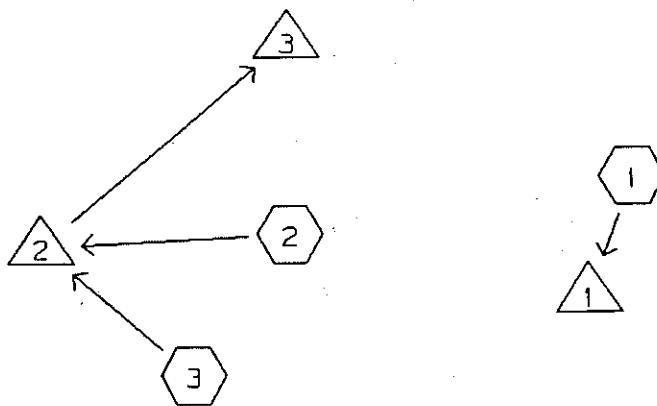


WATERSHED ROUTING =====



TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

SUBCATCHMENT 1 FLOW TO ONSITE DEPRESSION

PEAK= 3.63 CFS @ 12.06 HRS, VOLUME= .19 AF

ACRES	CN	
.01	89	GRAVEL DRIVE
.14	98	PAVE
.19	79	LAWN
.49	87	FILL
.03	98	ROOF
.86	87	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	FLOW TO EXISTING POND	5.0

SUBCATCHMENT 2 WASHINGTON AVE THRU PIPE

PEAK= 2.07 CFS @ 12.06 HRS, VOLUME= .11 AF

ACRES	CN	
.08	74	LAWN
.09	98	ROOF
.26	98	PAVE
.43	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 WASHINGTON AVE FLOW

PEAK= .55 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.03	98	ROOF AREA
.08	98	PAVED AREA
.11	98	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

POND 1 ON SITE DEPRESSION

Q_{in} = 3.63 CFS @ 12.06 HRS, VOLUME= .19 AF
 Q_{out} = 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
78.5	0	0	0	PEAK STORAGE = 8403 CF
79.0	3714	929	929	PEAK ELEVATION= 79.8 FT
80.0	15000	9357	10286	FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 78.5 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3.35, 0, 0, 0, 0, 0, 0, 0, 0

POND 2 EXIST. CB ON WASHINGTON

Q_{in} = 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF
 Q_{out} = 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 13 CF
77.7	13	30	30	PEAK ELEVATION= 76.4 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE.

Q_{in} = 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF
 Q_{out} = 2.63 CFS @ 12.06 HRS, VOLUME= .14 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 9 CF
81.2	13	122	122	PEAK ELEVATION= 72.5 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 3.0 IN

Prepared by Applied Microcomputer Systems

29 Apr 98

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SUBCATCHMENT 1 FLOW TO ONSITE DEPRESSION

PEAK= 1.80 CFS @ 12.06 HRS, VOLUME= .09 AF

ACRES	CN	
.01	89	GRAVEL DRIVE
.14	98	PAVE
.19	79	LAWN
.49	87	FILL
.03	98	ROOF
.86	87	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	FLOW TO EXISTING POND	5.0

SUBCATCHMENT 2 WASHINGTON AVE THRU PIPE

PEAK= 1.17 CFS @ 12.06 HRS, VOLUME= .06 AF

ACRES	CN	
.08	74	LAWN
.09	98	ROOF
.26	98	PAVE
.43	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 WASHINGTON AVE FLOW

PEAK= .33 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.03	98	ROOF AREA
.08	98	PAVED AREA
.11	98	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN

Prepared by Applied Microcomputer Systems

29 Apr 98

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POND 1 ON SITE DEPRESSION

Q_{in} = 1.80 CFS @ 12.06 HRS, VOLUME= .09 AF
 Q_{out} = 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
78.5	0	0	0	PEAK STORAGE = 4124 CF
79.0	3714	929	929	PEAK ELEVATION= 79.3 FT
80.0	15000	9357	10286	FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 78.5 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3.35, 0, 0, 0, 0, 0, 0, 0

POND 2 EXIST. CB ON WASHINGTON

Q_{in} = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF
 Q_{out} = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 8 CF
77.7	13	30	30	PEAK ELEVATION= 76.0 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.08 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE.

Q_{in} = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF
 Q_{out} = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 7 CF
81.2	13	122	122	PEAK ELEVATION= 72.3 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.08 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

Precast Galleries Infiltration System Design

Rite Aid Pharmacy
 Portland, Maine
 Job No. 60-61
 4/23/98 11:08

Typical design includes six inches of stone below chamber

STORAGE VOLUME

Stone and chamber Width = 6
 Trench Length 48
 Number of Trenches 6

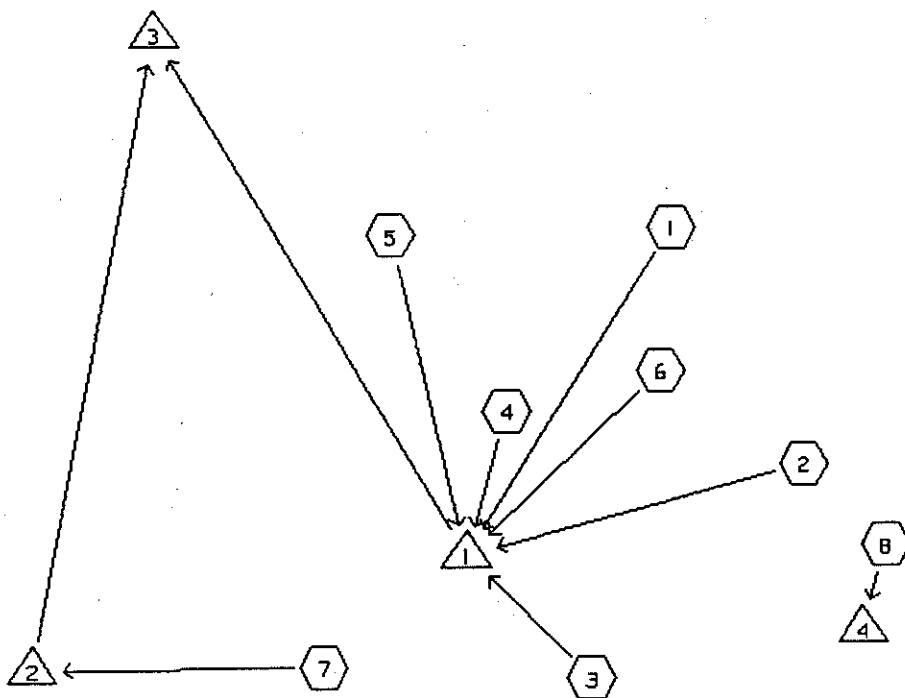
System Elevations	EL.	cr. Vol. (per L.F.)	Total Vol. (per L.F.)	Total Vol. (C.F.)
Stone Base Elev.	75.5	0	0	0
Base of Gallery	76	8.10	8.10	388.8
1' Depth in Gallery	77	16.20	16.20	777.6
2' Depth in Gallery	78	29.40	45.60	2188.8
3' Depth in Gallery	79	29.40	75.00	3600
4' Depth in Gallery	80	29.40	104.40	5011.2
Overflow Elev.	80	13.20	117.60	5644.8
			117.60	5644.8

INFILTRATION RATES

Permeability = 0 feet per minute

	EL.	Discharge
Stone Base Elev.	75.5	0
	75.6	0.000
Base of Gallery	76	0.000
1' Depth in Gallery	77	0.000
2' Depth in Gallery	78	0.000

WATERSHED ROUTING =====



SUBCATCHMENT



REACH



POND



LINK

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 1 FLOW TO POND 3

PEAK= .77 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.09	98	PAVE
.07	89	LAWN
.16	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 2 FLOW TO POND 1

PEAK= .45 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 FLOW TO POND 1

PEAK= .85 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.17	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 4 FLOW TO POND 1

PEAK= .54 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.09	98	PAVE
.02	89	LAWN
.11	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 5 FLOW TO POND 1

PEAK= .99 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.15	98	PAVE
.05	89	LAWN
.20	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 6 ROOF FLOW TO POND 1

PEAK= 1.25 CFS @ 12.06 HRS, VOLUME= .07 AF

ACRES	CN	
.25	98	ROOF

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 7 FLOW TO WASHINGTON STREET

PEAK= 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF

ACRES	CN	
.19	98	PAVE
.05	89	LAWN
.24	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 8 FLOW TO POND 4

PEAK= .88 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.20	89	LAWN

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	Segment ID:	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 1 UNDERGROUND DETENTION

Q_{in} = 4.86 CFS @ 12.06 HRS, VOLUME= .27 AF
 Q_{out} = 1.24 CFS @ 12.41 HRS, VOLUME= .25 AF, ATTEN= 74%, LAG= 21.2 MIN

ELEVATION (FT)	CUM.STOR (CF)	STOR-IND METHOD
74.5	0	PEAK STORAGE = 4631 CF
75.0	389	PEAK ELEVATION= 78.7 FT
76.0	778	FLOOD ELEVATION= 79.0 FT
77.0	2189	START ELEVATION= 74.5 FT
78.0	3600	SPAN= 10-15 HRS, dt=.03 HRS
79.0	5011	Tdet= 46.1 MIN (.25 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.3'	8" CULVERT n=.024 L=80' S=.005'/' Ke=.5 Cc=.9 Cd=.6

POND 2 EXIST. CB ON WASHINGTON

Q_{in} = 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF
 Q_{out} = 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 7 CF
77.7	13	30	30	PEAK ELEVATION= 76.0 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.06 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE

Q_{in} = 2.20 CFS @ 12.07 HRS, VOLUME= .32 AF
 Q_{out} = 2.20 CFS @ 12.07 HRS, VOLUME= .32 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 9 CF
81.2	13	122	122	PEAK ELEVATION= 72.5 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.31 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 4

REMAINING DEPRESSION

Qin = .88 CFS @ 12.06 HRS, VOLUME= .05 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
79.0	0	0	0	PEAK STORAGE = 2053 CF
80.0	6500	3250	3250	PEAK ELEVATION= 79.6 FT
				FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 79.0 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3, 0, 0, 0, 0, 0, 0, 0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 1 FLOW TO POND 3

PEAK= .44 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE
.07	89	LAWN
.16	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 2 FLOW TO POND 1

PEAK= .27 CFS @ 12.06 HRS, VOLUME= .01 AF

ACRES	CN	
.09	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 FLOW TO POND 1

PEAK= .51 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.17	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 4 FLOW TO POND 1

PEAK= .32 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE
.02	89	LAWN
.11	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 5 FLOW TO POND 1

PEAK= .57 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.15	98	PAVE
.05	89	LAWN
.20	96	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 6 ROOF FLOW TO POND 1

PEAK= .75 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.25	98	ROOF

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 7 FLOW TO WASHINGTON STREET

PEAK= .69 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.19	98	PAVE
.05	89	LAWN
.24	96	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 8 FLOW TO POND 4

PEAK= .46 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.20	89	LAWN

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	Segment ID:	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 1 UNDERGROUND DETENTION

Qin = 2.84 CFS @ 12.06 HRS, VOLUME= .15 AF
 Qout= .90 CFS @ 12.34 HRS, VOLUME= .14 AF, ATTEN= 68%, LAG= 17.3 MIN

ELEVATION (FT)	CUM.STOR (CF)	STOR-IND METHOD
74.5	0	PEAK STORAGE = 2502 CF
75.0	389	PEAK ELEVATION= 77.2 FT
76.0	778	FLOOD ELEVATION= 79.0 FT
77.0	2189	START ELEVATION= 74.5 FT
78.0	3600	SPAN= 10-15 HRS, dt=.03 HRS
79.0	5011	Tdet= 41.4 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.3'	8" CULVERT n=.024 L=80' S=.005'/' Ke=.5 Cc=.9 Cd=.6

POND 2 EXIST. CB ON WASHINGTON

Qin = .69 CFS @ 12.06 HRS, VOLUME= .04 AF
 Qout= .69 CFS @ 12.06 HRS, VOLUME= .04 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 5 CF
77.7	13	30	30	PEAK ELEVATION= 75.8 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .3 MIN (.04 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE

Qin = 1.45 CFS @ 12.07 HRS, VOLUME= .18 AF
 Qout= 1.45 CFS @ 12.07 HRS, VOLUME= .18 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 7 CF
81.2	13	122	122	PEAK ELEVATION= 72.3 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.18 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

POND 4

REMAINING DEPRESSION

Qin = .46 CFS @ 12.06 HRS, VOLUME= .02 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
79.0	0	0	0	PEAK STORAGE = 1047 CF
80.0	6500	3250	3250	PEAK ELEVATION= 79.3 FT
				FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 79.0 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3, 0, 0, 0, 0, 0, 0, 0

7/14

RITE-AID - AUGER AVE

KANDI,

THE ONLY COMMENT IS IN REGARD TO
ITEM 3 OF THEIR 7/13/98 LETTER.

THEY HAVE A DETAIL ON SHEET 4
~~THAT~~ IN THE TOP LEFT CORNER THAT
REFERENCES 15" FOR TRUCK TRAFFIC.

BASED ON THEIR COMMENT, THE TRUCK
TRAFFIC REFERENCE SHOULD BE REMOVED.

Jim W.

FOR MY ITEMS; 4, 5, 7, 8 OF THEIR LETTER ARE OK

Engineering fee
Jim = 639.60
Tony = 210.00
849.60

OLD PORT MANAGEMENT CORP.

Real Estate Development and Investment

12 BROOK STREET

WELLESLEY, MASSACHUSETTS 02181-6601

TELEPHONE (781) 431-7060

June 24, 1998

Ms. Kandice Talbot, Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Proposed Rite Aid Store at the Junction of Washington and Allen Avenues
in Portland

Dear Kandice,

In connection with the planned Rite Aid store at the junction of
Washington Avenue and Allen Avenue, please find enclosed copies of utility
letters from Central Maine Power Company and Portland Water District.

Sincerely yours,


J. Robert Connor



May 1, 1998

Old Port Management Corp.
12 Brook Street
Wellesley, MA 02181
Attn: Robert Connor

Subject: Proposed Rite Aid On Washington/Allen Avenue, Portland

Dear Mr. Connor:

This letter is to advise that Central Maine Power Company has sufficient three phase electrical capacity in the area to serve the subject project.

When plans are available, please forward them to me so that I can coordinate our utilities with your project. I have enclosed a load request form to be completed and return to me.

Sincerely,

Mark Kreider

Mark Kreider
Energy Services Advisor

MK/rr
Enclosure



Portland Water District

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

Customer Service Hotline (207) 761-8310

(207) 774-5961

FAX (207) 761-8307

May 1, 1998

Meredith Connor
Old Port Mgmt Corp
12 Brook St
Wellesley, Ma 02181

Re: Washington & Allen Avenues- Portland

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed store on Washington & Allen Avenues in Portland. Checking District records, I find there is a 16" water main on the opposite side of Washington Ave. as well as a short side 8" main on Allen Ave.. A map is enclosed indicating the water mains and hydrants in the general area of the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Allen Ave @Washington Ave

Hydrant # 1005

Static pressure = 71 PSI

Flow = 1278GPM

Last Tested = 7/21/88

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

MEMORANDUM

To: Kandi Talbot, Planner
From: Jim Wendel, P.E., Development Review Coordinator
Date: June 6, 1998
Re: Site Plan Review, Rite Aid - 365 Allen Avenue

I have reviewed the revision #1 site plan submission dated June 2, 1998, and offer the following comments:

1. The areas should be noted on the plans where the two different pavement structures are to be used.
2. The new sidewalk along Allen Avenue has been located such that an existing utility pole will reduce the useful width of the sidewalk; the sidewalk should be widening in the area of the pole to accommodate the standard 5' minimum clear functional width of the sidewalk. There is ample right-of-way to achieve this need.
3. The stormwater analysis indicates that the applicant is not sure as to the alignment of the existing 12" storm drain in Washington Avenue; recommend that they identify the system to which this catch basin is connected. If the system is not connected to the basin in Allen Avenue, than the existing peak used to design the pond outflow rate will significantly exceed the flow from the site to the system in Allen Avenue, and the stormwater requirements of the City will not be met. The analysis may need to be revised based on the actual storm system alignments. Public Works may have comments as well.

- ~~4. In general, Public Works does not permit storm drain connections to catch basins.~~
5. The proposed location for power and telephone service should be shown.
6. The erosion control notes are vague; erosion control measures need to be discussed for timing and methods of containment of stockpiled materials, sediment control for catch basins, use and location of a crushed stone construction entrance, use and location of silt fence, and other appropriate measures. The notes should reference the accepted handbook for the use and application of erosion control measures. These measures should be shown on the plan as necessary.

PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Kandi Talbot, Planner

From: Anthony Lombardo, P.E., Project Engineer

Date: June 4, 1998

Subject: Rite Aid Store.....Washington/Allen Ave. Intersection

The following comments were generated during Public Works Engineering review of the plans and application dated 5/4/98:

- The proposed connection from DMH-3 into the existng CB-1 in Allen Ave. is not the appropriate connection. Public Works prefers, where possible, both storm drain and sanitary sewer connections from private developments to connect into the storm drain, sanitary or combined sewer main and not directly into City manhole or catch basin structures. Therefore, the applicant should connect into the 24" Dia. RCP storm drain flowing easterly.
 - The proposed sanitary sewer service connection into the existing City sewer manhole in Allen Ave. is not an acceptable connection to Public Works. The applicant should connect into the existing 12" vitrified clay sanitary sewer flowing westerly towards Washington Ave. and not directly into any manholes.
 - Sheet 5 of 8 of the plan set incorrectly specifies only 6" of reveal for the "Granite Curb Detail". The City of Portland Tech and Design Standards require a minimum of 7" of reveal. This should be revised.
-

FACSIMILE COVER SHEET

TO: KANDI TALBOT

COMPANY: PORTLAND

PHONE: _____

FAX: 756-8258

FROM: Jim W.

COMPANY: DeLUCA-HOFFMAN ASSOCIATES, INC.

PHONE: 207/775-1121

FAX: 207/879-0896

DATE: 7/15/98

PAGES INCLUDING THIS COVER SHEET: 22

COMMENTS: _____

COLER & COLANTONIO INC

ENGINEERS AND SCIENTISTS

July 13, 1998

Planning Board
City of Portland
389 Congress Street
Portland ME, 04104

Re: Rite Aid -- 365 Allen Avenue

Dear Mr. Carroll,

The enclosed plan set, dated July 10, 1998, addresses the required revisions, as stipulated in the Planning Board approval. We have modified the plans as follows:

1. The median at the Washington Avenue driveway is shown as a curbed island with a handicap accessible sidewalk.
2. Landscaping revisions have been made in accordance with the recommendations of the City Arborist.
3. Regarding the DRC comments, the site includes only one type of pavement structure.
4. The proposed sidewalk along Allen Avenue has been revised to provide 5' clear functional width.
5. A dye test performed in the presence of a representative of the City indicated that our assumption that the drainage systems in the intersecting streets is contiguous. We believe that the stormwater analysis presented meets the requirements.
6. The plan shows a connection to an existing catch basin in Washington Street. As this appears to be the end of the line, it appears to be the most feasible means of connection.
7. Underground lines for connection to power and telephone service have been added.
8. Additional details for erosion control at catch basins and at the project perimeter have been added. Reference is made in the plan notes to the handbook.
9. Proposed site connections for sewer and drainage have been revised to connect at the mains.
10. The granite curb detail has been revised to indicate 7" reveal.

Additional information regarding lighting will be presented by the architect, and the developer is acquiring letters from the water district and power company.

We trust that this will meet the requirements of the Planning Board.

Sincerely yours,

COLER & COLANTONIO, INC.

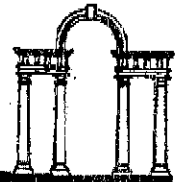


Sara E. Campbell, PE
Division Manager

ppb713.

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN



833 TURNPIKE ROAD R.O. BOX 104

NEW IPSWICK, NEW HAMPSHIRE 03071

cc: Kandy Talbot
(207) 756-8258

TO: Bob Connor

DATE: 5-27-98

FAX #: 781-431-7073

PAGES (including cover): 1

FROM: Randy Kargas

COMMENTS:

A) Pole Height = 20'-0"
Concrete Base = 2'-6"
Height
22'-6" total
(lamp is set 6" below top of pole)

B) Wall packs will be mounted @
12'-0" to \pm fixture above finished
paving surface

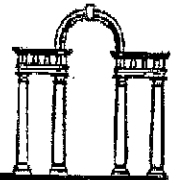
PROJECT NAME: Rite Aid

PROJECT #: 9672

Washington/Allen Ave.
Portland, ME

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN



833 TURNPIKE ROAD P.O. BOX 104

NEW IPSWICH, NEW HAMPSHIRE 03071

CC: Bob Connor (fax)
(781) 431-7073

TO: Kandy Talbot
City of Portland, ME

DATE: 5-23-98
FAX #: (207) 756-8258

PAGES (including cover): 15

FROM: Randy Kangas

COMMENTS:

Kandy,

I am faxing to you copies of
all exterior soffit, wall and
site lighting to be used for
project.

For your information

PROJECT NAME: Rite Aid #122
Washington/Allen Ave.
Portland, ME

PROJECT #: 9672

PORTLAND RITE AID
WASHINGTON ST

4-27-98

CANOPY FIXTURES

- U LITHONIA UN296 HO 120 CW20 WH 1B
2 - 8' Recessed at entrance
- O LITHONIA LGH 100M 9RW FFL 120 NARA
Recessed 2'-9" from wall on 14' centers

DRIVE-THRU FIXTURES

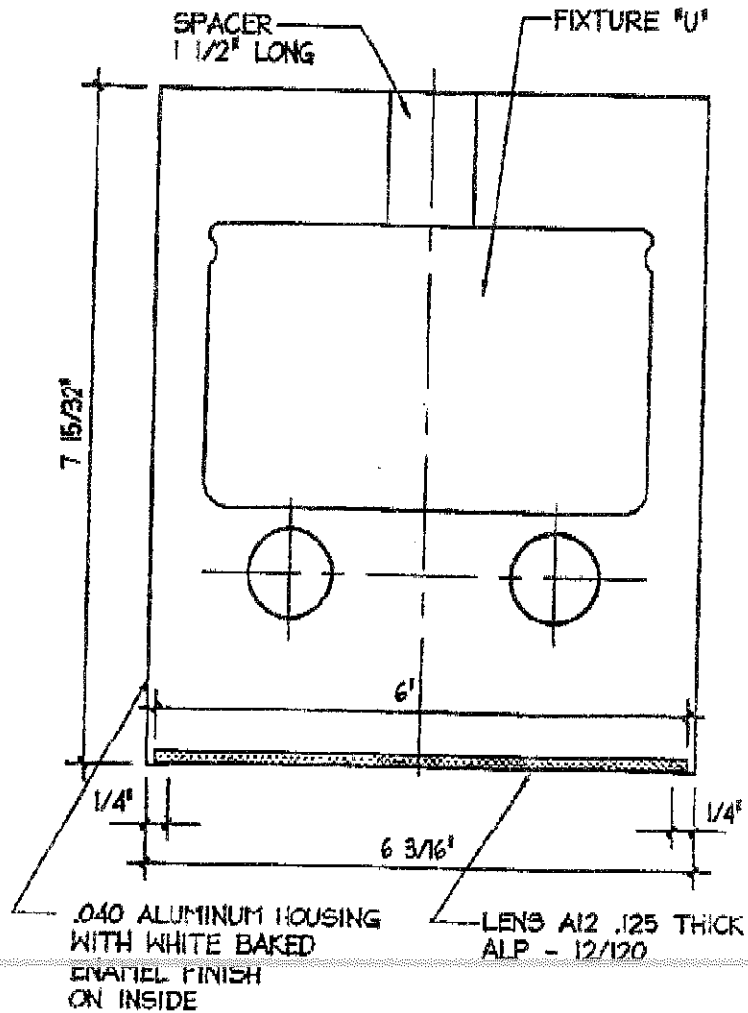
- R LITHONIA LAH 175M 12FW T73 120
2 - Recessed under Drive-THRU

WALL PACK

- M LITHONIA TWH 175M 120 PE WG NARA
1 Wall Mounted at Receiving Door.

POLE MOUNTED

- LITHONIA KAD 250M R4 TB SPDO9
DDB



** SEE DETAIL 6 ON A-12 **

CANOPY RECESSED LIGHT

1
E-2

SCALE: 6" = 1'-0"

RITE AID

TYPE U UN 2 96HO 120 CW20

FEATURES

- Premium gauge channel features gripper-back design for strength and rigidity.
- Available in tandem-wired lengths.
- Choice of width — 1-lamp and 2-lamp fixtures are 5' wide standard, 3-lamp and 4-lamp fixtures are 8' wide standard.
- Sturdy channel cover secured by quarter-turn latch for easy access to wireway.
- High-gloss, baked white enamel finish.
- Screw-on endplates.
- Accepts plug-in options for 1, 2 or 3 primary circuits.
- For unit or row installations, suspended mounting. Channel connectors furnished standard.
- Guaranteed for one year against mechanical defects in manufacture.

SPECIFICATIONS

BALLAST — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA-certified ballast is standard. Magnetic ballasts are sound rated C (1 and 2 lamp). Standard combinations are CBM approved and conform to UL 935.

WIRING & ELECTRICAL — Fixture conforms to UL 1570 and is suitable for damp locations. AWM, TFN or THHN wire used throughout, rated for required temperatures.

MATERIALS — Housing formed from cold-rolled steel. No asbestos is used in this product.

FINISH — Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Painted parts finished with high-gloss, baked white enamel.

LISTING — UL listed and labeled. CSA certified (see options). NOM labeled (see options).

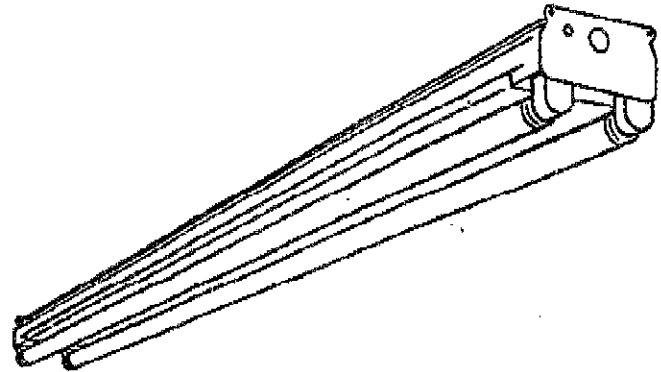
Specifications subject to change without notice.

Heavy-Duty Strip

UN

High Output

2', 3', 4', 6' or 8' length
1, 2, 3 or 4 lamps



PHOTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

2UN 248 HO

Report ITL 18230

S/MH 1.6

Coefficient of Utilization

Ceiling Wall	80%				70%				50%			
	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%
1	91	86	81	76	87	82	78	76	72	69		
2	81	73	66	64	77	70	64	64	59	55		
3	74	63	55	54	70	61	54	56	50	45		
4	67	55	47	46	64	53	46	49	43	38		
5	61	48	40	39	58	47	39	43	36	31		
10	40	28	21	20	38	27	20	25	19	15		

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	1184	13.9	15.7
0-40	2031	23.6	26.8
0-50	4005	46.5	52.8
0-90	6361	74.0	83.9
90-180	1224	14.2	16.1
0-180	7584	88.2	100.0

UN 196 HO

Report ITL 18158

S/MH 1.5

Coefficient of Utilization

Ceiling Wall	80%				70%				50%			
	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%
1	94	88	83	81	90	85	81	79	75	72		
2	84	75	68	67	81	72	68	67	61	57		
3	76	65	57	56	73	63	55	59	52	47		
4	69	57	48	47	66	55	47	51	44	39		
5	63	50	41	40	60	48	40	45	38	32		
10	42	29	21	20	40	28	21	26	20	15		

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	1380	15.1	16.4
0-40	2537	25.5	27.8
0-50	4477	49.0	53.4
0-90	7361	80.5	87.6
90-180	1044	11.4	12.4
0-180	8405	91.9	100.0

UN 296 HO

Report ITL 18035

S/MH 1.6

Coefficient of Utilization

Ceiling Wall	80%				70%				50%			
	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%
1	95	90	85	81	91	86	82	79	75	72		
2	85	77	70	68	81	74	67	67	62	58		
3	78	67	59	57	74	64	57	59	53	48		
4	71	59	51	49	67	57	49	52	45	40		
5	64	52	43	42	61	50	42	46	39	33		
10	43	30	22	21	40	29	22	27	20	16		

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	2736	14.9	16.1
0-40	4662	25.5	27.5
0-50	8996	49.2	53.0
0-90	13716	75.0	80.9
90-180	3246	17.7	19.1
0-180	16962	92.7	100.0

UN High Output

MOUNTING DATA

For unit or row installation, suspended mounting only. Use hanger appropriate for fixture width.

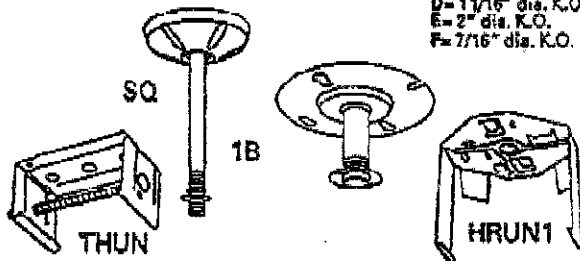
Unit installation — Minimum of two hangers required.

Row installation — One hanger per channel plus one per row required.

Hookar® (HRUN1) and HC Hangers — Minimum two per channel (unit and row) 5" channels only.

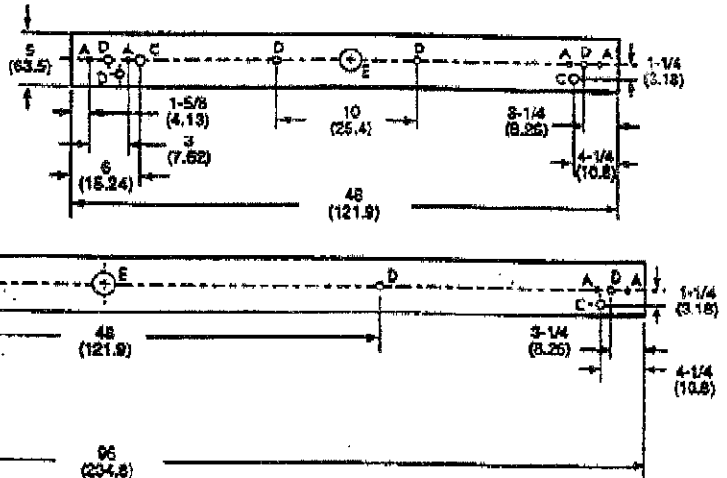
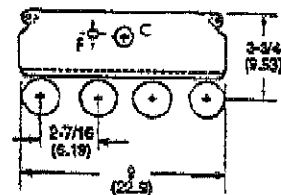
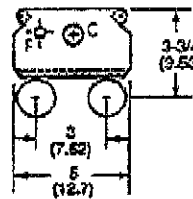
See ACCESSORIES below for hanging devices.

A = 1/4" x 1/2" hole
 C = 7/8" dia. K.O.
 D = 1 1/16" dia. K.O.
 E = 2" dia. K.O.
 F = 7/16" dia. K.O.



DIMENSIONS

Inches (centimeters). Subject to change without notice.



ORDERING INFORMATION

Example: UN 2 96HO 120 CW20 GLR

Series	Number of lamps	Lamp type	Voltage	Options
UN Standard width	1, 2, 3, 4	24HO 35W 800 mA (24')	120, 277, 347	ES Energy-saving ballasts (296HO ballasts only. Requires CW20).
ZUN 1 or 2 lamps in 9"-wide	not included	35HO 45W 800 mA (35')	Others available	CW20 Cold-weather ballasts, -20°F starting.
		48HO 60W 800 mA (48')		GER Electronic ballasts, ≤20% THD.
		72HO 85W 800 mA (72')		GEB10 Electronic ballasts, ≤10% THD.
		96HO78 85W 380mA T8HO (96')		EL11 Emergency battery pack (nominal 1100 lumens). See Life Safety Section.
		96HO 110W 800 mA (96')		GLR Internal fast-blow fuse (add X for external).
				GMF Internal slow-blow fuse (add X for external).
				CS1 6' cordset, NEMA 5-15P SJT, U-ground plug, 120V.
				CS3 6' cordset, NEMA L5-15P SJT, twist-lock plug, 120V.
				PLF Plug-in wiring. Specify 1, 2 or 3 branch circuits and hot wires (A=Black, B=Red, C=Blue, AB or AC).
				TILW Tandem in-line wiring.
				CSA CSA-labeled for US shipment to Canada.
				NOM NOM-labeled for shipment to Mexico.
				SW Palletized and stretch-wrapped.
				HC36 Chain-hanger set packed in channel (36" length for 5" bodies only).

For tandem double-length unit, add prefix T. Example: TUN

Accessories

Order as separate catalog numbers:

SQ Swivel-stem hanger (specify length in 2" increments).

1B Ceiling spacer 1-1/2" to 2-1/2" from ceiling.

5" HOUSINGS ONLY

HC36 Chain hangers (1 pair, 36" long).

THUN Tong hanger for 5" channel.

HRUN1 Hookar® T-bar hanger for 5" channel (1-1/2" from ceiling).

EJR 48WH Symmetric reflector, 4' white (12" aperture).

UNASR 48WH Asymmetric reflector, 4' white (8-1/2" aperture).

WGCUN Wireguard, 4' white.¹

WGEJ Wireguard for EJR reflector, 4' white.¹

WGUNASR Wireguard for UNASR reflector, 4' white.¹

UNCEP Optional deep endplates.

