Initials JM SM

15. ADDENDA: Check as many as apply -  Lead Paint  Property Disclosure  Other:  
Total Addenda Pages: 1 None

16. EFFECTIVE DATE: This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to their Agents.

17. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this contract are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Parties authorize agents to receive copy of entire closing statements.

18. OTHER CONDITIONS:

This contract is contingent upon the Purchaser obtaining Planning Board approval from the city of Portland for a minimum of 14 condominium units w/attached garages. Purchaser to be responsible for all costs of Planning Bd. Approval including any survey, topographical, and/or infrastructure design. Seller acknowledges that Purchasers are licensed real estate brokers. \*\*\*excluding the house, shed and garage and land in crossed out area of Addendum A

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

*[Signature]*  
BUYER P.P. Builders Inc.

01-0418855  
SS# OR TAXPAYER ID#

BUYER \_\_\_\_\_

SS# OR TAXPAYER ID#

Buyer's Mailing Address is P O Box 41, Westbrook, Maine

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows:

Signed this 13th day of May, 1999

*[Signature]*  
SELLER Peter P. Martelle

005-52-9106  
SS# OR TAXPAYER ID#

*[Signature]*  
SELLER Suzanne G. Martelle

024-44-7499  
SS# OR TAXPAYER ID#

Seller's Mailing address is 8 Poe Street, Portland, Maine 04102

Offer reviewed and refused on

\_\_\_\_\_  
SELLER  
\_\_\_\_\_  
SELLER

EXTENSION: The time for the performance of this contract is extended until February 28, 2000  
DATE

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

# **CENTURY 21 Northeast Associates**

**547 Main Street  
Westbrook, Maine 04092**

## **Contract Extension**

**Sellers:** Peter P. and Suzanne G. Martelle

**Purchaser:** V.P. Builders Inc.

**Contract Date:** May 17, 1999

**Property:** Certain lot of land located on Holm Avenue consisting of approximately 4 Acres +/-

The time for Extension of the Purchase and Sale Agreement is Hereby Extended until April 30, 2000.

\_\_\_\_\_  
V.P. Builders Inc

\_\_\_\_\_  
Date

\_\_\_\_\_  
Peter P. Martelle

\_\_\_\_\_  
Suzanne G. Martelle

KNOW ALL MEN BY THESE PRESENTS

THAT, the Maine Turnpike Authority, a body corporate and politic, duly created by virtue of an Act of the Legislature of the State of Maine, Chapter 69 of the Private and Special Laws of 1941, as amended, and continued in existence under Title 23, M.R.S.A., Chapter 24, and having an office at Augusta in the County of Kennebec and State of Maine, in consideration of One (\$1.00) Dollar and other valuable considerations, paid by Peter P. Martelle and Suzanne G. Martelle of 9 Poe Street, Portland, Maine 04101

the receipt whereof it does hereby acknowledge, does hereby grant unto the said Peter P. Martelle and Suzanne G. Martelle, their heirs and assigns forever, a certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine

and being shown on a Maine Turnpike Authority Plan entitled "Maine Turnpike Authority, Maine Turnpike, Section 2-Portland to Augusta, City of Portland, Cumberland County", dated January 1989 and being Supplemental Sheet No. 17, and being as more particularly bounded and described on Exhibit "A" attached hereto and by this reference made a part hereof.

To Have and To Hold the Same, together with all the privileges and appurtenances thereunto belonging to the said Peter P. Martelle and Suzanne G. Martelle as joint tenants, their heirs and assigns forever.

IN WITNESS WHEREOF, the Maine Turnpike Authority, has caused these presents to be executed in its behalf by Robert K. Pacios, Its Chairman, and its corporate seal to be affixed by Abraham Leibowitz, its Secretary and Treasurer, both hereunto duly authorized this 23<sup>rd</sup> day of MARCH, in the year of our Lord one thousand nine hundred and eighty-nine

MAINE TURNPIKE AUTHORITY

By: Robert K. Pacios  
Robert K. Pacios  
Its Chairman

ATTEST:  
Abraham Leibowitz  
Abraham Leibowitz  
Its Secretary and Treasurer

SEAL

State of Maine  
County of Cumberland, ss.

MARCH 23, 1989

Before me appeared Robert K. Pacios, to me personally known, who, being by me duly sworn did say that he is the Chairman of the Maine Turnpike Authority, and that the seal affixed is the corporate seal of said Maine Turnpike Authority, and that these presents were signed and sealed in behalf of and by authority of said Maine Turnpike Authority, and said Robert K. Pacios acknowledged said instrument to be his free act and deed, in said capacity, and the free act and deed of said Maine Turnpike Authority.

Before me,  
Daniel O Harriman  
Name DANIEL O HARRIMAN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 11, 1994

SEAL

We hereby certify the land described in the foregoing deed, acquired by the Maine Turnpike Authority in the acquisition of the Right-of-Way for the Maine Turnpike, and that the sale of this land will not affect the Maintenance and Operation of the Turnpike, and the conveyance of the same by this document is approved.

Howard, Needles, Tammen & Bergendoff  
Consulting Engineers  
By: Roland A. Lavallee  
ROLAND A. LAVALLEE

Approved as to form  
Eric Stauffer  
Attorney ERIC STAUFFER

OR 8/30 PG 0111

Maine Turnpike Authority  
to  
Peter P. & Suzanne G. Martelle

EXHIBIT "A"

Beginning at a point three hundred seventy-five (375) feet easterly from and as measured along a line at right angles to the Maine Turnpike survey base line at Sta.2416+00, said point being marked by a rebar;

Thence N 18° 06' E four hundred fifty and no hundredths (450.00) feet to a point, said point being three hundred seventy-five (375) feet easterly from and as measured along a line at right angles to the Maine Turnpike survey base line at Sta.2420+50, and is marked by a rebar;

Thence S 66° 43' 28" E three hundred eighty-eight and no hundredths (388.00) feet to a point in the westerly line of land now of Peter and Suzanne Martelle (7100-299), said point also being seven hundred sixty-one and forty-two hundredths (761.42) feet easterly from and as measured along a line at right angles to the Maine Turnpike survey base line at Sta.2420+15, said point to be marked by a rebar;

Thence S 27° 25' 28" W along the westerly line of land of said Martelle and the westerly lines of land now or formerly of Joseph Marzilli and Howard & Suzanne Doucette four hundred twenty-seven and twenty-five hundredths (427.25) feet to an iron pipe found marking the corner of land between said Doucette and land now or formerly Janice Beaumier;

Thence N 70° 42' 23" W three hundred seventeen and twenty-six hundredths (317.26) feet to the point of beginning.

