

306-B-18

# 2001-0177

Waldron Way

Lot 14

Warehouse

Maine Parts & Machine

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

2001-0177  
Application I. D. Number  
  
7/12/01  
Application Date  
  
Waldron Way- Lot 14  
Project Name/Description

**Bergeron, Mark**  
Applicant

470 Riverside St, Portland, ME 04103  
Applicant's Mailing Address

**Bergeron, Mark**  
Consultant/Agent

Applicant Ph: (207) 781-5242      Applicant Fax: (207) 781-4245  
Applicant or Agent Daytime Telephone, Fax

Waldron Way, Portland, Maine  
Address of Proposed Site

306 B018001  
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) \_\_\_\_\_

15,000 SqFt  
Proposed Building square Feet or # of Units      Acreage of Site      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 type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date \_\_\_\_\_

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- 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  |                 |

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 23, 2002

RE: C. of O. for 68 Waldron Way / Maine Parts and Machine  
(306-B-018) (2001-0177)

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After visiting 68 Waldron Way, I have the following comments:

1. Final Paving/Striping incomplete.


I would estimate that this item can be completed by **October 1, 2002**. Once this item is completed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Michael Nugent, Inspection Services Manager

File: O:\drc\68waldron1.doc

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: October 4, 2002  
RE: C. of O. for 68 Waldron Way/Maine Parts and Machine  
(306-B-018) (2001-0177)

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After visiting 68 Waldron Way, I have the following comments:

Site work complete.

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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Michael Nugent, Inspection Services Manager

File: O:\drc\68waldron2.doc



**CITY OF PORTLAND**

August 21, 2001

Mr. Mark Bergeron  
Pinkham and Greer Consulting Engineers Inc.  
170 U.S. Route One  
Falmouth, ME 04105

RE: Maine Parts and Machine, 68 Waldron Way  
(ID# 2001-0177, CBL#306-B-18)

Dear Mr. Bergeron:

The Planning Department has received your application for the construction of a 15,000 square foot machine shop at 68 Waldron Way. After review of the submitted plans and materials, the following comments have been generated:

1. Please review the need for a loading dock drain or some re-grading since the proposed spot grade calls for the dock to be flat with the adjacent 99' contour to the northwest. This area looks like it might not drain very well.
2. Filter fabric should be placed around the crushed stone in the underdrain detail to prevent the migration of fines.
3. The plan identifies future parking expansion and future building expansion plans. The future parking expansion will result in the project containing more than 25 spaces, thus requiring the City's water quality standards to be met. The applicant may wish to address this requirement now. If not, future expansion possibilities should not be delineated on the plans.
4. A brief drainage summary and rational method computation supporting the drainpipe sizing and adequacy of the catch basins and existing storm drain in Waldron Way is needed.
5. A photometric plan and catalog cuts for the proposed fixtures including pole heights is needed.
6. An enclosure around the dumpster should be provided.
7. Are there any exterior equipment proposed including HVAC? If so, are there any noise considerations?

O:\PLANDEVREVW\Waldron68\Bergeron8-20-01.doc

8. Will there be an LP Gas supply and/or underground fuel oil tank? The location of the mechanical room was not clear on the plan. If rooftop mechanical units are proposed then data must be provided for staff review.
9. Staff recommends the inclusion of additional street trees to enhance the overall landscape plan.
10. Is appropriate signage along Waldron Way indicating the occasional reverse movement of semi-trailers being proposed?

The project is currently undergoing additional review by the Zoning Administrator and the City Arborist. I will forward additional comments directly to you upon receipt. If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

  
✓ Jonathan Spence  
Planner

CC: Sarah Hopkins, Development Review Services Manager



PINKHAM & GREER

CONSULTING ENGINEERS, INC.

170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

April 1, 2002  
File: 01143

Mr. Jonathan Spence  
CITY OF PORTLAND PLANNING DEPT.  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN

Dear Jonathan:

On behalf of Maine Parts and Machine, I am enclosing three copies of revised site plans based on minor field changes. Following is a list of the changes made to the plans:

1. The plan views were modified to correct the location of the boundary in relation to the monumentation found in the field. The dimensions from the existing monuments to the building footprint were changed accordingly. Building setbacks and clearing limits were not affected.
2. The building footprint was revised by a few inches to match the latest footprint layout.

Below are requests from the site contractor for minor field changes based on recommendations from the geotechnical engineer, and existing site conditions. I have reviewed these changes and agree to them as noted:

1. Based on S.W. Cole's recommendations for footing designs and foundation drains, the invert of DMH #1 will need to be approximately 2 feet lower than currently designed. This will accommodate the lower footing elevations around the loading dock. Consequently, the outlet pipe and plunge pool will need to be extended approximately 16 feet. I do not see any adverse impacts to this change.
2. The pipe between CB#1 and DMH #1 is specified to be MDOT Type C perforated pipe, to act as a carrying pipe between these two structures, and a foundation drain for the rear wall of the building. Based on S.W. Cole's recommendations for footing designs and foundation drains, the contractor has requested that the pipe be lowered slightly. This change is acceptable to me.

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 2.18.02

Name of Project: MAINE PARTS AND MACHINE  
 Address/Location: 68 WALDRON WAY PORTLAND, ME.  
 Developer: KELTON REALTY  
 Form of Performance Guarantee: \_\_\_\_\_  
 Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) MINOR

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut <u>STRIPPING, TOPSOIL &amp; COMMON EXCAVATION</u>				<u>2490 cu</u>	<u>@ 6.0</u>	<u>\$ 14940.-</u>
Fill				<u>700 cu</u>	<u>6.50</u>	<u>\$ 4550.-</u>
3. SANITARY SEWER						
Manholes				<u>NA</u>		<u>NA</u>
Piping <u>6" SEWER</u>				<u>44 cu</u>	<u>@ 35.-</u>	<u>\$ 1540.-</u>
Connections				<u>NA</u>		<u>NA</u>
Main Line Piping				<u>NA</u>		<u>NA</u>
House Sewer Service Piping				<u>NA</u>		<u>NA</u>
Pump Stations				<u>NA</u>		<u>NA</u>
Other				<u>NA</u>		<u>NA</u>
4. WATER MAINS - <u>1 1/2" DOMESTIC</u>				<u>50 LF</u>	<u>@ 20.-</u>	<u>\$ 1000.-</u>
5. STORM DRAINAGE						
Manholes				<u>1 EA</u>	<u>2250.-</u>	<u>\$ 2250.-</u>
Catchbasins				<u>2 EA</u>	<u>2000.-</u>	<u>\$ 2000.-</u>
Piping <u>10" STORM</u>				<u>390</u>	<u>@ 30.-</u>	<u>\$ 11700.-</u>
Detention Basin				<u>NA</u>		<u>NA</u>
Stormwater Quality Units				<u>NA</u>		<u>NA</u>
Other				<u>NA</u>		<u>NA</u>

773-5590

Post-it Fax Note 7671 Date 2.25 # of pages 4

To JONATHAN SPENCE From DIRK PUTTERBERG

City/Dept. CITY OF PORTLAND Co. RGB CONST.

Phone # \_\_\_\_\_ Phone # \_\_\_\_\_

Fax # 756-9258 Fax # \_\_\_\_\_



6. SITE LIGHTING SEE ATTACHED (3/27/02) (6/20/02)

7. EROSION CONTROL			
Silt Fence	540	4.50	\$ 2430.-
Check Dams	10	30.-	\$ 300.-
Pipe Inlet/Outlet Protection	124	4.05-	\$ 500.-
Level Lip Spreader	NA		NA
Slope Stabilization	NA		NA
Geotextile	NA		NA
Hay Bale Barriers	15 EA	5.-	\$ 75.-
Catch Basin Inlet Protection	2	225.-	\$ 450.-

8. RECREATION AND OPEN SPACE AMENITIES NA NA

9. LANDSCAPING SEE ATTACHED SABRA BREAKDOWN \$ 3300.-  
(Attach breakdown of plant materials, quantities, and unit costs)

10. MISCELLANEOUS SEE ATTACHED BREAKDOWN

TOTAL: \_\_\_\_\_

GRAND TOTAL: \_\_\_\_\_

\$ 103632.-

*OK JR 2-27-02*

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals.	<u>0</u>	<u>2,072.64</u>	<u>2,072.64</u>
of			
B: Alternative Assessment:			
Assessed by:	<u>JR</u>	<u>JR</u>	<u>JR</u>
	(name)	(name)	

ATTACHED BREAKDOWN  
 MAINE PARTS AND MACHINE

2.18.02

ITEM

PRIVATE

1.) STREET/SIDEWALK

CLEARING AND GRUBBING	.4 ACRES	@ \$10250./ACRE	= \$4100.-
BASE GRAVEL FOR ROAD & PARKING	2600 sq	@ 18.00	= \$4680.-
SUBBASE " " " "	985 sq	@ 11.00	= \$10835.-
PAVING 2" + 1"	1941 sq	@ 7.50	= \$14558.-
REMOVE RESET CURBING	30 LF	@ 15.-	= \$450.-
NEW STRAIGHT CURB	36 LF	@ 25.-	= \$900.-
NEW CIRCULAR CURB	128 LF	@ 32.-	= \$4096.-
4' TIP DOWNS	2 EA.	@ 115.-	= \$230.00
			<u>\$39849.-</u>

6.) SITE LIGHTING

SITE LIGHTING EXC & BACK FILL	192 LF.	@ 6.50	= \$1248.-
LIGHT POLE BASES	2 EA.	@ 550.-	= \$1100.-
LIGHT POLES	2 EA.	@ 2000.-	= \$4000.-
			<u>\$6348.-</u>

10.) MISCELLANEOUS

LOAM	330 sq.	@ 18.-	= 5940.-
SEED AND MULCH	23 UNITS	@ 40.-	= 920.-
TRANSFORMER PAD	1 EA.	@ 2500.-	= 2500.-
FENCING & GATES	45 LF.		= 3000.-
			<u>\$12360.-</u>

**SABRA PROPERTY CARE, INC.**

4 Phillips Street • Cumberland, Maine 04021 • Phone: 797-6540 • FAX: 829-4535

February 21, 2002

To: RGB Construction, Inc.  
RE: Maine Parts & Machinery

We of Sabra Property Care, Inc. submit the following proposal for landscaping services:

Furnish and install plants as per design  
Mulch the planting beds  
Staking the trees

Total charge for plants, mulch, labor and materials ..... \$3,300

UNIT PRICES

<u>Plant name</u>	<u>size</u>	<u>price/unit</u>
4 Juniper	15-18"	\$38.20
2 Ash	2.5" cal	\$881.25
4 Arborvitae	6'	\$199.75
7 Dogwood	5'	\$51.70
20 Daylilies	1 gallon	\$11.16

Please feel free to call us with any questions about this proposal. The price is good for 30 days from today and ~~includes loan, soil and seeding~~. Thank you very much for the opportunity to bid on this work. Sincerely, Shai Levite, Owner, Sabra Property Care, Inc.

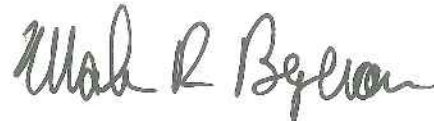
Mr. Jonathan Spence  
CITY OF PORTLAND  
April 1, 2002  
Page 2

3. The existing sewer line stub into the existing sewer manhole in Waldron Way does not extend onto the applicant's property, or past the existing curb. Consequently, a portion of the existing curb and pavement will need to be opened up to make the proposed connection. A street opening permit will be required for this work.

I trust that you will concur with these minor field changes. If you have any further questions, please do not hesitate to call.

Sincerely,

PINKHAM & GREER



Mark R. Bergeron, P.E.

C: Bill Kelton, Maine Parts and Machine  
Dick Butterfield, RGB Construction  
Jay Reynolds, City of Portland

MRB/s



PINKHAM & GREER

CONSULTING ENGINEERS, INC.

170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

September 26, 2001  
File: 01143

Mr. Jonathan Spence  
CITY OF PORTLAND PLANNING DEPT.  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN

Dear Jonathan:

Per the condition of approval in your September 24, 2001, letter, I have revised the lighting on Drawings C2 and C5. Nine copies are enclosed for your records. The other drawings remained unchanged. Wall-mounted and pole-mounted fixtures have been specified that meet the Technical Design Standards. Updated photometrics and catalog cuts are also included for your review.

I trust that these revised plans satisfy the condition of approval. If you have any further questions, please do not hesitate to call.

Sincerely,

PINKHAM & GREER



Mark R. Bergeron, P.E.

Cc: Bill Kelton, Maine Parts and Machine

MRB/s

# Data Sheet

LIGHT POLES  
68 WALDRON  
WAY

# Citation Series

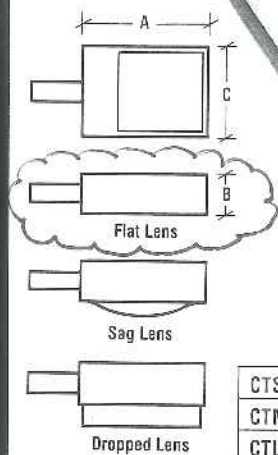
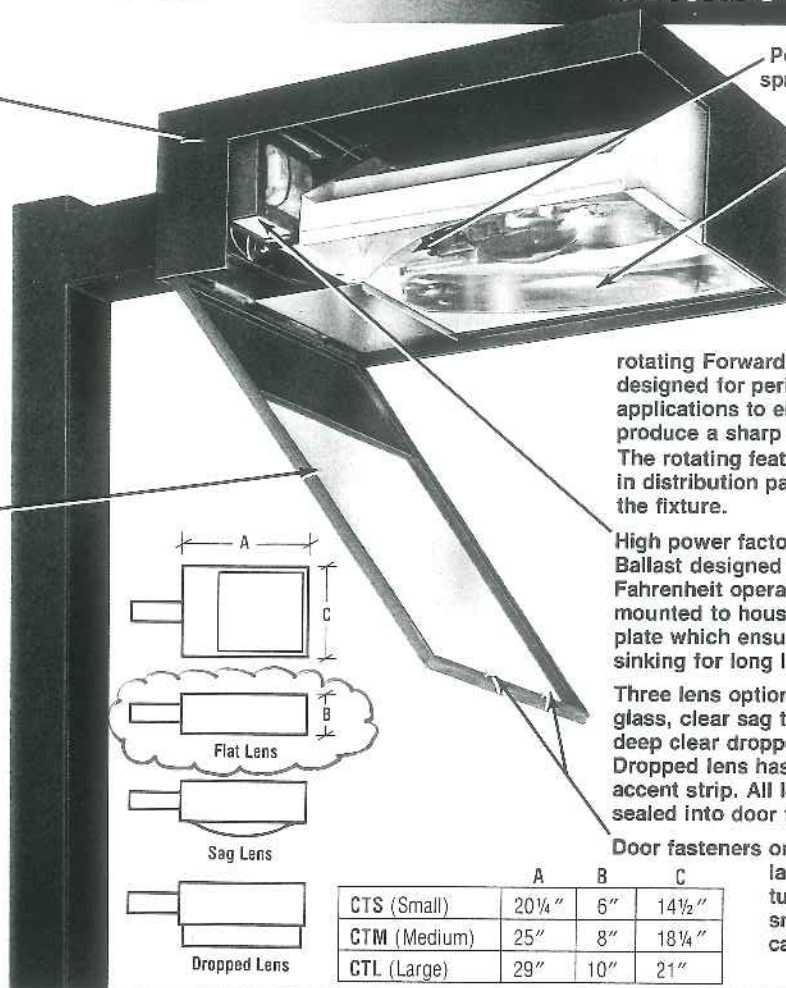
The one-piece aluminum housing is available in three sizes: small, medium and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction. One-piece construction eliminates the worry of moisture entering from poorly sealed top pans and side panels.

The Citation is designed to utilize any of the following lamp types: High Pressure Sodium, Super Metal Halide, Metal Halide or Deluxe Mercury Vapor.

Continuous one-piece EPDM gasket for maximum sealing.

The Citation is available in dark bronze, black, sandstone or white. Other colors are available on request. Paint is applied in a revolutionary superior baked-on powder coating, which gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.

UL listed for wet locations.



	A	B	C
CTS (Small)	20 1/4"	6"	14 1/2"
CTM (Medium)	25"	8"	18 1/4"
CTL (Large)	29"	10"	21"

## HOW TO ORDER LUMINAIRES

Select appropriate choice from each column.

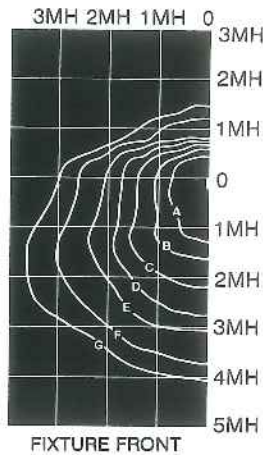
Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
CTS— Small	3—Type III FT—Forward Throw	50	HPS—High Pressure Sodium	F—Clear Flat Tempered Glass	120V 208V 240V 277V 480V MT—Multi Tap	BRZ—Bronze Paint BLK—Black Paint SAN—Sandstone Paint WHT—White Paint SPL—Special	PCR—Photoelectric Control LL—Less Lamp CL—Coated Lamp FS—Fusing FD—Double Fusing HSS—House Side Shield PLS—Polycarbonate Shield NO—No Options
		70	50, 70, 100, 150 Watt				
		100	SMH—Super Metal Halide 175 Watt				
		150	MH—Metal Halide 175 Watt				
		175	DX—Deluxe Mercury Vapor 100, 175 Watt				
CTM— Medium	3—Type III FT—Forward Throw	200	HPS—High Pressure Sodium	F—Clear Flat Tempered Glass S—Clear Sag Tempered Glass DC—Clear Dropped Acrylic			
		250	200, 250, 400 Watt				
		400	SMH—Super Metal Halide 250, 400 Watt MH—Metal Halide 250, 400 Watt DX—Deluxe Mercury Vapor 250, 400 Watt				
CTL— Large	3—Type III FT—Forward Throw	1000	HPS—High Pressure Sodium 1000 Watt	F—Clear Flat Tempered Glass S—Clear Sag Tempered Glass			
			MH—Metal Halide 1000 Watt				
			DX—Deluxe Mercury Vapor 1000 Watt				

EXAMPLE OF A TYPICAL ORDER

**CTM—3—400—HPS—F—120V—BRZ—NO**

## PHOTOMETRIC DATA

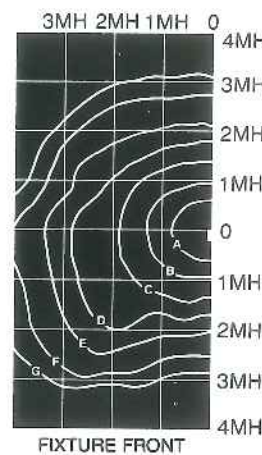
### 400W High Pressure Sodium (Single) (Type FT — Forward Throw Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.8	.41	.17	.08
24'	6.9	3.5	1.4	.7	.35	.14	.07
26'	5.9	3.0	1.2	.6	.30	.12	.06
28'	5.1	2.6	1.0	.5	.26	.10	.05
30'	4.4	2.2	.9	.4	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

### 400W High Pressure Sodium (Single) (Type III Medium Distribution)

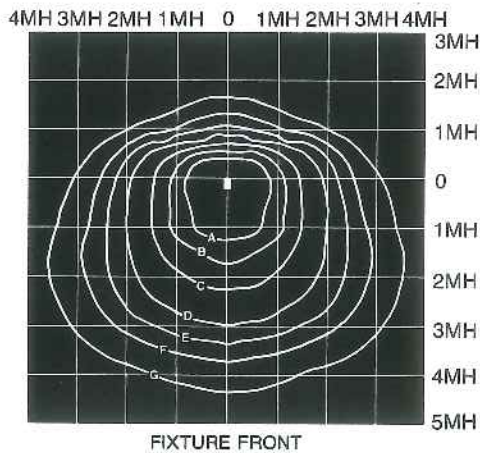


MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.80	.41	.17	.08
24'	6.9	3.5	1.4	.70	.35	.14	.07
26'	5.9	3.0	1.2	.60	.30	.12	.06
28'	5.1	2.6	1.0	.50	.26	.10	.05
30'	4.4	2.2	.90	.40	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

## EASY FIELD-ROTATED FORWARD THROW DISTRIBUTION FOR CTL ONLY

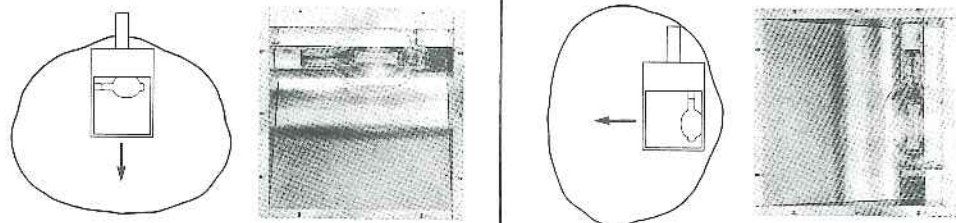
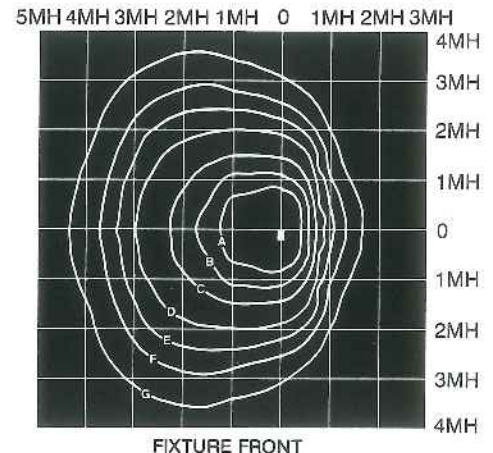
### 1000W High Pressure Sodium (Single) (Type FT — Forward Throw Non-Rotated Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	31.25	15.63	7.81	3.13	1.56	.78	.31
18'	24.69	12.35	6.17	2.47	1.23	.62	.25
20'	20.00	10.00	5.00	2.00	1.00	.50	.20
22'	16.53	8.26	4.13	1.65	.83	.41	.17
24'	13.89	6.94	3.47	1.39	.69	.35	.14
26'	11.83	5.92	2.96	1.18	.59	.30	.12
28'	10.20	5.10	2.55	1.02	.51	.26	.10
30'	8.89	4.44	2.22	.89	.44	.22	.09

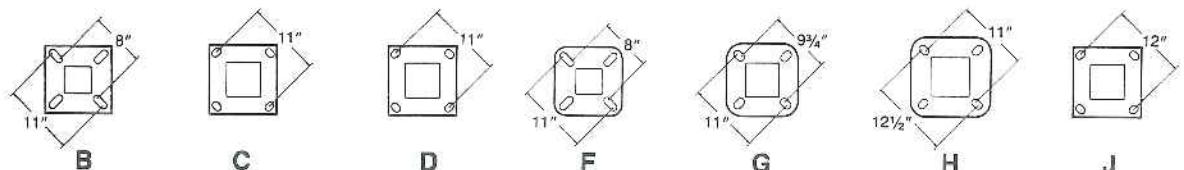
LUMEN RATING 140,000  
MH REFERS TO MOUNTING HEIGHT

### 1000W High Pressure Sodium (Single) (Type FT — Forward Throw Rotated Distribution)



Note the flexibility in distribution pattern allowed by the field-rotated reflector.