5" HOUSINGS ONLY

TH2UN Tong hanger for 5" channel.

ZUNASR 48WH Asymmetric reflector, 4' white.¹

WG2UN Wireguard, 4' white.¹

NOTE:
 1 Order 2 for 8' fixtures.

FEATURES

- Die-formed steel housing with white polyester powder paint and diffused anodized aluminum reflector.
- Expandable mounting bars provide horizontal and vertical adjustment.
- Die-cast aluminum, gasketed flush white door available with tempered prismatic (T73) glass lens. Self-aligning and retaining door support springs.
- Galvanized steel junction box with bottom-hinged access covers and spring latches. Two combination 1/2"-3/4" knockouts and two 1/2" knockout for straight-through runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 75°C.
- Horizontally-mounted, mogul-base porcelain socket with nickel-plated screw shell.
- Thermally activated insulation detector.
- Prewired HPF core-and-coil ballast.
- Fixtures are UL listed for thru-branch wiring, recessed mounting and wet locations. CSA certified for shipment to Canada.

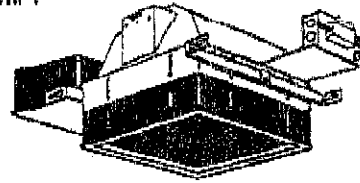
Type

"R"

Catalog number

LAH 175M 12FW T73 120

GOTHAM®



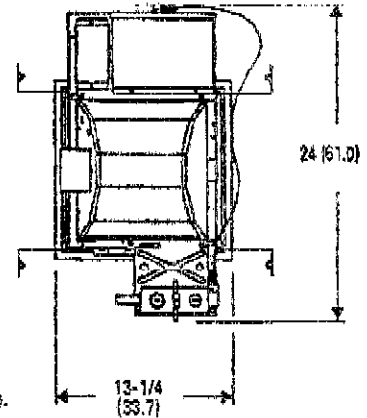
**H.I.D. Downlights
12" LAH**

Square Lens

T73 Prismatic Lens
Wet Location
Horizontal Lamp
Metal Halide or HPS Lamps



Aperture: 10-1/8 (27.0)
Ceiling opening: 12-1/4 (31.1)
Overlap trim: 12-5/8 (32.1)



All dimensions are inches (centimeters).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: LAH 100M 12FW T73 120

LAH				T73			
Series	Wattage/Lamp	Door frame		Shielding	Voltage	Options	
LAH	Metal Halide	12FW	Flush white door	T73	Prismatic lens	SSC	Provides compatibility with Lithonia Reloc System 820. System 820 can be installed less this option with connectors provided by others
	100M M100/C/U/MED		12SB				Stepped black baffle
	175M M175/C/U	High Pressure Sodium		70S LU70/D/MOG	QRS		Quartz Restrike System (uses D.C. base quartz lamp by others; see other side for wattage restrictions).
	250M M250/C/U ¹		100S LU100/D/MOG		EC		Emergency circuit (D.C. base socket with leads for connection to external emergency power source; see other side).
	150S LU150/55/D/MOG					SF	Single fuse.
				Accessories		DF	Double fuse (208V and 240V).
				Order as separate catalog numbers		220/50HZ	Consult factory.
				BH24 24" steel bar hangers (2) for T-bar mounting.			
				LSMC Set of 4 T-bar mounting clips for use with bar hangers supplied with unit. (Not for use with BH24).			

Notes:

¹ 250M is available with enclosed and-potted ballast; 120, 277 or 347 volts only.



12" LAH Square Lens, Gotham Series

Distribution curve Distribution data Output data Coefficient of utilization Single luminaire data 30° above floor

LAH 175M 12FW T73, 175W M175/C/U lamp, 1.1 s/mh, 12000 rated lumens, test no. 2189020809

Mount height	Initial fc at beam center	50% beam angle 57.5°	10% beam angle 96.6°	From 0°		Zone	Lumens	%lamp	pf	80%		20%		50%	30%
				0°	90°					50%	30%	50%	30%		
700				0°	3090	0°-30°	2263	18.9	1	50	48	47	46	45	44
1400				5°	3066	0°-40°	3489	28.9	2	45	43	43	41	42	40
				15°	2898	0°-60°	4935	41.6	3	41	38	39	37	38	36
2100				25°	2905	0°-90°	5522	46.02	4	38	35	36	34	35	33
				35°	1932	90°-180°	0	0.0	5	35	31	33	31	32	30
2800				45°	1196	0°-180°	5522	46.02*	6	32	28	31	28	30	27
				55°	628	* Fixture efficiency	7	29	26	28	25	27	25	23	
3500				65°	309				8	27	23	26	23	25	23
				75°	155				9	25	21	24	21	23	21
				85°	45				10	23	19	22	19	22	19
				90°	4										

LAH 250M 12FW T73, 250W M250/C/U lamp, 1.1 s/mh, 20500 rated lumens, test no. 2189032203

Mount height	Initial fc at beam center	50% beam angle 57.7°	10% beam angle 96.6°	From 0°		Zone	Lumens	%lamp	pf	80%		20%		50%	30%
				0°	90°					50%	30%	50%	30%		
1200				0°	5802	0°-30°	4245	20.7	1	54	53	51	50	49	48
2400				5°	5767	0°-40°	6433	31.7	2	50	47	47	45	45	44
				15°	5443	0°-60°	8323	40.6	3	45	42	43	41	42	40
3600				25°	4693	0°-90°	10341	50.4	4	41	38	40	37	38	36
				35°	3599	90°-180°	0	0.0	5	38	34	36	33	35	33
4800				45°	2235	0°-180°	10341	50.4*	6	35	31	33	30	33	30
				55°	1172	* Fixture efficiency	7	32	28	31	27	30	27	25	
6000				65°	580				8	29	26	28	25	28	25
				75°	297				9	27	23	26	23	26	23
				85°	90				10	25	21	24	21	24	21
				90°	11										

LAH 150S 12FW T73, 150W LU150/55/D/MOG lamp, 1.1 s/mh, 15000 rated lumens, test no. 2189020707

Mount height	Initial fc at beam center	50% beam angle 57.5°	10% beam angle 96.0°	From 0°		Zone	Lumens	%lamp	pf	80%		20%		50%	30%
				0°	90°					50%	30%	50%	30%		
1000				0°	4552	0°-30°	3344	22.3	1	58	56	54	53	52	51
2000				5°	4533	0°-40°	5103	34.0	2	53	50	50	48	48	47
				15°	4253	0°-60°	7254	48.4	3	48	45	46	43	44	42
3000				25°	3695	0°-90°	8024	53.5	4	44	41	42	39	41	39
				35°	2819	90°-180°	0	0.0	5	40	37	38	36	38	35
4000				45°	1755	0°-180°	8024	53.5*	6	37	33	36	33	35	32
				55°	890	* Fixture efficiency	7	34	30	33	29	32	29	27	
5000				65°	435				8	31	27	30	27	30	27
				75°	221				9	29	25	28	24	27	24
				85°	65				10	27	23	26	22	25	22
				90°	8										

ORS/EC WATTAGE RESTRICTIONS

HID wattage	Maximum wattage	Lamp type
≤100W	100	
150W	150	Double contact
175W	175	Double base
250W	250	

Conversion Factor

Use multiplier to determine candlepower, lumens and footcandles of other lamps.
 100M = 175M X .57
 70S = 150S X .40
 100S = 150S X .55

Electrical Characteristics

Wattage/Balast	Maximum Line Current					Input watts
	120V	208V	240V	277V	347V	
Metal Halide (Power Factor 90%)						
100M HX-HPF	2.80	1.50	1.30	1.15	1.00	130
175M CWA	1.80	1.10	.90	.80	.65	210
250M CWA	3.05	1.65	1.55	1.25	1.05	294
High Pressure Sodium (Power Factor 90%)						
70S HX-HPF	1.45	.85	.75	.65	.52	94
100S HX-HPF	3.20	1.40	1.10	.95	.70	130
150S HX-HPF	3.00	1.65	1.45	1.25	1.00	188

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.



295-LAH12

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 295LAH12.PMS

1615 EAST ELMORE ST., CRAWFORDSVILLE, INDIANA 47933, TELEPHONE 317 382-1837, FAX 317 382-9025
 IN CANADA: 1100 FORTH AVE., LACHINE, QUEBEC H8T 2V3, DIVISION OF N.S.I. HOLDINGS, INC.

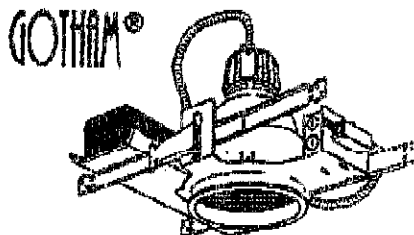
FEATURES

- Die-cast aluminum lampholder housing. Designed for effective heat dissipation and positive light center positioning. Medium base porcelain socket with nickel-plated screw shell.
- Expandable, self-locking mounting bars provide horizontal and vertical adjustment.
- Prewired, encased-and-potted, 120/277V or 120/347V dual-tap ballast tray module. Module can be attached before or after mounting of rough-in section.
- Semi-specular clear Alzak* reflector.
- Galvanized steel junction box with bottom-hinged access covers and spring latches. Three combination 1/2"-3/4" knockouts and one 1/2" knockout for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 75°C.
- Thermally-activated insulation detector.
- Spun-aluminum housing with white painted minimum flange.
- Corning** tempered prismatic lens (T73) in regressed white splay door frame or stepped matte black baffle door frame.
- Die-cast aluminum mounting/plaster frame. Maximum 7/8" ceiling thickness.
- Self-aligning and constant-tension door support springs.
- Fixtures are UL listed for thru-branch wiring, recessed mounting and wet locations. CSA certification for shipment to Canada.

*Alzak is a registered trademark of ALCOA.

**Corning is a trade name of Owens-Corning Fiberglass Corp.

Type "O"
 Catalog number LGH 100M 9RW EFL
 120 NARA



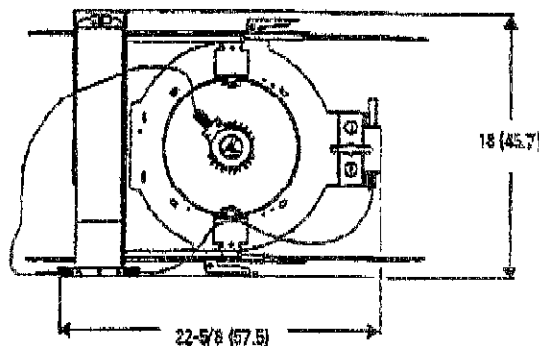
HID Downlights
9" LGH

Round Lens

Prismatic Lens
 MH or HPS Lamp



Aperture: 8-3/4 (22.2)
 Ceiling opening: 9-3/4 (24.8)
 Overlap trim: 10-1/4 (26.0)



All dimensions are inches (centimeters).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **LGH 100M 9RW T73 120**

LGH	T73	Options	Accessories
Series	Door frame		Order as separate catalog numbers.
LGH	9RW Regressed white splay SSB Stepped black baffle	SSC Provides compatibility with Lithonia Reflec System 820. System 820 can be installed less this option with connectors provided by others.	SCS Sloped ceiling adaptor. Degree of slope must be specified (100, 150, 200, 250, 300). Ex SCS100.
Wattage/lamp	Shielding	QRS Quartz restrike system (uses maximum 100W DC base quartz lamp by others).	
Metal Halide 70M M70/C/U/MED 100M M100/C/U/MED High Pressure Sodium 70S L70/D/MED 100S L100/D/MED	T73 Prismatic lens	EC Emergency circuit (DC socket with leads for connection to external emergency power source; maximum 100W lamp).	
		SF Single fuse.	
		TFS Tamperproof (includes two tamperproof screws).	

9" LGH Prismatic Round Lens, Gotham Series

Distribution curve	Distribution data	Output data	Coefficient of utilization	Single luminaire data 30° above floor										
LGH 70M 9RW T73, 70W MH70/C/U/MED lamp, 1.1 s/mh, 5000 rated lumens, test no. 2189031705														
	From 0°	sp. Lumens	Zone Lumens %lamp	pl of pc pw	80% 50% 30%	50% 30%	50% 30%	50% 30%	Mount height	Initial fc at beam center	50% beam angle 57.9°	10% beam angle 91.1°		
	0°	1611	0°-30° 1205 24.1	1	56 54 53 52 51 50	50% 30%	50% 30%	50% 30%	8'	53.3	6.1	26.6	11.2'	5.3
	5°	1599 163	0°-40° 1783 35.7	2	51 49 49 47 47 45	50% 30%	50% 30%	50% 30%	10'	28.6	8.3	14.3	15.3'	2.9
	15°	1548 436	0°-60° 2364 47.7	3	47 44 45 43 44 42	50% 30%	50% 30%	50% 30%	12'	17.9	10.5	3.9	19.4'	1.8
	25°	1349 617	0°-90° 2558 51.2	4	44 40 42 39 41 39	50% 30%	50% 30%	50% 30%	14'	12.2	12.7	6.1	23.4'	1.2
	35°	920 579	90°-180° 0 0.0	5	37 34 36 33 35 33	50% 30%	50% 30%	50% 30%	16'	8.6	15.0	4.4	27.5'	0.9
	45°	463 365	0°-180° 2558 51.2*	6	34 31 32 30 32 30	50% 30%	50% 30%	50% 30%						
	55°	232 216	*Efficiency	7	37 34 36 33 35 33	50% 30%	50% 30%	50% 30%						
	65°	170 112		8	32 28 31 28 30 27	50% 30%	50% 30%	50% 30%						
	75°	42 48		9	29 26 28 25 26 25	50% 30%	50% 30%	50% 30%						
	85°	14 14		10	27 24 26 23 26 23	50% 30%	50% 30%	50% 30%						
90°	1													

Distribution curve	Distribution data	Output data	Coefficient of utilization	Single luminaire data 30° above floor										
LGH 100M 9RW T73, 100W M100/C/U lamp, 1.2 s/mh, 8000 rated lumens, test no. 2189031610														
	From 0°	sp. Lumens	Zone Lumens %lamp	pl of pc pw	80% 50% 30%	50% 30%	50% 30%	50% 30%	Mount height	Initial fc at beam center	50% beam angle 62.5°	10% beam angle 94.5°		
	0°	2847	0°-30° 2157 27.0	1	66 64 62 61 60 59	50% 30%	50% 30%	50% 30%	8'	87.5	6.7	43.8	11.9'	8.8
	5°	2648 263	0°-40° 3293 41.2	2	61 58 58 55 56 54	50% 30%	50% 30%	50% 30%	10'	47.1	9.1	23.5	16.2'	4.7
	15°	2584 758	0°-60° 4523 56.8	3	56 52 53 50 52 49	50% 30%	50% 30%	50% 30%	12'	29.3	11.8	14.7	20.6'	2.9
	25°	2515 1147	0°-90° 4888 60.9	4	51 47 48 45 48 45	50% 30%	50% 30%	50% 30%	14'	20.0	14.0	10.6	24.9'	2.0
	35°	1813 1136	90°-180° 0 0.0	5	47 43 45 42 44 41	50% 30%	50% 30%	50% 30%	16'	14.5	16.4	7.3	29.2'	1.5
	45°	988 784	0°-180° 4888 60.9*	6	43 39 42 38 41 38	50% 30%	50% 30%	50% 30%						
	55°	484 446	*Efficiency	7	40 35 38 35 38 34	50% 30%	50% 30%	50% 30%						
	65°	218 224		8	37 32 35 32 35 31	50% 30%	50% 30%	50% 30%						
	75°	81 92		9	34 30 33 29 32 29	50% 30%	50% 30%	50% 30%						
	85°	25 28		10	31 27 30 27 30 26	50% 30%	50% 30%	50% 30%						
90°	2													

Distribution curve	Distribution data	Output data	Coefficient of utilization	Single luminaire data 30° above floor										
LGH 100S 9RW T73, 100W LU100/D/MED lamp, 1.1 s/mh, 8800 rated lumens, test no. 2189031602														
	From 0°	sp. Lumens	Zone Lumens %lamp	pl of pc pw	80% 50% 30%	50% 30%	50% 30%	50% 30%	Mount height	Initial fc at beam center	50% beam angle 56.2°	10% beam angle 89.7°		
	0°	3748	0°-30° 2704 30.7	1	70 68 68 65 63 62	50% 30%	50% 30%	50% 30%	8'	105.6	5.1	77.8	9.1'	15.8
	5°	3728 354	0°-40° 3970 45.1	2	64 62 61 59 59 57	50% 30%	50% 30%	50% 30%	10'	63.7	7.0	41.5	12.4'	8.4
	15°	3498 986	0°-60° 5202 59.8	3	59 56 57 54 55 53	50% 30%	50% 30%	50% 30%	12'	52.2	8.9	26.1	15.7'	5.2
	25°	2911 1365	0°-90° 5637 64.0	4	55 51 53 49 51 49	50% 30%	50% 30%	50% 30%	14'	35.6	10.7	17.8	19.0'	3.6
	35°	2011 1266	90°-180° 0 0.0	5	47 45 49 45 48 45	50% 30%	50% 30%	50% 30%	16'	25.8	12.6	12.9	22.4'	2.6
	45°	1038 823	0°-180° 5637 64.0*	6	43 39 42 38 41 38	50% 30%	50% 30%	50% 30%						
	55°	590 463	*Efficiency	7	40 36 39 35 38 35	50% 30%	50% 30%	50% 30%						
	65°	234 240		8	37 33 36 32 35 32	50% 30%	50% 30%	50% 30%						
	75°	92 103		9	34 30 33 29 32 29	50% 30%	50% 30%	50% 30%						
	85°	28 32		10	31 27 30 27 30 26	50% 30%	50% 30%	50% 30%						
90°	4													

ENCASED-AND-POTTED BALLAST ELECTRICAL CHARACTERISTICS

	Ballast	Maximum	Maximum	Input watts
		line current	line current	
Metal Halide (Power Factor 90%)	70W HX	1.59/77	1.20/47	64
	100W HX	2.40/1.05	2.40/85	125
High Pressure Sodium (Power Factor 90%)	70W HX	1.45/85	1.35/45	90/94
	100W HX	1.87/80	1.30/90	125

IMPORTANT: Plug-in insulated receptacles provided are polarized and marked 120 or 277. Fixture is shipped with ballast plugged into 277. For 120V operation, plug into 120 receptacle.