Excepting from the above described lot all land now owned by the said Peter and Suzanne Martelle contained within said lot and described within a deed recorded in the Cumberland County Registry of Deeds, Book 7100, page 299.

Said lot or parcel conveyed herein contains about 1.74 acres.

Meaning and intending to convey a portion of the premises acquired by the Maine Turnpike Authority by the following deeds:

1. Warranty Deed of Hans M. Holm dated July 27, 1954 and recorded in the Cumberland County Registry of Deeds, Book 2191, page 131.
2. Warranty Deed of Alphonse Laflamme dated March 3, 1955 and recorded in the Cumberland County Registry of Deeds, Book 2220, page 460.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1989 APR 25 AM 8:52

CUMBERLAND COUNTY





TYPE:

CATALOG #:

**McGRAW-EDISON®**

**DESCRIPTION**

Dayform Traditionaire outdoor luminaires display the old-fashioned charm of traditional area lighting, enhancing any setting with a distinctive styling. Graced with a visually appealing design form during the day, surroundings are well-lighted and safe at night. U.L. listed for wet locations. CSA certified.

**APPLICATION**

As a decorative luminaire, the Dayform Traditionaire tastefully complements the architectural and environmental design of estates, parks, motels, restaurants, apartments, churches, institutions and roadways.

**SPECIFICATION FEATURES**

**A---Cupola**

Decorative cupola conceals optional photocontrol.

**B---Optics**

Specular aluminum reflector is available in three distributions.

**C---Cover**

Hinged, die-cast aluminum cover has steel hinge pins and captive cover-retaining screws.

**D---Lens Panels**

Injection-molded contoured acrylic lens panels are standard. (Polycarbonate is optional.)

**E---Ballast Cover**

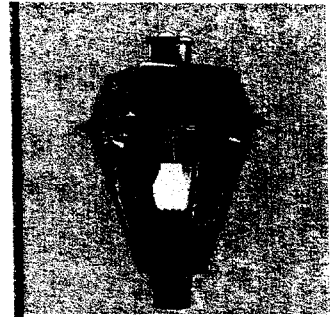
Aluminum ballast cover supports a decorative glass chimney.

**F---Housing**

Single-piece, die-cast aluminum housing has integral base and lens supports and is finished in black polyester powder-coat.

**G---Mounting**

Integral self-aligning pole top fitter fits 3" O.D. poles or vertical tenons.

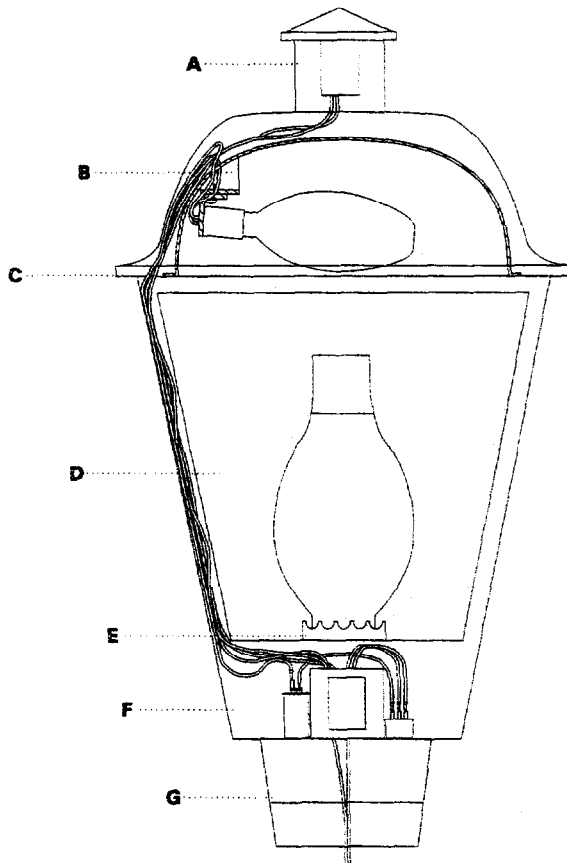


**TRDDAYFORM  
TRADITIONAIRE**

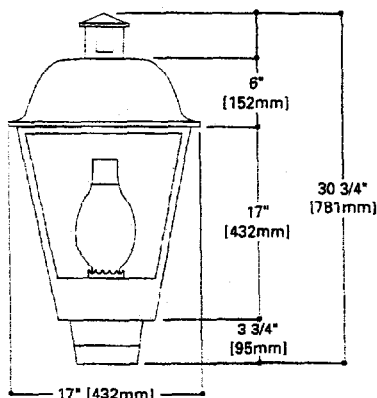
**50 - 175 W**

**High Pressure Sodium  
Metal Halide**

**AREA LIGHT**



**DIMENSIONS**



**ENERGY DATA**

**High Reactance Ballast Input Watts**

- 50W HPS HPF (66 Watts)
- 70W HPS NPF/HPF (96 Watts)
- 100W HPS NPF/HPF (130 Watts)
- 100W MH HPF (129 Watts)
- 150W HPS HPF (190 Watts)

**CWA Ballast Input Watts**

- 175W MH HPF (210 Watts)

**Catalog Number Logic**

1st & 2nd Digits =  
Product Family

TR=Traditionaire

3rd Digit=  
Mounting

1=Post Top  
2=Pendant

4th Digit=  
Distribution

2=Asymmetric  
IES Type III  
3=Symmetric  
IES Type V

5th digit=  
Lamp Type

1= } Merc  
5= }  
2= } HPS  
8= }  
9= }  
3= Met. Hal

6th Digit =  
Lamp Wattage

0= 50  
1= 70  
2=100  
3=150/175  
4=250  
4=250

Catalog Number		Lamp Wattage	Lamp Type	Ballast Type	Voltage	Net Wt. (Lbs.)	Shipping Volume (Cu. Ft.)
Asymmetric	Symmetric						
TR1281	TR1381	70	HPS	Hi-React.	120	20	5.82
TR1292	TR1392	100	HPS	React.	120	20	1/carton
TR1282	TR1382	100	HPS	Hi-React.	120	20	
TR1293	TR1393	150	HPS	React.	120	20	
TR1283	TR1383	150	HPS	Hi-React.	120	20	
TR1224	TR1324	250	HPS	CWA	120	20	
TR1253	TR1353	175	Merc.	Hi-React.	120	20	
TR1213	TR1313	250	Merc.	CWA	120	20	
TR1233	TR1333	175	MH	CWA	120	20	
TR1234	TR1334	250	MH	CWA	120	20	

Lamps not included.