## BOLT CIRCLE



	B	C	D	F	G	H	J
Bolt Circle	Slotted 8" to 11"	11"	11"	Slotted 8" to 11"	Slotted 9 3/4" to 11"	Slotted 11" to 12 1/2"	12"
Anchor Bolt Size	3/4" x 30"	3/4" x 30"	1" x 36"	3/4" x 30"	3/4" x 30"	1" x 36"	1" x 36"
Anchor Bolt Projection	3 1/4"	3 1/4"	3 1/2"	4"	3 1/2"	4"	4"
Base Plate Thickness	3/4"	3/4"	1"	1"	1"	1"	1 1/8"

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



4201 MALSBAR Y RD. • P.O. BOX 42728 • CINCINNATI, OH 45242 • TELEX 62838369 • FAX 513-793-0147 • (513) 793-3200

WALL-MOUNTED LIGHTS  
68 WALDRON WAY

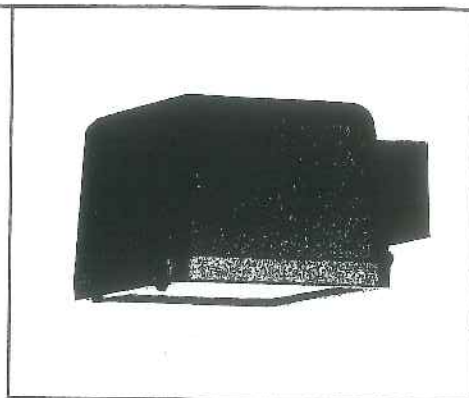


Listed for  
Wet Locations

Type \_\_\_\_\_  
Catalog No. \_\_\_\_\_

## RMS Series Mini Roadway Luminaire

35 watts thru 150 watts  
High Pressure Sodium  
100 watts Metal Halide



### PRODUCT SPECIFICATIONS

#### APPLICATIONS

Roadway, parking lot, building and pathway lighting. Any outdoor application where tight light control to prevent glare and light trespass is desired.

#### CONSTRUCTION

Precision die-cast aluminum housing. One-piece construction eliminates the threat of leaking. Finished in Duraplex II™ architectural bronze polyester powder for superior resistance

against the elements. One-piece die-cast aluminum lens frame with integral hinges held fastened with captive stainless steel hardware. Heat and shock resistant tempered glass lens is permanently sealed to lens frame via liquid silicone. Lens frame assembly is sealed to housing via continuous neoprene rubber gasketing. Premium porcelain socket equipped with vibration proof "lamp-grip" shell with reinforced center contact for positive fit.

#### OPTICS

One-piece injection molded for consistent performance. Reflector system precisely designed for IES Type III cutoff.

#### BALLAST

Reactor or HX-HPF ballast mounted to integral heat-sink for maximum heat dissipation to outside ambient.

#### INSTALLATION

Cast aluminum mounting arm. Standard units surface mount on a minimum 4" square pole.

#### LAMP

Clear medium base as specified.

### ORDERING INFORMATION

Catalog No.	Watts	Lamp	Base	Volts★	Ballast	Weight
<b>HIGH PRESSURE SODIUM</b>						
RMS335NLXL	35	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS350NLXL	50	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS370NLXL	70	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS3100NLXL	100	E/B17	Medium	120 or 277	Reactor (NPF)	11 lbs.
RMS3150NLXL	150	E/B17	Medium	120 or 277	Reactor (NPF)	11 lbs.
<b>METAL HALIDE</b>						
RMS370MAL	70	ED17	Medium	120 or 277	HX-HPF	12 lbs.
RMS3100HMAL	100	ED17	Medium	277	Reactor (HPF)	11 lbs.
RMS3100MAL	100	ED17	Medium	120 or 277	HX-HPF	12 lbs.

LAMPS: All units are supplied with a medium base lamp. To order units without lamp, drop "L" in Cat. No.  
★Specify voltage.

### OPTIONS

To order factory options add appropriate suffix to Cat. No.

**FUSING:** Fusing protects HID circuitry in pole mounted installations. It is suggested that fuses are mounted with pole base for accessibility and ease of maintenance. For 120V and 277V Single fusing ..... **FS**  
**PHOTOCONTROL:** (Button-Type) factory installed in housing back ..... **PCB**

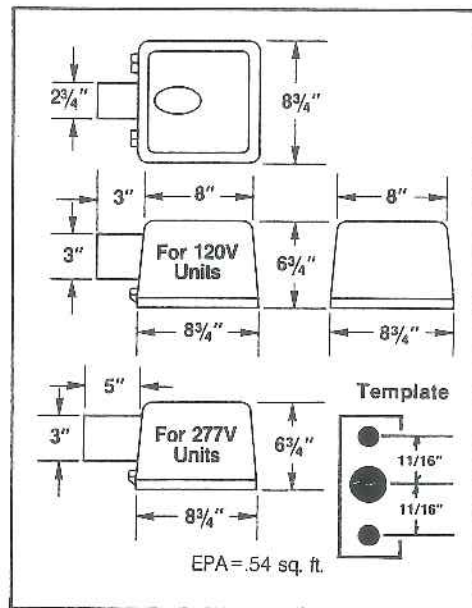
Suffix

### ACCESSORIES

The following are field installed accessories. Order by Cat. No.

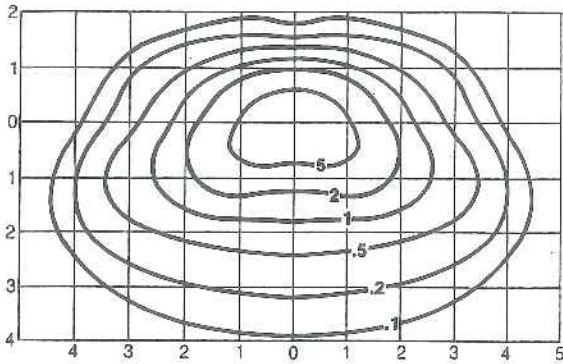
**GLARE SHIELD:** Architectural bronze painted aluminum sections may be field installed in patterns of two (at any corner) three side or four side configurations. Four side assembled provide 15° cut-off, 4 piece assembly ..... **RS550**  
**LEXAN VISOR:** Clear, vandal-proof polycarbonate shield protects floodlight from rocks, air-gun pellets, or other missiles. Free air-flow between lens and visor prevents destructive or "browning" effect of heat build-up. To mount Glare Shield and Lexan visor on the same fixture, consult factory ..... **RS552**  
**CAST ALUMINUM MOUNTING PLATE:** Finished in Duraplex II™ bronze polyester powder. Cast-in template mounts arm to any size recess box ..... **RS10**  
**CAST ARM ADAPTER:** Attaches to arm for surface mounting on 4" round poles ..... **RS14**

Cat. No.





# PHOTOMETRICS



CAT. NO.: RMS3150NLXL  
 LAMP: 150W HPS, clear  
 LUMENS: 16000  
 MOUNTING HEIGHT: 15 ft.  
 IES Type II distribution.

CONVERSION TABLE  
 for different mounting height

10'	2.25	20'	.56
15'	1.00	25'	.36

Wattage Conversion

Watts	Multiplier
35	.14
50	.25
70	.34
100	.60
150	1.00

## SUGGESTED SPECIFICATIONS

Fixture shall be outdoor weatherproof area lighter sharp cutoff luminaire for HID lamps. Housing and lens frame shall each be one piece corrosion resistant die-cast aluminum with radiused edges for corners with a EPA not exceeding .60. Luminaire shall be finished in Duraplex II™ dark bronze polyester powder. Fixture shall be furnished with an integral reactor ballast, mounted to die-cast housing for heat dissipation.

Lens frame shall be one piece corrosion resistant die-cast aluminum with integral hinges and radiused

corners held by two captive stainless steel fasteners. Lens frame will provide constant equal pressure on the neoprene gasket sealing the optical chamber from rain, dust and insects. Frame will retain an optically clear, heat and impact resistant tempered glass lens, silicone sealed and held in place with retainer clips. One extruded soft cornered mounting arm with access door to splicing chamber will be included with each luminaire.

The mounting arm construction shall allow for securing luminaire on a square or round pole, all

mounting hardware shall be hidden inside the arm. Mounting arrangements of one, two, three or four way shall be possible.

Reflector shall be injection molded with Solec® finish.

Fixture shall be equipped with deluxe, glazed porcelain lamp socket with nickel plated, vibration-proof "lamp-grip", screw shell and spring-loaded center contact. Sockets in high pressure sodium units shall be pulse-rated for 4 KV.

Specify Stonco RMS Cat. No. (specify).



a GENLYTE company

2345 VAUXHALL ROAD, UNION, NEW JERSEY 07083-5036  
 TEL: (908) 964-7000 • FAX: (908) 964-1404

© June 1991

September 21, 2001  
File: 01143

Mr. Jonathan Spence  
CITY OF PORTLAND PLANNING DEPT.  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN

Dear Jonathan:

On behalf of Maine Parts and Machine, I am enclosing nine copies of the revised site plans for your review. The plans have been revised according to the comments in your September 17 email to me. I offer the following responses to those comments:

1. All references to future building and parking have been removed from the drawings.
2. I have revised the light pole detail per your request. Catalog cuts are included for your review. I have also included sample cuts for the wall-mounted lights.
3. Photometrics were included on the previous drawing, and have been updated for the new fixtures.
4. The plant list has been revised per Jeff Tarling's request.
5. The previously approved 30-foot preservation area along the back of the property is shown on all the plan views, and drawing C3 shows the limit of clearing line.

A number of other minor changes have been made as a result of the client's request:

1. The dumpster enclosure has been revised from a stockade fence to a chain link fence with plastic privacy slats. The orientation of the pad has also been revised to improve access for garbage trucks.
2. The number of parking spaces was incorrect on the previous submittal. Twenty-three spaces are now correctly shown, and minor adjustments to the grading and clearing limits were made.
3. The building footprint was reduced slightly, as a result of ongoing design with the building architect.



Mr. Jonathan Spence  
CITY OF PORTLAND  
September 21, 2001  
Page 2

I trust that these revised plans sufficiently answer your concerns. If you have any further questions, please do not hesitate to call. Our client is anxious to begin construction on this project as soon as possible, and looks forward to the City's approval.

Sincerely,

PINKHAM & GREER

A handwritten signature in dark ink, reading "Mark R. Bergeron". The signature is written in a cursive, flowing style.

Mark R. Bergeron, P.E.

Cc: Bill Kelton, Maine Parts and Machine

MRB/s

# Data Sheet

# Citation Series

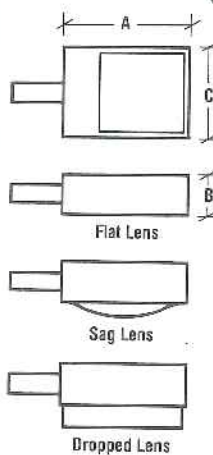
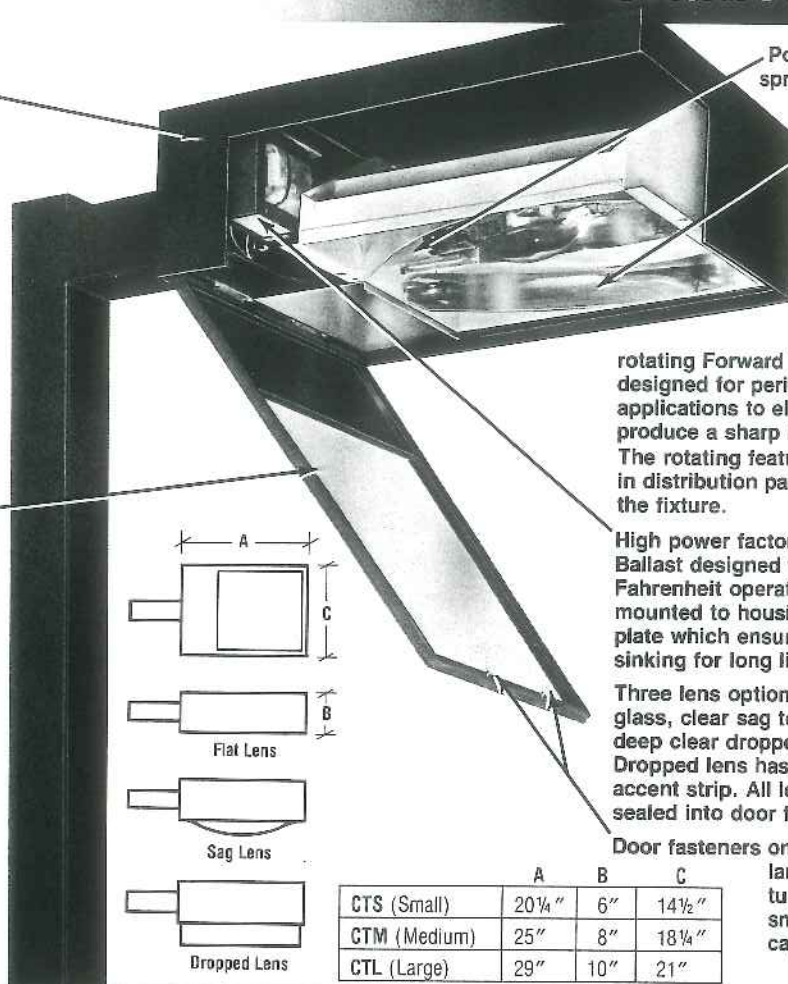
The one-piece aluminum housing is available in three sizes: small, medium and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction. One-piece construction eliminates the worry of moisture entering from poorly sealed top pans and side panels.

The Citation is designed to utilize any of the following lamp types: High Pressure Sodium, Super Metal Halide, Metal Halide or Deluxe Mercury Vapor.

Continuous one-piece EPDM gasket for maximum sealing.

The Citation is available in dark bronze, black, sandstone or white. Other colors are available on request. Paint is applied in a revolutionary superior baked-on powder coating, which gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.

UL listed for wet locations.



	A	B	C
CTS (Small)	20 1/4"	6"	14 1/2"
CTM (Medium)	25"	8"	18 1/4"
CTL (Large)	29"	10"	21"

## HOW TO ORDER LUMINAIRES

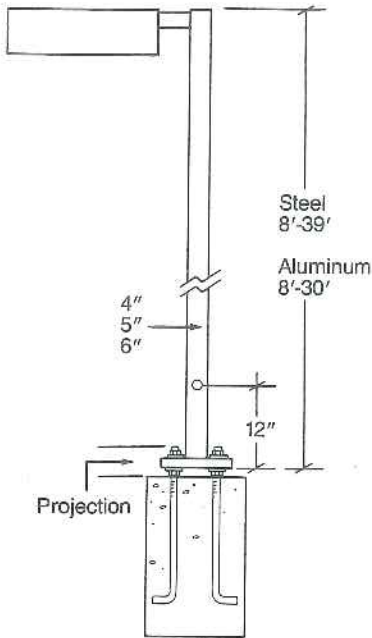
Select appropriate choice from each column.

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
CTS— Small	3—Type III FT—Forward Throw	50	HPS—High Pressure Sodium 50, 70, 100, 150 Watt SMH—Super Metal Halide 175 Watt MH—Metal Halide 175 Watt DX—Deluxe Mercury Vapor 100, 175 Watt	F—Clear Flat Tempered Glass	120V 208V 240V 277V 480V MT—Multi Tap	BRZ—Bronze Paint BLK—Black Paint SAN—Sandstone Paint WHT—White Paint SPL—Special	PCR—Photoelectric Control LL—Less Lamp CL—Coated Lamp FS—Fusing FD—Double Fusing HSS—House Side Shield PLS—Polycarbonate Shield NO—No Options
		70 100 150 175					
CTM— Medium	3—Type III FT—Forward Throw	200	HPS—High Pressure Sodium 200, 250, 400 Watt SMH—Super Metal Halide 250, 400 Watt MH—Metal Halide 250, 400 Watt DX—Deluxe Mercury Vapor 250, 400 Watt	F—Clear Flat Tempered Glass S—Clear Sag Tempered Glass DC—Clear Dropped Acrylic			
		250 400					
CTL— Large	3—Type III FT—Forward Throw	1000	HPS—High Pressure Sodium 1000 Watt MH—Metal Halide 1000 Watt DX—Deluxe Mercury Vapor 1000 Watt	F—Clear Flat Tempered Glass S—Clear Sag Tempered Glass			

EXAMPLE OF A TYPICAL ORDER

**CTM—3—400—HPS—F—120V—BRZ—NO**

# Pole and Bracket Specification



## POLES (Straight 4", 5" and 6" Sq. Poles)

### Steel Specifications

- Pole shaft is electro-welded ASTM-A500 Grade B steel tubing with a minimum yield strength of 46,000 PSI.
- Base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 PSI.
- Standard finish is prime. Bronze, black, sandstone or white finishes are optional.

### Aluminum Specifications

- Pole shaft is seamless 6063-T6 alloy extruded aluminum tubing.
- Base is ALMAG-35 high-strength cast aluminum.
- Finishes available: Natural brushed aluminum, or anodized bronze, black, and clear; or painted bronze, black, sandstone or white.
- Two-piece fabricated aluminum base cover is standard.

### Specifications Common to Steel & Aluminum Poles

- Poles are furnished with anchor bolts with zinc plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform with ASTM-A36 with a minimum yield strength of 36,000 PSI.
- Hand-hole is 12" above pole base. 48" above pole base is optional.
- Weatherproof duplex receptacle is optional. (GFI not available.)

## HOW TO DETERMINE WHAT TO ORDER:

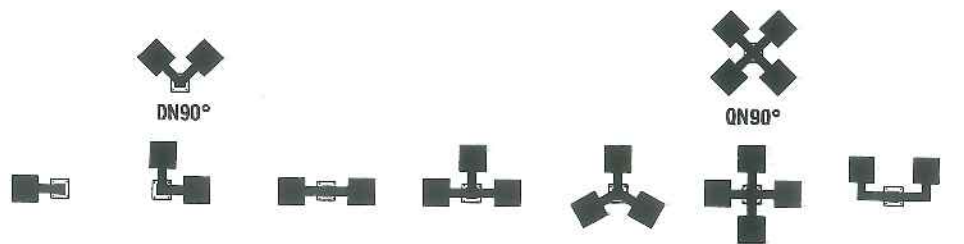
- Select bracket configuration. Example: Double 90° (D90)
- Refer to Fixture EPA Chart to determine EPA value. Example: Medium Citation with 12" bracket — (4.0)
- Select height of pole and material. Example: 24' steel
- Choose the EPA that is equal to or exceeds the fixture's EPA, as was previously determined. Example: Medium Citation, (4.0) — Steel poles 5x5 and up will meet EPA requirements for 100 MPH.
- Select bracket mounting method. Example: WO — Weld-On

## TO OBTAIN ORDER CODE:

- Choose pole series. Example: 5SQWCTM (5" square pole for use with Weld-On bracket.)
- Add material. Example: S11G
- Add height. Example: 24'
- Add bracket configuration. Example: D90
- Add pole finish. Example: SAN
- Add any options. Example: 5BC

▶ All LSI poles are guaranteed to meet the EPA requirements listed. Please follow the directions on "How To Determine What To Order" closely. This will indicate which poles can satisfy your EPA requirements. LSI is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located. Caution: The LSI guarantee does not apply if the pole/bracket/fixture combination is used to support any other items, such as flags, pennants, or signs, which would add stress to the pole. LSI cannot accept responsibility for harm or damage caused in these situations.

## EPA CHART Includes bracket.

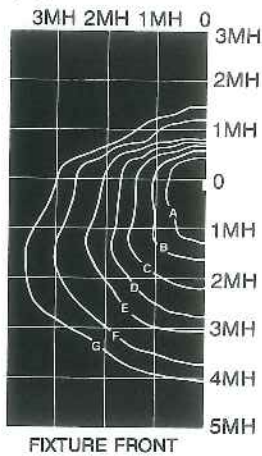


	Single			D90°			D180°			T90°			TN120°			Q90°			Parallel		
	F	DL	S	F	DL	S	F	DL	S	F	DL	S	F	DL	S	F	DL	S	F	DL	S
Small Citation (CTS) 12" Bracket	1.7	—	—	2.6	—	—	3.3	—	—	4.2	—	—	4.5	—	—	5.0	—	—	—	—	—
Medium Citation (CTM) 12" Bracket	2.6	3.5	3.0	4.0	5.7	4.7	5.1	7.0	5.8	6.5	9.1	7.5	7.0	9.8	8.1	8.0	11.2	9.2	—	—	—
Medium Citation (CTM) 24" Bracket	3.0	3.9	3.4	4.4	6.1	5.1	6.1	8.0	6.8	7.5	10.1	8.5	8.0	10.8	9.1	9.0	12.2	10.2	—	—	—
Medium Citation (CTM) 36" Bracket	3.5	4.4	3.9	4.9	6.6	5.6	7.0	8.9	7.7	8.4	11.0	9.4	9.0	11.8	10.1	9.9	13.1	11.1	—	—	—
Large Citation (CTL) 12" Bracket	3.4	—	3.9	5.5	—	6.4	6.8	—	7.9	8.9	—	10.3	9.4	—	10.9	10.9	—	12.7	—	—	—
Large Citation (CTL) 24" Bracket	4.0	—	4.5	6.1	—	7.0	7.9	—	9.0	10.0	—	11.4	10.7	—	12.2	12.0	—	13.8	—	—	—
Large Citation (CTL) 36" Bracket	4.6	—	5.1	6.7	—	7.6	9.1	—	10.2	11.2	—	12.6	11.9	—	13.4	13.2	—	15.0	—	—	—
Large Citation (CTL) 48" Bracket	5.1	—	5.6	7.2	—	8.2	10.3	—	11.4	12.4	—	13.8	13.1	—	14.6	14.4	—	16.2	6.4	—	7.3

Note: F—Flat Glass, DL—Drop Lens, S—Sag Glass

## PHOTOMETRIC DATA

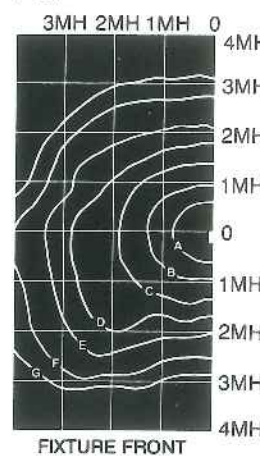
### 400W High Pressure Sodium (Single) (Type FT — Forward Throw Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.8	.41	.17	.08
24'	6.9	3.5	1.4	.7	.35	.14	.07
26'	5.9	3.0	1.2	.6	.30	.12	.06
28'	5.1	2.6	1.0	.5	.26	.10	.05
30'	4.4	2.2	.9	.4	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

### 400W High Pressure Sodium (Single) (Type III Medium Distribution)

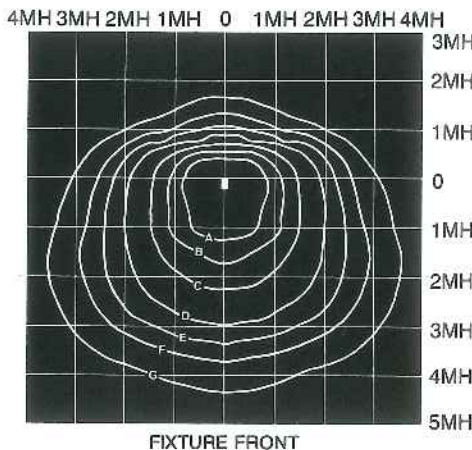


MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.8	.41	.17	.08
24'	6.9	3.5	1.4	.7	.35	.14	.07
26'	5.9	3.0	1.2	.6	.30	.12	.06
28'	5.1	2.6	1.0	.5	.26	.10	.05
30'	4.4	2.2	.9	.4	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

## EASY FIELD-ROTATED FORWARD THROW DISTRIBUTION FOR CTL ONLY

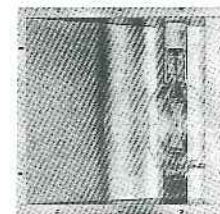
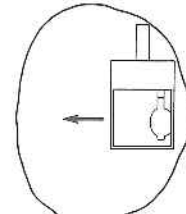
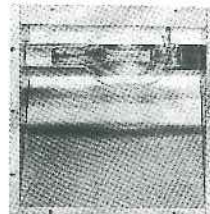
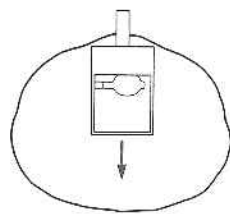
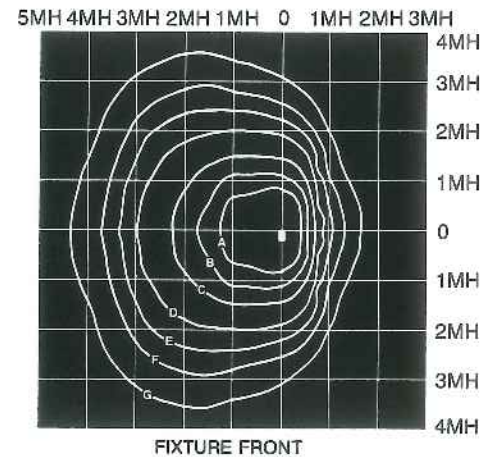
### 1000W High Pressure Sodium (Single) (Type FT — Forward Throw Non-Rotated Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	31.25	15.63	7.81	3.13	1.56	.78	.31
18'	24.69	12.35	6.17	2.47	1.23	.62	.25
20'	20.00	10.00	5.00	2.00	1.00	.50	.20
22'	16.53	8.26	4.13	1.65	.83	.41	.17
24'	13.89	6.94	3.47	1.39	.69	.35	.14
26'	11.83	5.92	2.96	1.18	.59	.30	.12
28'	10.20	5.10	2.55	1.02	.51	.26	.10
30'	8.89	4.44	2.22	.89	.44	.22	.09

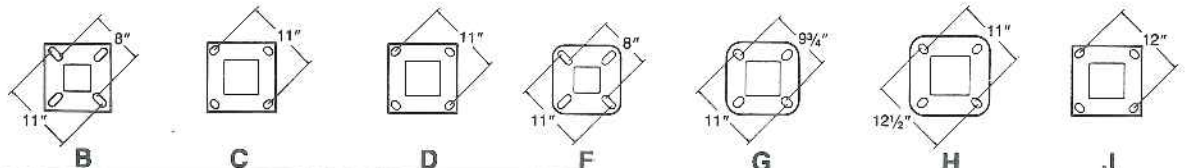
LUMEN RATING 140,000  
MH REFERS TO MOUNTING HEIGHT

### 1000W High Pressure Sodium (Single) (Type FT — Forward Throw Rotated Distribution)



Note the flexibility in distribution pattern allowed by the field-rotated reflector.