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change without notice.

Conversion Factor
Use multiplier to determine candlepower, lumens and footcandles of other lamps.
70S = 100S x .68

240-LGH9
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240-LGH9.PMS



1815 EAST WOLFE ST., CRAWFORDSVILLE, INDIANA 47933, TELEPHONE 317 368-1837, FAX 317 362-9083
IN CANADA, 1100 80TH AVE., LACHINE, QUEBEC H8T 2V3, DIVISION OF N.S.I. HOLDINGS INC.

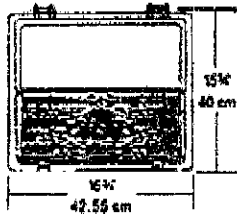
Wall-Pak

ORDERING SEQUENCE

Fixture Type: M

ATALOG NUMBER	VOLTAGE	OPTIONS (Factory Installed)
TWH 175M	120	PE WG NARA

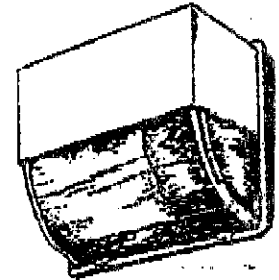
- | | | |
|--|--|---|
| <input type="checkbox"/> TWH 100M | <input type="checkbox"/> 120 | <input checked="" type="checkbox"/> Shipped Installed in Fixture |
| <input type="checkbox"/> TWH 175M | <input type="checkbox"/> 208 | <input type="checkbox"/> SF Single Fuse (120,277V) |
| <input type="checkbox"/> TWH 250M | <input type="checkbox"/> 240 | <input type="checkbox"/> DF Double Fuse (208,240,480V) |
| <input type="checkbox"/> TWH 400M ¹ | <input type="checkbox"/> 277 | <input type="checkbox"/> QRS Quartz Restrike System (lamp not included) |
| | <input type="checkbox"/> 480 | <input type="checkbox"/> PE Photoelectric Cell |
| | <input type="checkbox"/> TB ² | <input type="checkbox"/> -70F Reduced Ambient Operation (-70°F) |
| | | <input type="checkbox"/> LS Lamp Support (mogul socket only) |
| | | <input type="checkbox"/> CR Corrosion Resistant Finish (polyester) |
| | | <input type="checkbox"/> CRT Corrosion Resistant Finish (teflon) |
| | | <input type="checkbox"/> FS Full Shield for IES Cutoff |
| | | Architectural Colors (painted finish) |
| | | <input type="checkbox"/> DMB Medium Bronze |
| | | <input type="checkbox"/> LWH White |
| | | <input type="checkbox"/> DBL Black |
| | | <input type="checkbox"/> DNA Natural Aluminum |
| | | <input type="checkbox"/> DSS Sand Stone |
| | | <input type="checkbox"/> DGC Charcoal Grey |
| | | <input type="checkbox"/> DTG Tennis Green |
| | | <input type="checkbox"/> DBR Bright Red |
| | | <input type="checkbox"/> DSB Steel Blue |



- Shipped Separately³**
- WG Wire Guard
 - VG Vandal Guard

TWH

METAL HALIDE
100/175/250/400W
8' to 25' Mounting



SPECIFICATIONS

HOUSING - Rugged, lightweight, corrosion-resistant die-cast aluminum housing. All external hardware is stainless steel. Standard finish is dark bronze TGIC polyester powder electrostatically applied and oven-cured. Other architectural colors are available as options.

OPTICS - Reflector is specular anodized aluminum. Refractor is prismatic borosilicate glass. Lens is sealed and gasketed to inhibit the entrance of outside contaminants. Medium base porcelain socket for 100W. Mogul socket for 175-400W. Socket bracket is adjustable. 400W uses E-18 or ED-28 lamp only.

BALLAST - High power factor constant wattage autotransformer. Ballast is 100% copper wound and factory tested. 100/175/250W mounted on back housing; 400W on front cover.

INSTALLATION - Accommodates back and top wiring. Feed-thru wiring achieved by using a conduit tee. Mounts on a flat vertical surface.

LISTING - UL 1577 listed for wet locations.

NOTE - Not recommended in applications where a stream of water can come in direct contact with glass lens.

WATTS	WEIGHT	
	lbs.	kg.
100	26	12
175	26	12
250	32	15
400	42	19

RITE AID

TYPE M TWH 175M WG 120 PE NARA

NOTES:

- ¹ Multi-Tap Ballast (120,208,240,277V).
- ² May be ordered as accessory. MUST see Bldg. Mtd. Options & Accessories Sheet for ordering information.
- ³ Requires E-18 or ED-28 lamp.

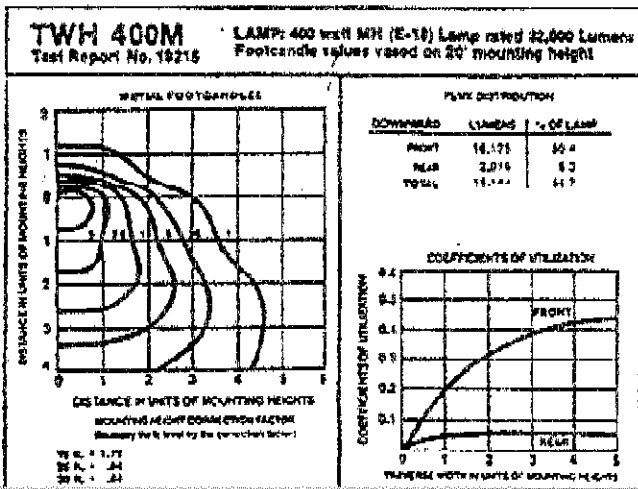
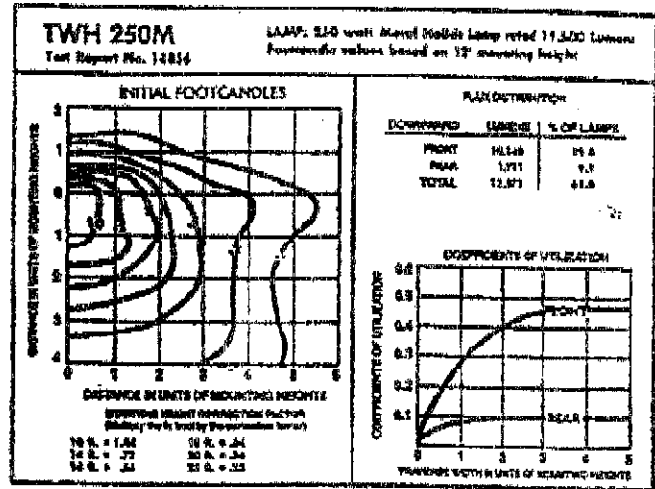
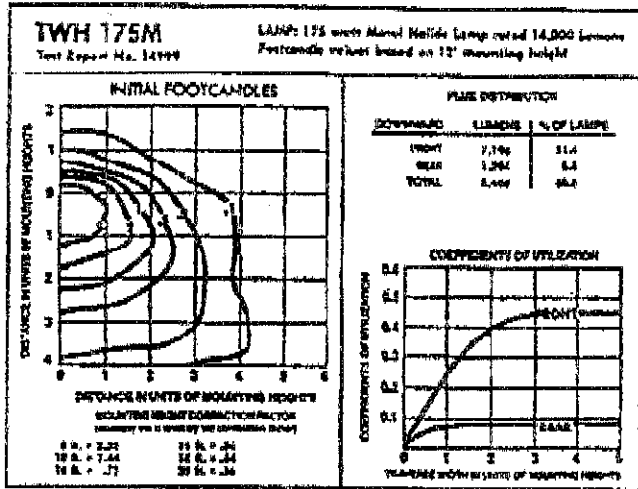
ACCESSORIES (Field Installed)
 (order as separate line item)

Cat. No.	Description
PEK	PhotoCell Kit



PHOTOMETRIC DATA

The charts below provide the most useful data from specific photometric tests of lamp/luminaire combinations. For complete results of any combination shown, or other requirements, contact your Lithonia Hi-Tek representative.

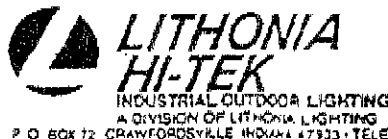


TWH 175M PE WG NARA

ELECTRICAL CHARACTERISTICS

WATTAGE/BALLAST	INPUT VOLTAGE	LINE CURRENT (LAMP) STAY/OPIL	PERCENT BECOUT VOLTAGE	INPUT WATTS	POWER FACTOR (%)	PERCENTAGE LINE V. x LAMP LUMENS
175	120	1.10/1.60	70	210	90+	± 10% ± 2%
	208	.84/1.16	115			
	240	.71/.90	132			
	277	.61/.73	150			
250	120	1.40/2.50	80	272	90+	± 10% ± 10%
	208	.91/1.54	84			
	240	.80/1.25	100			
	277	.67/1.04	115			
400	120	2.50/3.00	55	433	90+	± 10% ± 2%
	208	1.48/2.30	84			
	240	1.20/2.00	100			
	277	1.00/1.75	115			
	480	.60/1.00	200			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications in catalog are based on the most current available data and are subject to change.

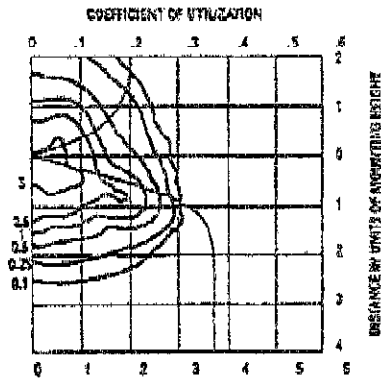


P. O. BOX 12 CRAWFORDSVILLE INDIANA 47933 • TELEPHONE 317 362-1837 • FAX 317 362-9083

KAD 400M Arm-mounted Soft Square Cutoff

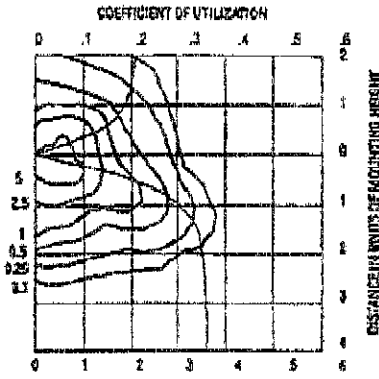
Coefficient of Utilization _____
Initial Footcandles _____

KAD R2 Test no. 1193093101



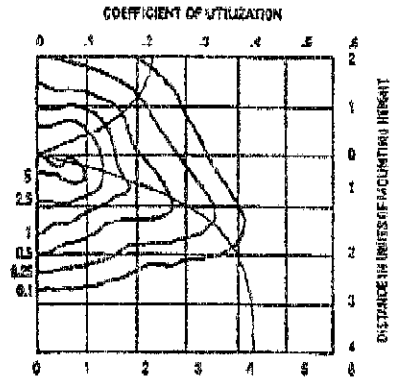
400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type II, cutoff.

KAD R3 Test no. 1192040902



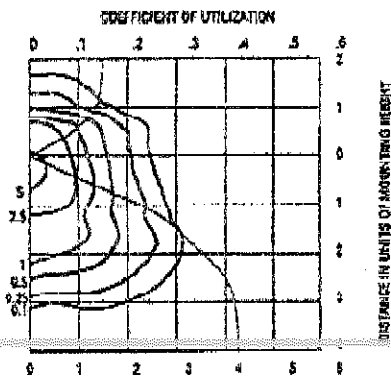
400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type III, cutoff.

KAD R3 RJ Test no. 1192041502



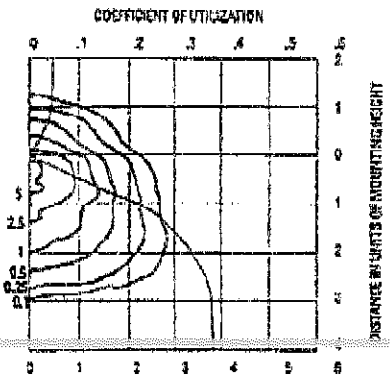
400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type III, cutoff.

KAD R4 Test no. 1191110101



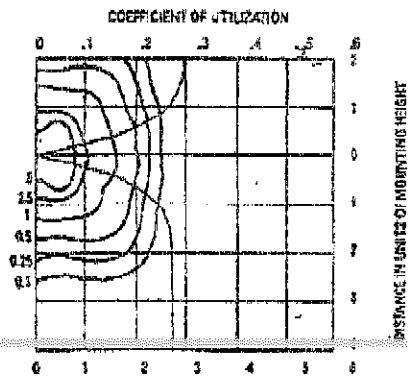
400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type IV, cutoff.

KAD R4HS Test no. 1192051101



400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type IV, cutoff.

KAD R5S Test no. 1193111901



400W Metal Halide lamp, 32,000 rated lumens.
Footcandle values based on 30' mounting height.
Distribution Type V, cutoff.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 1.44

25 ft. = 3.73

40 ft. = 5.8

Electrical Characteristics

Wattage/Ballast	Primary voltage	Line current (Amps) Start/Operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V = Lamp lumens
400 CWA	120	2.50/4.00	55			
Peak-load	208	1.45/2.30	95			
Autotransformer	240	1.25/2.00	110	450	90+	±10% - ±10%
	277	1.10/1.75	125			
	480	.73/1.00	225			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$

KAD M4

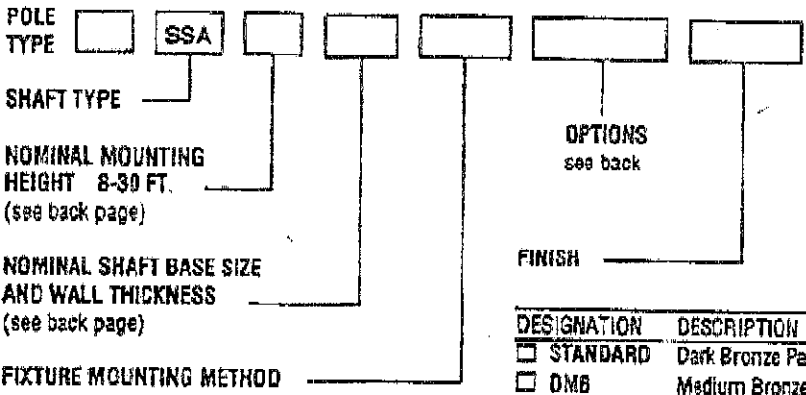
©1992 Lithonia Lighting, Rev. 7/96



Q Pole SSA-20-5G-DM19-BC-DOB (DARK BRONZE)

Square Straight Aluminum Anchor Base Pole

ORDERING INFORMATION



DESIGNATION DESCRIPTION

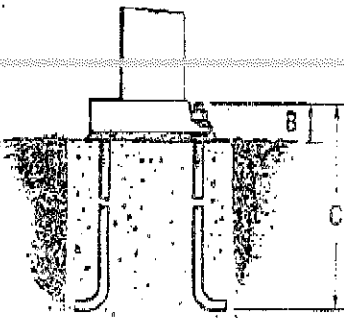
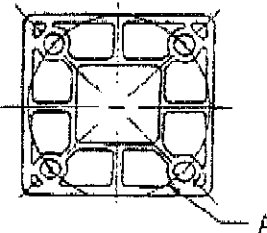
TENON MOUNTING

- PT¹ Open Top
- T20 2-3/8" O.D. (2" NPS)
- T25 2-7/8" O.D. (2 1/2" NPS)
- T30² 3-1/2" O.D. (3" NPS)
- T35² 4" O.D. (3 1/2" NPS)

DRILL MOUNTING FIXTURES

- DM19³ 1 at 90°
- DM28³ 2 at 180°
- DM29³ 2 at 90°
- DM39³ 3 at 90°
- DM49³ 4 at 90°

NOTE: Bullhorn and spoke brackets available. See reverse side.