**Options** (add as suffix)

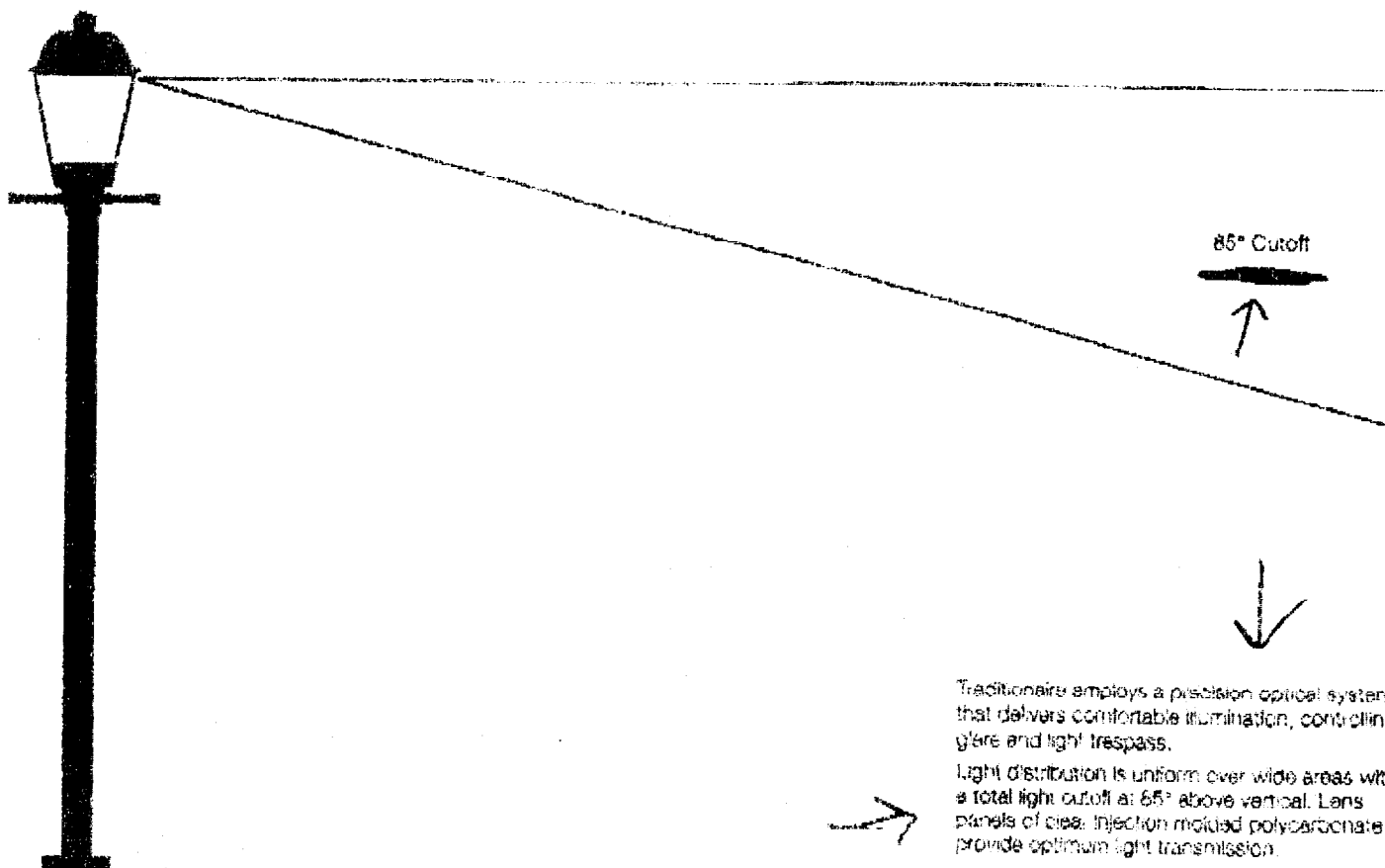
- Photocontrol receptacle, NEMA standard twist-lock type.
- Polycarbonate refractor panels.

**Accessories** (order separately)

- TA:BX** Decorative Ladder Rest (field installed)

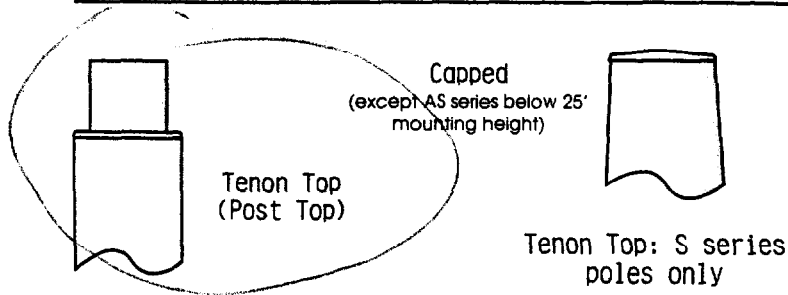
*To: Jeff Perry*

**Performance and Efficiency**



Traditionaire employs a precision optical system that delivers comfortable illumination, controlling glare and light trespass.

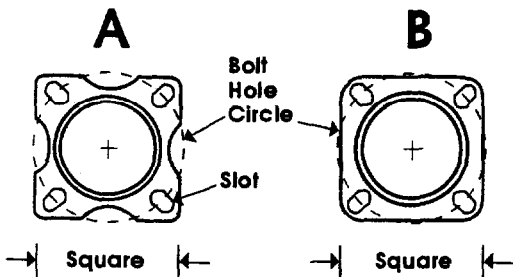
Light distribution is uniform over wide areas with a total light cutoff at 85° above vertical. Lens panels of clear injection molded polycarbonate provide optimum light transmission.



**TENONS:** 2<sup>3</sup>/<sub>8</sub>" (3") 4" - If pole dimensions permit. Tenons are 6061-T6 aluminum or hot dipped galvanized steel and are available in all standard sizes; for other optional tenons, contact factory. Post top fixtures, flood lights, or bullhorns mount with ease.