## BOLT CIRCLE



	B	C	D	F	G	H	J
Bolt Circle	Slotted 8" to 11"	11"	11"	Slotted 8" to 11"	Slotted 9 3/4" to 11"	Slotted 11" to 12 1/2"	12"
Anchor Bolt Size	3/4" x 30"	3/4" x 30"	1" x 36"	3/4" x 30"	3/4" x 30"	1" x 36"	1" x 36"
Anchor Bolt Projection	3/4"	3/4"	3 1/2"	4"	3 1/2"	4"	4"
Base Plate Thickness	3/4"	3/4"	1"	1"	1"	1"	1 1/8"

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



4201 MALSARY RD. • P.O. BOX 42728 • CINCINNATI, OH 45242 • TELEX 62838369 • FAX 513-793-0147 • (513) 793-3200

# Perimashield® II Glass — PGS-A Series

## Cutoff Luminaire

The Perimashield luminaire is ideal for exterior wall and area lighting applications where sharp cutoff is required. This versatile fixture features adjustable cutoff from 70° to 90° to reduce light trespass and high angle glare.

## Lighting Applications

The Perimashield Series is ideally suited for security lighting applications as well as commercial and architectural exterior wall and area lighting for parking lots, office building, stores, shopping centers, fast food restaurants, banks, warehouses, and parking garages.

## Front Access Lens/Door Assembly

Full front access is available by hinging front door. Two Hubbell Gard® hex head fasteners provide tight seal to door gasket. Die cast aluminum door frame securely holds 3/8" thick clear borosilicate glass lens. Glass is thermal shock and impact resistant. Designed to provide a rectangular cutoff distribution. Field adjustable medium base socket allows increased cutoff. Lift and shift lens door assembly for removal.

## Rear Housing

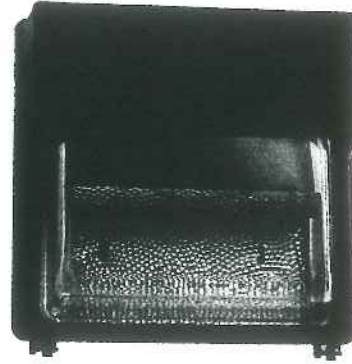
One piece, heavy duty, die cast for long life and cooler operation. Bronze Lektrocote® finish is standard. Mounts over 3 1/2" or 4" recessed junction box. Includes two 1/2" side entries for surface conduit mounting.

## Reflector

Precision formed hammered aluminum for optimum performance.

## Ballast

Class H insulated, -40°F starting (-20°F for MH), 60 Hz HPF. An aluminum ballast compartment cover isolates electrical components from the optical assembly.



Nationally recognized testing laboratory listed. Full compliance to both UL and CSA standards.  
For use in damp or wet locations

## Additional Features

- Field adjustable socket for variable cutoff angle
- Bronze Lektrocote® finish
- New side photocontrol hub (order field installed PBT Series)
- Accessory mounting bracket for single and double pole mounted Perimaliter luminaires (PVL-PT)
- Medium base socket (lamp included)
- Through branch rated, 90° C wire needed

## ORDERING INFORMATION

Catalog Number <sup>1</sup>	Wattage	Voltage/Ballast	Weight	
			lbs.	kg
<b>HIGH PRESSURE SODIUM</b>				
PGS-A070S-128-1	70	Quad/AL (HPF)	18	8
PGS-A070S-521-1	70	120/Reactor (NPF)	20	9
PGS-A100S-128-1	100	Quad/AL (HPF)	18	8
PGS-A100S-521-1	100	120/Reactor (NPF)	21	9
PGS-A150S-128-1	150	Quad/AL (HPF)	18	8
PGS-A150S-521-1	150	120/Reactor (NPF)	22	10
<b>METAL HALIDE</b>				
PGS-A070H-128-1	70	Quad/PLA (HPF)	22	10
PGS-A100H-128-1	100	Quad/PLA (HPF)	22	10
PGS-A175H-128-1	175	Quad/PLA (HPF)	23	10

1. Lamp included.

Note: For electrical data, see HID Ballast Data starting on page 610.

Note: For Tri-Tap (120, 277, 347V) change 8 to 6. (For Quad-Tap ballasts 208 & 240V, not CSA.)

Note: Accessories must be ordered separately. See Accessories on page 540.

HUBBELL LIGHTING, INC.  
2000 ELECTRIC WAY  
CHRISTIANBURG VA 24073-2500  
(540) 382-6111



## CITY OF PORTLAND

September 24, 2001

Mr. Mark Bergeron  
Pinkham and Greer Consulting Engineers, Inc.  
170 U.S. Route One  
Falmouth, ME 04105

RE: 68 Waldron Way Lot #14  
(ID# 2001-0177, CBL#306-B-18)

Dear Mr. Bergeron:

On September 24, 2001 the Portland Planning Authority granted minor site plan approval with the following condition for the construction of a 15,000 square foot machine shop with associated parking, loading docks and landscaping improvements at 68 Waldron Way.

Condition: That the applicant submits catalog cuts for all pole and wall mounted fixtures with accompanying photometrics in compliance with the City of Portland's lighting standards for staff review and approval.

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 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. 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



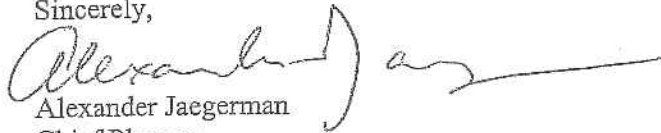
representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. 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. 8822. (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 Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,

  
Alexander Jaegerman  
Chief Planner

cc: ✓ Jonathan Spence, Planner  
Sarah Hopkins, Development Review Services Manager  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Jay Reynolds, Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspections Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File



**CITY OF PORTLAND**

23 August 2001

Mr. William W. Kelton, Partner,  
Kelton Real Estate Holdings, LLC,  
P.O. Box 407,  
Westbrook, Maine 04101.

**RE: 68 Waldron Way  
Lot Owners Membership in Association  
Recent Dykem Submittals**

Dear Mr. Kelton:

Thank you for your respective submittals of August 16, 2001 and August 20, 2001 re your intent to join the Waldron Way Lot Owners Association responsible for the maintenance of the pump station, sewer system, and subsurface storm drain system (including the association person to contact) as well as the eleven Dykem Inks set of truly legible, up-to-date, Material Safety Data Sheets!

If I can be of further assistance, please call me at 874-8832.

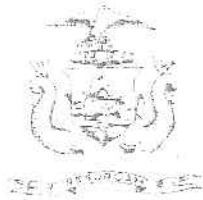
Sincerely,  
**CITY OF PORTLAND**

*Frank Brancely*  
Frank J. Brancely, BA, MA.  
Senior Engineering Technician

FJB

Cc: Stephen K. Harris, Assistant Engineer, of the City of Portland  
Desk File

*SKH*



**CITY OF PORTLAND**

23 August 2001

Mr. Mark Bergeron, P.E.,  
Pinkham & Greer,  
170 U.S. Route One,  
Falmouth, Maine 04105

**RE: The Capacity to Handle Wastewater Flows,  
From #68 Waldron Way, Site of a Proposed Machine Shop.**

Dear Mr. Bergeron:

The existing eight-inch diameter polyvinyl chloride (PVC) sanitary sewer pipe located in Waldron Way, has adequate capacity to transport the anticipated wastewater flows of 400 GPD, from a proposed machine shop (Maine Parts & Machine). The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 400 GPD, from a proposed machine shop (Maine Parts & Machine).

**Anticipated Wastewater Flows from the Proposed Machine Shop**

Proposed 20 Employees @ 20 GPD/Employee	= 400 GPD
<b>Total Proposed Increase in Wastewater Flows for this Project</b>	<b>= 400 GPD</b>

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as Stormwater mitigation, from all projects, in order to offset any increase in sanitary flows.

If I can be of further assistance, please call me at 874-8832.

Sincerely,  
**CITY OF PORTLAND**

*Frank Brancely*  
Frank J Brancely, B.A., and M.A.  
Senior Engineering Technician

FJB

- cc: Alexander Q. Jaegerman, Acting Co- Director, Department of Planning, and Urban Development, City of Portland
- Sarah G. Hopkins, Senior Planner, Department of Planning, & Urban Development, City of Portland
- Katherine A. Staples, P.E., Engineering Manager, City of Portland
- Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, P.E., Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk file

O:\Engshare\FJB\Capacity Letters  
C:\Frank's\Capacity Letters



170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

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## MEMORANDUM

---

TO: Jonathan Spence, City of Portland  
FROM: Mark R. Bergeron, P.E. *MRB*  
DATE: July 26, 2001  
RE: WALDRON WAY SITE PLAN  
FILE: 01143

---

Per your request, I am enclosing a description of how the Waldron Way site plan conforms to the Performance Standards of the I-M zone, per Section 14-252 of the Portland Land Use ordinance:

- (1) Noise: The machine shop is not expected to generate a significant amount of noise perceptible outside of the building. Many of the machines are self-contained and enclosed, reducing noise impacts.
- (2) Electromagnetic Interference: The machinery is not expected to cause any significant electromagnetic interference to surrounding properties.
- (3) Vibrations: No vibrations are expected to be generated as a result of this project.
- (4) Glare, heat: All the machine shop equipment will be operated inside the building, so no glare or heat should be perceptible by adjacent properties.
- (5) Discharge of toxic or noxious matter: Solid waste generated on site include scrap metal, and general office waste. The scrap metal is stored inside the building, and then hauled offsite to a recycle yard. A dumpster will handle the office waste. No other discharge is proposed.
- (6) Odor: No significant odors are expected to be generated by this project.
- (7) Smoke: No smoke should be generated by this project.
- (8) Emissions: No significant emissions should be generated by this project, and any emissions produced will be in accordance with applicable state and federal regulations.
- (9) Radiation: No radiation will be produced or utilized at this site.
- (10) Discharge into sewers: The only discharge into the sewer will be from bathrooms and kitchen facilities in the building. No floor drains are proposed.

- (11) Lighting: Two freestanding light poles will be constructed in the parking area, and will have cut-off fixtures. The lights will not illuminate adjacent properties, and will be further buffered by existing trees along the edge of the property.
- (12) Traffic: The bulk of traffic generated by this facility will be employees entering and leaving the site each day. Some truck traffic will deliver raw materials, pickup finished products, and remove waste. All traffic will utilize Waldron Way to Riverside Street.

I hope that this provides you with the information that you were seeking. Please call me if you need further clarification.



170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

September 10, 2001  
File: 01143

Mr. Jonathan Spence  
CITY OF PORTLAND PLANNING DEPT.  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN

Dear Jonathan:

Thank you for the comments dated August 21, 2001, for this project. I apologize in getting this package back to you. I have enclosed nine copies of the revised plans for your review. I offer the following responses to your comments:

1. I have added some grading details to the loading dock. Our intention is to drain it by sloping the pavement, and not installing a trench drain.
2. I have revised the detail to show filter fabric around the crushed stone.
3. I have revised the parking lot grading so that it all drains to a new catch basin, then to the current storm drain line around the back of the building. If the future addition and parking gets built, an oil/grit separator, such as a Vortech or Downstream Defender unit, can be added to the storm drain line as shown, before the pipe discharges to the stream. This effectively treats a majority of the paved surface on site, including roof runoff. The unit will be sized accordingly in the future based on the parking layout.
4. Enclosed you will find a printout of a Hydrocad analysis for the portion of the site that drains to the proposed storm drain system, and the existing catch basins in Waldron Way. I ran the model for the portion of the site that drains to Waldron Way, and to the proposed catch basins. I calculated the runoff rate for the existing and developed conditions by defining the watersheds, accounting for different ground conditions, (i.e., pavement, grass, trees, etc.), slopes, soil types, etc. I ran the model for the 25-year storm, which is 5.40 inches of rain in a 24-hour period. The runoff to the existing catch basins in Waldron Way appears to be principally limited to gutter flow in the road, since the site slopes away from the road. The developed condition sends a small amount of additional drainage from the front part of the landscaped area and parking areas into Waldron Way. The increase

5. in flow depth in the existing storm drain lines in Waldron Way is about 0.5 inch, which should not cause an adverse impact to the storm drain system. My analysis shows that the proposed storm drain has the capacity to handle runoff from the 25-year storm. Roof drains will direct runoff into the proposed storm drain system.
6. Photometric details and catalog cuts for the proposed fixtures are included for your review.
7. A dumpster enclosure detail has been added to the plans.
8. No exterior equipment is proposed, except rooftop mechanical units. See the next item for details.
9. No LP gas or underground fuel tanks are proposed. I have enclosed catalog cuts for the rooftop mechanical units for your review. You will notice that these are fairly low-profile units, and should not be very visible from adjacent properties. The units are not expected to generate any noise in excess of the ambient noise level of the industrial subdivision.
10. I have added some trees along the front of the building to enhance our proposed landscaping. I believe that the proposed landscaping will nicely enhance the building, along with the existing stand of trees near the building entrance.
11. This machine shop does not anticipate generating large numbers of truck trips. The occasional semi-trailer to the site may utilize the nearby cul-de-sac, and then back in to the loading dock from the right travel lane. I do not believe that the traffic patterns on the dead-end Waldron Way warrants any additional signage.

I trust that these revised plans, responses, and backup sufficiently answers your concerns. If you have any further questions, please do not hesitate to call. Our client is anxious to begin construction on this project as soon as possible, and looks forward to the City's approval.

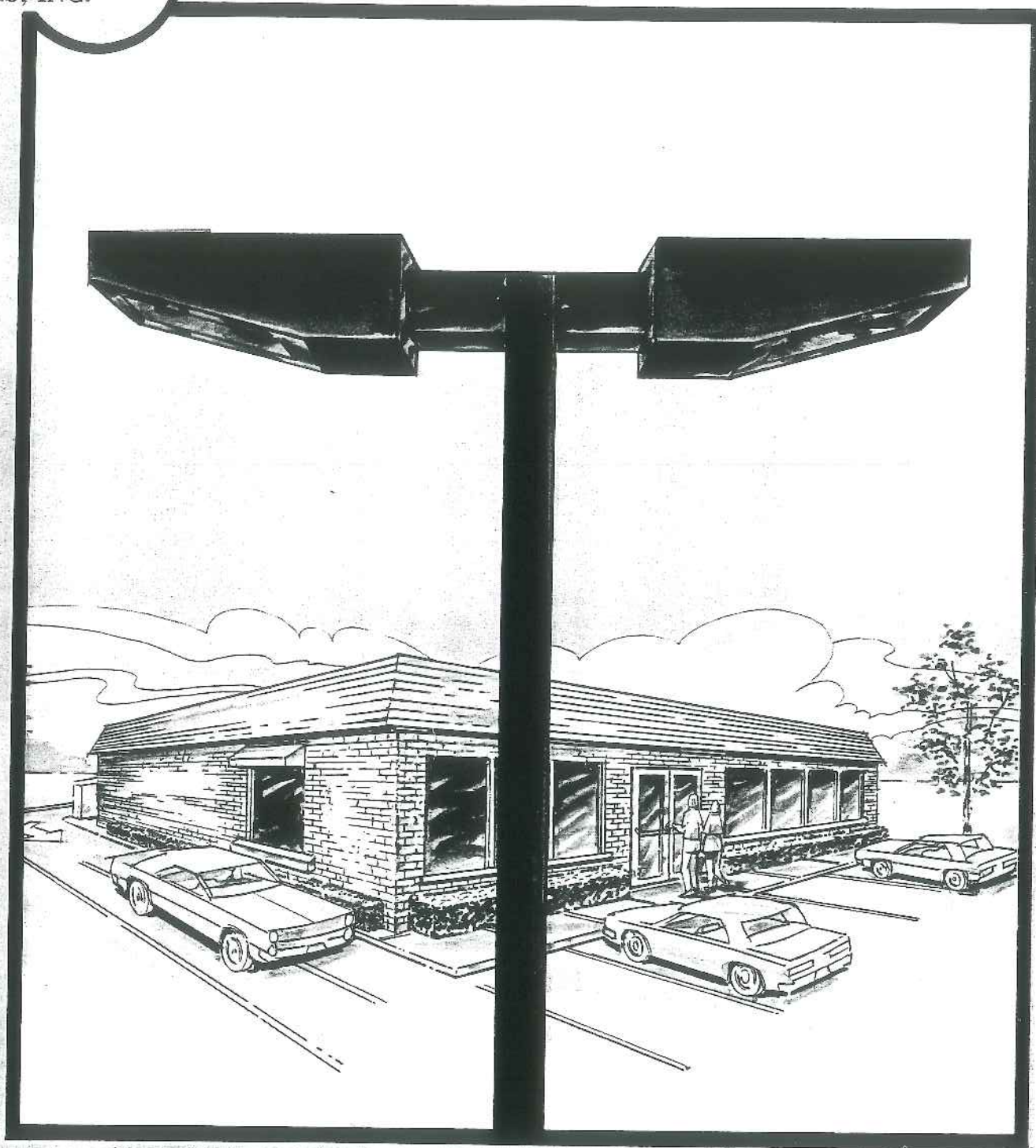
Sincerely,

PINKHAM & GREER



Mark R. Bergeron, P.E.

SECURITY  
LIGHTING  
SYSTEMS, INC.

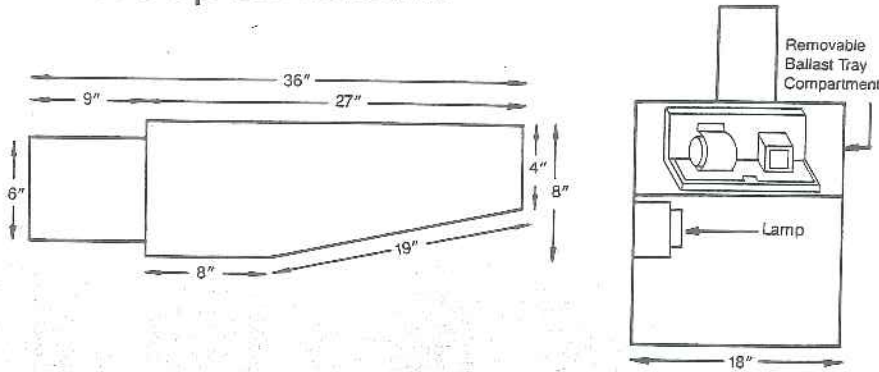


## The Wedge series

Its unique styling evolves around a universal optical assembly for both long range and wide beam distribution. Its bold, modern design will meet the challenges of any lighting needs.



# Fixture Specifications



## Features:

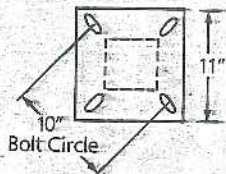
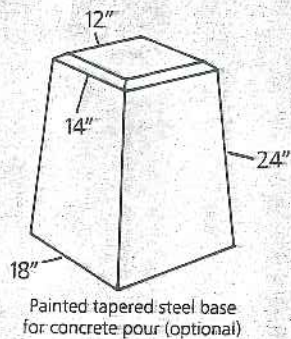
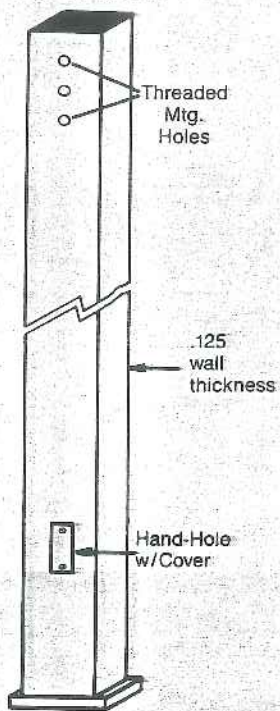
1. A completely waterproof one-piece formed aluminum housing.
2. Access to lamp and ballast compartments thru hinged door assembly.
3. One-piece tempered glass lens oriented at 17° above horizontal for maximum performance with minimal back light.
4. Optical system fabricated of polished alzak aluminum. Provides for optimum efficiency for long and wide light distribution.
5. Luminaire finished in weatherproof powder-coat paint.
6. Available with photoelectric control.
7. Available with polycarbonate shield.
8. Suitable for wall mounting – consult factory.
9. Suitable for tenon top pole mounting – consult factory.

## Fixture Ordering Information

Cat. #	WL		
250 HPS	DB – Dark	MT – Multi-Tap Ballast	
400 HPS	Bronze	(120, 208, 240 & 277)	
1000 HPS	TB – Textured	480V	
250 MH	Black		
400 MH	W – White		
1000 MH	AD – Almond		
250 MV			
400 MV			
1000 MV	Consult factory for other finishes.		

# Pole Specifications

Pole w/ Top Cap

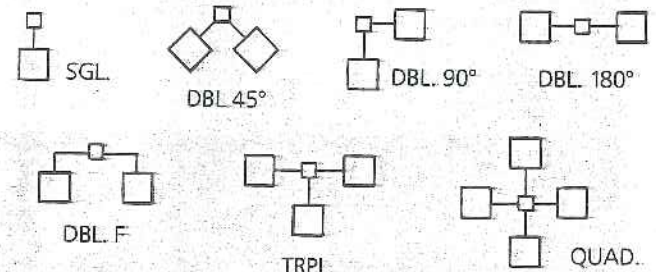


## Features:

1. Square steel pole finished with weatherproof rust preventative paint. (Wrapped for protection.)\*
  2. 4 galvanized anchor bolts, 3/4" x 36" plus 3" hook, with galvanized nuts and washers provided. (1-jam nut, 2-hex nuts, 2-flat washers per bolt)
  3. Furnished with metal template.
  4. Handhole provided.
  5. Optional decorative anchor bolt cover.
  6. Optional painted, tapered steel pole base for concrete pour (pictured below).
  7. 4" square pole up to 20 feet; 5" square pole from 20 – 28 feet.
- \*Note: Steel poles available up to 28 feet.