Shaft Size	Base Square Size	A Bolt Circle	B Bolt Proj.	C Emb. Depth	Bolt Size	Template Number
4"	8 15/16"	8 1/2"	2 1/4" - 2 1/2"	15 1/4" - 15 1/2"	3/4" x 1 3/8" x 3"	PJ50006
5"	10 7/16"	10 1/2"	2 1/4" - 2 1/2"	33 1/4" - 33 1/2"	7/8" x 30" x 3"	PJ50007
6"	11 15/16"	12"	2 1/4" - 2 1/2"	33 3/4" - 33 1/2"	1" x 36" x 4"	PJ50008

¹ KK series luminaires will fit 4" square poles only.
² 3-1/2" and 4" tenons available on 5" and 6" shafts only.
³ Drill pattern and orientation must be specified when ordering.
⁴ SSA 16, 18 & 20 4G use 3/4" x 3" anchor bolts, 27-34" - 27 1/2" deep.

SSA

SQUARE STRAIGHT ALUMINUM
8' TO 30' Mounting

SPECIFICATIONS

SHAFT - Square non-tapered shaft made from extruded 6063-T6 aluminum alloy (ASTM B-429). Shaft width is 4, 5 or 6 inches. Wall thickness is .125, .188, or .250 depending on mounting height and loading requirements.

ANCHOR BASE - Cast from 356-T6 aluminum alloy (ASTM B-108). Anchor bolt holes are recessed and covered by aluminum caps.

HANDHOLE - A rectangular reinforced handhole having nominal dimensions of 2-1/8" x 5-1/8" for all shafts. A rain-tight handhole cover plate made from 5086-H34 aluminum alloy with attachment hardware is provided. Finished to match pole.

GROUNDING - A ground spade located immediately inside the handhole is tapped for 1/4" - 13 UNC grounding bolt (by others).

ANCHOR BOLTS - Top 12 galvanized per ASTM A-153. Made of 3/4" or 1" diameter steel rod having a minimum yield strength of 50,000 psi.

HARDWARE - All screws, nuts and bolts are made of AISI 300 series stainless steel.

TOP CAP - Weatherproof, high strength plastic cap is standard.

FINISHES - Dark bronze TG C powder enamel finish is standard. Optional painted and Architectural Class 1 anodize finishes are available.

NOTE: If poles are stored outside, protective wrapping paper and cardboard must be removed immediately to prevent staining.



2 83
SSA

TECHNICAL INFORMATION

CATALOG NUMBER	Nominal Mtg. Ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	100 MPH w/1.3 Gust		90 MPH w/1.3 Gust		80 MPH w/1.3 Gust		70 MPH w/1.3 Gust		Bolt Circle (in)	Bolt Size (in x in x in)	Approx. Ship Wt. (lbs)
				Max. EPA (ft ²)	Max. Wt. (lb)	Max. EPA (ft ²)	Max. Wt. (lb)	Max. EPA (ft ²)	Max. Wt. (lb)	Max. EPA (ft ²)	Max. Wt. (lb)			
				SSA 8 4C	8	4.0 x 0.0	.125	11.5	150	14.6	150			
SSA 10 4C	10	4.0 x 10.0	.125	8.0	150	10.9	150	13.5	150	19.4	150	8-1/2	3/4 x 18 x 3	39.3
SSA 12 4C	12	4.0 x 12.0	.125	6.5	150	8.1	150	10.5	150	15.2	150	8-1/2	3/4 x 18 x 3	44.6
SSA 14 4C	14	4.0 x 14.0	.125	4.0	150	6.0	150	8.0	150	12.0	150	8-1/2	3/4 x 18 x 3	49.2
SSA 16 4C	16	4.0 x 16.0	.125	2.0	150	3.4	150	5.0	150	7.6	150	8-1/2	3/4 x 18 x 3	53.9
SSA 16 4G	16	4.0 x 16.0	.188	4.5	150	6.3	150	8.8	150	12.4	150	8-1/2	3/4 x 30 x 3	78.0
SSA 16 5C	16	5.0 x 16.0	.188	7.5	150	11.1	150	15.0	150	20.9	150	10-1/2	3/4 x 30 x 3	75.7
SSA 18 4C	18	4.0 x 18.0	.125	-	-	2.0	150	3.5	150	5.8	150	8-1/2	3/4 x 18 x 3	58.5
SSA 18 4G	18	4.0 x 18.0	.188	2.9	150	4.5	150	6.7	150	9.9	150	8-1/2	3/4 x 30 x 3	82.6
SSA 20 4C	20	4.0 x 20.0	.125	-	-	-	-	2.0	150	4.2	150	8-1/2	3/4 x 18 x 3	63.2
SSA 20 4G	20	4.0 x 20.0	.188	1.5	150	3.0	150	4.8	150	7.9	150	8-1/2	3/4 x 30 x 3	89.6
SSA 20 5G	20	5.0 x 20.0	.188	4.0	200	6.5	200	9.0	200	14.3	200	10-1/2	3/4 x 30 x 3	109.6
SSA 20 6G	20	6.0 x 20.0	.188	7.0	250	11.0	250	14.5	250	22.5	250	12	1 x 36 x 4	147.9
SSA 25 5G	25	5.0 x 25.0	.188	-	-	2.1	150	4.5	150	8.4	150	10-1/2	3/4 x 30 x 3	131.6
SSA 25 6G	25	6.0 x 25.0	.188	2.0	200	5.1	200	8.5	200	14.3	200	12	1 x 36 x 4	174.4
SSA 25 6J	25	6.0 x 25.0	.250	5.0	250	9.2	250	13.0	250	21.1	250	12	1 x 36 x 4	215.5
SSA 30 6G	30	6.0 x 30.0	.188	-	-	-	-	3.5	150	8.2	150	12	1 x 36 x 4	200.3
SSA 20 6J	30	6.0 x 30.0	.250	-	-	3.9	150	7.0	250	13.8	250	12	1 x 36 x 4	250.0



Fig. A BA28



Fig. B BA38



Fig. C BA32

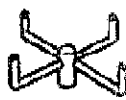


Fig. D BA49



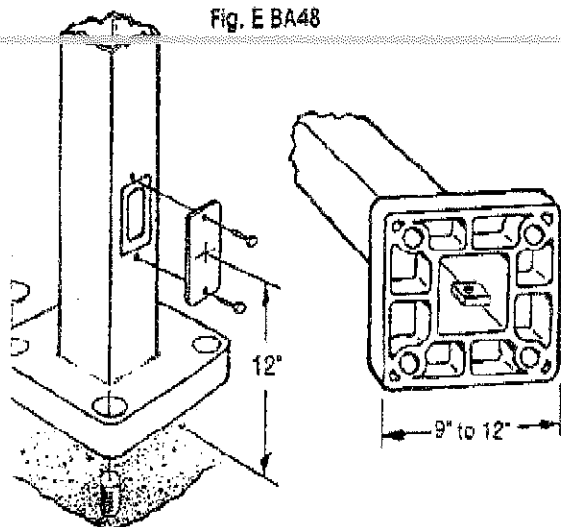
Fig. E BA48

BRACKET INFORMATION

Figure Number	Catalog Number	Pole Tenon Adaptor	Max Loading		Bracket Size	
			WL/Tenon	EPA/Tenon	Wt.	EPA
A	BA28	2 3/8"	100	4.5	10	1.2
B	BA38	2 3/8"	100	4.5	15	1.8
C	BA32	2 3/8"	100	4.5	12	1.6
D	BA49	2 3/8"	100	4.5	16	2.2
E	BA48	4"	100	4.5	26	3.0
F	SA19	2 3/8"	100	4.5	5	.6
G	SA28	2 3/8"	100	4.5	7	.8
H	SA32	2 3/8"	100	4.5	8	1.0
I	SA49	2 3/8"	100	4.5	11	1.5

POLE OPTIONS

SUFFIX	DESCRIPTION
BC ²	Base Cover
FD ^{1,2}	Festoon Outlet-3 Prong Duplex
FDL ^{1,2}	Duplex Festoon Outlet (less electric)
FG ^{1,2}	Festoon Outlet - GFI Duplex
FGI ^{1,2}	Festoon Outlet - GFI Duplex less Electric
C1 ¹	1/2" Coupling
C2 ¹	3/4" Coupling
C3 ¹	2" Coupling
H1 ¹	Horizontal Arm Bracket-1 Fixture
Q1 ¹	Quartz Bracket with 1/2" Couplings
Q2 ¹	Quartz Bracket with 3/4" Couplings
VD	Vibration Damper
LAB	Less Anchor Bolts



LITHONIA HI-TEK
INDUSTRIAL OUTDOOR LIGHTING
A DIVISION OF LITHONIA LIGHTING

3000 CRAWFORDSVILLE INDIANA 47833 TELEPHONE 317 362-0011 FAX 317 362-0023

¹ Specify location orientation when ordering.
² Consult factory for festoon outlets. See options/accessories sheet P-Q/A for more details.
³ May be ordered as accessory. See P-Q/A for more details.



CITY OF PORTLAND

April 22, 1998

J. Robert Connor
Old Port Management Corp.
12 Brook Rd.
Wellesley MA 02181-6601

re: Rite Aid, 365 Allen Avenue

Dear Mr. Connor:

After review of the elevations of the proposed Rite Aid on Allen Avenue, the following issues should be addressed

1. The site plan should reflect building footprint, with arcades and porticos.
2. Landscaping on the east wall and the south wall should be scaled to the size of the walls.
3. The elevations should show the location of any lights. Also, catalogue cuts of lighting should be submitted.
4. Location and type of signage on the facade. Also, details of signage on the site.
5. Staff prefers clapboard design (as shown in Bethel photos), instead of "radial pattern" in the gable ends of the porticos.
6. Staff likes the arcade along the two sides. However, the arcade measures 3'-6" clear on the scaled drawings. The arcade should be 5' clear.

In regards to the site plan, as mentioned at the Planning Board meeting - a crosswalk should be added within the site, so that pedestrians may go east on Allen Avenue.

If you have any questions, please do not hesitate to contact me at 874-8719.

Sincerely,

A handwritten signature in cursive script that reads "Kandice Talbot".

Kandice Talbot
Planner

O:\PLANDEVREVW\ALLEN365\LETTERS\CONNOR2.LEC

From: Larry W. Ash
To: KCOTE
Date: 3/27/98 1:25pm
Subject: Rite-Aid/Allen Ave.

Kandi: Upon further review of the site plan for this project I am in agreement that one driveway will be adequate for access/egress provided that the turning radius is sufficient so that trucks may properly enter/exit the property. Bill Eaton has informed that this can be accommodated.

Description of Planned Rite Aid Store at Junction of Washington and Allen Avenues in Portland, Maine

- 1) Description of Proposed Use. The proposed development consists of the construction of a single story retail building on an 'L' shaped site with frontage on Washington Avenue and Allen Avenue for use as a Rite Aid drug store. It is planned that the building will have a wood clapboard exterior and will have a double drive-up window for the drop off and pick up of prescriptions.
- 2) Site and Building Area: The total area of the site is 53,783 square feet. The building will have a gross floor area of 11,180 square feet.
- 3) Easements. According to the Existing Conditions Survey by Titcomb Associates, a drainage easement exists along the southerly edge of the site with part of the easement passing over the property. An easement to Central Maine Power Company also exists on the westerly edge of the property.
- 4) Solid Waste. The property will generate normal retail solid waste in the form of card board, paper, etc. Solid waste will be stored in an enclosed trash storage area which will have a 6 yd. container for cardboard and an 8 yd. container for trash. Both containers will be emptied once per week.
- 5) Off-site Facilities. The survey by Titcomb Associates, dated 1/9/97, shows that the site is bounded by Washington Avenue and Allen Avenue. This survey also shows that sewer, water, and electricity are available in both of these streets. Letters confirming the availability of these utilities will be provided to the Planning Board.
- 6) Storm Water Management. A storm water management plan will be provided to the Planning Board.
- 7) Construction Plan. It is anticipated that construction will commence within 4 months of the date when Planning Board approval is received and will be completed within 6 months thereafter. Assuming that Planning Board approval is obtained by June 1998, it is anticipated that construction will commence by October 1998 and will be completed by April 1999. The sequence of construction is that site work, underground utilities, foundation work, and paving will be completed within 60 days from the start of construction. Thereafter, the building will be built. Landscaping will be installed after all other work has been completed, with its exact timing being dependent on weather conditions.
- 8) Regulatory Approvals. No regulatory approvals are required. A DEP traffic permit is not required since the proposed Rite Aid building will generate less than 100 new trips during a peak hour.

9) Financial Capability. A letter from Peoples Heritage Bank is enclosed indicating the bank's willingness to provide financing.

10) Ownership Interest. Copies of option agreements with Raymond and Barbara Carye, and with Michael and Karen Orr are attached.

11) Unusual Features. The site does not contain any unusual natural areas, wildlife habitats, or archeological sites.

CC: J. Foote

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN



833 TURNPIKE ROAD P.O. BOX 104

NEW IPSWICH, NEW HAMPSHIRE 03071

TO: Kandy Talbot

DATE: 3-3-00

FAX #: (207)756-8258

FROM: Randy Kangas

PAGES (including cover): 4

COMMENTS:

Kandy,
Rite Aid would like to relocate the remote drive-thru up to the building in order to utilize a cash drawer and not a pneumatic tube. Please review my proposed revisions on accompanying sheets and let me know if you feel that this alternate will be acceptable to the planning board.

Thanks

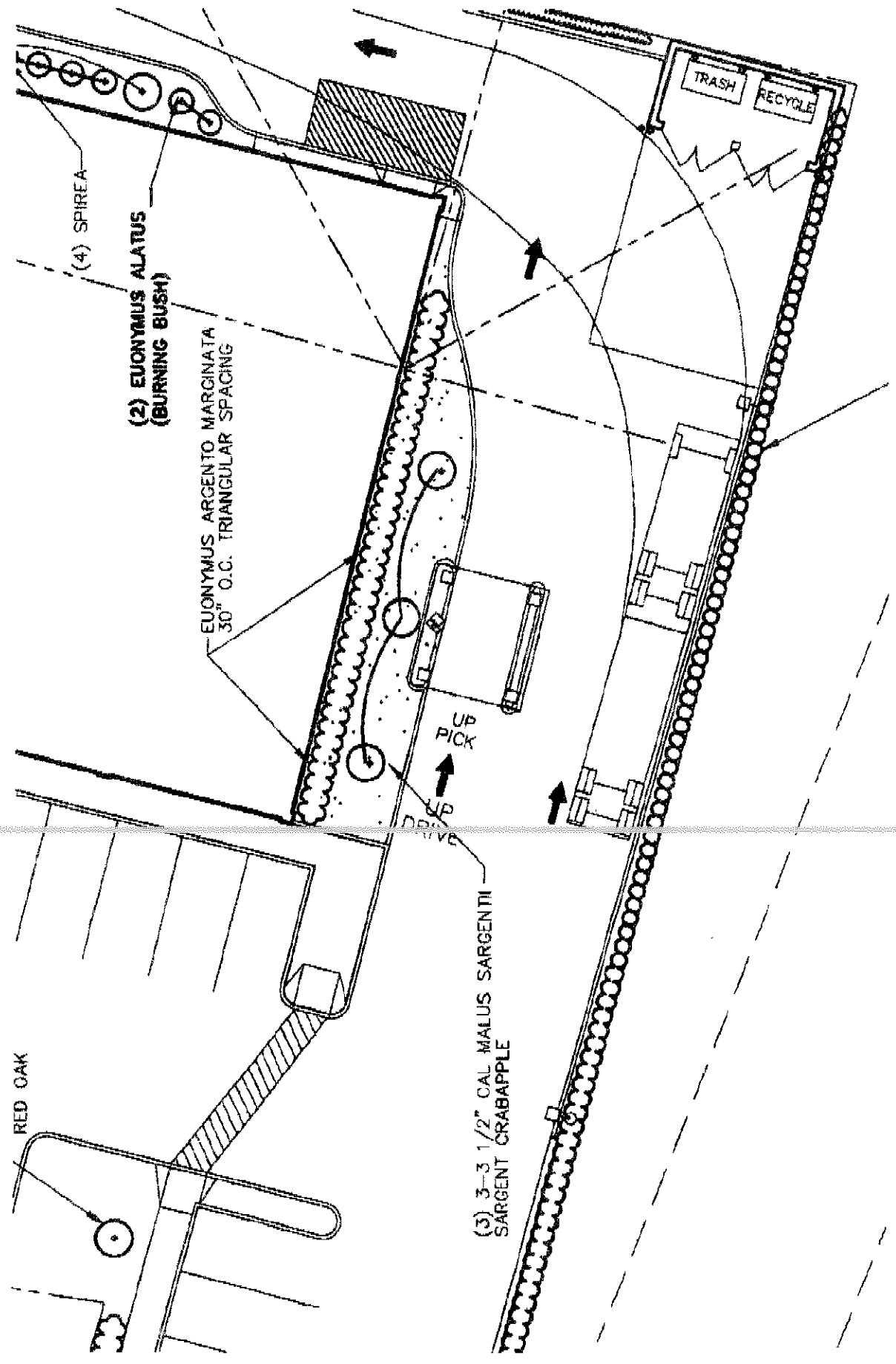
Please call to discuss -603-878-4823

PROJECT NAME: Rite Aid 4122
Portland, ME
Allen Ave.