Shrouds for A0 Series

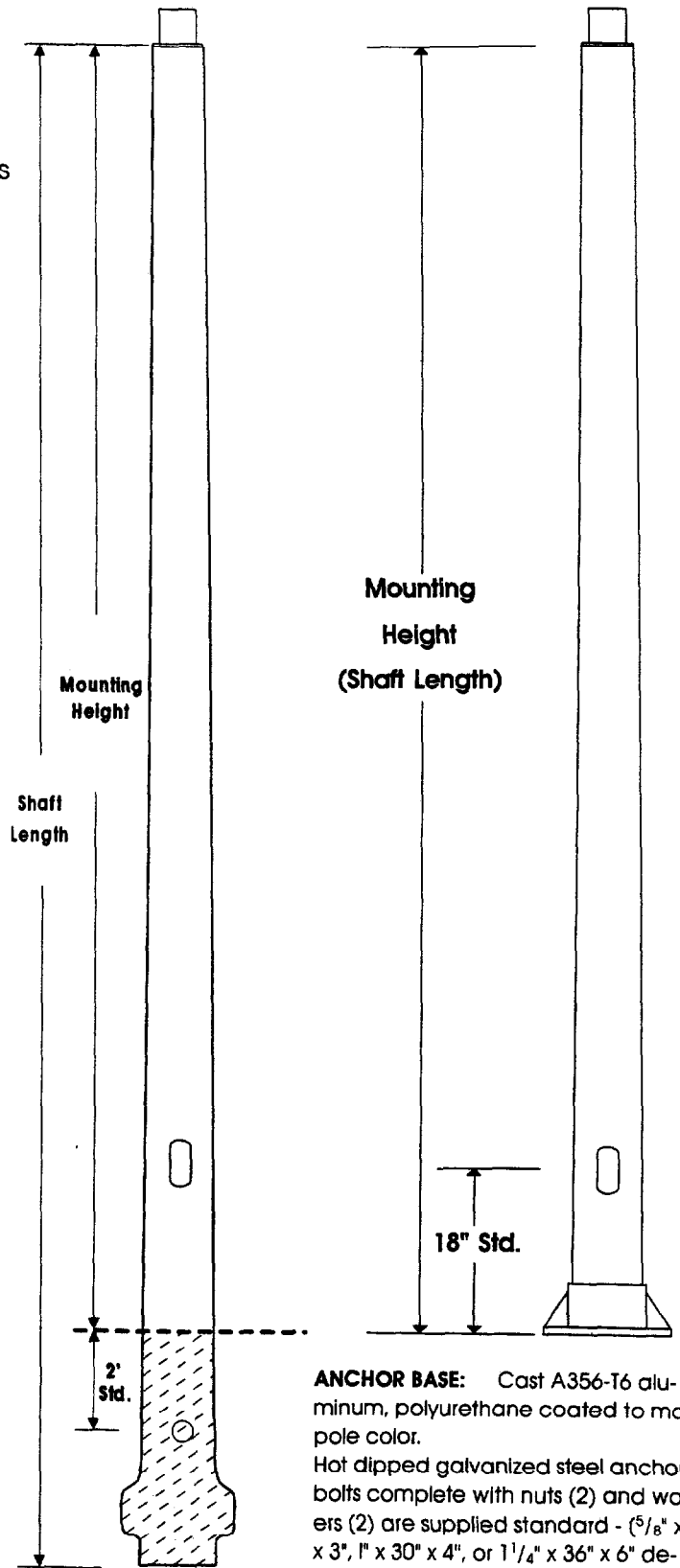
Pole	BHC	Shroud Cat. No.
AO10	8.0"	OPSH-1017
AO12	8.5"	OPSH-1821
AO14	8.5"	OPSH-1821
AO16	8.5"	OPSH-1821
AO18	9.5"	OPSH-2225
AO20	9.5"	OPSH-2225
AO25	9.5"	OPSH-2225



**Anchor Base Dimensions**

Bolt Hole Circle	Drawing	Square	Slot
8"	A	7.75"	1 <sup>3</sup> / <sub>16</sub> " x 1 <sup>5</sup> / <sub>16</sub> "
8.5"	A	8.125"	1 <sup>3</sup> / <sub>16</sub> " x 1 <sup>5</sup> / <sub>16</sub> "
9.5"	A	8.8"	1 <sup>3</sup> / <sub>16</sub> " x 1 <sup>5</sup> / <sub>16</sub> "
11.5"	B	11"	1 <sup>1</sup> / <sub>4</sub> " x 1 <sup>3</sup> / <sub>4</sub> "
14"	B	12.9"	1 <sup>1</sup> / <sub>2</sub> " x 2"
14.5"	B	13.3"	1 <sup>1</sup> / <sub>2</sub> " x 2"
15"	B	13.5"	1 <sup>1</sup> / <sub>2</sub> " x 2"
15.5"	B	14"	1 <sup>1</sup> / <sub>2</sub> " x 2"

Base dia. +2<sup>1</sup>/<sub>2</sub>"



**ANCHOR BASE:** Cast A356-T6 aluminum, polyurethane coated to match pole color. Hot dipped galvanized steel anchor bolts complete with nuts (2) and washers (2) are supplied standard - (5/8" x 21" x 3", 1" x 30" x 4", or 1 1/4" x 36" x 6" depending on the pole specified).



# Round Tapered Composite Poles



## AA, AB, AC, AD, AH, AO, and AS series

- Mounting heights to 47'
- Natural or smooth finish
- Seven standard colors - pigments integrated into the resin
- UV- and weather-resistant pigmented polyurethane coating
- Tenon Top (Post Top), or Capped (except AS series below 25' mounting height)
- EPA ratings are the same for capped or tenon top poles.
- Poles can be predrilled for bolt-on side mount fixture(s), arms, etc. (except AS series below 25' mounting height).
- Composite shrouds (1- or 2-piece) optional. Optional bolt covers available for some styles
- Poles are individually ID tagged.

## BA, BB, BC, BD, BH, BO, and BS series

- Mounting heights to 40'
- Natural or smooth finish
- Seven standard colors - pigments integrated into the resin
- UV- and weather-resistant pigmented polyurethane coating
- Tenon Top (Post Top), or Capped (except BS series below 25' mounting height).
- EPA ratings are the same for capped or tenon top poles.
- Poles can be predrilled for bolt-on side mount fixture(s), arms, etc. (except BS series below 25' mounting height).
- Poles are individually ID tagged
- Direct Burial style for fast, easy installation
- Improved ground line appearance
- Anti-rotation flare structurally integrated into pole base during manufacture
- Shakespeare fiberglass won't rust, rot, or corrode in the ground, and insects won't eat it.
- No concrete foundations or anchor bolts

## Anchor Base and Direct Burial

## Capped and Tenon Top

	Page
Tenon Top Poles	20
Capped or Tenon Top	22
Mast Arm Poles	25
Breakaway Poles	43
Breakaway Mast Arm Poles	47

### Series:

- AA BA
- AB BB
- AC BC
- AD BD
- AH BH
- AO BO
- AS BS

Standard Handhole: 2 1/2" x 5" oval.

Optional: 4" x 6" or 4" x 12" handholes, depending on pole dimensions; for other handhole options, contact factory. Handhole covers are fiberglass composite, polyurethane coated to match pole color.