## Pole Ordering Information

Cat. #SSP-\_\_ (Specify pole height) - \_\_ (Example: SSP-18-SGL)

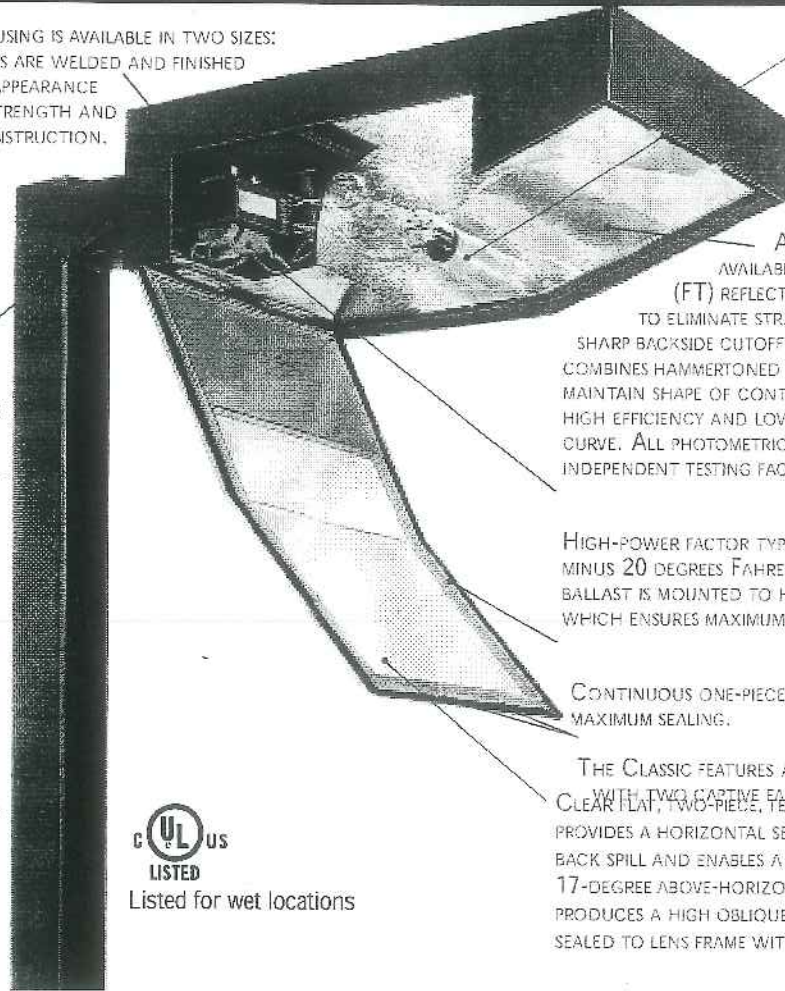


**SECURITY LIGHTING SYSTEMS, INC.**

Performance Designed Lighting Products

THE ONE-PIECE ALUMINUM HOUSING IS AVAILABLE IN TWO SIZES: MEDIUM AND LARGE. CORNERS ARE WELDED AND FINISHED TO PRODUCE A CLEAN, SHARP APPEARANCE WHILE INCREASING HOUSING STRENGTH AND DURABILITY. DURING WEATHER-TIGHT CONSTRUCTION, THE ONE-PIECE CONSTRUCTION ELIMINATES THE WORRY OF MOISTURE ENTERING FROM UNSEALINGLY SEALED TOP PANS AND SIDE PANELS.

A 2-1/2" x 6" x 8" ALUMINUM BOLT-ON BRACKET IS SUPPLIED WITH A MEDIUM CLASSIC (CLM). A 2-1/2" x 6" x 12" ALUMINUM BOLT-ON SOCKET IS SHIPPED WITH A LARGE CLASSIC (CLL). AN 8" SOCKET IS AVAILABLE FOR USE IN SINGLE AND D180° CONFIGURATIONS. IT MUST BE ORDERED FROM THE OPTIONS COLUMN OF THE ORDERING PART. REFER TO POLES/SOCKETS SECTION OF CONDENSED CATALOG FOR OTHER MOUNTING OPTIONS, WHICH MUST BE ORDERED SEPARATELY. A ROUND POLE CLIP (RPP) IS REQUIRED FOR MOUNTING TO 3" - 5" ROUND POLES (SEE ACCESSORY ORDERING INFORMATION).



Listed for wet locations

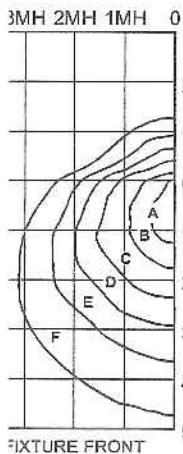
THE CLASSIC SERIES IS DESIGNED TO OPERATE WITH HIGH PRESSURE SODIUM, SUPER METAL HALIDE, OR METAL HALIDE LAMPS - ALL WITH MOGUL-BASE SOCKETS.

TO OPERATE WITH HIGH PRESSURE SODIUM, SUPER METAL HALIDE, OR METAL HALIDE LAMPS - ALL WITH MOGUL-BASE SOCKETS.

STANDARD FINISH COLORS ARE BRONZE, BLACK, PLATINUM PLUS, BUFF, WHITE AND GREEN. DURA GRIP®, LSI'S REVOLUTIONARY BAKED-ON POLYESTER-PowDER FINISHING PROCESS, GIVES THE FIXTURE AN EXCEPTIONALLY ATTRACTIVE APPEARANCE. THIS UNIQUE POLYESTER PROTECTION LETS THE FIXTURE WITHSTAND EXTREME WEATHER CHANGES WITHOUT CRACKING OR PEELING. FINISH IS GUARANTEED FOR FIVE FULL YEARS.

## PHOTOMETRICS

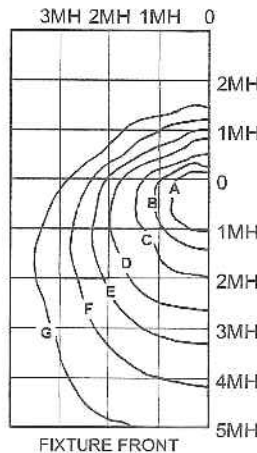
### 300W Super Metal Halide (Type FT - Forward Throw Distribution)



MTG. HT.	A	B	C	D	E	F
12'	27.8	13.9	5.6	2.8	1.4	.56
14'	20.4	10.2	4.0	2.0	1.0	.41
16'	15.6	7.8	3.1	1.6	.78	.31
18'	12.4	6.2	2.5	1.2	.62	.25
20'	10.0	5.0	2.0	1.0	.50	.20
22'	8.3	4.1	1.7	.83	.41	.17
24'	6.9	3.5	1.4	.69	.35	.14
26'	5.9	3.0	1.2	.59	.30	.12
28'	5.1	2.6	1.0	.51	.26	.10
30'	4.4	2.2	.89	.44	.22	.09

LUMEN RATING 40,000  
MH REFERS TO MOUNTING HEIGHT  
LEVELS SHOWN ARE IN FOOTCANDLES

### 1000W Metal Halide (Type FT - Forward Throw Distribution)

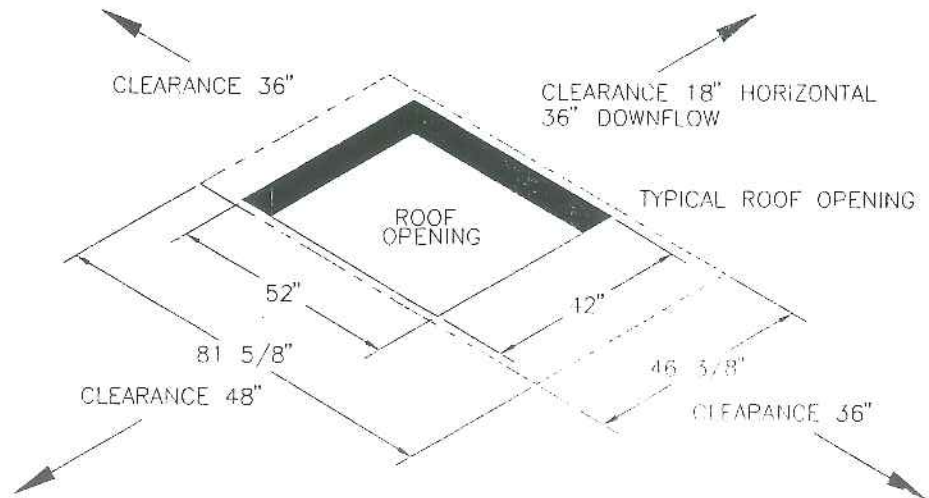
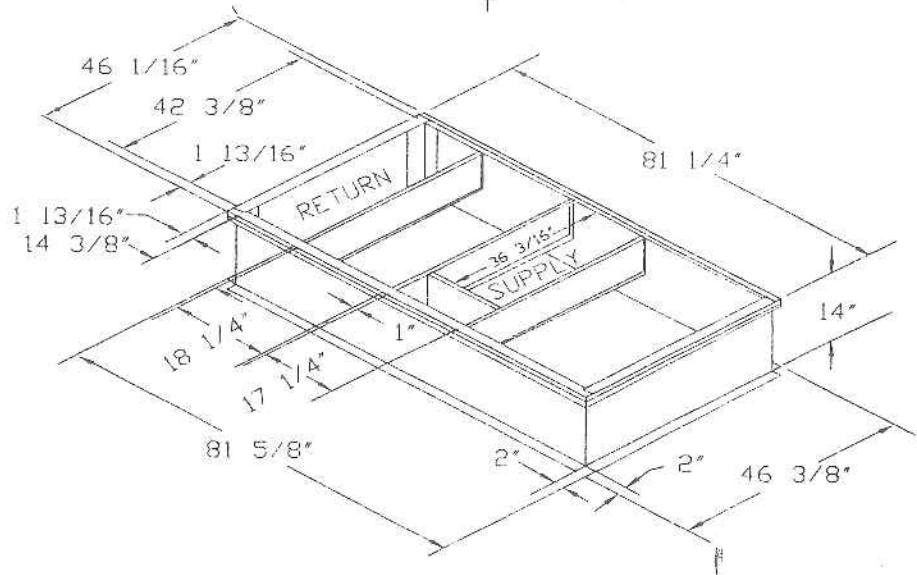
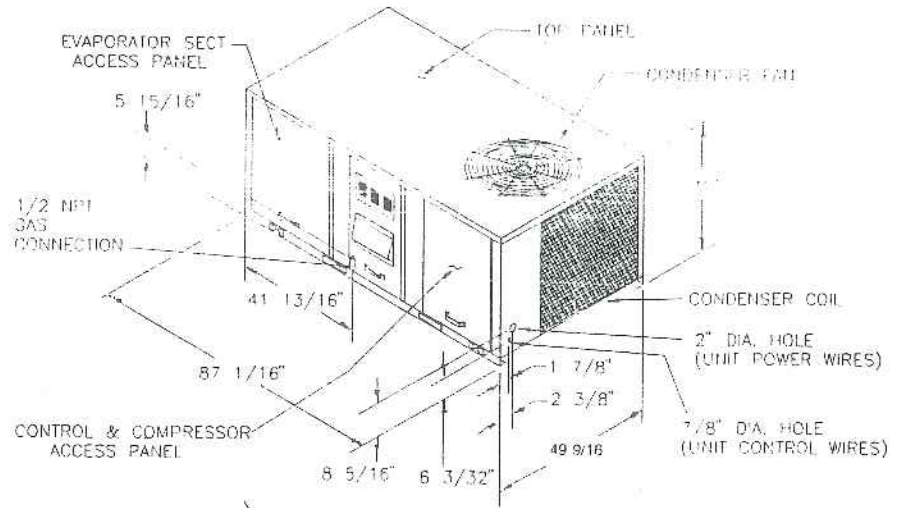


MTG. HT.	A	B	C	D	E	F	G
16'	31.3	15.6	7.8	3.1	1.6	.78	.31
18'	24.7	12.3	6.2	2.5	1.2	.62	.25
20'	20.0	10.0	5.0	2.0	1.0	.50	.20
22'	16.5	8.3	4.1	1.7	.83	.41	.17
24'	13.9	6.9	3.5	1.4	.69	.35	.14
26'	11.8	5.9	3.0	1.2	.59	.30	.12
28'	10.2	5.1	2.6	1.0	.51	.26	.10
30'	8.9	4.4	2.2	.89	.44	.22	.09
35'	6.5	3.3	1.6	.65	.33	.16	.07
39'	5.3	2.6	1.3	.53	.26	.13	.05

LUMEN RATING 107,800  
MH REFERS TO MOUNTING HEIGHT  
LEVELS SHOWN ARE IN FOOTCANDLES

**Dimensional Data** 6 1/4, 7 1/2 TON Standard Efficiency  
5, 6, 7, 7 1/2 TON High Efficiency

All dimensions are in inches.



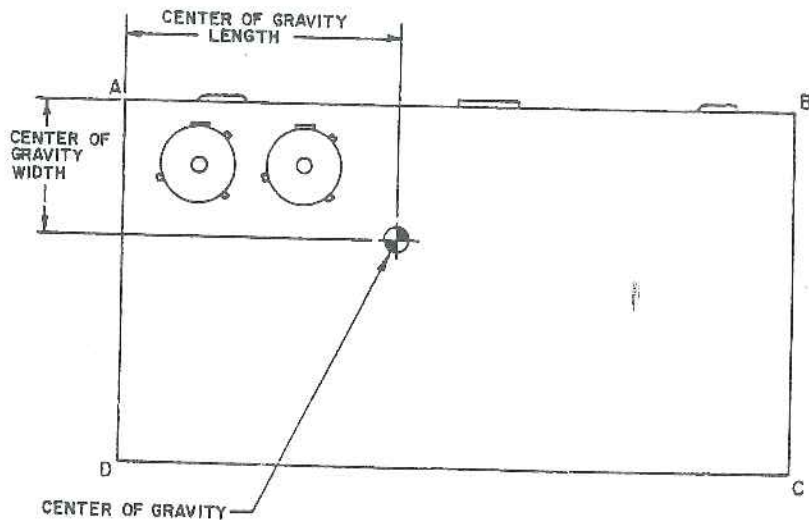
# Weights

**Table 88-1 Maximum Unit And Corner Weights (Lbs) And Center Of Gravity Dimensions (In.)**

Tons	Unit Model No.	Maximum Weights (Lbs)*		Corner Weights (Lbs)†				Center of Gravity (In.)	
		Shipping	Net	A	B	C	D	Length	Width
3	YCD036C/YCD037C	782/811	621/651	209/217	158/159	116/124	138/151	37/36	19/20
4	YC*048C/YC*049C	811/845	639/672	216/221	159/168	123/131	142/153	37/37	19/20
5	YC*060C/YC*061C	831/901	659/713	219/230	163/176	126/137	152/170	36/39	20/21
6.6¼	YC*075C/YC*074C	938/956	750/767	238/240	192/199	144/151	175/177	39/40	21/21
7.7½	YC*090C/YC*086C Single Compressor	982/965	793/777	262/246	203/199	151/154	177/180	39/39	21/21
	YC*090D/YC*091D Dual Compressor	1044/1057	855/869	297/298	208/214	151/156	199/200	37/37	20/20
8½	YC*102C/YC*103C	1169/1532	962/1233	329/395	244/326	165/231	223/280	38/43	20/26
10	YC*120B/YC*119C	1743/1191	1312/984	425/334	331/292	244/171	376/327	41/38	25/20
	YC*121C	1891	1522	516	391	266	351	41	29
12½	YC*150C/YC*141C	1599/1915	1300/1547	430/523	347/383	221/244	294/370	42/45	26/30
15	YC*180B/YC*181C	1993/2176	1538/2017	535/693	387/507	250/345	357/472	45/52	29/35
17½	YC*210C/YC*211C	1987/2547	1619/2088	552/701	415/538	279/369	372/480	46/53	29/35
20	YC*240B/YC*241C	2415/2645	1995/2186	656/751	503/568	352/373	459/494	53/53	35/34
25	YC*300B/YC*301C	2585/2650	2105/2191	701/755	537/569	376/373	491/495	53/53	35/34

**NOTE:**

1. Corner weights are given for information only. 9½-25 ton units must be supported continuously by a curb or equivalent frame support.
2. Weights are approximate. Horizontal and Downflow unit and corner weights may vary slightly.



\*Indicates both downflow and horizontal units

# General Data

6 1/2, 7 1/2 Ton  
Efficiency

Table 10-1 General Data

	5 Ton Downflow and Horizontal		6 1/2 Ton Downflow and Horizontal		7 1/2 Ton Downflow and Horizontal		Dual Compressor	
	YC#060C1	YC#060C3, C4, CW	YC#075C3, C4, CW	YC#075C3, C4, CW	YC#090C3, C4, CW	YC#090C3, C4, CW	YC#090D3, D4, DW	YC#090D3, D4, DW
<b>Cooling Performance<sup>1</sup></b>								
Gross Cooling Capacity	64,000	62,500	75,000	75,000	90,000	90,000	90,000	90,000
EER/SEER <sup>2</sup>	—/9.85	—/10.00	9.00/—	9.00/—	9.00/—	9.00/—	9.00/—	9.00/—
Nominal CFM / ARI Rated CFM	2,000/2,000	2,000/2,000	2,500/2,188	2,500/2,188	3,000/2,625	3,000/2,625	3,000/2,625	3,000/2,625
ARI Net Cooling Capacity	61,500	60,000	72,000	72,000	88,000 <sup>3</sup>	88,000 <sup>3</sup>	88,000 <sup>3</sup>	88,000 <sup>3</sup>
Integrated Part Load Value <sup>3</sup>	—	—	—	—	—	—	—	—
System Power (KW)	6.95	6.71	8.00	8.00	9.78 <sup>4</sup>	9.78 <sup>4</sup>	9.78 <sup>4</sup>	9.56 <sup>4</sup>
<b>Heating Performance<sup>4</sup></b>								
Heating Models	Low High	Low High	Low High	Low High	Low High	Low High	Low High	Low High
Heating Input (Btuh)	90,000 135,000	90,000 135,000	120,000 205,000	120,000 205,000	120,000 205,000	120,000 205,000	120,000 205,000	120,000 205,000
1st Stage (2 Stage Only)								
Heating Output (Btuh)	70,000 105,000	73,000 109,000	97,000 150,000	97,000 150,000	97,000 166,000	97,000 166,000	97,000 166,000	97,000 166,000
1st Stage (2 Stage Only)								
AFUE <sup>5</sup>	78 78	81 81	81 81	81 81	81 81	81 81	81 81	81 81
Steady State Efficiency (%)	80.0 80.0	81.0 81.0	81.0 81.0	81.0 81.0	81.0 81.0	81.0 81.0	81.0 81.0	81.0 81.0
No. Burners	1	1	1	1	1	1	1	1
No. Stages	1	1	1	1	1	1	1	1
Gas Connection Pipe Size (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
<b>Compressor</b>								
No./Type	1/Climatuff®	1/Climatuff	1/Climatuff	1/Climatuff	1/Trans H	1/Trans H	2/Climatuff	2/Climatuff
<b>Sound Rating (BELS)<sup>6</sup></b>								
	8.6	8.6	8.8	8.8	8.8	8.8	8.8	8.8
<b>Outdoor Coil - Type</b>								
Tube Size (in.) OD	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Face Area (sq ft)	11.32	9.76	11.32	11.32	12.09	12.09	14.00	14.00
Rows/FPI	2/16	2/16	2/16	2/16	2/16	2/16	2/16	2/16
<b>Indoor Coil - Type</b>								
Tube Size (in.)	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Face Area (sq ft)	6.33	6.33	7.00	7.00	7.88	7.88	7.88	7.88
Rows/FPI	2/15	2/15	2/15	2/15	2/15	2/15	2/15	2/15
Refrigerant Control	Short Orifice	Short Orifice	Short Orifice	Short Orifice	Short Orifice	Short Orifice	Short Orifice	Short Orifice
Drain Connection No./Size (in.)	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC	1/3/4 PVC
<b>Outdoor Fan - Type</b>								
No. Used/Diameter (in.)	Propeller 1/24	Propeller 1/24	Propeller 1/24	Propeller 1/24	Propeller 1/24	Propeller 1/24	Propeller 1/24	Propeller 1/24
Drive Type/No. Speeds	Direct/1	Direct/1	Direct/1	Direct/1	Direct/1	Direct/1	Direct/1	Direct/1
CFM	4,900	4,270	4,870	4,870	5,450	5,450	5,620	5,620
No. Motors/HP	1/50	1/40	1/50	1/50	1/50	1/50	1/50	1/50
Motor RPM	975	1,075	1,075	1,075	1,075	1,075	1,075	1,075
<b>Indoor Fan - Type</b>								
No. Used/Diameter (in.)	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9	FC Centrifugal 1/12 X 9
Drive Type/No. Speeds	Direct/2	Direct/2	Belt/1	Belt/1	Belt/1	Belt/1	Belt/1	Belt/1
No. Motors	1	1	1	1	1	1	1	1
Motor HP (Standard/Oversized)	.60/.75	.60/.75	1.0/2.0	1.0/2.0	1.0/2.0	1.0/2.0	1.0/2.0	1.0/2.0
Motor RPM (Standard/Oversized)	850/1040	850/1040	1725/1725	1725/1725	1725/1725	1725/1725	1725/1725	1725/1725
Motor Frame Size (Standard/Oversized)	48/48	48/48	56/56	56/56	56/56	56/56	56/56	56/56
<b>Filters - Type</b>								
Furnished ? - Downflow	Throwaway	Throwaway	Throwaway	Throwaway	Throwaway	Throwaway	Throwaway	Throwaway
- Horizontal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(No.) Size Recommended	(2) 20 X 25 X 1	(2) 20 X 25 X 1	(3) 16 X 25 X 1	(3) 16 X 25 X 1	(3) 16 X 25 X 1	(3) 16 X 25 X 1	(3) 16 X 25 X 1	(3) 16 X 25 X 1
<b>Refrigerant Charge (Lbs of R-22)<sup>7</sup></b>								
	8.4	7.9	9.1	9.1	10.6	10.6	10.6	6.3/Circuit

**NOTES:**

- Cooling Performance is rated at 95 F ambient, 80 F entering dry bulb, 67 F entering wet bulb. Gross capacity does not include the effect of fan motor heat. ARI capacity is net and includes the effect of fan motor heat. Units are suitable for operation to ±20% of nominal cfm. Rated in accordance with ARI Standard 210/240 and 360.
- EER and/or SEER are rated at ARI conditions and in accordance with DCE test procedures.
- Integrated Part Load Value is based on ARI Standard 210/240 or 360. Units are rated at 80° F ambient, 80° F entering dry bulb, and 67° F entering wet bulb at ARI rated cfm.
- Heating Performance limit settings and rating data were established and approved under laboratory test conditions using American National Standards Institute standards. Ratings shown are for elevations up to 2000 feet. For elevations above 2000 feet, ratings should be reduced at the rate of 4% for each 1000 feet above sea level.
- AFUE is rated in accordance with DCE test procedures.
- Sound Rating is rated in accordance with ARI Standard 270 or 370.
- Refrigerant charge is an approximate value. For a more precise value, see unit nameplate and service instructions.
- YCH090C, high heat has 86,000 Btuh ARI Net Capacity, 9.66 system KW, and 8.9 EER.
- YCH090D, high heat has 85,000 Btuh ARI Net Capacity, 9.55 system KW, 8.9 EER and 9.1 IPLV.
- YCH high heat models 2.0 HP standard motor

\*Indicates both downflow and horizontal units.