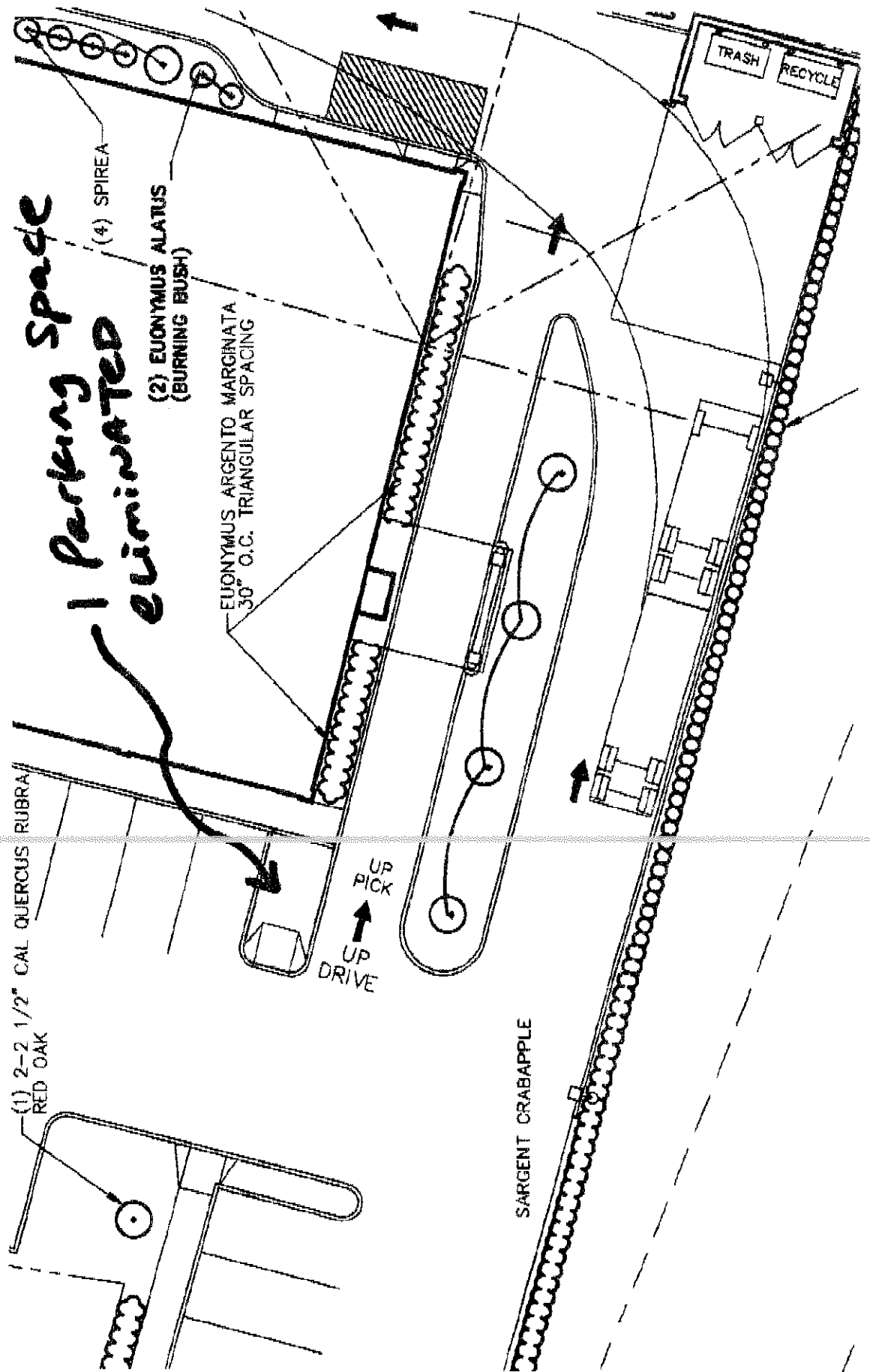
ext. 19
PROJECT #: 9672

Present Landscape Plan Sht. 3 of 8

Rev. # 4 10-22-98



Proposed Revision to Drive-thru



F

PARKING INFORMATION

CODE: CITY OF PORTLAND

CODE DATE: AMENDED 1993

SITE ZONING: "B-2" COMMUNITY BUSINESS ZONE

PARKING RATIO: ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF RETAIL FLOOR AREA LESS 2000 S.F. BULK STORAGE.

TOTAL AREA = 10,672 S.F. - 2000 S.F. = 8672 S.F.

TOTAL REQUIRED = 44 SPACES

TOTAL PROVIDED = 43 + 2 HANDICAP

TOTAL PROVIDED = 45 SPACES

STALL SIZE: 9' X 19'

Would loose one by changing drive-thru

PBM1

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Kandice Talbot, Planner
DATE: March 10, 1998
SUBJECT: Rite-Aid, 365 Allen Avenue

Introduction

Blue Hill Management Corporation is proposing an 11,180 sq. ft. Rite-Aid Pharmacy with a drive-through at 365 Allen Avenue. The site is where the former Countryside Butcher was located and is directly to the west of the existing Rite-Aid. The site will also front on Washington Avenue. A letter from the applicant is included as Attachment 1 and the site plan is included as Attachment 7.

The applicant is proposing to remove four existing structures on the site. Three buildings are vacant at this time One was formerly the Countryside Butcher and the other two were a residential structure with a garage. The other building, which fronts on Washington Avenue, currently is the Portland House of Pizza and Coastal Lock and Key. An existing conditions plan is included as Attachment 6.

The site is approximately 53,783 sq. ft. and zoned B-2.

Development Plan

The applicant is proposing a 11,180 sq. ft. neighborhood drugstore with a drive-through located in the center of the site. Staff has requested that the applicant look into an alternative plan with the building located closer to Allen Avenue, possibly in the northwest corner of the property. The applicant does not want to consider alternative building layouts.

The proposed exterior of the building will consist of wood clapboards, columns and colonial windows (Attachment 4). This proposal is basically an "off-the-shelf" generic design.

While staff was reviewing the Rite-Aid proposal on Brighton Avenue, there was concern about the design of the building. The applicant revised that elevation (Attachment 5) based on staff's concerns. Staff feels that this elevation would be a more appropriate design for this area and would fit in better with the architectural character of Portland. Staff will be looking for some guidance from the Board on this issue.

Access to the site will be from Washington Avenue and Allen Avenue. The Washington Avenue entrance would be a right in/right out only. The applicant is proposing two driveways on Allen Avenue. One driveway will be on the west side of the site and will be for in and out traffic. The second entrance is located on the east side of the site, across from the Northport Shopping Center entrance, and will be for exit only. Staff has suggested that the applicant look at having only one driveway on Allen Avenue, located on the east side of the property. The applicant is proposing 43 parking spaces.

The applicant still needs to submit information regarding drainage, traffic, lighting, landscaping, etc.

Attachments

1. Letter from Applicant
2. Letter of Financial Capability
3. Option Agreement
4. Proposed Elevation
5. Proposed Brighton Avenue Elevation
6. Existing Conditions Plan
7. Site Plan

OPTION AGREEMENT

AGREEMENT made and entered into this 9th day of December, 1997, by and between Michael S. Orr and Karen D. Orr with a mailing address of 31 Jameco Mill Road, Scarborough, Maine 04074, as Option or (hereinafter referred to as "Seller"), and Gendron Retail, Inc. and/or Assigns, a Maine corporation with a mailing address 30 Exchange Street, Portland, Maine 04101 as Optionee (hereinafter referred to as "Buyer").

WITNESSETH AS FOLLOWS:

In consideration of Five Thousand Dollars (\$5,000), (within ten days of the acceptance of this Option by all parties), the receipt of which is hereby acknowledged by Seller, and of the mutual covenants and promises hereinafter set forth, Seller and Buyer agree as follows:

1. GRANT OF OPTION

Seller hereby grants to Buyer the exclusive and irrevocable option to purchase, on the terms and conditions contained in this Agreement (hereinafter the "Option Agreement"), the real estate containing approximately 11,199 square feet, more or less, of land and improvements situated at 1373 Washington Avenue, near the junction of Washington Avenue and Allen Avenue, as shown on the enclosed Exhibit A, located in Portland, Maine being Tax Map No. 401, block A, Lot 4 (the "Premises"). Seller reserves the right to remove and keep any fixtures and/or materials from said building during the 90 day exercise period. Also enclosed are Exhibits B & C.

2. TERM OF OPTION, EXPIRATION OF OPTION, AND EXTENSION OF OPTION

This option (the "Option") shall commence on the date hereof and shall expire on June 9, 1999, at noon, Eastern Daylight time, or earlier as provided below (such period of time is referred to hereinafter as the "Option Period").

3. NOTICE OF EXERCISE

This Option may be exercised only by Buyer giving written notice of election to exercise to Seller by Certified Mail, Federal Express or equivalent express mail prepaid, addressed to Seller at the address set forth above, or at such other address as Seller shall notify Buyer in writing, with a copy to John L. Carpenter, Bernstein, Shur, Sawyer and Nelson, 100 Middle Street, Portland, Maine 04101, and payment to Seller of a earnest money deposit in cash or certified check ("Deposit") which shall be credited toward the purchase price as hereinafter described. Such notice shall be deemed to have been duly given if actually received by Seller prior to the expiration of this Option Agreement.

4. FAILURE TO EXERCISE

In the event that Buyer fails to exercise this Option, the Option Consideration shall be retained by Seller and neither Seller or Buyer shall have any further rights or claims against the other.

5. EXERCISE

In the event that Buyer exercises this Option as provided herein, the following provisions shall be applicable.

- a. Purchase Price: Subject to any adjustments and prorations hereinafter described, the purchase price for the Premises shall be payable in cash or certified check at the closing. The Option Consideration shall not be credited against the purchase price at closing.



Kandice Talbot

Attachment 3

OPTION AGREEMENT

This AGREEMENT is made and entered into this 17th day of November, 1997, by and between Raymond A. Carye and Barbara F. Carye as Trustees of Northport Realty Trust and Edward F. Carye with a mailing address of 15 Monsignor O'Brien Highway, Cambridge, Massachusetts 02141, as Optionor (hereinafter collectively referred to as "Seller"), and Qendron Retail, Inc., a Maine corporation with a mailing address at Falmouth Shopping Center, 251 U.S. Route 1, Falmouth, Maine 04105, as Optionee (hereinafter referred to as "Buyer")

WITNESSETH AS FOLLOWS:

IN CONSIDERATION OF Five Thousand Dollars (\$5,000.00), the receipt of which is hereby acknowledged by Seller, and of the mutual covenants and promises hereinafter set forth, Seller and Buyer agree as follows:

1. Grant of Option. Seller hereby grants to Buyer the exclusive and irrevocable option to purchase, on the terms and conditions contained in this Agreement (hereinafter the "Option Agreement"), the real estate containing approximately 42,206 square feet, more or less, of land and improvements situated at 365-375 Allan Avenue, as shown on the enclosed Exhibit A, located in Portland, Maine being Tax Map No. 401, Block A, Lots 9, 11, and 27 (the "Premises").

2. Term of Option, Expiration of Option, and Extension of Option. This option (the "Option") shall commence on the date hereof and shall expire on May 17, 1998 at noon, Eastern Daylight time (such period of time is referred to hereinafter as the "Option Period"). Buyer may extend the Option Period for an additional period of up to six (6) months upon an additional payment of Ten Thousand Dollars (\$10,000) to be paid at the time the Option is extended, and may further extend the Option Period for another period of up to six (6) months upon an additional payment of Ten Thousand Dollars (\$10,000) to be paid at the time the Option is further extended. The initial payment of Five Thousand Dollars (\$5,000.00), plus any additional payments of Ten Thousand Dollars (\$10,000.00) each, shall be collectively referred to as the "Option Consideration". NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THE LAST DATE FOR PERFORMANCE BY THE BUYER AND CLOSING UNDER THIS OPTION AGREEMENT, IF THIS OPTION IS EXERCISED, IS THE EARLIER OF (i) ONE MONTH AFTER BUYER OBTAINS SITE PLAN APPROVAL FROM THE CITY OF PORTLAND FOR THE CONSTRUCTION OF A RETAIL COMMERCIAL BUILDING AND ALL APPEAL PERIODS HAVE EXPIRED, OR (ii) MAY 17, 1999.

3. Notice of Exercise. This Option may be exercised only by Buyer giving written notice of election to exercise to Seller by Certified Mail, Federal Express or equivalent express mail prepaid, addressed to Seller at the address set forth above, or at such other address as Seller shall notify Buyer in writing. Such notice shall be deemed to have been duly given if actually received by Seller prior to the expiration of this Option Agreement.

Attachment 3a

4. Failure to Exercise. In the event that Buyer fails to exercise this Option, the Option Consideration shall be retained by Seller and neither Seller or Buyer shall have any further rights or claims against the other.

5. Exercise. In the event that Buyer exercises this Option as provided herein, the following provisions shall be applicable:

a. Purchase Price. Subject to any adjustments and corrections hereinafter described, the purchase price for the Premises shall be (the "Purchase Price"), payable in cash or certified check at the closing. The Option Consideration shall be credited against the purchase price at closing.

b. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good marketable title, free of all liens and mortgages (closing proceeds can be used to pay off existing mortgages), subject to covenants, easements, agreements, restrictions and like matters of record at the Cumberland County Registry of Deeds provided that such encumbrances do not materially interfere with or preclude construction of a retail building of 11,200 square feet. In the event that Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time after receipt of notice of any such defects from Buyer, to remedy any title defects. If Buyer does not have any objections to title by noon Eastern Daylight time on December 1, 1997, Buyer shall be deemed to have accepted the condition of title. Buyer may elect to close without any adjustment in the purchase price notwithstanding such defects as may exist. Seller warrants that it will not place or permit any further encumbrances on the Premises between the date of this Agreement and the date of closing.

c. No Representations. The Seller has made no representations, covenants, or warranties as to the physical condition or soils condition of the Premises, the condition of title, the availability of utilities to the Premises, or any other matters concerning the Premises. Buyer acknowledges that it is buying the premises "as is", and is not relying upon any representations, covenants or warranties of Seller. Seller agrees to provide Buyer full access to the Premises during the Option Period for the purpose of making any investigation that it deems necessary to determine whether it wishes to exercise the Option. DURING THE INITIAL SIX-MONTH OPTION PERIOD, THE BUYER WILL SATISFY ITSELF THAT ALL MATTERS, INCLUDING WITHOUT LIMITATION, ENVIRONMENTAL CONDITIONS AND MATTERS, ZONING MATTERS, LAND USE MATTERS, AND ANY AND ALL CONDITIONS OF THE PROPERTY ARE SATISFACTORY TO BUYER. Buyer, at Buyer's expense, shall return the Premises to its condition on the date of execution of this Option following any such investigation. Prior to Buyer entering the property for the purpose of such investigation, Buyer shall provide Seller with liability and property damage insurance naming Seller as an additional insured and agree to indemnify and hold harmless Seller from the claims of

Attachment 3b

any person for any and all damage or injury to property or persons occurring as a result of Buyer's investigation.

d. Closing. The closing shall take place thirty (30) days after the date this Option is exercised, at 10:30 o'clock a.m., Eastern Standard time at the offices of Curtis Thaxter Stevens Broder & Micolleau LLC, One Canal Plaza, 10th Floor, Portland, Maine or at such other time and place as Seller and Buyer shall mutually agree upon in writing, but in no event later than the last date for performance and closing identified in Paragraph 2 hereof.

Buyer recognizes that Seller may wish to enter into a like-kind exchange transaction in connection with the sale of this property. If Seller so elects, Buyer shall cooperate with Seller in such like-kind exchange which shall include the acquisition and transfer of any property selected by Seller for such like-kind exchange. Seller shall indemnify Purchaser against any liabilities arising out of said transaction.

At the closing, Seller shall execute and deliver to Buyer against payment of the balance of the purchase price, a Warranty Deed to the Premises containing full covenants and in the usual form in accordance to Maine practice (the "Deed").

e. Adjustments, Prorations and Closing Costs

(i) The following items shall be prorated as of transfer of title: utilities, fuel, rent, and real estate taxes. Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill.