Shakespeare calculates all EPA recommendations based on poles with handholes, and in accordance with AASHTO standards, allowing for a 30% gust factor for all wind ratings, including 120mph.

For applications requiring extremely large loads and extra height, ask for information on the new Shakespeare Transmission and Distribution poles - up to 70', and capable of large luminaires typical of sports stadiums and the like.

( ) 11 2

NOMINAL MOUNTING HEIGHT (Ft.)	SHAFT LENGTH (Ft.)	POLE WEIGHT (Lbs.)	POLE DIAMETER		STANDARD HANDHOLE LOCATION FROM BASE (In.)	SUGGESTED MAXIMUM TOTAL LOADING					BOLT HOLE CIRCLE (In.)	BASIC CATALOG NUMBER	COMMENT
			SHAFT TOP (In.)	SHAFT BASE (In.)		TOTAL WEIGHT (Lbs.)	80 MPH EPA* (Sq. Ft.)	90 MPH EPA* (Sq. Ft.)	100 MPH EPA* (Sq. Ft.)	120 MPH EPA* (Sq. Ft.)			
10' to 20' mounting heights													
10**	13	23	2.9	5.0	54	150	16.3	12.5	9.9	6.7		<b>BS13</b>	Not available Capped
12**	15	25	2.9	5.3	54	150	10.7	7.9	6.1	4.1		<b>BS15</b>	Not available Capped
14**	18	29	2.9	5.7	66	150	9.7	7.1	5.6	3.7		<b>BS18</b>	Not available Capped
16**	20	38	2.9	6.1	66	100	7.3	5.3	4.2	2.7		<b>BS20</b>	Not available Capped
20**	24	44	2.9	6.6	66	100	6.1	4.6	3.5	2.2		<b>BS24</b>	Not available Capped

\*\*Not available capped - do not use BS series below 25' mounting height for side mount applications, or with tenon mounted arms, or for multiple fixture applications - Use BO series, instead.

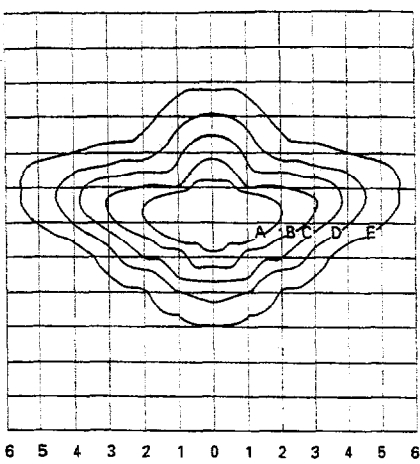
*unbelievable - High*

2-2-00  
SEBAGO TECHNICS

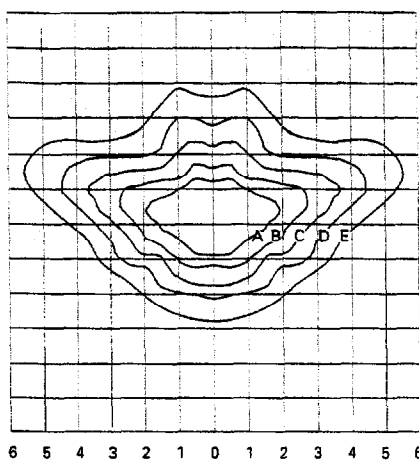
All EPA calculations are based on poles with handholes.

\* All EPA recommendations, including 120mph, are calculated per AASHTO standards and include a 30% gust factor.

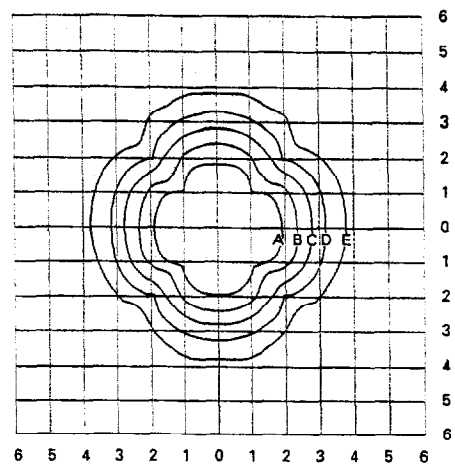
PHOTOMETRICS



**TRD-1**  
**TRD3483**  
 150-Watt HPS, Type II Distribution  
 16,000-Lumen Clear Lamp



**TRD-2**  
**TRD3683**  
 150-Watt HPS, Type III Distribution  
 16,000-Lumen Clear Lamp



**TRD-3**  
**TRD3383**  
 150-Watt HPS, Type V Distribution  
 16,000-Lumen Clear Lamp

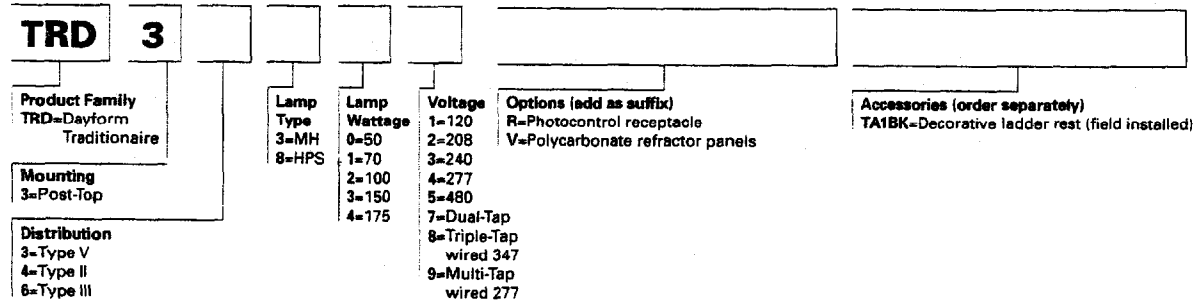
**Footcandle Table**

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

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	2.00	1.00	0.50	0.25	0.10
20'	1.00	0.50	0.25	0.13	0.05
25'	0.50	0.25	0.13	0.06	0.02