# Electrical Data

**Table 59-1 Electrical Characteristics — Combustion Blower Motor**

Unit Model No.	Heat	Heating Stages	HP	RPM	Volts	Phase	Amps	
							FLA	LRA
YC*036-091, 102C, 120C	Low	1	1/20	3350	208-230	1	0.4	1.00
YC*036-060	High	1	1/20	3350	208-230	1	0.4	1.00
YC*061-091, 102C	High	2	1/20	3500/2800 <sup>1</sup>	208-230	1	0.4	1.40
YC*120C	Med	2	1/20	3500/2800 <sup>1</sup>	208-230	1	0.4	1.40
YC*103, 121, 150, 151	Low	2	1/20	3500/2800 <sup>1</sup>	208-230	1	0.5	0.78
YC*180, 181, 210, 211, 240-300	Low	2	1/10	3500/2800 <sup>1</sup>	208-230	1	0.8	2.00
YC*103-YC*301	High	2	1/10	3500/2800 <sup>1</sup>	208-230	1	0.8	2.00

1. High/Low Speed.

**Table 59-2 Unit Wiring - Standard Efficiency**

Tons	Unit Model No.	Unit Operating Voltage Range	Standard Indoor Fan Motor		Oversize Indoor Fan Motor	
			Minimum Circuit Ampacity <sup>2</sup>	Maximum Fuse Size Or Maximum Circuit Breaker <sup>1</sup>	Minimum Circuit Ampacity <sup>2</sup>	Maximum Fuse Size Or Maximum Circuit Breaker <sup>1</sup>
3	YCD036C1	187-253	27.1	40	28.3	45
	YCD036C3	187-253	18.6	25	19.8	30
	YCD036C4	414-506	9.4	15	9.7	15
4	YC*048C1	187-253	36.3	60	38.7	60
	YC*048C3	187-253	24.8	35	27.2	40
	YC*048C4	414-506	11.9	15	13.0	20
	YC*048CW	517-633	9.5	15	10.3	15
5	YC*060C1	187-253	46.5	60	47.8	60
	YC*060C3	187-253	31.3	45	32.6	50
	YC*060C4	414-506	16.3	25	16.9	25
	YC*060CW	517-633	12.0	15	N/A	N/A
6 1/4	YC*075C3	187-253	36.6	50	39.5	60
	YC*075C4	414-506	17.7	25	18.9	25
	YC*075CW	517-633	14.2	20	14.7	20
7 1/2	YC*090C3/D3	187-253	43.1/41.7 <sup>3</sup>	60/50 <sup>3</sup>	46.0/44.6 <sup>3</sup>	60/50 <sup>3</sup>
	YC*090C4/D4	414-506	20.9/20.8 <sup>3</sup>	30/25 <sup>3</sup>	22.1/22.0 <sup>3</sup>	30/25 <sup>3</sup>
	YC*090CW/DW	517-633	16.7/16.0 <sup>3</sup>	25/20 <sup>3</sup>	17.2/16.5 <sup>3</sup>	25/20 <sup>3</sup>
8 1/2	YC*102C3	187-253	49	60	53	60
	YC*102C4	414-506	29	35	31	40
	YC*102CW	517-633	19	20	20	25
10	YC*120B3	187-253	56	70	59	70
	YC*120B4	414-506	29	35	31	40
	YC*120BW	517-633	21	25	22	25
	YC*120C3	187-253	55	60	59	70
	YC*120C4	414-506	31	40	34	40
12 1/2	YC*150C3	187-253	71	80	77	90
	YC*150C4	414-506	32	40	35	45
	YC*150CW	517-633	25	30	27	35
15	YC*180B3	187-253	82	90	88	100
	YC*180B4	414-506	37	45	40	50
	YC*180BW	517-633	30	35	32	40
17 1/2	YC*210C3	187-253	100	110	107	125
	YC*210C4	414-506	47	60	50	60
	YC*210CW	517-633	37	45	40	50
20	YC*240B3	187-253	123	150	130	150
	YC*240B4	414-506	53	60	57	70
	YC*240BW	517-633	42	50	45	50
25	YC*300B3	187-253	132	150	N/A	N/A
	YC*300B4	414-506	57	70	N/A	N/A
	YC*300BW	517-633	45	50	N/A	N/A

**NOTES:**

1. FLA values per NEC.
2. MCA values do not include Power Exhaust accessory. See Table 61-1 for this information.
3. Oversize motor is standard on YCD090C,D, high heat models.

\*Indicates both downflow and horizontal units.



08/16/01

**MAINE PARTS**  
**PORTLAND, ME**

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*Maine Parts*

**EQUIPMENT QUOTATION**

Cambridge direct gas-fired industrial heater, AGA certified to meet ANSI Z83.18a

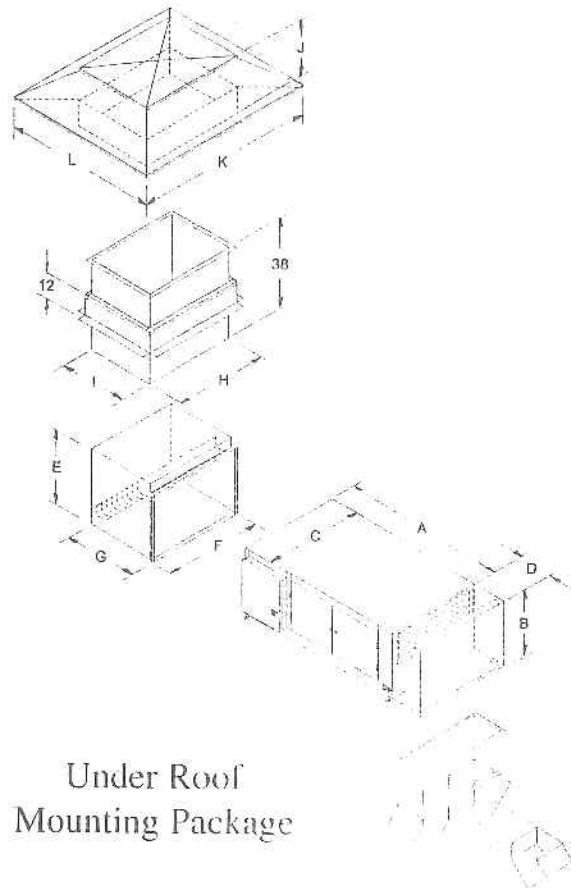
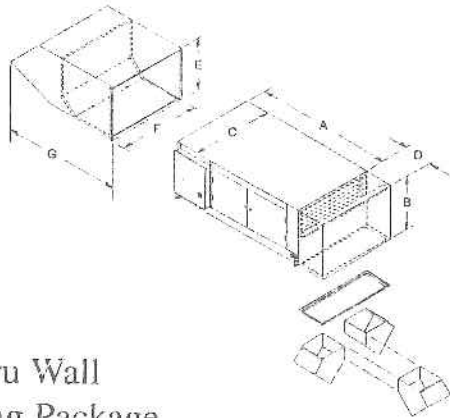
Quantity:	1	Series:	S400	Temp Rise:	160 °F
Input MBH:	400	CFM:	1844	Discharge:	157 °F
Output MBH:	368	Total Static Press:	0.13 "	Outdoor Design:	-3 °F
Elevation:	62				
Gas Supply:	Natural	Pressure:	2.0 PSI	Regulator:	HPR1
Estimated Shipping-Weight per unit:			610 lbs.		

The unit is designed for outdoor horizontal roof-top installation and includes the following:

- One 1 HP motor with V-Belt drive, motor starter with thermal overloads for 460 volt, 3 phase, 60 HZ electrical service with non-fused disconnect.
- Stainless Steel burner with MD gas train and controls. Five year burner warranty.
- Rainhood with Inlet Screen.
- 24" Mounting curb with counterflashing.
- 24" Adjustable Mounting Stand/Mounting Rail Combination
- Two position Motorized Discharge Damper.
- Insulated Downturn
- 50 Inch Discharge Duct.
- Directional Elbows - Quantity 2
- Temperature Setback System (TSS) with seven day programmable time clock and override timer.
- Entering Air Thermostat.
- Service Convenience Switches.
- Full 2-year Parts Warranty.

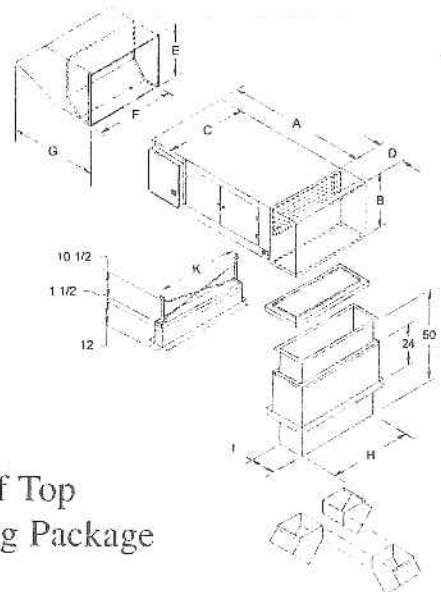
# Unit Weights and Dimensions

Thru Wall  
Mounting Package



Under Roof  
Mounting Package

Roof Top  
Mounting Package

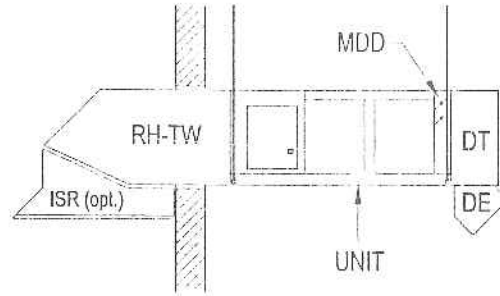


Series	Mounting Packages	Weight lbs.	Dimensions in Inches											
			A	B	C	D	E	F	G	H	I	J	K	L
S400 & S800	Thru Wall	550	60	25 1/2	25 1/2	13	24	23 1/2	57 3/4					
	Roof Top	600	60	25 1/2	25 1/2	13	24	23 1/2	36 3/4	22 1/4	11		25 1/2	
	Under Roof	750	60	25 1/2	25 1/2	13	27 1/2	23 1/2	26 1/4	23 1/4	23 1/4	24	60	60
S1200 & S1600	Thru Wall	800	72	28	42	15	27	40 1/4	60					
	Roof Top	900	72	28	42	15	27	40 1/4	39	43 1/4	13		42	
	Under Roof	1150	72	28	42	15	32	39 1/2	31 1/4	43	28	24	76 1/4	65
S2200 & S3200	Thru Wall	1500	80	37 1/2	47	24 3/4	36 3/4	45 1/4	72					
	Roof Top	1650	80	37 1/2	47	24 3/4	36 3/4	45 1/4	51	44 3/4	22 1/4		47	
	Under Roof	1900	80	37 1/2	47	24 3/4	40	45 1/4	38 1/2	45	35 1/2	32	90	80 1/2



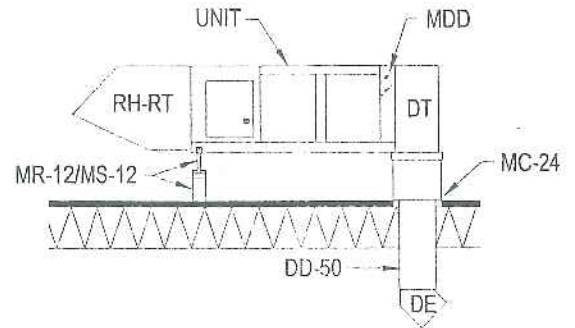
## Thru Wall (TW) Mounting Package

- Standard Components:**
- 1 Remote Control Station - Security (RCS-S)
  - 2 Motorized Discharge Damper (MDD)
  - 3 Gas Train (MD or ED)
  - 4 Rain Hood - Thru Wall (RH-TW)
  - 6 Downturn (DT)
  - 7 Directional Elbows (DE)
  - 8 Mounting Brackets
  - 9 Low Temperature Cutout with Alarm (LTC)
  - 10 Entering Air Thermostat (EAT)
  - 11 Service Switches (SS)
  - 12 Non-Fused Disconnect
- Optional Component**
- 18 Inlet Skirt - Rain Hood (ISR)



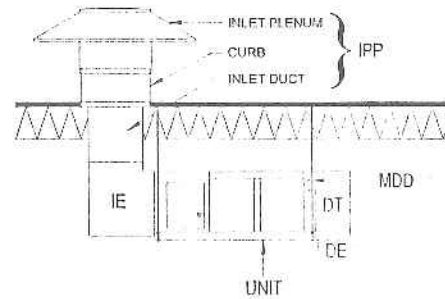
## Roof Top (RT) Mounting Package

- Standard Components:**
- 1 Remote Control Station - Security (RCS-S)
  - 2 Motorized Discharge Damper (MDD)
  - 3 Gas Train (MD or ED)
  - 5 Rain Hood - Roof Top (RH-RT)
  - 6 Downturn (DT)
  - 7 Directional Elbows (DE)
  - 9 Low Temperature Cutout with Alarm (LTC)
  - 10 Entering Air Thermostat (EAT)
  - 11 Service Switches (SS)
  - 12 Non-Fused Disconnect
  - 13 Mounting Rail/Mounting Stand (MR-12 / MS-12)
  - 14 Mounting Curb (MC-24)
  - 16 Discharge Duct (DD-50)

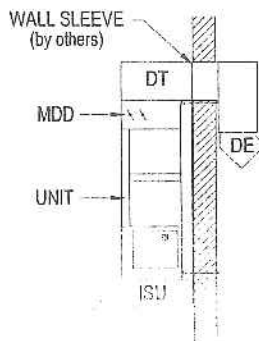


## Under Roof Mounting Package

- Standard Components:**
- 1 Remote Control Station - Security (RCS-S)
  - 2 Motorized Discharge Damper (MDD)
  - 3 Gas Train (MD or ED)
  - 6 Downturn (DT)
  - 7 Directional Elbows (DE)
  - 8 Mounting Brackets
  - 9 Low Temperature Cutout with Alarm (LTC)
  - 10 Entering Air Thermostat (EAT)
  - 11 Service Switches (SS)
  - 12 Non-Fused Disconnect
  - 16 Inlet Plenum Package (IPP)
  - 17 Inlet Elbow (IE)



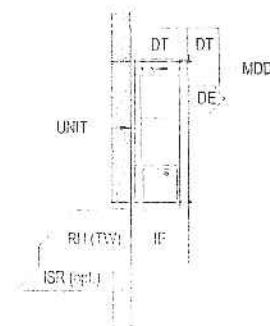
## Outdoor Vertical Mounting Package



- Standard Components**
- 1 Remote Control Station - Security (RCS-S)
  - 2 Motorized Discharge Damper (MDD)
  - 3 Gas Train (MD or ED)
  - 4 Rain Hood - Thru Wall (RH-TW) (for Indoor only)
  - 6 Downturn (DT)
  - 7 Directional Elbows (DE)
  - 8 Mounting Brackets
  - 9 Low Temperature Cutout with Alarm (LTC)
  - 10 Entering Air Thermostat (EAT)
  - 11 Service Switches (SS)
  - 12 Non-Fused Disconnect
  - 17 Inlet Elbow (IE)
  - 19 Inlet Skirt - Unit (ISU) (Outdoor only)
- Optional Component:**
- 18 Inlet Skirt - Rain Hood (ISR) (Indoor only)

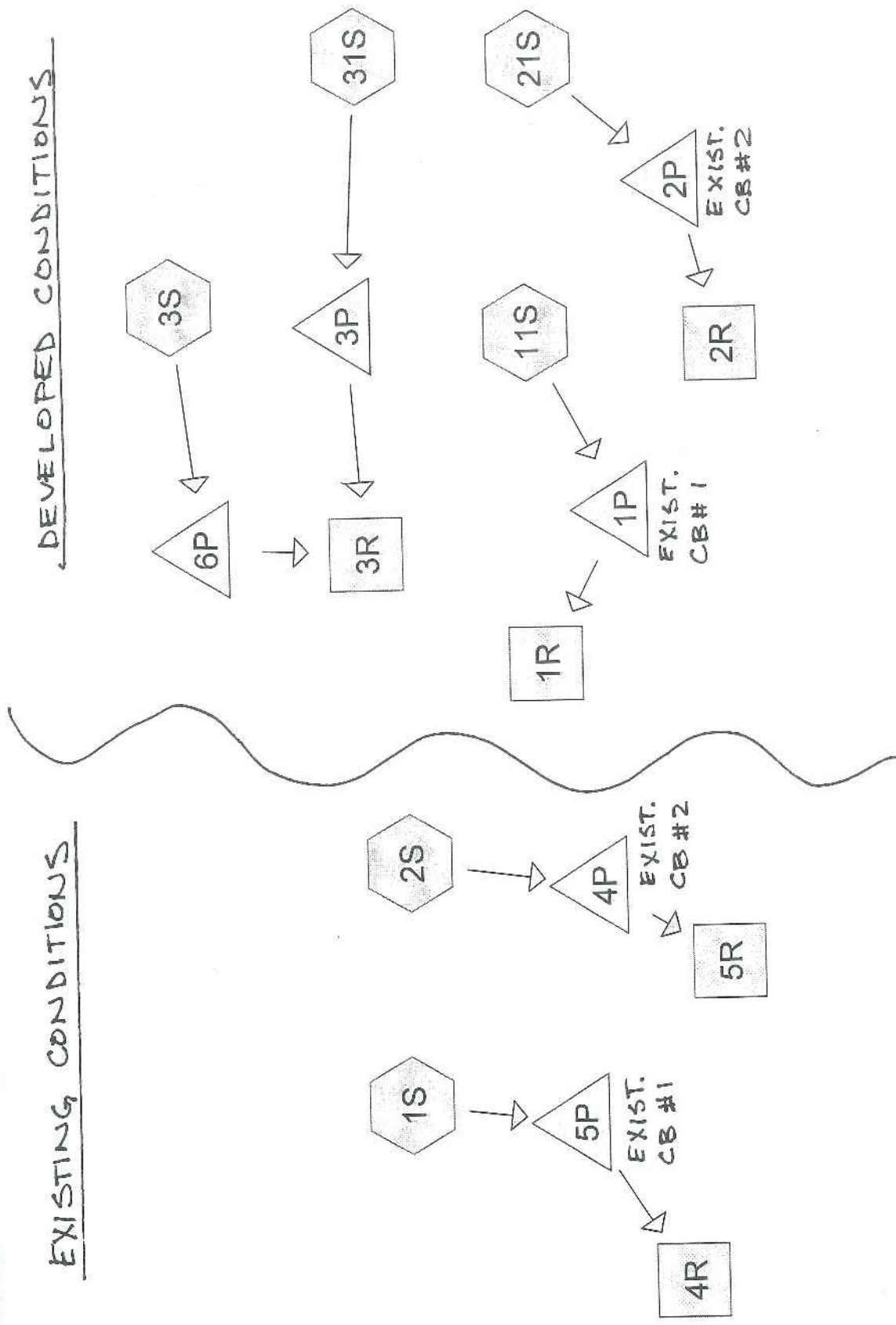
Note: Gas Train is field mounted external to the heater.

## Indoor Vertical Mounting Package



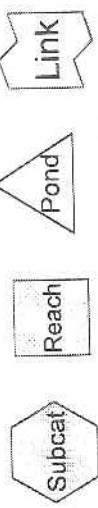
EXISTING CONDITIONS

DEVELOPED CONDITIONS



Drainage Diagram for 01143

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.40"  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 1S: Exist - East half of Waldron Way**

Tc=2.2 min CN=94 Area=7,715 sf Runoff= 0.98 cfs 0.065 af

**Subcatchment 2S: Area to exist. catch basin in Waldron Way**

Tc=1.3 min CN=90 Area=2,316 sf Runoff= 0.28 cfs 0.018 af

**Subcatchment 3S: Roof runoff**

Tc=3.5 min CN=98 Area=15,470 sf Runoff= 2.01 cfs 0.142 af

**Subcatchment 11S: Front lawn, East half of Waldron Way**

Tc=8.2 min CN=89 Area=14,781 sf Runoff= 1.46 cfs 0.111 af

**Subcatchment 21S: New runoff to ex. catch basin**

Tc=1.0 min CN=89 Area=3,942 sf Runoff= 0.47 cfs 0.030 af

**Subcatchment 31S: Flow to proposed catch basin**

Tc=1.9 min CN=89 Area=22,200 sf Runoff= 2.61 cfs 0.167 af

**Reach 1R: Pipe flow**

Inflow= 1.46 cfs 0.110 af  
Length= 20.0' Max Vel= 6.0 fps Capacity= 5.67 cfs Outflow= 1.46 cfs 0.110 af

**Reach 2R: Pipe flow**

Inflow= 0.47 cfs 0.029 af  
Length= 20.0' Max Vel= 3.8 fps Capacity= 4.63 cfs Outflow= 0.47 cfs 0.029 af

**Reach 3R: Pipe flow**

Inflow= 2.81 cfs 0.292 af  
Length= 90.0' Max Vel= 5.6 fps Capacity= 4.08 cfs Outflow= 2.77 cfs 0.292 af

**Reach 4R: Pipe flow**

Inflow= 0.98 cfs 0.065 af  
Length= 20.0' Max Vel= 5.4 fps Capacity= 5.67 cfs Outflow= 0.98 cfs 0.065 af

**Reach 5R: Pipe flow**

Inflow= 0.28 cfs 0.017 af  
Length= 20.0' Max Vel= 3.2 fps Capacity= 4.63 cfs Outflow= 0.28 cfs 0.017 af

**Pond 1P: Ex. catch basin in Waldron Way**

Peak Storage= 35 cf Inflow= 1.46 cfs 0.111 af  
Primary= 1.46 cfs 0.110 af Outflow= 1.46 cfs 0.110 af

**Pond 2P: Ex. catch basin in Waldron Way**

Peak Storage= 31 cf Inflow= 0.47 cfs 0.030 af  
Primary= 0.47 cfs 0.029 af Outflow= 0.47 cfs 0.029 af

**Pond 3P: Proposed catch basin**

Peak Storage= 55 cf Inflow= 2.61 cfs 0.167 af  
Primary= 2.55 cfs 0.166 af Outflow= 2.55 cfs 0.166 af

**Pond 4P: Ex. catch basin in Waldron Way**

Peak Storage= 30 cf Inflow= 0.28 cfs 0.018 af  
Primary= 0.28 cfs 0.017 af Outflow= 0.28 cfs 0.017 af

01143

Type III 24-hr Rainfall=5.40"

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**Pond 5P: Ex. catch basin in Waldron Way**

Peak Storage= 33 cf Inflow= 0.98 cfs 0.065 af  
Primary= 0.98 cfs 0.065 af Outflow= 0.98 cfs 0.065 af

**Pond 6P: roof drain**

Peak Storage= 2,909 cf Inflow= 2.01 cfs 0.142 af  
Primary= 0.41 cfs 0.126 af Outflow= 0.41 cfs 0.126 af

**Runoff Area = 1.525 ac Volume = 0.532 af Average Depth = 4.19"**

01143

Type III 24-hr Rainfall=5.40"

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### Subcatchment 1S: Exist - East half of Waldron Way

Runoff = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

Area (sf)	CN	Description
5,803	98	Paved road
1,912	80	>75% Grass cover, Good, HSG D
7,715	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0100	1.0		<b>Sheet Flow, SHEET FLOW</b> Smooth surfaces n= 0.011 P2= 3.00"
0.5	240	0.0200	8.2	3.94	<b>Trap/Vee/Rect Channel Flow, GUTTER FLOW</b> Bot.W=1.00' D=0.40' Z= 0.0 & 1.0 '/' n= 0.010
2.2	340	Total			