(ii) The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. 4641-A.

(iii) The recording fee for the deed of conveyance and any expenses related to any mortgage which Buyer may grant to a lender in connection with the purchase of the Premises shall be paid for by the Buyer.

e. Possession. Seller shall deliver possession of the Premises to Buyer at the closing.

f. Default Remedies. In the event that Buyer fails to close hereunder for a reason other than the default of the Seller, Seller shall retain the Option Consideration.

h. Brokerage. Seller has not dealt or had contact with any broker in connection with this transaction except John R. Gendron of Gendron Commercial Brokers, Inc. whose commission, in the amount of ten percent (10%) of the Purchase Price, Seller will pay out of the closing proceeds if this Option is exercised and the

Attachment 3d

occupies space on any adjoining real estate, or any other party until such time as Buyer shall have applied to the local municipality for Site Plan Approval or other required approvals. Nothing hereunder shall prevent Buyer from disclosing the terms of this Agreement to any architect, engineer, other professionals, or local officials in connection with planning and preparing plans for purposes of obtaining local or State approvals.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

WITNESS:

SELLER:

[Signature]

By: Raymond A. Carye
Raymond A. Carye, as Trustee of
Northport Realty Trust

[Signature]

By: Barbara F. Carye
Barbara F. Carye, as Trustee of
Northport Realty Trust

Edward F. Carye
Edward F. Carye, Individually

BUYER:

Gendron Retail, Inc., a Maine corporation

John R. Gendron

By: John R. Gendron

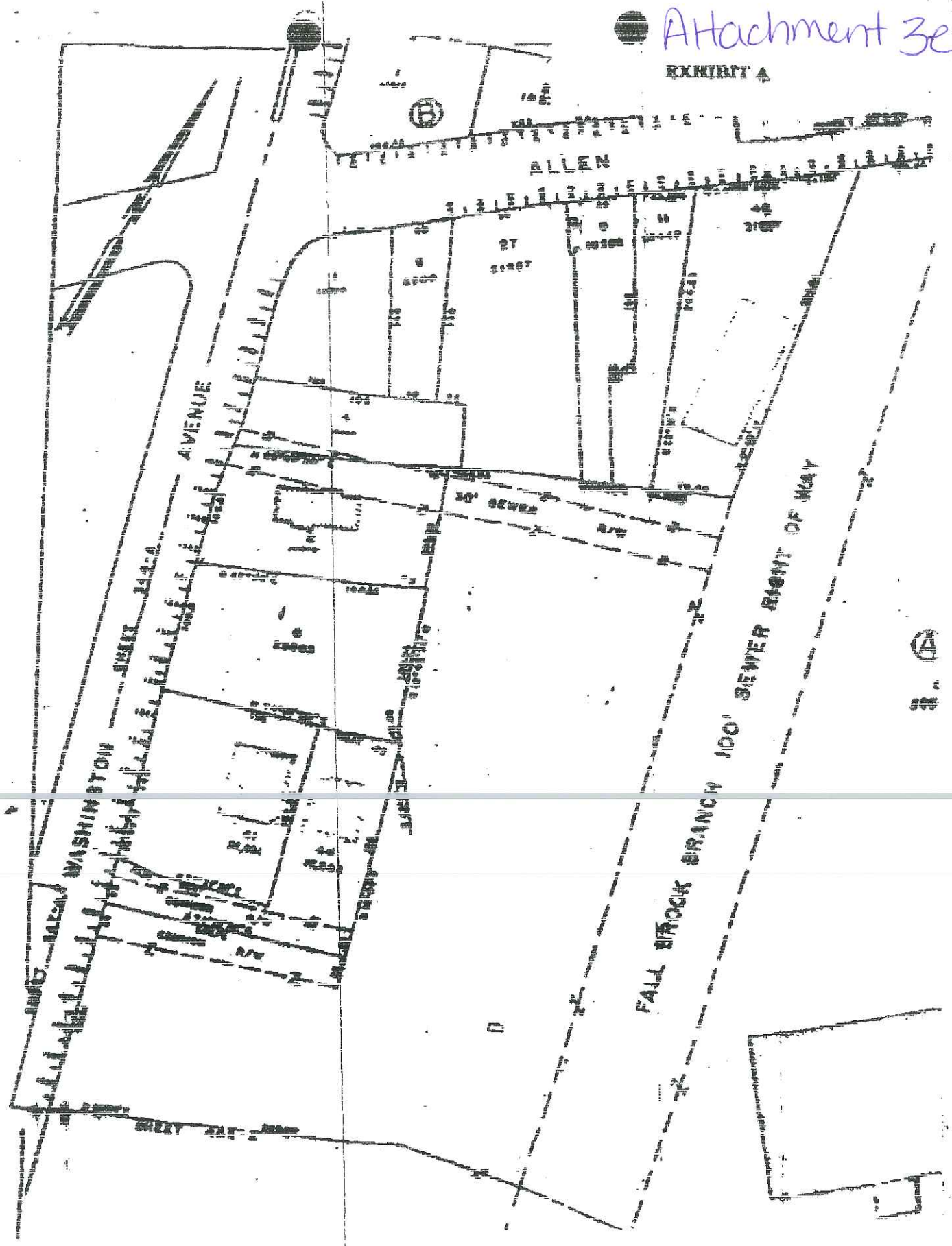
Seen and agreed: GENDRON COMMERCIAL BROKERS, INC. (Broker)

By: John R. Gendron
John R. Gendron

Exhibit A -- Description of the Premises
Exhibit B -- Disclosure of Agency Relationships

Attachment 3e

EXHIBIT A



31. (A)

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: April 10, 1998

SUBJECT: Rite-Aid, 365 Allen Avenue

Blue Hill Management Corporation is proposing an 11,180 sq. ft. Rite-Aid Pharmacy with a drive-through at 365 Allen Avenue. The site is where the former Countryside Butcher was located and is directly to the west of the existing Rite-Aid. The site will also front on Washington Avenue.

At the March 10th workshop meeting, the Planning Board asked the applicant to address some issues. They are:

- Location and number of curb cuts on Allen Avenue.
- Building location.
- Landscaping and how integrates with abutting properties.
- Elevations.
- Pedestrian circulation.

Larry Ash, Traffic Engineer, reviewed the curb cuts and requested that there only be one curb cut on Allen Avenue. The applicant has revised the plan to show this.

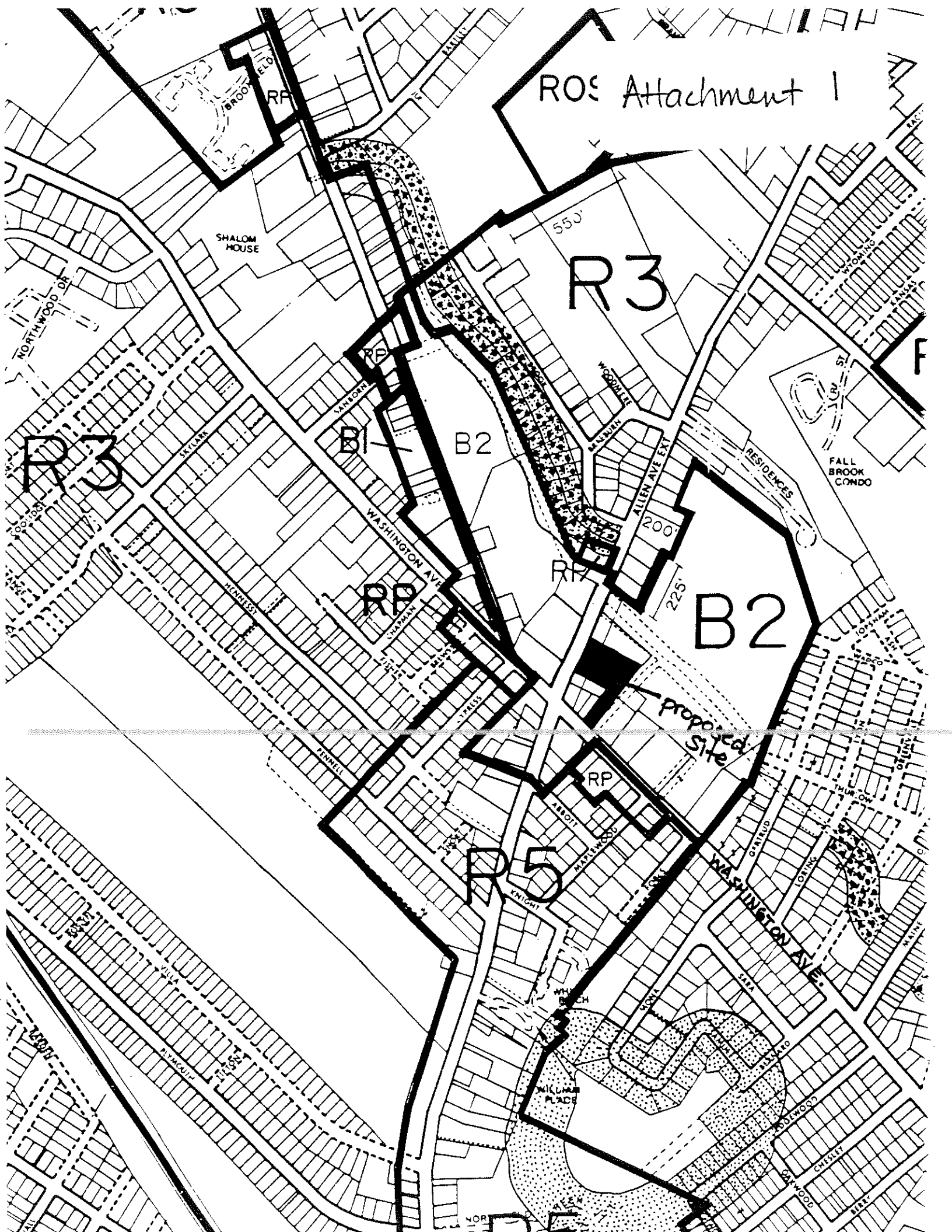
The revised plan also reflects the Board's comments concerning pedestrian circulation. The applicant is proposing granite curb and sidewalk along Allen Avenue and is proposing a sidewalk from Washington Avenue. There will also be painted crosswalks from Allen Avenue to the front entry and from the Washington Avenue driveway. Another crosswalk is needed from the northerly direction from Allen Avenue. Both crosswalks cross the main vehicular entry. Staff had suggested relocating the building to the northwesterly corner of the site to improve its orientation for pedestrians and to the street, but the applicant prefers the location as proposed.

At the workshop meeting, the applicant will have available drainage, landscaping, and elevation plans. They will also provide sketches showing various building locations.

Attachments:

1. Vicinity Map
2. Letter from Resident
3. Site Plan

ROS Attachment 1



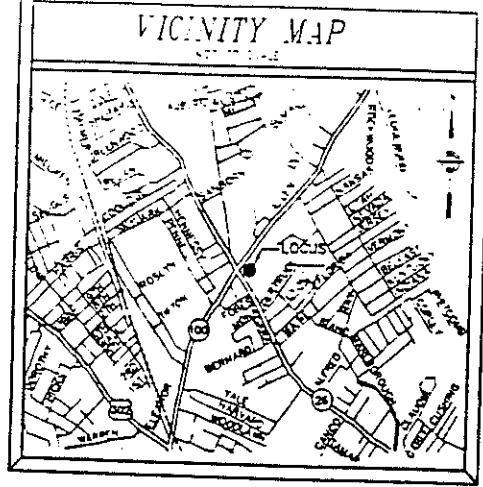
Attachment 2

Mr Joseph Gray Jr

Regarding the Rite Aid drugstore
in vicinity of Washington & Allen Avenue -
My family strongly objects to
this proposal. The traffic at
that particular area is horrendous.
We don't need any further
development in that area.

Virginia Danks
& Family

Attachment 3



EXISTING	LEGEND	PROPOSED
---	OVERHEAD ELECTRIC	
---	UNDERGROUND ELECTRIC	
□	CATCH BASIN	○
⊕	UTILITY POLE	
	PARKING LOT LIGHT	⊙
---	CONCRETE CURB	---
---	GRANITE CURB	---

DUNN AVENUE

WASHINGTON AVENUE

N/F
IMPORT REALTY TRUST
BK 3216 PG 670

N/F
TSAN CH.
BK 7371 PG

FRONT SETBACK - AVERAGE OF ALLOWING STRUCTURES
45.9' = 42.5' + 87.9' = 176.7'
176.7' / 3 = 58.9'

COVERAGE INFORMATION	
REQUIRED	PROVIDED
MINIMUM SETBACK	58.9'
MINIMUM STREET FRONTAGE	176.7'
MINIMUM FRONT YIELD	176.7'
MINIMUM FRONT SETBACK	58.9'
MINIMUM GREEN SPACE	58.9'
MINIMUM SIDE SETBACK	58.9'
MINIMUM REAR SETBACK	58.9'
MINIMUM SIDE COVERAGE	58.9'
MINIMUM REAR COVERAGE	58.9'

REVISIONS	
NO	DATE

GENERAL NOTES:

- 1) ALL CONSTRUCTION PRACTICES & MATERIALS TO BE IN ACCORDANCE WITH THE STATE DOT AND CITY OF PORTLAND STANDARDS AND REGULATIONS.
- 2) PROPERTY LINE AND TOPOGRAPHIC INFO PROVIDED FROM PLAN ENTITLED "EXISTING CONDITIONS SURVEY" PREPARED BY TRECUM ASSOCIATES DATED 01/10/97. BEING THAT A PROPERTY LINE RETRACEMENT OR VERIFICATION SURVEY HAS NOT BEEN PERFORMED BY COLER & COLANTONIO, THIS FIRM BEARS NO RESPONSIBILITY FOR THE DEVIATION THEREOF.
- 3) CONTRACTOR TO EXCAVATE AND REMOVE ALL EXISTING STRUCTURES, SLABS, ETC. AND PROPERLY DISPOSE OF CUFF SITE.
- 4) SEE SHEET 5-6 FOR SEWERAGE & GROUND CONTROL DURING CONSTRUCTION.
- 5) EXISTING UTILITIES SHOWN ON THIS DRAWING ARE THE RESULT OF FIELD SURVEY & VISUAL INSPECTION OF SURFACE UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF CONTRACTORS TO VERIFY & CORRECT UTILITIES BEFORE COMMENCING CONTACT (CALLS AT 1-800-452-4444) PRIOR TO CONSTRUCTION. CONTRACTOR DOES NOT IDENTIFY HAZARDOUS UTILITIES. ONLY THE CITY OF PORTLAND PUBLIC WORKS DEPT. AT 207-874-4666 FOR UTILITY LOCATION BEFORE EXCAVATION. CONTRACTOR TO REMOVE AND / OR REMOVE EXISTING UTILITIES SHOWN ON SITE AS REQUIRED IN ACCORDANCE WITH THE UTILITY SURVEY FOR DEVELOPMENT.
- 6) THE DRIVE SITE PLAN SHALL BE DEVELOPED AND / OR MAINTAINED AS DIRECTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN. INCLUDING, BUT NOT LIMITED TO, (LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SIGNING OF PARKING AREAS, AND, LOCATION AND SIZE OF DRIVEWAY).

COLER & COLANTONIO
ENGINEERS AND SCIENTISTS

(413) 665-5300
Fax: (413) 665-5300

1 Superior Street
South Portland, ME 04106

RITE AID
RITE AID CORPORATION
P.O. BOX 3165
HARRISBURG, PA 17105

PRELIMINARY

TITLE:
LAYOUT PLAN
PROPOSED
RITE AID PHARMACY
ALLEN AVENUE
PORTLAND, ME

PREPARED FOR:
RITE AID CORPORATION
P.O. BOX 3165
HARRISBURG, PA 17105

DATE:	3/2/98
COMP./DESIGN:	SLM
CHECK:	SEC
DRAWN:	SLM/EM
SCALE:	1" = 20'
JOB NO.:	80-6130
DWG. NO.:	80-6130 SHEET 1 OF 1

PBR1

PLANNING BOARD REPORT #25-98

**365 ALLEN AVENUE
PHARMACY SITE PLAN
OLD PORT MANAGEMENT, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

June 9, 1998

I. INTRODUCTION

Old Port Management is proposing an 11,180 sq. ft. Rite-Aid Pharmacy with a drive-through at 365 Allen Avenue. The site is where the former Countryside Butcher was located and is directly to the west of the existing Rite-Aid. The site will also have access on Washington Avenue. A letter from the applicant is included as Attachment 1.

The applicant is proposing to remove four existing structures on the site. Three buildings are vacant at this time. One was formerly the Countryside Butcher the other two were a residential structure with a garage. The other building, which fronts on Washington Avenue, currently is the Portland House of Pizza and Coastal Lock and Key.

The site is approximately 53,783 sq. ft. and zoned B-2.