ORDERING INFORMATION

SAMPLE NUMBER: TRD34801

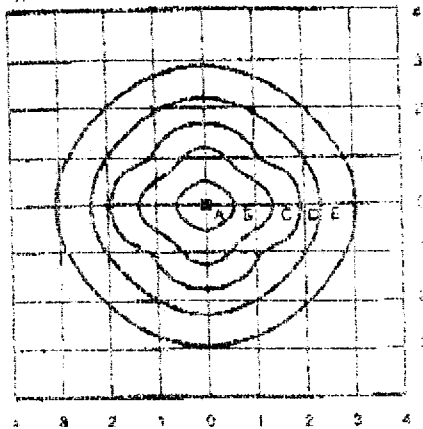


Catalog Number	Lamp Wattage	Lamp Type/Base	Ballast Type/Power Factor	Voltage	Net Wt. (Lbs.)	Shipping Volume (Cu.Ft.)
TRD34801	50	HPS/Mogul	Hi-React./HPF	120	20	5.82
TRD34811	70	HPS/Mogul	Hi-React./HPF	120	20	5.82
TRD34821	100	HPS/Mogul	Hi-React./HPF	120	20	5.82
TRD34831	150	HPS/Mogul	Hi-React./HPF	120	20	5.82
TRD34321	100	MH/Mogul	Hi-React./HPF	120	22	5.82
TRD34341	175	MH/Mogul	CWA/HPF	120	22	5.82

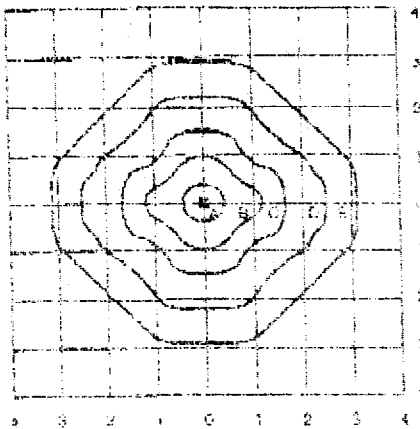
NOTES: \* Lamps not included.

NOTE: Specifications and Dimensions subject to change without notice.

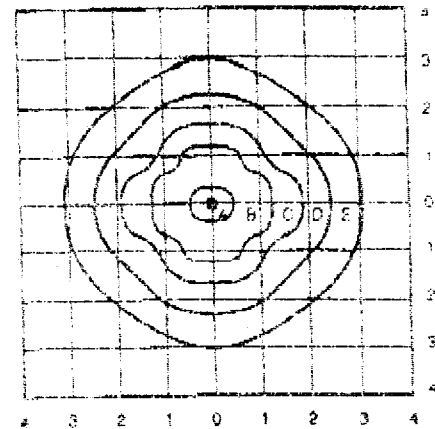
**TR-1**  
**Catalog Number TR1334**  
 250-Watt HPS  
 30,000-Lumen Clear Lamp  
 Type V Distribution



**TR-2**  
**Catalog Number TR1333**  
 150-Watt HPS  
 18,000-Lumen Clear Lamp  
 Type V Distribution



**TR-3**  
**Catalog Number TR1334**  
 250-Watt Metal Halide  
 30,500-Lumen Clear Lamp  
 Type V Distribution



**Footcandle Table for TR-1**

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

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	6.64	2.77	1.39	0.69	0.28
20'	3.12	1.56	0.78	0.39	0.16
25'	2.00	1.00	0.50	0.25	0.10

**Footcandle Table for TR-2, TR-3**

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

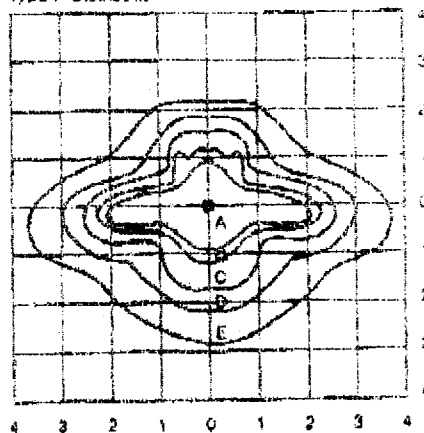
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	3.54	1.77	0.89	0.44	0.18
20'	2.00	1.00	0.50	0.25	0.10
25'	1.36	0.64	0.32	0.16	0.06

**Proration Table**

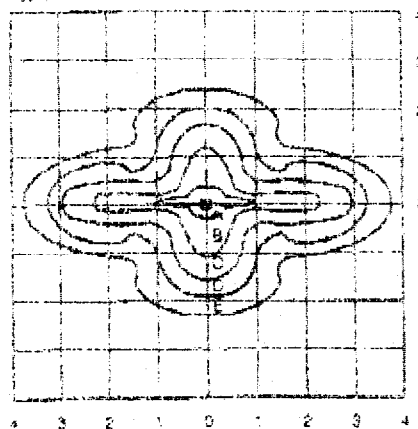
Multiply all footcandle values shown on footcandle plots and tables by the proration factor shown for the corresponding lamp to be used.

Lamp Designation	Watts	Lumens	Proration Factor
LU150MED	150	18,000	1.000
LU100MED	100	9,500	0.594
LU70MED	70	6,800	0.363
LU50MED	50	4,000	0.250
MH175MED	175	14,000	1.000
MH100MED	100	8,500	0.610

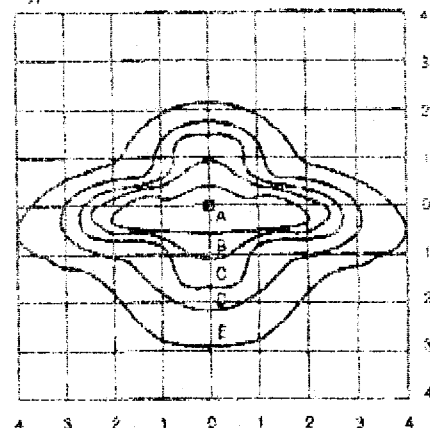
**TR-4**  
**Catalog Number TR1324**  
 250-Watt HPS  
 20,500-Lumen Clear Lamp  
 Type III Distribution



**TR-5**  
**Catalog Number TR1323**  
 150-Watt HPS  
 30,000-Lumen Clear Lamp  
 Type F Distribution



**TR-6**  
**Catalog Number TR1334**  
 250-Watt Metal Halide  
 30,500-Lumen Clear Lamp  
 Type F Distribution



**Footcandle Table for TR-4**

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

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	6.64	2.77	1.39	0.60	0.28
20'	3.12	1.56	0.78	0.39	0.16
25'	2.00	1.00	0.50	0.25	0.10

**Footcandle Table for TR-5, TR-6**

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

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	3.54	1.77	0.89	0.44	0.18
20'	2.00	1.00	0.50	0.25	0.10
25'	1.36	0.64	0.32	0.16	0.06

**Proration Table**

Multiply all footcandle values shown on footcandle plots and tables by the proration factor shown for the corresponding lamp to be used.