### Subcatchment 2S: Area to exist. catch basin in Waldron Way

Runoff = 0.28 cfs @ 12.02 hrs, Volume= 0.018 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

Area (sf)	CN	Description
1,297	98	Paved road
1,019	80	>75% Grass cover, Good, HSG D
2,316	90	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	75	0.0100	1.0		<b>Sheet Flow, SHEET FLOW</b> Smooth surfaces n= 0.011 P2= 3.00"

### Subcatchment 3S: Roof runoff

Runoff = 2.01 cfs @ 12.05 hrs, Volume= 0.142 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

Area (sf)	CN	Description
15,470	98	Paved parking & roofs

01143

Type III 24-hr Rainfall=5.40"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	180	0.0050	0.9		<b>Sheet Flow, Sheet flow</b> Smooth surfaces n= 0.011 P2= 3.00"

### Subcatchment 11S: Front lawn, East half of Waldron Way

Runoff = 1.46 cfs @ 12.11 hrs, Volume= 0.111 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

Area (sf)	CN	Description
7,714	98	Paved road
7,067	80	>75% Grass cover, Good, HSG D
14,781	89	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	70	0.0200	0.2		<b>Sheet Flow, SHEET FLOW</b> Grass: Short n= 0.150 P2= 3.00"
0.6	320	0.0200	8.2	3.94	<b>Trap/Vee/Rect Channel Flow, GUTTER FLOW</b> Bot.W=1.00' D=0.40' Z= 0.0 & 1.0 ' n= 0.010
8.2	390	Total			

### Subcatchment 21S: New runoff to ex. catch basin

Runoff = 0.47 cfs @ 12.01 hrs, Volume= 0.030 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

Area (sf)	CN	Description
2,060	98	Paved road
1,882	80	>75% Grass cover, Good, HSG D
3,942	89	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	55	0.0100	0.9		<b>Sheet Flow, SHEET FLOW</b> Smooth surfaces n= 0.011 P2= 3.00"

### Subcatchment 31S: Flow to proposed catch basin

Runoff = 2.61 cfs @ 12.03 hrs, Volume= 0.167 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.40"

01143

Type III 24-hr Rainfall=5.40"

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Area (sf)	CN	Description
11,360	98	Paved road
9,440	80	>75% Grass cover, Good, HSG D
1,400	77	Woods, Good, HSG D
22,200	89	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	120	0.0100	1.0		Sheet Flow, SHEET FLOW Smooth surfaces n= 0.011 P2= 3.00"

**Reach 1R: Pipe flow**

Inflow = 1.46 cfs @ 12.11 hrs, Volume= 0.110 af  
Outflow = 1.46 cfs @ 12.11 hrs, Volume= 0.110 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2  
Max. Velocity= 6.0 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 2.4 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.35'  
Capacity at bank full= 5.67 cfs  
Inlet Invert= 59.89', Outlet Invert= 59.59'  
12.0" Diameter Pipe n= 0.010 Length= 20.0' Slope= 0.0150 '/'

**Reach 2R: Pipe flow**

Inflow = 0.47 cfs @ 12.01 hrs, Volume= 0.029 af  
Outflow = 0.47 cfs @ 12.01 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2  
Max. Velocity= 3.8 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 1.4 fps, Avg. Travel Time= 0.2 min

Peak Depth= 0.22'  
Capacity at bank full= 4.63 cfs  
Inlet Invert= 62.27', Outlet Invert= 62.07'  
12.0" Diameter Pipe n= 0.010 Length= 20.0' Slope= 0.0100 '/'

**Reach 3R: Pipe flow**

Inflow = 2.81 cfs @ 12.04 hrs, Volume= 0.292 af  
Outflow = 2.77 cfs @ 12.04 hrs, Volume= 0.292 af, Atten= 1%, Lag= 0.1 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2  
Max. Velocity= 5.6 fps, Min. Travel Time= 0.3 min  
Avg. Velocity = 2.4 fps, Avg. Travel Time= 0.6 min

Peak Depth= 0.60'  
Capacity at bank full= 4.08 cfs  
Inlet Invert= 95.20', Outlet Invert= 94.50'  
12.0" Diameter Pipe n= 0.010 Length= 90.0' Slope= 0.0078 '/

**Reach 4R: Pipe flow**

Inflow = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af  
Outflow = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2  
Max. Velocity= 5.4 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 2.0 fps, Avg. Travel Time= 0.2 min

Peak Depth= 0.28'  
Capacity at bank full= 5.67 cfs  
Inlet Invert= 59.89', Outlet Invert= 59.59'  
12.0" Diameter Pipe n= 0.010 Length= 20.0' Slope= 0.0150 '/

**Reach 5R: Pipe flow**

Inflow = 0.28 cfs @ 12.02 hrs, Volume= 0.017 af  
Outflow = 0.28 cfs @ 12.02 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2  
Max. Velocity= 3.2 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 1.3 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.17'  
Capacity at bank full= 4.63 cfs  
Inlet Invert= 62.27', Outlet Invert= 62.07'  
12.0" Diameter Pipe n= 0.010 Length= 20.0' Slope= 0.0100 '/

**Pond 1P: Ex. catch basin in Waldron Way**

Inflow = 1.46 cfs @ 12.11 hrs, Volume= 0.111 af  
Outflow = 1.46 cfs @ 12.11 hrs, Volume= 0.110 af, Atten= 0%, Lag= 0.0 min  
Primary = 1.46 cfs @ 12.11 hrs, Volume= 0.110 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 60.77' Storage= 35 cf  
Plug-Flow detention time= 4.6 min calculated for 0.110 af (99% of inflow)  
Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
58.11	13	0	0
64.16	13	79	79
64.26	100	6	84



01143

Type III 24-hr Rainfall=5.40"

Prepared by Pinkham and Greer Consulting Engineers, Inc.  
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**Primary OutFlow (Free Discharge)**

↑1=culvert

#	Routing	Invert	Outlet Devices
1	Primary	60.11'	<b>12.0" x 15.0' long culvert</b> RCP, square edge headwall, Ke= 0.500 Outlet Invert= 59.89' S= 0.0147 '/ n= 0.010 Cc= 0.900

**Pond 2P: Ex. catch basin in Waldron Way**

Inflow	=	0.47 cfs @ 12.01 hrs,	Volume=	0.030 af
Outflow	=	0.47 cfs @ 12.01 hrs,	Volume=	0.029 af, Atten= 1%, Lag= 0.0 min
Primary	=	0.47 cfs @ 12.01 hrs,	Volume=	0.029 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 62.73' Storage= 31 cf

Plug-Flow detention time= 15.4 min calculated for 0.029 af (98% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.35	13	0	0
68.70	13	109	109
68.80	100	6	114

**Primary OutFlow (Free Discharge)**

↑1=Culvert

#	Routing	Invert	Outlet Devices
1	Primary	62.35'	<b>12.0" x 8.0' long Culvert</b> RCP, square edge headwall, Ke= 0.500 Outlet Invert= 62.27' S= 0.0100 '/ n= 0.010 Cc= 0.900

**Pond 3P: Proposed catch basin**

Inflow	=	2.61 cfs @ 12.03 hrs,	Volume=	0.167 af
Outflow	=	2.55 cfs @ 12.04 hrs,	Volume=	0.166 af, Atten= 2%, Lag= 0.3 min
Primary	=	2.55 cfs @ 12.04 hrs,	Volume=	0.166 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 99.13' Storage= 55 cf

Plug-Flow detention time= 2.8 min calculated for 0.166 af (100% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.90	13	0	0
100.90	13	78	78
101.00	100	6	84
101.70	5,000	1,785	1,869

**Primary OutFlow** (Fixed Tailwater Elevation= 95.30')

↑ 1=Culvert  
 ↓ 2=Orifice/Grate

#	Routing	Invert	Outlet Devices
1	Primary	96.90'	<b>10.0" x 300.0' long Culvert</b> RCP, square edge headwall, Ke= 0.500 Outlet Invert= 95.40' S= 0.0050 '/' n= 0.010 Cc= 0.900
2	Primary	101.00'	<b>0.20' x 0.25' Horiz. Orifice/Grate X 35.00</b> Limited to weir flow C= 0.600

**Pond 4P: Ex. catch basin in Waldron Way**

Inflow = 0.28 cfs @ 12.02 hrs, Volume= 0.018 af  
 Outflow = 0.28 cfs @ 12.02 hrs, Volume= 0.017 af, Atten= 1%, Lag= 0.0 min  
 Primary = 0.28 cfs @ 12.02 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= .5.00-20.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 62.63' Storage= 30 cf  
 Plug-Flow detention time= 24.2 min calculated for 0.017 af (96% of inflow)  
 Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.35	13	0	0
68.70	13	109	109
68.80	100	6	114

**Primary OutFlow** (Free Discharge)

↑ 1=Culvert

#	Routing	Invert	Outlet Devices
1	Primary	62.35'	<b>12.0" x 8.0' long Culvert</b> RCP, square edge headwall, Ke= 0.500 Outlet Invert= 62.27' S= 0.0100 '/' n= 0.010 Cc= 0.900

**Pond 5P: Ex. catch basin in Waldron Way**

Inflow = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af  
 Outflow = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.98 cfs @ 12.04 hrs, Volume= 0.065 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 60.63' Storage= 33 cf  
 Plug-Flow detention time= 8.1 min calculated for 0.065 af (99% of inflow)  
 Storage and wetted areas determined by Prismatic sections

01143

Type III 24-hr Rainfall=5.40"

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
58.11	13	0	0
64.16	13	79	79
64.26	100	6	84

**Primary OutFlow** (Free Discharge)  
 ↑1=culvert

#	Routing	Invert	Outlet Devices
1	Primary	60.11'	<b>12.0" x 15.0' long culvert</b> RCP, square edge headwall, Ke= 0.500 Outlet Invert= 59.89' S= 0.0147 '/' n= 0.010 Cc= 0.900

**Pond 6P: roof drain**

Inflow = 2.01 cfs @ 12.05 hrs, Volume= 0.142 af  
 Outflow = 0.41 cfs @ 12.45 hrs, Volume= 0.126 af, Atten= 80%, Lag= 23.8 min  
 Primary = 0.41 cfs @ 12.45 hrs, Volume= 0.126 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 123.19' Storage= 2,909 cf  
 Plug-Flow detention time= 142.0 min calculated for 0.126 af (89% of inflow)  
 Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.00	15,400	0	0
123.30	15,470	4,630	4,630

**Primary OutFlow** (Free Discharge)  
 ↑1=Orifice/Grate

#	Routing	Invert	Outlet Devices
1	Primary	123.00'	<b>6.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.600



**CITY OF PORTLAND**

August 21, 2001

Mr. Mark Bergeron  
Pinkham and Greer Consulting Engineers Inc.  
170 U.S. Route One  
Falmouth, ME 04105

RE: Maine Parts and Machine, 68 Waldron Way  
(ID# 2001-0177, CBL#306-B-18)

Dear Mr. Bergeron:

The Planning Department has received your application for the construction of a 15,000 square foot machine shop at 68 Waldron Way. After review of the submitted plans and materials, the following comments have been generated:

1. Please review the need for a loading dock drain or some re-grading since the proposed spot grade calls for the dock to be flat with the adjacent 99' contour to the northwest. This area looks like it might not drain very well.
2. Filter fabric should be placed around the crushed stone in the underdrain detail to prevent the migration of fines.
3. The plan identifies future parking expansion and future building expansion plans. The future parking expansion will result in the project containing more than 25 spaces, thus requiring the City's water quality standards to be met. The applicant may wish to address this requirement now. If not, future expansion possibilities should not be delineated on the plans.
4. A brief drainage summary and rational method computation supporting the drainpipe sizing and adequacy of the catch basins and existing storm drain in Waldron Way is needed.
5. A photometric plan and catalog cuts for the proposed fixtures including pole heights is needed.
6. An enclosure around the dumpster should be provided.
7. Are there any exterior equipment proposed including HVAC? If so, are there any noise considerations?

8. Will there be an LP Gas supply and/or underground fuel oil tank? The location of the mechanical room was not clear on the plan. If rooftop mechanical units are proposed then data must be provided for staff review.
9. Staff recommends the inclusion of additional street trees to enhance the overall landscape plan.
10. Is appropriate signage along Waldron Way indicating the occasional reverse movement of semi-trailers being proposed?

The project is currently undergoing additional review by the Zoning Administrator and the City Arborist. I will forward additional comments directly to you upon receipt. If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

  
Jonathan Spence  
Planner

CC: Sarah Hopkins, Development Review Services Manager



170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

July 12, 2001  
File: 01143

Ms. Sarah Hopkins  
PORTLAND PLANNING DEPARTMENT  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN MODIFICATION

Dear Sarah:

We are pleased to submit a site plan modification for a machine shop at 68 Waldron Way. Maine Parts and Machine, 470 Riverside Street, Portland, ME, 04103, has a purchase and sales agreement on this parcel. We have enclosed nine copies for your review and approval. Per Section 14-525(c) of the Portland Land Use ordinance, we are enclosing a written statement for this project.

- (1) Maine Parts and Machine (MPM) proposes to relocate from their existing building on Riverside Street to a larger facility. They propose to build a 15,000 square foot machine shop on this lot, with associated parking, loading docks, and landscaping improvements. The subject parcel is part of the four-lot Sawyer Industrial Park subdivision that was approved in 1988. In April 2000, this parcel (Lot 3) was approved for a 19,960 square foot printing facility. The site was cleared of trees, and two stabilized construction entrances were installed. No other work was performed. MPM proposes a site plan modification to that original site plan. No residential units are planned.
- (2) The total land area of the parcel is 2.45 acres. MPM is working on the floor plan layout with an architect, and they anticipate the total floor area to be approximately 15,000 square feet. The manufacturing floor area is approximately 10,000 square feet, with the remainder being office space. The ground coverage of the building will be 15,000 square feet. A future building expansion of approximately 3,500 square feet is also shown.
- (3) There is an existing 75-foot wide drainage easement along the north property line. A 30-foot wide preservation area along the east side of the parcel preserves trees as a buffer for the Riverton Park Apartments. A 50-foot by 50-foot pump station easement is reserved in the northwest corner of the parcel. Waldron Way is currently a private way, and pending



Ms. Sarah Hopkins  
PORTLAND PLANNING DEPT.  
July 12, 2001  
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- correction of some sewer line problems, the street will be offered for acceptance by the City.
- (4) The types of solid waste to be generated are general paper waste and scrap metal. All scrap metal generated is stored inside, and then hauled offsite to a recycle yard. No other solid wastes are generated.
  - (5) A letter has been received by the Portland Water District stating their capacity to service the project. Coordination is ongoing with Portland Public Works for sewer discharge permits, and Central Maine Power for electrical connections.
  - (6) The existing site was cleared in May 2000. The majority of the site is very flat, with an existing gully along the north property line. The building and parking are designed to minimize the amount of earthwork required. A perforated storm drain line along the east wall of the building will drain the rear portion of the lot, and act as a foundation drain. The roof drain will be directed to the existing gully. No interior floor drains are proposed. The loading dock area will sheet flow across the pavement in to the wooded buffer. The front portion of employee parking and drop-off are graded to sheet flow into the existing catch basins in Waldron Way. The rear part of the employee parking will sheet flow in to the lawn area, and the new catch basin. The outlets to the storm drain and roof drain lines are stabilized with riprap. The original subdivision plan received a waiver stating no on site detention was needed. We do not anticipate any significant stormwater runoff impacts to the surrounding properties as a result of this project.
  - (7) See the enclosed plans for a sequence of construction activities.
  - (8) Less than one acre of impervious surface is being added to this site, so a stormwater permit is not required from DEP.
  - (9) A letter of financial capacity is attached.
  - (10) A copy of the applicant's purchase and sales agreement for the property is attached.
  - (11) This site is located in a developed area of Portland, with three adjacent industrial buildings located on Waldron Way. The Riverton Park Apartments are located behind the parcel. No unusual natural areas, wildlife and fisheries habitat, or archaeological sites are anticipated to be located on or near the project site.
  - (12) CADD files can be forwarded to the City upon request.
  - (13) See Item (4) above.



Ms. Sarah Hopkins  
PORTLAND PLANNING DEPT.  
July 12, 2001  
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We trust that this submission contains all the information you require for approval. If you have any further questions, please do not hesitate to call me.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Mark R. Bergeron", with a long, sweeping horizontal stroke at the end.

Mark R. Bergeron, P.E.

MRB/s



COPY

NO. 265 P002/005



BOULOS COMPANY

CONTRACT FOR THE SALE OF REAL ESTATE

Date: May 8, 2001

One Canal Plaza, Portland, ME 04101 (207) 772-1333

RECEIVED OF: Maine Parts & Machine and/or Assigns whose mailing address is 470 Riverside Street, Portland, ME 04103, hereinafter called the Purchaser(s), the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at Waldron Way being all the property owned by the Seller(s) at the above address, and described as said County's Registry of Deeds Book, Page and further described as: 2.43 acre lot of land upon the terms and conditions indicated below:

7,000.00  
LL  
WJK

- 1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): All plans, studies, approvals, etc. SIXTY-SEVEN (67) L WJK
2. PURCHASE PRICE: The TOTAL purchase price being One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to be paid as follows: The earnest money deposited within one (1) business day of acceptance and the balance in cash or certified check at closing.
3. EARNEST MONEY/ACCEPTANCE: The Boulos Company shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until May 11, 2001 at 5:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before September 11, 2001. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. If the Purchaser(s) does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period. \*OR WITHIN 15 days of receipt of all approvals referenced in paragraph 23, Article A.
5. DEED: That the property shall be conveyed by a warranty and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
b. Fuel
c. Not used
d. Rents
e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.
10. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

LL  
WJK  
A

Seen and agreed to: [Signature] Seller(s)

[Signature] Purchaser(s)

COPY

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	h. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	i. ADA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	j. Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days
d. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Year 2000 Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Asbestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days				

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

11. FINANCING: This contract is subject to an approved first mortgage of eighty (80) % of the purchase price, at an interest rate not to exceed ten (10) % per annum and amortized over a period of not less than twenty (20) years.
  - a. If Seller, or Seller's agent, is not notified to the contrary in writing within thirty (30) days of the effective date of this contract, then this financing condition shall be deemed to have been waived by Purchaser(s).
  - b. The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Contract.
12. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Selling Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s) and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s).
13. DEFAULT: If the Purchaser(s) fails to consummate this transaction, Seller(s) shall have the option of ~~either~~ retaining the earnest money as full and complete liquidated damages or ~~employing all available legal and equitable remedies~~. Should Seller(s) elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent will not return the earnest money to Purchaser(s) or turn over the deposit to the Seller(s) without written releases from both parties. \*
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises 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 this transaction.
15. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS/ASSIGNS: This Contract is assignable  Yes  No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.
18. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
19. ~~REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: The Seller(s) shall provide the Purchaser(s) with copies of all leases and income & expense information regarding the subject property within \_\_\_\_\_ ( ) days of the effective date of this Contract. Purchaser(s) shall have \_\_\_\_\_ ( ) days from such delivery to review leases and income & expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser(s), Purchaser(s) may declare the Contract null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).~~
20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #2), if the property is, or has a component of, one to four residential dwelling units.
21. ADDENDA: This Contract has addenda containing additional terms and conditions: YES  NO

\* In the event that the Seller shall default upon this Contract, then Purchaser shall have available all equitable and legal remedies.

Seen and agreed to:

Seller(s)

Purchaser(s)

 COPY

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 CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Maine Parts & Machine and/or Assigns

Purchaser  
William Kelton, President  
Name/Title

5/8/01  
Date  
01-0441021  
Soc. Sec. # or Tax I.D. #

Purchaser  
Name/Title

Date  
Soc. Sec. # or Tax I.D. #

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: \_\_\_\_\_. The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and the Seller(s), provided, however, that Broker's ~~commission~~ shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees. Seller(s) and Purchaser(s) hereby agree to indemnify and hold harmless The Boulos Company from any and all liability regarding Year 2000 non-compliance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, Effective date of Contract: \_\_\_\_\_

The Listing Licensee is Dan Greenstein of The Boulos Company (Company).  
The Selling Licensee is Tony McDonald of The Boulos Company (Company).

John LeFevre  
Seller  
John LeFevre  
Name/Title

5/9/01  
Date  
005 54 9232  
Soc. Sec. # or Tax I.D. #

Seller  
Name/Title

Date  
Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on \_\_\_\_\_, Seller





CITY OF PORTLAND

April 14, 2000

John Lefevre  
Form Systems  
72 Auburn St  
Portland, ME04103

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To Mark Bergeson	From Bill Kellon	
Co. Pinkham & Greer	Co. MTM	
Dept.	Phone # 797-0024	
Fax # 781-4245	Fax # 797-0021	

re: 68 (lot #3) Waldron Way New Construction

Dear Mr. Lefevre:

On April 13, 2000 the Planning Authority approved your site plan application for the construction of a 19,960 sq. ft. industrial building at #68 Waldron Way.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction meeting.

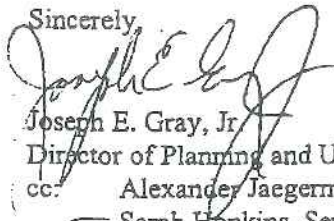
O:\PLAN\CORRESP\SECRETAR\FORMS\SITEPLAN.WPD

5. 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 (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner

— Sarah Hopkins, Senior Planner

P. Samuel Hoffses, Building Inspector

Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer

Development Review Coordinator

William Bray, Director of Public Works

Nancy Knauber, Associate Engineer

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Inspection Department

Lee Urban, Director of Economic Development

Don Hall, Appraiser, Assessor's Office

Susan Doughty, Assessor's Office

Approval Letter File

Robert M. Davis  
Vice President  
Business Banking



KeyCorp  
1 Canal Plaza 4<sup>th</sup> Floor  
Portland, ME 04101

Tel: 207-874-7284  
Fax: 207-874-7750

Mark Bergeron  
Pinkham & Greer Consulting Engineers, Inc  
170 U. S Route One  
Falmouth, Maine 04105

Re: Maine Parts & Machine, Inc. / William Kelton

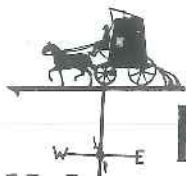
Dear Mark:

Please be advised that the above referenced client of Key Bank has been approved for financing, subject to several terms and conditions, for the construction/permanent financing of real estate located at 3 Waldron Way Portland, Maine. The approved amount is \$1,262,700.00. If you have any questions, or need any additional information, please feel free to call me at 874-7284.

Sincerely,

A handwritten signature in black ink, appearing to read "R. M. Davis", with a horizontal line extending to the right.

Robert M Davis



# Portland Water District

01143

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961  
FAX (207) 761-8307  
www.pwd.org

June 15, 2001

Mark R. Bergeron, P.E.  
Pinkham & Greer  
170 U. S. Route One  
Falmouth, Me. 04105

Re: 68 Waldron Way- Portland

Dear Mark:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building at 68 Waldron Way in Portland. Checking District records, I find there is an 12" water main on the short side of the street in Waldron Way.