Lamp Designation	Watts	Lumens	Proration Factor
LU150MED	150	18,000	1.000
LU100MED	100	9,500	0.594
LU70MED	70	6,800	0.363
LU50MED	50	4,000	0.250
MH175MED	175	14,000	1.000
MH100MED	100	8,500	0.610





**Sebago Technics**

*Engineering & Planning for the Future*

# **STORMWATER RUNOFF EVALUATION**

**Holm Place Condominiums  
Holm Avenue  
Portland, Maine**

prepared for

**V. P. Builders  
P. O. Box 41  
Westbrook, ME 04098**

**March 2000**

## **STORMWATER RUNOFF EVALUATION/ EROSION AND SEDIMENTATION CONTROL PLAN**

### **Holm Place Condominiums Portland, Maine**

#### **General**

The following stormwater runoff evaluation has been prepared for V. P. Builders, Inc. to evaluate stormwater runoff and erosion control for the proposed Holm Place Condominiums in Portland, Maine. The Holm Place Condominiums will be a 16 unit residential development with an associated roadway utility infrastructure. The entire development will encompass a land area of approximately 3.65 acres. Access to the development will be from a private drive which connects directly onto Holm Avenue approximately one-third mile northeasterly of the intersection of Holm Avenue and Brighton Avenue.

#### **Site Characteristics**

The current condition of the project area is predominately wooded consisting of hardwood tree growth covering the majority of the land, with some open brush/meadow areas near the end of the existing driveway to the property. The surrounding area includes a residential neighborhood along both sides of Holm Avenue, with the Maine Turnpike bordering the western rear of the project. A tree buffer exists between the project's property and the actual Turnpike and a parcel of undeveloped land abuts northeasterly of the development which is wooded. Terrain in the development area varies from gentle to steep slopes at the northeasterly end. The northerly portion of the project slopes towards a deep ravine area in association with an upper tributary of Capisic Brook which drains easterly and eventually crosses Holm Avenue by a box culvert. The entire portion of the condo development and adjacent properties against the Turnpike also drain in a northeasterly direction toward the ravine via channels and culvert flows. All of the site's drainage eventually crosses Holm Avenue and joins into Capisic Brook, which eventually discharges into Fore River and Casco Bay.

The enclosed pre-development watershed map and USGS topographical map depict the general drainage characteristics and infrastructure in the project area.: During site reconnaissance of this site, no erosion or ponding were observed in the pre-development condition.

#### **Soils**

Soil classifications within the project area were based upon test pit information. The majority of the site is comprised of Swanton somewhat poorly drained soils which are classified as hydrologic group D.

One small area, which was previously filled with material excavated from construction in the surrounding areas, was classified as Croghan moderately well drained soils with a hydrologic group C. Off-site watersheds to the south consist of Swanton fine sandy loams which are classified as a hydrologic Group D soils. The soils are noted for a high water table, even though they can have a high permeability. This condition creates a poorly draining soil which can be associated with wetlands.

### **Stormwater Management**

In order to evaluate drainage characteristics in pre and post-development conditions, a quantitative analysis was performed to determine peak rates of runoff for the 2, 10 and 25-year storm events. Runoff calculations were performed following the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release #55" and HydroCAD Stormwater Management Systems.

As described in the following, three watersheds were analyzed in the pre-development condition, and six watersheds in the post-developed condition. Due to the topography of the site and the nature of the stream near the site's northeasterly property line, two separate study points were evaluated. Study Point 1 was chosen to be the point where the majority of the site runoff enters the stream. Study Point 2 is a point approximately 230 feet northwesterly of Study Point 1.

The pre-developed condition considered one off-site watershed which flows through the site, plus two on-site watersheds.

WS-1 consists of the off-site area (2.6 acres) contributing to the site's runoff by draining runoff across the property by ditch and culvert flows. The area appears to be an abandoned road network or discontinued streets. The area abuts to the northbound off-ramp to Exit 8 of the Maine Turnpike and gently slopes to the proposed site. The existing roadways, now grown over with trees, provide channels for runoff to travel toward the site and the need for an 18" culvert to cross approximately half of the site.

WS-10 consists of 3.23 acres of the site for the proposed condominium project. The land is well vegetated with young hardwood growth and is currently not subject to erosion, even though it banks along a deep ravine and tributary subject to flooding on Holm Avenue. The parcel does contain one area of filled debris just behind the neighboring homes. This small area is believed to be a spoils area from recent road construction and repairs from the October 1996 flood. All runoff travels northeasterly to the stream prior to crossing Holm Avenue through a box culvert.

WS-11 consists of 0.42 acre of woodland in the northern corner of the site. Runoff flows northeasterly towards the stream prior to combining with the runoff from WS-10.

Watershed 1 remains the same in the post-development condition as in the pre-developed condition. Watersheds 10, and 12 through 14 are composite watersheds of the same watershed areas labeled as Watershed 10 in the pre-development condition and all outlet to Study Point 1. Watershed 11 outlets to Study Point 2.

WS-10 is the center of the proposed condominium project that includes the entrance drive, majority of driveways, and some roof-top portions. Approximately two-thirds of this watershed is pavement. Flows are sheet and shallow flows across green areas to a catch basin and storm drain system. The area has been regraded to provide positive drainage away from the residential units, while maximizing travel times prior to entering the storm drain system. All flows enter the proposed detention pond to be located along the eastern corner of the property to the north of the Holm Place main entrance.

WS-14 comprises the area along the southeastern and southern property lines between the existing woods and rear of the condominiums to be constructed on that side of the property. The area is treed along the property to provide some visual buffer, and grassed for lawns and drainage ditches. A long ditch collects from the condominium's rear side and directs runoff following the property line easterly to the main entrance drive. From there, it is conveyed by culvert to the storm system and detention pond. This ditch also collects off-site flows to the detention pond.

WS-12 consists of the western corner of the site which is proposed to be approximately four residential units, lawn and tree save areas, as well as the recreational area. Flows are redirected westerly across the units' rear side and then northerly to a gentle graded grassed swale which outlets to a 12" culvert adjacent to the recreational area sidewalk. The recreational area has been graded to a lower elevation and the culverts sized so that in larger storm events the field will act as temporary detention. The culvert directly enters the site's storm drain system and detention pond.

WS-13 consists of the small area of driveway and lawns between Units 2, 3, 4 and 5. Flows are directed into the catch basins and storm drain system, which outlets directly into the detention pond.

WS-11 is the portion of the site not developed along the western sideline and also the condominium units along the land above the stream bank. The area includes lawns, roofs, woods generally along the slope to the bank, and some wetlands associated with the stream/tributary. This watershed outlets to Study Point 2 as in the pre-developed condition.