Included is a sketch on the acceptable way to split a 8" service into fire and domestic services as well as a map of the District's water main in the street.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Waldron Way 640' SE of Riverside St.  
Hydrant # 1794  
Static pressure = 76 PSI  
Flow = 1311 GPM  
Last Tested = 7/13/90

If the district can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Jim Pandiscio  
Means Coordinator





DI 12 1972

HY2701794

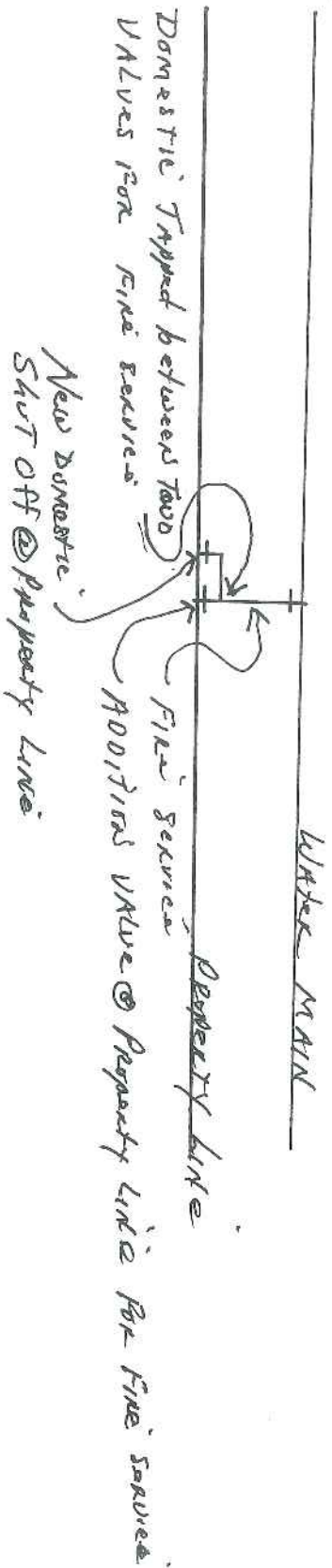
DI 12 1989

Riverside Street

Waldron Way

Riverton Drive

Springbrook Way



# CITY OF PORTLAND



## DEPARTMENT OF PUBLIC WORKS INDUSTRIAL DISCHARGE QUESTIONNAIRE

1. Company Name: Maine Parts & Machine, Inc

2. Mailing Address: P.O Box 407  
Westbrook, ME Zip Code: 04098

3. Facility Premise Address: 3 Waldron Way  
Portland, ME 04103

4. Person to contact in an emergency: Bill Kelton  
Title: President Phone: 846-6926

5. Individual Process Description:	SIC Code	Average Production
<u>Production Machining</u>	<u>3599</u>	<u>100% of sales</u>
_____	_____	_____
_____	_____	_____

6. Wastewater Generating Operation:  
We mix water with water soluble coolant. When this has reached the end of its useful life we then pump it into a storage tank that we will be placing within the building. When the storage tank is full United Industrial Services comes with a tanker truck to haul it away as non-hazardous waste.

7. Seasonal Variations:  
None.

8. Wastewater Flows (gallons/day):

SIC Process	Process Discharge		Cooling Water		Sanitary		Total Plant	
	Avg	Max	Avg	Max	Avg	Max	Avg	Max
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___

9. Water Source:

Private Well                       Public (metered)                       Other \_\_\_\_\_

10. Nature and concentration of pollutants: (concentration in milligrams per liter, mg/l)

Please attach your most recent discharge monitoring report showing laboratory analysis data for the proposed industrial wastewater. N/A.

11. Are any of the following materials used or stored on the premises?

1. Flammable or explosive materials.
2. Acid, alkaline, or corrosive materials.
3. Pesticides or toxic materials such as Aldrin, Dieldrin, Benzidine, Cadmium, Cyanide, DDD, DDE, DDT, Endrin, Mercury, PCB's, Toxaphene, etc.
4. Oil, grease or solvents.
5. Metal solutions or powders.
6. Phenols.
7. Large amounts of soaps or detergents.
8. Radioactive materials.
9. Dyes

NO  YES (If yes, give description, and the approximate quantities used and/or stored on the premises, and the method of disposal for each. Also, submit Material Safety Data Sheets for each.)

Dykem Marking Inks and Remover / Thinner (less than 2 gallons)

Waylube, Hydraulic Oils, Synthetic Grease and WD-40

Safety-Cool 984 water soluble coolant

Orange Plus biodegradable citrus cleaner and degreaser

Various Metals and Plastics in solid bar and sheet form

Propane, 1 to 2 tanks stored outside in an OSHA cabinet and 1 on the fork truck

\_\_\_\_\_

\_\_\_\_\_



14. Describe any wastewater pretreatment used or planned (attach sheets if necessary):

None.

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15. Describe all other environmental control permits held by this facility and identify permit numbers where applicable:

None.

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SITE PLAN OF PREMISES

See attached site plan.

\*\*\*\*\*  
NOTE--DISCHARGES OF SUBSTANCES INTO THE PUBLIC SEWER ARE REGULATED BY LAW AND ARE SUBJECT TO CIVIL PENALTIES. IF YOU ANTICIPATE DISCHARGING ANYTHING OTHER THAN NORMAL DOMESTIC SEWAGE, YOU ARE ADVISED TO READ THE CITY OF PORTLAND'S SEWER USE ORDINANCE.  
\*\*\*\*\*

PROHIBITED WASTES--(BRIEF DESCRIPTION, See Sewer Use Ordinance, for full description) :

1. Unpolluted storm or other waters.
2. Flammable or explosive liquids, solids, or gases.
3. Toxic or poisonous liquids, solids, or gases.
4. Solid or viscous substances capable of causing an obstruction to the flow in meters, or other interference with the proper operation or maintenance of the sewerage system.
5. Any slug of wastes.
6. Materials prohibited by the EPA.

NOTE--A SEWER USE PERMIT PERTAINS ONLY TO THE DISCHARGE OF WASTEWATER INTO THE PUBLIC SEWERAGE SYSTEM. CONNECTION TO THE PUBLIC SEWER, AND THE INSTALLATION OR MODIFICATION OF ON-SITE PLUMBING, REQUIRES SEPARATE PERMITS.

CERTIFICATION: Existing pretreatment standards, if any, for this company  are  are not being met on a consistent basis. Additional operation and maintenance (O & M) required to insure compliance is as follows: \_\_\_\_\_

Additional pretreatment required to meet standards is as follows: \_\_\_\_\_

Use next sheet to describe the implementation schedule.

I have personally examined and am familiar with the information submitted in this document and attachments. Based on my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment.

  
Signature of Authorized Representative

6/29/01  
(Date)

William W. Kelton  
Name (type or print)

President  
Title

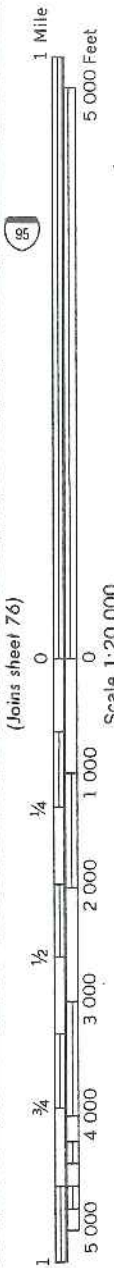


WsB

(Joins sheet 66)

DeB

N



(Joins sheet 81)

313 000 FEET

465 000 FEET

SOIL LEGEND

WORKS

The first capital letter is the initial one of the soil name. A second capital letter, A, B, C, D, or E, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for land types that have a considerable range of slope. A final number, 2, in the symbol shows that the soil is eroded.

SYMBOL	NAME	SYMBOL	NAME
Au	Au Gros loamy sand	Ls	Limerick-Saco silt loams
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	LyB	Lyman fine sandy loam, 3 to 8 percent slopes
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded	LyC	Lyman fine sandy loam, 8 to 15 percent slopes
Ba	Biddeford silt loam	LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes
BuB	Buxton silt loam, 3 to 8 percent slopes	LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded	LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes
CaB	Canaan sandy loam, 3 to 8 percent slopes	Md	Made land
CaC	Canaan sandy loam, 8 to 15 percent slopes	MeC	Melrose fine sandy loam, 8 to 15 percent slopes
CeB	Canaan very rocky sandy loam, 3 to 8 percent slopes	MkB	Merrimac fine sandy loam, 3 to 8 percent slopes
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes	MkC	Merrimac fine sandy loam, 8 to 15 percent slopes
CeE	Canaan very rocky sandy loam, 20 to 60 percent slopes	On	Ondowa fine sandy loam
Ck	Coastal beaches	PbB	Paxton fine sandy loam, 3 to 8 percent slopes
Cu	Cut and fill land	PbC	Paxton fine sandy loam, 8 to 15 percent slopes
DeA	Deerfield loamy sand, 0 to 3 percent slopes	PbD	Paxton fine sandy loam, 15 to 25 percent slopes
DeB	Deerfield loamy sand, 3 to 8 percent slopes	PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes
Du	Dune land	PIB	Paxton very stony fine sandy loam, 8 to 15 percent slopes
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	PIC	Paxton very stony fine sandy loam, 15 to 25 percent slopes
Ga	Gravel pits	PIE	Paxton very stony fine sandy loam, 25 to 45 percent slopes
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	PkB	Peru fine sandy loam, 0 to 8 percent slopes
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	PkC	Peru fine sandy loam, 8 to 15 percent slopes
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	PIB	Peru very stony fine sandy loam, 0 to 8 percent slopes
HgB	Herman sandy loam, 3 to 8 percent slopes	PIE	Peru very stony fine sandy loam, 8 to 15 percent slopes
HgC	Herman sandy loam, 8 to 15 percent slopes	Fy	Podunk fine sandy loam
HgD	Herman sandy loam, 15 to 25 percent slopes	RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes
HfB	Herman very stony sandy loam, 3 to 8 percent slopes	RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
HfC	Herman very stony sandy loam, 8 to 15 percent slopes	Ro	Rock land
HfD	Herman very stony sandy loam, 15 to 30 percent slopes	Ru	Rumney fine sandy loam
HkC	Herman extremely stony sandy loam, 8 to 20 percent slopes	Sd	Saugatuck loamy sand
HkE	Herman extremely stony sandy loam, 20 to 60 percent slopes	Sn	Scantic silt loam
HiB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	So	Scarboro sandy loam
HiC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	Sp	Sebago mucky peat
HiD	Hinckley gravelly sandy loam, 15 to 25 percent slopes	SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded
HaB	Hinckley-Suffield complex, 3 to 8 percent slopes	SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes	SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded
HnD	Hinckley-Suffield complex, 15 to 25 percent slopes	Sz	Swanton fine sandy loam
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	Tm	Tidal marsh
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	Wa	Walpole fine sandy loam
HrD	Hollis fine sandy loam, 15 to 25 percent slopes	Wg	Whately fine sandy loam
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes	Wh	Whitman fine sandy loam
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	WmB	Windsor loamy sand, 0 to 8 percent slopes
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes	WmC	Windsor loamy sand, 8 to 15 percent slopes
		WmD	Windsor loamy sand, 15 to 30 percent slopes
		WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes
		WrC	Woodbridge fine sandy loam, 8 to 15 percent slopes
		WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
		WsC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

Highways and roads	
Divided	.....
Good motor	.....
Poor motor	.....
Trail	.....
Highway markers	
National Interstate	.....
U. S.	.....
State or county	.....
Railroads	
Single track	.....
Multiple track	.....
Abandoned	.....
Bridges and crossing	
Road	.....
Trail	.....
Railroad	.....
Ferry	.....
Grade	.....
R. R. over	.....
R. R. under	.....
Buildings	
School	.....
Church	.....
Mine and quarry	.....
Gravel pit	.....
Power line	.....
Breakwater, Jetty	.....
Airway beacon	.....
Cemetery	.....
Dams	.....
Levee	.....
Tanks	.....
Lighthouse	.....
Forest fire or lookout	.....
Fort	.....
Located object	.....

Hydrologic Groups, Permissible Velocity and Subsurface Inflow Rates for  
Soils in Western and Southern Maine<sup>1</sup>.

Soil Name	Permissible Velocity Feet per second		Inflow Rate cfs/1000 ft.
	Bare	Vegetated	
<u>Hydrologic Group A</u>			
Adams (Windsor)	2.5	3.5	1.00
Colton (Hinkley)	2.5	4.0	1.00
Herman (Gloucester)	3.0	4.5	1.00
Masardis	2.5	4.0	1.00
Sunday (Suncook)	2.5	3.5	.20
<u>Hydrologic Group B</u>			
Allagash	1.0	3.0	1.00
Berkshire (Charlton)	2.5	4.0	.15
Croghan (Deerfield)	2.5	4.0	.50
Duane	2.5	4.0	.50
Elliotsville	1.5	3.0	.20
Fryeburg (Hadley)	1.5	3.0	.10
Graveton (Agawam)	2.5	4.0	1.00
Lovewell (Winnoski)	1.5	3.0	.07
Madawaska (Ninigret)	2.5	3.5	.50
Monadnock	2.5	3.5	.15
Ondawa	2.5	3.5	.20
Podunk	2.5	3.5	.15
Salmon (Hartland)	2.0	3.5	.10
Sheepscot	2.5	4.0	.50
Stetson (Merrimac)	2.5	3.5	1.00
<u>Hydrologic Group C</u>			
Becket	2.5	4.0	.10
Boothbay	1.5	3.0	.05
Brayton (Ridgebury)	2.5	4.0	.08
Brayton Variant	2.5	4.0	.08
→ Buxton (Suffield)	1.5	3.0	.05
Charles (Limerick)	1.5	3.0	.06
Chesuncook	1.5	3.0	.15
Colonel	2.5	3.5	.09
Cornish	1.5	3.0	.06
Dixfield	2.5	3.5	.09
Eldridge	2.5	3.5	.05
Elmwood	1.5	3.0	.05
Finch (Saugatuck)	2.5	4.0	.05
Lyme (Leicester)	2.5	4.0	.15
Marlow (Paxton)	2.5	4.0	.08
Melrose	2.5	4.0	.10
Moosilauke (Walpole)	2.5	4.0	.15
Naskeag	2.5	4.0	.15
Naumburg (Au Gres)	2.5	4.0	.07
Nicholville (Belgrade, Scio)	1.5	3.0	.09
Peru (Woodbridge, Sutton)	2.5	3.5	.05
Roundabout (Raynham)	1.5	3.0	.05
Rumney	2.5	4.0	.15
Skerry	2.0	3.5	.09
Swanville	1.5	3.0	.05

Soil Name	Permissible Velocity Feet per second		Inflow Rate cfs/1000 ft.
	Bare	Vegetated	
<u>Hydrologic Group C (cont.)</u>			
Telos	1.5	3.0	.15
Tunbridge	2.0	3.5	---
Westbury	2.5	4.0	.08
<u>Hydrologic Group D</u>			
Abram	2.0	3.5	---
Biddeford	1.5	3.0	.05
Borohemists (Peat/Muck)	1.5	---	.15
Borosaprists (Ponded Peat/Muck)	1.5	---	.15
Hemist	1.5	---	.15
Chacorua	1.5	---	---
Gouldsboro	1.5	---	---
Lamoine	1.5	3.0	.05
Medomak (Saco)	1.5	3.0	.04
Monarda	2.0	3.0	.07
Peacham (Whitman)	2.0	3.5	.09
Rifle	1.5	---	.15
Saprists	1.5	---	.15
← Scantic	1.5	3.0	.05
Schoodic	2.0	3.5	---
Searsport (Scarboro)	2.5	4.0	.15
Sebago	1.5	---	.15
Sulfihemists (Tidal Marsh)	1.5	---	.15
Sulfaquents (Tidal Marsh)	1.5	---	---
Togus	1.5	---	.15
Vasselboro	1.5	---	.15
Waskish	1.5	---	.15
Whately	2.0	3.5	.05
Wansqueak	1.5	---	.15
<u>Hydrologic Group C/D</u>			
Lyman (Hollis, Cannan)	2.0	3.5	---
Swanton	1.5	3.0	.05
Thorndike	2.5	4.0	---

<sup>1</sup>Soils recognized by the Soil Conservation Service in Oxford, Franklin, Kennebec, Androscoggin, Sagadahoc, Knox, Lincoln, Cumberland and York Counties. (order 2 surveys only)

Mesic soil name in Parenthesis.

Miscellaneous land types are not assigned to a hydrologic group because of the variability of the soil material.

Sources:

Hydrologic Groups: Interpretation Record Sheets (SCS-SOI-5) SCS.

Permissible Velocities and Inflow rates: Water Management Guide - Part 1 - Drainage (SCS 1976). Values for soils added since 1976 were developed by comparing new soils to those in the guide with similar properties.

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Jonathan Spence (E-mail)" <JSpence@ci.portland.me...>  
**Date:** Fri, Aug 17, 2001 12:31 PM  
**Subject:** 68 Waldron Way

Jonathan,

I have reviewed the site plans dated 08-10-01 prepared by Pinkham and Greer and offer the following comments:

1. The applicant should review the need for a loading dock drain or some regrading since the proposed spot grade calls for the dock to be flat with the adjacent 99' contour to the northwest. This area looks like it might not drain very well.
2. The engineer should consider filter fabric in the underdrain detail. It should be placed around the crushed stone to prevent the migration of fines.
3. The plan identifies possibly 6 future parking spaces. If this spaces are constructed the project would have more than 25 spaces thus requiring support that the City's water quality treatment standards are met. Should the applicant address this now or when the spaces are actually built?
4. Should some signage indicating the occasional reverse movements of semi-trailers into the loading dock be placed on Waldron Way?
5. The applicant should provide a brief drainage summary and rational method computations supporting the drain pipe sizing and adequacy of the catch basins and existing storm drain in Waldron Way.
6. Should some supplemental plantings at the rear of the property be provided to offset the loss of buffer area to the Riverton Apts.?
7. The applicant should provide the lighting data and pole heights.
8. Should an enclosure around the dumpster be provided?
9. The applicant should comment on the locations of any outside equipment including HVAC, operations etc. Are there any outside noise considerations since the proposed use appears to be manufacturing in nature.
10. Will there be an LP GAS supply and/or an underground fuel oil tank? The location of the buildings mechanical room was not clear on the plan. If rooftop mechanical units are proposed then data should be provided for staff review.

If you have any questions please call.

Steve Bushey  
Technical Reviewer  
DeLuca-Hoffman Associates, Inc.

**From:** Anthony Lombardo  
**To:** Jonathan Spence  
**Date:** Thu, Sep 13, 2001 8:11 AM  
**Subject:** Re: DEVREV follow up

I looked at 68 Waldron Way and this proposal creates no Public Works issues.

>>> Jonathan Spence 09/13 8:09 AM >>>

I am sorry to add a few more to the list:

68 Waldron Way: Steve, can you e-mail re: stormwater, Tony-any issues as this street may be accepted in the near future.

276 Canco Road- Steve, would you have a chance to take a look re stormwater. I will drop a plan in your box or please see me.

Thanks

>>> Sarah Hopkins 09/12 4:28 PM >>>

We need some follow up comments from those who were unable to attend today's review meeting.

Copley Woods: Mack, can you call Jay?

Deering Pavilion: Steve, can you call Bill re stormwater? Tony, any row issues?

Liberty Way: Steve, can you call Jay?

Warren Ave: Tony and Steve, can you call Kandi with comments?

Thank you.

-Sarah

**From:** Jeff Tarling  
**To:** Jonathan Spence  
**Date:** Wed, Sep 12, 2001 2:00 PM  
**Subject:** 68 Walden Way

Jonathan,

In review of the proposed landscape plan for 68 Walden Way I would recommend the following:

- 1) Changes to the proposed plant list: the 3 - Mt. Ash to 'Summit' Ash, ('Summit' Ash are a larger shade tree vs. a smaller ornamental tree; change the 7 - Arborvitae to 7 - White Pine with the same height, (the White Pine should provide better screening.)
- 2) Preservation areas - The existing vegetation / tree preservation areas that are present from the prior site plan approval for this site should be maintained.

Jeff Tarling

**CC:** Sarah Hopkins

CITY OF PORTLAND  
 Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

2877568258

P.01/02

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 2.18.02

Name of Project: MAINE PARTS AND MACHINE  
 Address/Location: 68 WALDRON WAY PORTLAND, ME.  
 Developer: KELTON REALTY  
 Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) MINOR

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut <u>STRIPPING, TOPSOIL &amp; Common EXCAVATION</u>						
Fill						
				2490 cu	c 6.0	\$14940.-
				700 cu	6.0	\$4200.-
3. SANITARY SEWER						
Manholes				NA		NA
Piping <u>6" SEWER</u>				44 LF	c 35.-	\$1540.-
Connections				NA		NA
Main Line Piping				NA		NA
House Sewer Service Piping				NA		NA
Pump Stations				NA		NA
Other				NA		NA
4. WATER MAINS <u>- 1/2" DOMESTIC</u>						
				50 LF	c 20.-	\$1000.-
5. STORM DRAINAGE						
Manholes				1 EA	2250.-	\$2250.-
Catchbasins				2 EA	2000.-	\$2000.-
Piping <u>10" STORM</u>				390	c 30.-	\$11700.-
Detention Basin				NA		NA
Stormwater Quality Units				NA		NA
Other				NA		NA

Post-it Fax Note 7871 Date 3-4-02 # of pages 4

To <u>BOB DAVIS</u>	From <u>DICK P.</u>
Co./Dept. <u>KEY BANK</u>	Co. <u>ROB CONST.</u>
Phone #	Phone #
Fax #	Fax #



SEE ATTACHED BREAKDOWN

6. SITE LIGHTING

7. EROSION CONTROL

- Silt Fence
- Check Dams
- Pipe Inlet/Outlet Protection
- Level Lip Spreader
- Slope Stabilization
- Geotextile
- Hay Bale Barriers
- Catch Basin Inlet Protection

540	4.50	\$ 2430.-
1007	0.30-	\$ 300.-
129	0.45-	\$ 590.-
NA		NA
NA		NA
NA		NA
1550	0.5-	\$ 775.-
2	0.225-	\$ 450.-

8. RECREATION AND OPEN SPACE AMENITIES

NA		NA
----	--	----

9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)

SEE ATTACHED SABRA BREAKDOWN \$3300.-

10. MISCELLANEOUS

SEE ATTACHED BREAKDOWN

TOTAL:

\$

GRAND TOTAL:

\$ 103632.-

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

## ATTACHED BREAKDOWN

2.15.02

## MAINE PARTS AND MACHINE

## ITEM PRIVATE

## 1.) STREET / SIDEWALK

CLEARING AND GRUBBING	4 ACRES	@ \$10250./ACRE	= \$41000.-
BASE GRAVEL FOR ROAD & PARKING	260 LY.	@ 18.00	= \$4680.-
SUBBASE " " " "	985 LY.	@ 11.00	= \$10835.-
PAVING 2" + 1"	1941 LY.	@ 7.50	= \$14558.-
REMOVE RESET CURBING	30 LF	@ 15.-	= \$450.-
NEW STRAIGHT CURB	36 LF	@ 25.-	= \$900.-
NEW CIRCULAR CURB	128 LF	@ 32.-	= \$4096.00
4' TIP DOWNS	2 EA	@ 115.-	= \$230.00
			<u>\$39849.-</u>

## 6.) SITE LIGHTING

SITE LIGHTING EXC. & BACKFIN	192 LF	@ 6.50	= \$1248.-
LIGHT POLE BASES	2 EA	@ 550.-	= \$1100.-
LIGHT POLES	2 EA	@ 2000.-	= \$4000.-
			<u>\$6348.-</u>

## 0.) MISCELLANEOUS

LOAM	330 LY.	@ 18.-	= \$5940.-
SPRD AND HAULT	23 UNITS	@ 40.-	= 920.-
TRANSFORMER PAD	1 EA	@ 2500.-	= 2500.-
FENCING & GATES	45 LF.		= 3000.-
			<u>\$12360.-</u>

**SABRA PROPERTY CARE, INC.**

4 Phillips Street • Cumberland, Maine 04021 • Phone: 797-6540 • FAX: 829-4535

February 21, 2002

To: RGH Construction, Inc.  
RE: Maine Parts & Machinery

We of Sabra Property Care, Inc. submit the following proposal for landscaping services:

- Furnish and install plants as per design
- Match the planting beds
- Staking the trees

Total charge for plants, match, labor and materials..... \$3,300

**UNIT PRICES**

Plant name	size	price/unit
4 Juniper	15-18"	\$38.20
2 Ash	2.5" cal	\$981.25
4 Arborvitae	6'	\$199.75
7 Dogwood	5'	\$51.70
20 Daylilies	1 gallon	\$11.16

Please feel free to call us with any questions about this proposal. The price is good for 30 days from today and ~~includes base, mulch and staking~~. Thank you very much for the opportunity to bid on this work. Sincerely, Shai Levite, Owner, Sabra Property Care, Inc.