## STORMWATER DETENTION ANALYSIS

**Holm Place Condominiums  
Holm Avenue  
Portland, Maine**

Project Area 3.65 Acres

				Peak Runoff (cfs)			
Watershed	Avg. CN	Acres	Tc min.	2-Year	10-Year	25-Year	100-Year
<b>Pre-Development</b>							
1	77	2.60	27.0	1.84	4.26	5.48	7.36
10	72	3.23	25.0	1.69	4.46	5.93	8.23
<b>Study Point 1</b>				3.29	8.31	10.89	14.92
11	77	0.42	12.8	0.39	0.91	1.17	1.57
<b>Study Point 2</b>				0.39	0.91	1.17	1.57
<b>Sum of Flows</b>				3.70	9.20	12.10	16.50
<b>Post-Development</b>							
1	77	2.60	27.9	1.84	4.26	5.48	7.36
10	90	0.95	1.4	2.20	3.86	4.64	5.79
14	85	0.69	7.7	1.10	2.12	2.60	3.33
12	83	0.90	16.3	1.09	2.18	2.72	3.52
13	91	0.18	1.4	0.43	0.75	0.89	1.11
<b>Study Point 1</b>				3.05	5.63	6.37	7.28
11	81	0.94	46.4	0.65	1.36	1.72	2.25
<b>Study Point 2</b>				0.65	1.36	1.72	2.25
<b>Sum of Flows</b>				3.70	7.00	8.10	9.50
<b>Net Change Sum of Flows</b>				<b>-0-</b>	<b>-2.20</b>	<b>-4.00</b>	<b>-7.00</b>

The following analysis describes how the impervious increase of the proposed site and the related increase in peak runoff rates were designed to meet the existing, or lessen the overall peak rates of runoff of the site. Unfortunately, the downstream areas of the site are subject to flooding in relatively small rain events (5-year occurrence, or less). To comply with the analysis prepared for the City of Portland - "The Capisic Brook Greenbelt/Stormwater Abatement Study" by CH2M Hill, we must meet the stormwater quantity requirements to not further aggravate a current problem. The proposed property is not subject to flooding, but the stream adjacent to the northern property line winds through some densely populated neighborhoods and is prone to exceeding its banks and flooding in storms greater than 4.0"/24-hr. Although the report recommends large storage volumes for detention, it concedes no areas large enough in the Holm Avenue/Taft Avenue area are available to have any significant reduction of flooding. We hope to control our proposed site runoff to not further aggravate the area's watershed with the construction of a catch basin/storm drain system and detention pond.

Stormwater runoff modeling suggests that the peak rates of runoff in the developed condition will be the same or less than the pre-developed runoff rate within the ravine where the site's last discharge enters. Due to the compact development, the entire site showed slight increases because of the change of ground cover from woods to lawn and pavement. However, construction of a detention outlet control with the roadway infrastructure allowed the proposed site to drain similar to the manner that the site drains currently. We have either designed the driveways lower than the surrounding grades, or have provided yard drains to promote front yard sheet flow to the streets and installed drainage infrastructure.

The proposed detention system which was designed to utilize an area above the ravine will use an outlet control structure to store runoff temporarily and meet the pre-development peak flow rates as required. An outlet structure was designed with staged storage outlets consisting of two 4" orifices, one 18" x 4" slot orifice, and a 36" weir to control the site and provide an overflow. The pipes entering and discharging were significantly oversized to pass, if necessary, storm runoff from events such as the 100-year or less probability of occurrence.

In addition to the outlet structure and outlet pipe, an emergency riprap spillway was provided to assure the pond can outlet in the event the outlet is clogged or the storm rainfall is too great to pass all of the water through the control structure. We intend to make no revisions to the existing ravine other than installing a stilling basin located downstream of the outlet structure. Due to the work involved and location of adjacent wetlands, some slopes may be steepened with riprap which will be available from on-site excavation to stabilize constructed slopes and not further impact wetlands.

<b>POND SUMMARY TABLE</b>				
	<b>2-Year Peak Discharge</b>	<b>10-Year Peak Discharge</b>	<b>25-Year Peak Discharge</b>	<b>100-Year Peak Discharge</b>
Discharge at Ravine (cfs)	3.05	5.63	6.37	7.28
Peak Elevation at Detention Pond (Ft.) *	56.5	57.6	58.0	58.7
* Emergency Spillway Crest = 58.8 Ft.				

The Stormwater Management Plan for the Holm Place Condominium project will also include an Erosion and Sedimentation Control Plan placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion Control Plan has been placed directly on the design plans to include locations of erosion control provisions (i.e., silt fence, hay bale barriers, riprap aprons, embankment), along with a narrative and construction details for reference by the contractor during construction.

In an effort to emphasize the requirements, a pre-construction meeting will be required as indicated in the erosion control notes between the owner, City and engineer to review critical aspects and sequencing of construction activities. The erosion control measures are to be monitored throughout construction by the contractor, with maintenance and repairs performed on a regular basis as directed by the erosion control plan.

**Summary**

The preceding stormwater runoff evaluation has been prepared to evaluate pre and post-development conditions of the proposed Holm Place Condominium development project located off Holm Avenue in Portland. The analysis reviewed pre and post-development watersheds and compared peak rates of runoff at common discharge points to assess stormwater infrastructure needs. Based upon the analysis and review of the site, we make the following recommendations:

1. Implementation of a site specific erosion and sedimentation control plan placing emphasis on times of disturbance and, during construction, installation of appropriate erosion control measures and revegetation of the site and project completion. A specific erosion control plan with notation has been placed directly on the subdivision plans along with supporting details. These measures should be followed by the selected contractor throughout project construction.
2. A pre-construction meeting should be held between the owner, contractor and City representative to review scheduling and critical components of the stormwater management and erosion control plan. The contractor should provide the owner and City with a construction schedule outlining the sequence of events.
3. The proposed site should utilize existing tree vegetation on slopes, natural channels, and stabilize all slopes with either riprap or erosion control blankets. This will lessen erosion of disturbed areas from the development activity and lessen the impact on abutters and the environment by providing stabilized soil conditions which will decrease both erosion and sedimentation of the upper reaches of the Capisic Brook Watershed.

The proposed drainage system should not aggravate the existing flooding situations downstream to the Holm Avenue box culvert or associated tributaries. We are currently aware of the drainage and related flooding problems with the culvert or drainage infrastructure downstream. Therefore, we were careful not to discharge more than allowed by the pre-development peak runoff rates.

Prepared by:

SEBAGO TECHNICS, INC.



Jennifer L. Williams  
Project Engineer

JLW:jc  
March 29, 2000