170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

September 26, 2001  
File: 01143

Mr. Jonathan Spence  
CITY OF PORTLAND PLANNING DEPT.  
389 Congress Street  
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN

Dear Jonathan:

Per the condition of approval in your September 24, 2001, letter, I have revised the lighting on Drawings C2 and C5. Nine copies are enclosed for your records. The other drawings remained unchanged. Wall-mounted and pole-mounted fixtures have been specified that meet the Technical Design Standards. Updated photometrics and catalog cuts are also included for your review.

I trust that these revised plans satisfy the condition of approval. If you have any further questions, please do not hesitate to call.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Mark R. Bergeron", written in a cursive style.

Mark R. Bergeron, P.E.

Cc: Bill Kelton, Maine Parts and Machine

MRB/s

# Data Sheet

LIGHT POLES  
68 WALDRON  
WAY

# Citation Series

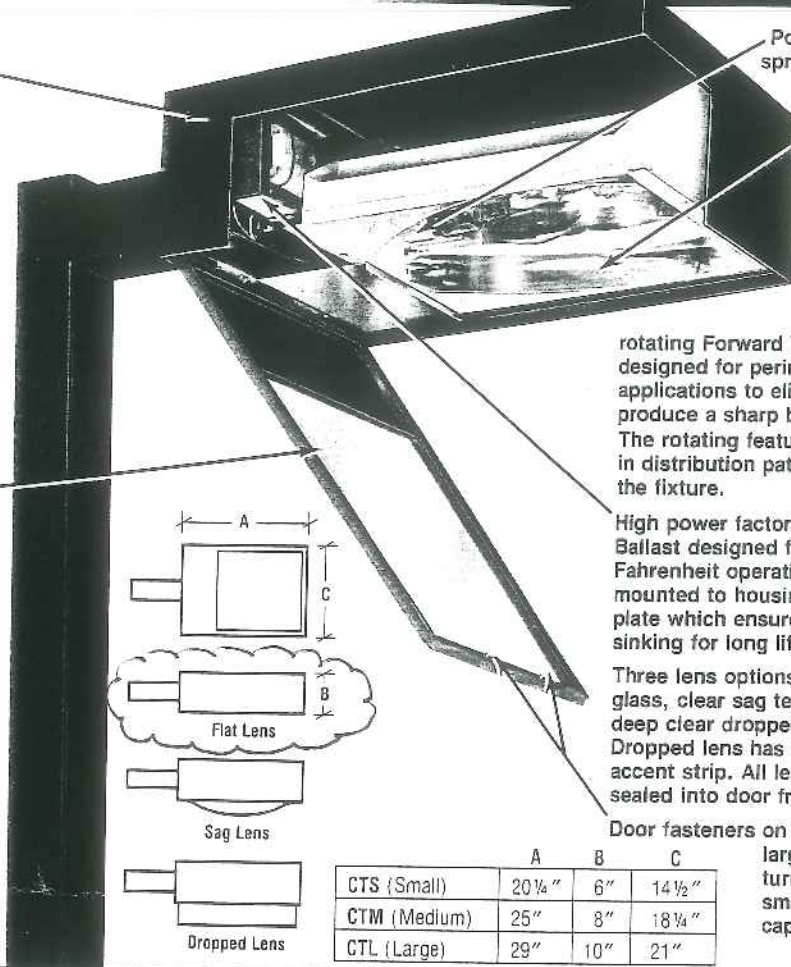
The one-piece aluminum housing is available in three sizes: small, medium and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction. One-piece construction eliminates the worry of moisture entering from poorly sealed top pans and side panels.

The Citation is designed to utilize any of the following lamp types: High Pressure Sodium, Super Metal Halide, Metal Halide or Deluxe Mercury Vapor.

Continuous one-piece EPDM gasket for maximum sealing.

The Citation is available in dark bronze, black, sandstone or white. Other colors are available on request. Paint is applied in a revolutionary superior baked-on powder coating, which gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.

UL listed for wet locations.



Porcelain sockets feature spring-reinforced contacts for longer life.

Segmented, modular, optical system creates uniformity and consistent photometric results. This standard Type III has a medium distribution for increased pole spacing. An optical

rotating Forward Throw (FT) reflector is designed for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff. The rotating feature enables flexibility in distribution patterns without moving the fixture.

High power factor. Type CWA Ballast designed for minus 20 degrees Fahrenheit operation. The ballast is mounted to housing reinforcing plate which ensures maximum heat-sinking for long life.

Three lens options: Clear flat tempered glass, clear sag tempered glass, or 3 1/2" deep clear dropped acrylic lens. Dropped lens has a contrasting corner accent strip. All lenses are double-sealed into door frame.

Door fasteners on the medium and large have one-quarter turn releases. The small Citation has two captive door fasteners.

	A	B	C
CTS (Small)	20 1/4"	6"	14 1/2"
CTM (Medium)	25"	8"	18 1/4"
CTL (Large)	29"	10"	21"

## HOW TO ORDER LUMINAIRES

Select appropriate choice from each column.

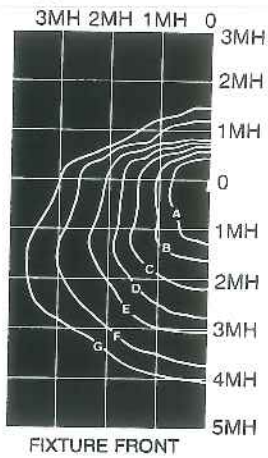
Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
CTS— Small	3—Type III FT—Forward Throw	50	HPS—High Pressure Sodium	F—Clear Flat Tempered Glass	120V 208V 240V 277V 480V MT—Multi Tap	BRZ—Bronze Paint BLK—Black Paint SAN—Sandstone Paint WHT—White Paint SPL—Special	PCR—Photoelectric Control LL—Less Lamp CL—Coated Lamp FS—Fusing FD—Double Fusing HSS—House Side Shield PLS—Polycarbonate Shield NO—No Options
		70	50, 70, 100, 150 Watt				
		100	SMH—Super Metal Halide				
		150	175 Watt				
		175	MH—Metal Halide 175 Watt DX—Deluxe Mercury Vapor 100, 175 Watt				
CTM— Medium	3—Type III FT—Forward Throw	200	HPS—High Pressure Sodium	F—Clear Flat Tempered Glass			
		250	200, 250, 400 Watt	S—Clear Sag Tempered Glass			
		400	SMH—Super Metal Halide 250, 400 Watt MH—Metal Halide 250, 400 Watt DX—Deluxe Mercury Vapor 250, 400 Watt	DC—Clear Dropped Acrylic			
CTL— Large	3—Type III FT—Forward Throw	1000	HPS—High Pressure Sodium	F—Clear Flat Tempered Glass			
			1000 Watt	S—Clear Sag Tempered Glass			
			MH—Metal Halide 1000 Watt DX—Deluxe Mercury Vapor 1000 Watt				

EXAMPLE OF A TYPICAL ORDER

CTM—3—400—HPS—F—120V—BRZ—NO

## PHOTOMETRIC DATA

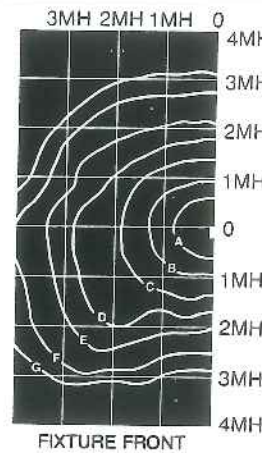
400W High Pressure Sodium (Single)  
(Type FT — Forward Throw Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.8	.41	.17	.08
24'	6.9	3.5	1.4	.7	.35	.14	.07
26'	5.9	3.0	1.2	.6	.30	.12	.06
28'	5.1	2.6	1.0	.5	.26	.10	.05
30'	4.4	2.2	.9	.4	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

400W High Pressure Sodium (Single)  
(Type III Medium Distribution)

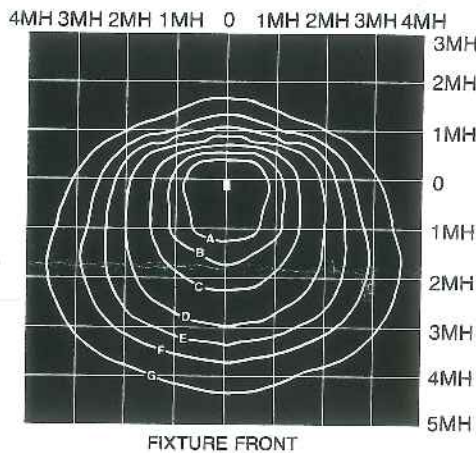


MTG. HT.	A	B	C	D	E	F	G
16'	15.6	7.8	3.1	1.6	.78	.31	.16
18'	12.3	6.2	2.5	1.2	.62	.25	.12
20'	10.0	5.0	2.0	1.0	.50	.20	.10
22'	8.3	4.1	1.7	.80	.41	.17	.08
24'	6.9	3.5	1.4	.70	.35	.14	.07
26'	5.9	3.0	1.2	.60	.30	.12	.06
28'	5.1	2.6	1.0	.50	.26	.10	.05
30'	4.4	2.2	.90	.40	.22	.09	.04

LUMEN RATING 50,000  
MH REFERS TO MOUNTING HEIGHT

## EASY FIELD-ROTATED FORWARD THROW DISTRIBUTION FOR CTL ONLY

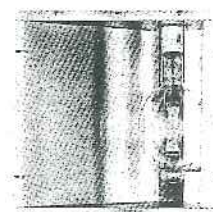
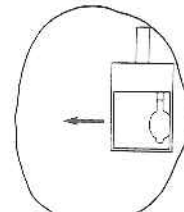
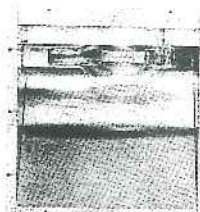
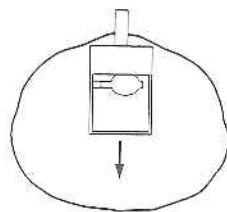
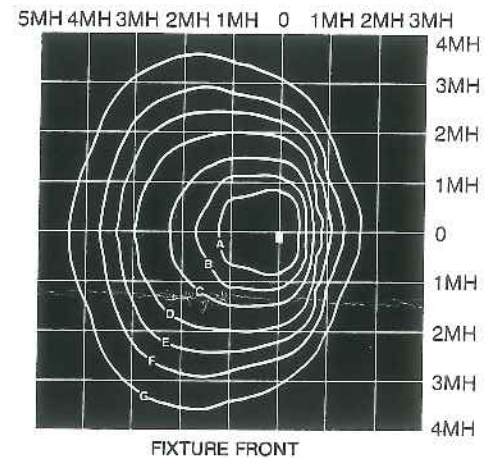
1000W High Pressure Sodium (Single)  
(Type FT — Forward Throw Non-Rotated Distribution)



MTG. HT.	A	B	C	D	E	F	G
16'	31.25	15.63	7.81	3.13	1.56	.78	.31
18'	24.69	12.35	6.17	2.47	1.23	.62	.25
20'	20.00	10.00	5.00	2.00	1.00	.50	.20
22'	16.53	8.26	4.13	1.65	.83	.41	.17
24'	13.89	6.94	3.47	1.39	.69	.35	.14
26'	11.83	5.92	2.96	1.18	.59	.30	.12
28'	10.20	5.10	2.55	1.02	.51	.26	.10
30'	8.89	4.44	2.22	.89	.44	.22	.09

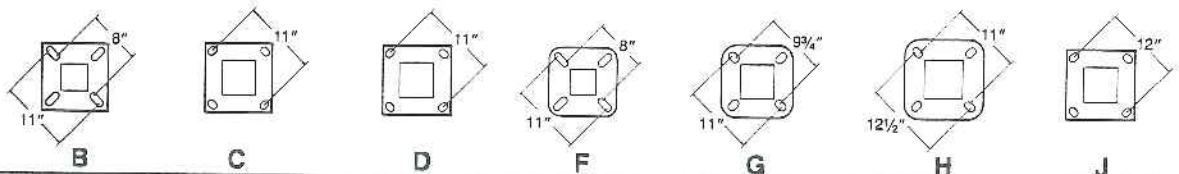
LUMEN RATING 140,000  
MH REFERS TO MOUNTING HEIGHT

1000W High Pressure Sodium (Single)  
(Type FT — Forward Throw Rotated Distribution)



Note the flexibility in distribution pattern allowed by the field-rotated reflector.

## BOLT CIRCLE



	Slotted 8" to 11"	11"	11"	Slotted 8" to 11"	Slotted 9 3/4" to 11"	Slotted 11" to 12 1/2"	12"
Bolt Circle	8" to 11"	11"	11"	8" to 11"	9 3/4" to 11"	11" to 12 1/2"	12"
Anchor Bolt Size	3/4" x 30"	3/4" x 30"	1" x 36"	3/4" x 30"	3/4" x 30"	1" x 36"	1" x 36"
Anchor Bolt Projection	3 1/4"	3 1/4"	3 1/2"	4"	3 1/2"	4"	4"
Base Plate Thickness	3/4"	3/4"	1"	1"	1"	1"	1 1/8"

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



WALL-MOUNTED LIGHTS  
68 WALDRON WAY



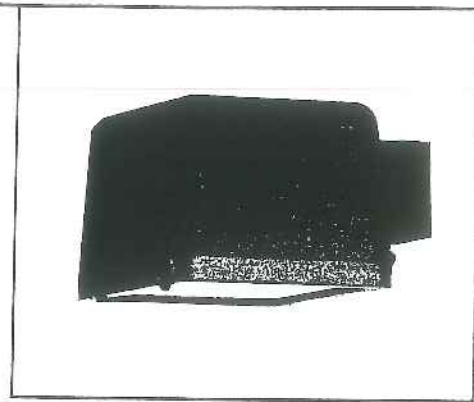
Listed for  
Wet Locations

Type \_\_\_\_\_

Catalog No. \_\_\_\_\_

## RMS Series Mini Roadway Luminaire

35 watts thru 150 watts  
High Pressure Sodium  
100 watts Metal Halide



### PRODUCT SPECIFICATIONS

#### □ APPLICATIONS

Roadway, parking lot, building and pathway lighting. Any outdoor application where light control to prevent glare and light trespass is desired.

#### □ CONSTRUCTION

Precision die-cast aluminum housing. One-piece construction eliminates the threat of leaking. Finished in Duraplex II™ architectural bronze polyester powder for superior resistance

against the elements. One-piece die-cast aluminum lens frame with integral hinges held fastened with captive stainless steel hardware. Heat and shock resistant tempered glass lens is permanently sealed to lens frame via liquid silicone. Lens frame assembly is sealed to housing via continuous neoprene rubber gasketing. Premium porcelain socket equipped with vibration proof "lamp-grip" shell with reinforced center contact for positive fit.

#### □ OPTICS

One-piece injection molded for consistent performance. Reflector system precisely designed for IES Type III cutoff.

#### □ BALLAST

Reactor or HX-HPF ballast mounted to integral heat-sink for maximum heat dissipation to outside ambient.

#### □ INSTALLATION

Cast aluminum mounting arm. Standard units surface mount on a minimum 4" square pole.

#### □ LAMP

Clear medium base as specified.

### ORDERING INFORMATION

Catalog No.	Watts	Lamp	Base	Volts*	Ballast	Weight
HIGH PRESSURE SODIUM						
RMS335NLXL	35	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS350NLXL	50	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS370NLXL	70	E17	Medium	120 or 277	Reactor (NPF)	10 lbs.
RMS3100NLXL	100	E/B17	Medium	120 or 277	Reactor (NPF)	11 lbs.
RMS3150NLXL	150	E/B17	Medium	120 or 277	Reactor (NPF)	11 lbs.
METAL HALIDE						
RMS370MAL	70	ED17	Medium	120 or 277	HX-HPF	12 lbs.
RMS3100MAL	100	ED17	Medium	277	Reactor (HPF)	11 lbs.
RMS3100MAL	100	ED17	Medium	120 or 277	HX-HPF	12 lbs.

LAMPS: All units are supplied with a medium base lamp. To order units without lamp, drop "L" in Cat. No.  
\*Specify voltage.

### OPTIONS

To order factory options add appropriate suffix to Cat. No.

FUSING: Fusing protects HID circuitry in pole mounted installations. It is suggested that fuses are mounted with pole base for accessibility and ease of maintenance. For 120V and 277V Single fusing .....**FS**  
PHOTOCNTROL: (Button-Type) factory installed in housing back .....**PCB**

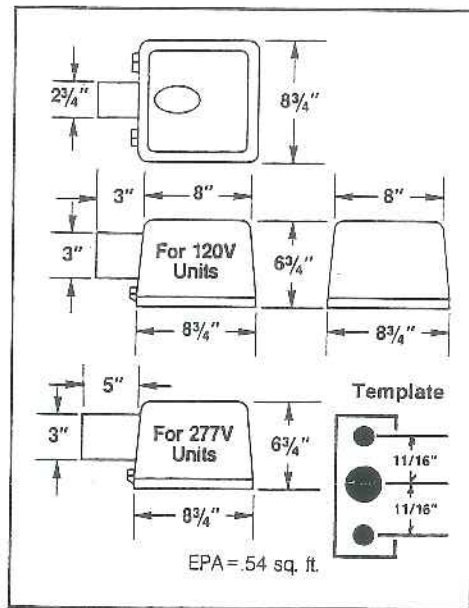
Suffix

### ACCESSORIES

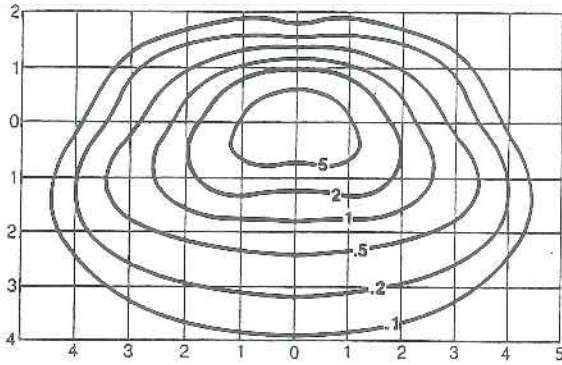
The following are field installed accessories. Order by Cat. No.

GLARE SHIELD: Architectural bronze painted aluminum sections may be field installed in patterns of two (at any corner) three side or four side configurations. Four side assembled provide 15° cut-off, 4 piece assembly .....**RS550**  
LEXAN VISOR: Clear, vandal-proof polycarbonate shield protects floodlight from rocks, air-gun pellets, or other missiles. Free air-flow between lens and visor prevents destructive or "browning" effect of heat build-up. To mount Glare Shield and Lexan visor on the same fixture, consult factory .....**RS552**  
CAST ALUMINUM MOUNTING PLATE: Finished in Duraplex II™ bronze polyester powder. Cast-in template mounts arm to any size recess box .....**RS10**  
CAST ARM ADAPTER: Attaches to arm for surface mounting on 4" round poles.....**RS14**

Cat. No.



## PHOTOMETRICS



CAT. NO.: RMS3150NLXL  
 LAMP: 150W HPS, clear  
 LUMENS: 16000  
 MOUNTING HEIGHT: 15 ft.  
 IES Type II distribution.

CONVERSION TABLE  
 for different mounting height

10'	2.25	20'	.56
15'	1.00	25'	.36

Wattage Conversion

Watts	Multiplier
35	.14
50	.25
70	.34
100	.60
150	1.00

## SUGGESTED SPECIFICATIONS

Fixture shall be outdoor weatherproof area lighter sharp cutoff luminaire for HID lamps. Housing and lens frame shall each be one piece corrosion resistant die-cast aluminum with radiused edges for corners with a EPA not exceeding .60. Luminaire shall be finished in Duraplex II™ dark bronze polyester powder. Fixture shall be furnished with an integral reactor ballast, mounted to die-cast housing for heat dissipation.

Lens frame shall be one piece corrosion resistant die-cast aluminum with integral hinges and radiused

corners held by two captive stainless steel fasteners. Lens frame will provide constant equal pressure on the neoprene gasket sealing the optical chamber from rain, dust and insects. Frame will retain an optically clear, heat and impact resistant tempered glass lens, silicone sealed and held in place with retainer clips. One extruded soft cornered mounting arm with access door to splicing chamber will be included with each luminaire.

The mounting arm construction shall allow for securing luminaire on a square or round pole, all

mounting hardware shall be hidden inside the arm. Mounting arrangements of one, two, three or four way shall be possible.

Reflector shall be injection molded with Solec® finish.

Fixture shall be equipped with deluxe, glazed porcelain lamp socket with nickel plated, vibration-proof "lamp-grip", screw shell and spring-loaded center contact. Sockets in high pressure sodium units shall be pulse-rated for 4 KV.

Specify Stonco RMS Cat. No. (specify).



a GENLYTE company

2345 VAUXHALL ROAD, UNION, NEW JERSEY 07083-5036  
 TEL: (908) 964-7000 • FAX: (908) 964-1404

© June 1991





DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

---

## MEMORANDUM

**TO:** Sam Hoffses – Code Enforcement

**FROM:** Chris Earle, Construction Representative  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** January 3, 2001

**RE:** Status of 36 Waldron Way (Atlantic Sportswear)

---

Recently a site inspection was made to this site to assess the status of the project. My comments are as follows:

1. Sloped granite curbing is not installed at the small island in the parking area.
2. Sloped granite curbing is not installed at the parking area adjacent to Waldron Way.

These are two of the four deficiencies cited in a memo from this office to Planning/Codes dated 8/19/99. I spoke briefly with Kandi Talbot regarding the bonding status of this project. She will find out if it has been released.

We assume that a **temporary Certificate of Occupancy** is in effect and that **no permanent Certificate of Occupancy** will be issued until the deficiencies have been addressed.

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, PE, Development Review Coordinator  
Eric Barnes, DeLuca-Hoffman Associates, Inc.

**DATE:** August 19, 1999

**RE:** Certificate of Occupancy  
Atlantic Sportswear (36 Waldron Way)

*Area 1*

On August 19, 1999, the site was reviewed for compliance with the conditions of approval dated January 1999. This was a follow up visit to one made to the site on June 4, 1999. My comments are:

1. The vertical granite curb has not been installed around the radius of the southerly driveway. This was a requirement put forth by Public Works.
2. The landscaping work has not been completed. The site has been loamed and seeded, but the final tree and shrub planting has not been completed. This work was to have been completed by June 18, 1999.
3. The small island shown below the proposed expansion has not been installed. The island calls for sloped granite curb and some landscaping, but currently is only an excavated hole. This work was to have been completed by June 18, 1999.
4. There is no curbing along the parking area adjacent to Waldron Way. The approved site plan calls for sloped granite curb in this vicinity.

Items #1 - #3 are the same incomplete items noted in the previous memo, dated June 7, 1999. It is my opinion that no Certificate of Occupancy should be issued until the above addressed items are completed.

*Called PATCO 432-3102 - call No AM  
Greg. Patterson 324-5574 called left mess,*