A legal ad appeared in the June 1st and 2nd editions of the Portland Press Herald. 478 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning: B-2 Community Business Zone
Land Area: 1.23 acres
Floor Area: 11,180 sq. ft.
Proposed use: Pharmacy with Drive-Through
Parking:
Proposed: 45 spaces
Required: 43 spaces

III. STAFF REVIEW

The proposed development has been reviewed for compliance with the standards of the Site Plan Ordinance of the Land Use Code. Review of the proposal has been completed by Planning, Public Works, Parks and Recreation and Fire Prevention staff.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Access to the site will be from Washington Avenue and Allen Avenue. The Washington Avenue entrance will be a right in/right out only. The applicant is proposing granite curb and sidewalk along Allen Avenue and is proposing a sidewalk from Washington Avenue. There will also be painted crosswalks from Allen Avenue to the front entry and a painted crosswalk from the Washington Avenue driveway. The Traffic Engineer has reviewed the plan and is suggesting that the proposed painted island at the Washington Avenue driveway be a raised curb median with handicapped sidewalk crossing. A potential condition of approval is:

- that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.

The drive-through is located at the southerly end of the building near the Washington Avenue entrance.

2. Bulk, Location, Height of Buildings and Uses Thereof

The applicant is proposing an 11, 180 sq. ft. neighborhood drugstore with a drive-through located in the center of the site. The proposed exterior of the building will consist of cedar siding, columns and colonial windows. At the northwest corner of the building, there will be a portico, with arcades along both the north and west elevations of the building. The arcades are five (5) feet wide. Elevations are included as Attachment 11.

3. Utilities/Easements/Solid Wastes

The applicant proposes to tie into existing utility lines on Washington Avenue and Allen Avenue. These utilities include gas, sanitary sewer, water, electric and telephone. At this time, only the sewer utility letter has been submitted. A potential condition of approval is:

- that the applicant submit utility letters from Portland Water District and Central Maine Power.

4. Landscaping

The landscape plan indicates shrubs along the easterly and southerly elevations of the building, along the borders of the property, and along the Washington Avenue driveway.

The applicant is proposing Sargent Crabapple at the Washington Avenue entrance and at the rear of the building. Armstrong Red Maple is proposed along the westerly property edge. Along Allen Avenue, there are Red Oaks and Column Maples proposed. All areas not paved will be loamed and seeded.

The City Arborist has reviewed the landscaping plan and is suggesting that the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple. He is also suggesting that the applicant revise the plan to show Rhododendron on only a third of the easterly elevation. The rest of this area should be planted with Korean Lilac, Spirea, Euonymus Alatus (Burning Bush) and four (4) Evergreen Taxus. Rhododendron should also be planted along the northeasterly edge of the building in the island proposed as seeded lawn. The City Arborist's memo is included as Attachment 3. A potential condition of approval is:

- that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple, and Rhododendron should be installed along the northeasterly edge of the building.

5. Drainage

The applicant proposes to have runoff from paved areas collected in catch basins and discharged into an underground stormwater detention system. This will then discharge into the storm drain in Allen Avenue.

The Development Review Coordinator has reviewed the plan and has suggested that the applicant research the alignment of the existing 12" storm drain in Washington Avenue. He is recommending that they identify the system that this catch basin is connected to. If the system is not connected to the basin in Allen Avenue than the existing peak used to design the pond outflow rate will significantly exceed the flow from the site to the system in Allen Avenue and the stormwater requirements of the City will not be met. Other comments made by the DRC refer to location of power and telephone service, erosion control notes need to be revised, areas should be noted on plans where the two different pavement structures are to be used, and the new sidewalk on Allen Avenue has been located such that an existing utility pole will reduce the useful width of the sidewalk and it should be widened in this area to accommodate the standard 5' minimum width. The DRC's memo is included as Attachment 4. A potential condition of approval is:

- that the plans be revised in accordance with the DRC's memo regarding the stormwater analysis, location of utility services, erosion control notes, pavement structure locations and the sidewalk along Allen Avenue.

Public Works has also reviewed the plan and has stated that the storm drain connection into the existing catch basin in Allen Avenue is not appropriate. Public Works prefers that connections from private developments tie into the storm drain, sanitary or combined sewer main and not directly into City manholes or catch basin structures. This is also the case with the proposed sanitary sewer service connection into the existing city sewer manhole in Allen Avenue. The granite curb detail needs to be revised to specify 7" of reveal instead of the proposed 6" of reveal. Public Works' memo is included as Attachment 5. A potential condition of approval is:

- that the plans be revised in accordance with Public Works' memo regarding connections in Allen Avenue and granite curb detail.

6. Lighting

The applicant is proposing nine (9) 400w pole-mounted lights within the site. The applicant has submitted preliminary plans regarding the lighting. The applicant has submitted catalogue cuts of wall paks, but they are not total cut-off lights, which the city standards require. Staff is requesting specific lighting information. A potential condition of approval is:

- that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

7. Fire Safety

The site plan has been reviewed and approved by the Fire Department.

8. Applicant's Title, Right or Interest

An option agreement is included as Attachment 7.

9. Financial Capability

The applicant has submitted a letter of financial capability which is included as Attachment 8.

10. Natural Resources

It does not appear that this proposal will have any adverse impact on the natural resources of the area.

III. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #25-98, the Planning Board finds:

- i. That the site plan ⁽ⁱ⁾is not in conformance with the Site Plan Ordinance of the Land Use Code.

Potential Conditions of Approval:

- 5-0
- that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
 - that the applicant submit utility letters from Portland Water District and Central Maine Power.
 - that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
 - that the plans be revised in accordance with the DRC's memo regarding the stormwater analysis, location of utility services, erosion control notes, pavement structure locations and the sidewalk along Allen Avenue.
 - that the plans be revised in accordance with Public Works' memo regarding connections in Allen Avenue and granite curb detail.
 - that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

Attachments:

1. Letter from Applicant
2. Sewer Capacity Letter
3. City Arborist's Memo
4. DRC's Memo
5. Public Works' Memo
6. Lighting Catalogue Cuts
7. Option Agreements
8. Financial Capability Letter
9. Traffic Study
10. Neighbor's Letter
11. Elevations

BLUE HILL MANAGEMENT CORP.

Real Estate Development and Investment

12 BROOK STREET

WELLESLEY, MASSACHUSETTS 02181-6601

TELEPHONE (617) 431-7060

January 27, 1998

Ms. Kandice Talbot, Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Kandice,

In accordance with our telephone conversation, we wish to apply for Site Plan Approval for a proposed retail building of about 11,180 gross square feet at the junction of Washington Avenue and Allen Avenue in Portland for use as a Rite Aid drugstore. In connection with this application, we would like to meet with the Planning Board for a workshop session as soon as possible. I understand that February 24th may be available, or alternatively March 10, 1998.

Please find enclosed seven copies of each of the following:

- 1) Narrative description of the proposed development
- 2) Copies of options with the current landowners
- 3) Letter from Peoples Heritage Bank indicating a willingness to provide financing
- 4) Existing conditions survey by Titcomb Associates
- 5) Schematic Site Plan by Bruce Hamilton Architects
- 6) Proposed building elevations

Prior to the time of the workshop session, we anticipate being able to provide the Planning Board with additional information, including a grading and utility plan, traffic study, and storm water management plan.

Sincerely yours,



J. Robert Connor

**Description of Planned Rite Aid Store at Junction of
Washington and Allen Avenues in Portland, Maine**

1) Description of Proposed Use. The proposed development consists of the construction of a single story retail building on an 'L' shaped site with frontage on Washington Avenue and Allen Avenue for use as a Rite Aid drug store. It is planned that the building will have a wood clapboard exterior and will have a double drive-up window for the drop off and pick up of prescriptions.

2) Site and Building Area: The total area of the site is 53,783 square feet. The building will have a gross floor area of 11,180 square feet.

3) Easements. According to the Existing Conditions Survey by Titcomb Associates, a drainage easement exists along the southerly edge of the site with part of the easement passing over the property. An easement to Central Maine Power Company also exists on the westerly edge of the property.

4) Solid Waste. The property will generate normal retail solid waste in the form of card board, paper, etc. Solid waste will be stored in an enclosed trash storage area which will have a 6 yd. container for cardboard and an 8 yd. container for trash. Both containers will be emptied once per week.

5) Off-site Facilities. The survey by Titcomb Associates, dated 1/9/97, shows that the site is bounded by Washington Avenue and Allen Avenue. This survey also shows that sewer, water, and electricity are available in both of these streets. Letters confirming the availability of these utilities will be provided to the Planning Board.

~~6) Storm Water Management. A storm water management plan will be provided to the Planning Board.~~

7) Construction Plan. It is anticipated that construction will commence within 4 months of the date when Planning Board approval is received and will be completed within 6 months thereafter. Assuming that Planning Board approval is obtained by June 1998, it is anticipated that construction will commence by October 1998 and will be completed by April 1999. The sequence of construction is that site work, underground utilities, foundation work, and paving will be completed within 60 days from the start of construction. Thereafter, the building will be built. Landscaping will be installed after all other work has been completed, with its exact timing being dependent on weather conditions.

8) Regulatory Approvals. No regulatory approvals are required. A DEP traffic permit is not required since the proposed Rite Aid building will generate less than 100 new trips during a peak hour.

9) Financial Capability. A letter from Peoples Heritage Bank is enclosed indicating the bank's willingness to provide financing.

10) Ownership Interest. Copies of option agreements with Raymond and Barbara Carye, and with Michael and Karen Orr are attached.

11) Unusual Features. The site does not contain any unusual natural areas, wildlife habitats, or archeological sites.



CITY OF PORTLAND

May 28, 1998

Mr. J. Robert Connor
Old Port Management Corp., Inc.
12 Brook Street
Wellesley, MA 02181-6601

RE: Sanitary Sewer Capacity to Handle Anticipated Wastewater Flows from the Proposed Rite Aid Store at 365-375 Allen Avenue/1373 Washington Avenue.

Dear Mr. Connor:

The existing twelve inch vitrified clay sanitary sewer pipe located in Allen Avenue, and the sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 1,118 GPD, from your proposed superdrug store, to be located at 365-375 Allen, City of Portland.

Proposed Wastewater Flows from the Proposed Drugstore:	
Proposed 11,180 sq. ft. building @ .1 GPD/sq. ft.	= 1,118 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,118 GPD

Please note, that the Qualex One-Hour Photo Service (that Rite Aid will be offering, at 365-375 Allen Avenue) will be subject to a Discharge Certification review for Silver. This review and its administration will be conducted by the IPT Coordinator, Stephen Harris, of the Public Works Environmental Engineering Section. Please contact Mr. Harris, at 874-8843, to initiate the certification process.

If I can be of further assistance, please call me at 874-8843.

Sincerely,
CITY OF PORTLAND
Frank Brancely
Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB:jw

- pc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
- Katherine A. Staples, P.E., City Engineer, City of Portland
- William B. Goodwin, P.E., Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, P.E., Project Engineer, City of Portland

desk file
KANDI TALBOT

To: Kandi Talbot, Planner
From: Jeff Tarling, City Arborist
Date: June 5, 1998
Subject: Rite Aid - 365 Allen Avenue

I have reviewed the landscaping plan for 365 Allen Avenue and suggest the following:

- That the four trees along Allen Avenue shall be Rubrum - Red Maple - Armstrong instead of Column Maple.
- The applicant is proposing Rhododendron along the easterly elevation of the building. I am suggesting that the applicant revise the plan to show Rhododendron on only a third of the building. The rest of this area should be planted with Korean Lilac, Spirea, Euonymus Alatus (Burning Bush) and four (4) Evergreen Taxus

- Rhododendron should also be planted along the northeasterly edge of the building in the island proposed as seeded lawn.

PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Kandi Talbot, Planner

From: Anthony Lombardo, P.E., Project Engineer

Date: June 4, 1998

Subject: Rite Aid Store.....Washington/Allen Ave. Intersection

The following comments were generated during Public Works Engineering review of the plans and application dated 5/4/98:

- The proposed connection from DMH-3 into the existng CB-1 in Allen Ave. is not the appropriate connection. Public Works prefers, where possible, both storm drain and sanitary sewer connections from private developments to connect into the storm drain, sanitary or combined sewer main and not directly into City manhole or catch basin structures. Therefore, the applicant should connect into the 24" Dia. RCP storm drain flowing easterly.
 - The proposed sanitary sewer service connection into the existing City sewer manhole in Allen Ave. is not an acceptable connection to Public Works. The applicant should connect into the existing 12" vitrified clay sanitary sewer flowing westerly towards Washington Ave. and not directly into any manholes.
 - Sheet 5 of 8 of the plan set incorrectly specifies only 6" of reveal for the "Granite Curb Detail". The City of Portland Tech and Design Standards require a minimun of 7" of reveal. This should be revised.
-

PORTLAND RITE AID
WASHINGTON ST

6
4-27-98

CANOPY FIXTURES

U LITHONIA UN296 HO 120 CW20 WH 1B
2 - 8' Recessed at entrance

O LITHONIA LGH 100M 9RW FFL 120 NARA
Recessed 2'-9" from wall on 14' centers

DRIVE-THRU FIXTURES

R LITHONIA LAH 175M 12FW T73 120
2 - Recessed under Drive-THRU

WALL PACK

M LITHONIA TWH 175M 120 PE WG NARA
1 Wall Mounted at Receiving Door.

FEATURES

- Die-cast aluminum lampholder housing. Designed for effective heat dissipation and positive light center positioning. Medium base porcelain socket with nickel-plated screw shell.
- Expandable, self-locking mounting bars provide horizontal and vertical adjustment.
- Prewired, encased-and-potted, 120/277V or 120/347V dual-tap ballast tray module. Module can be attached before or after mounting of rough-in section.
- Semi-specular clear Alzak* reflector.
- Galvanized steel junction box with bottom-hinged access covers and spring latches. Three combination 1/2"-3/4" knockouts and one 1/2" knockout for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 75°C.
- Thermally-activated insulation detector.
- Spun-aluminum housing with white painted minimum flange.
- Corning** tempered prismatic lens (T73) in regressed white splay door frame or stepped matte black baffle door frame.
- Die-cast aluminum mounting/plaster frame. Maximum 7/8" ceiling thickness.
- Self-aligning and constant-tension door support springs.
- Fixtures are UL listed for thru-branch wiring, recessed mounting and wet locations. CSA certification for shipment to Canada.

*Alzak is a registered trademark of ALCOA.

**Corning is a trade name of Owens-Corning Fiberglass Corp.

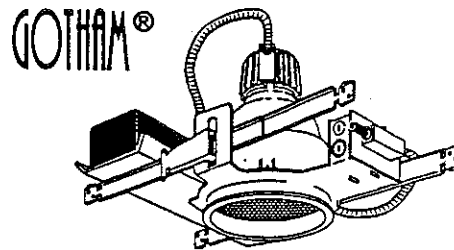
Type

"O"

Catalog number

LGH 100M 9RW FFL

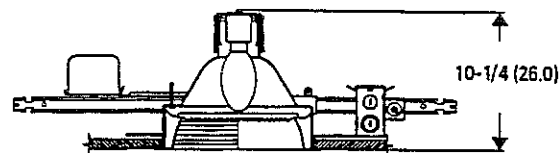
120 NARA



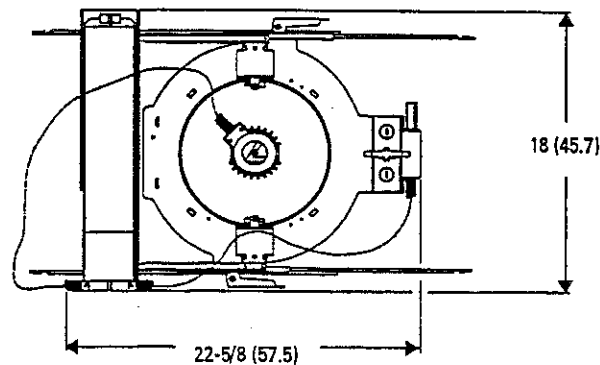
HID Downlights
9" LGH

Round Lens

Prismatic Lens
MH or HPS Lamp



Aperture: 8-3/4 (22.2)
Ceiling opening: 9-3/4 (24.8)
Overlap trim: 10-1/4 (26.0)



All dimensions are inches (centimeters).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **LGH 100M 9RW T73 120**

LGH	T73	Voltage	Options	Accessories
Series	Door frame	120	SSC Provides compatibility with Lithonia Reloc System 820. System 820 can be installed less this option with connectors provided by others.	Order as separate catalog numbers.
LGH	9RW Regressed white splay	277	QRS Quartz restrike system (uses maximum 100W DC base quartz lamp by others).	SC9 Sloped ceiling adaptor. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex SC9100.
	9SB Stepped black baffle	347	EC Emergency circuit (DC socket with leads for connection to external emergency power source; maximum 100W lamp).	
Wattage/lamp			SF Single fuse.	
Metal Halide	Shielding		TPS Tamperproof (includes two tamperproof screws).	
70M M70/C/U/MED	T73 Prismatic lens			
100M M100/C/U/MED				
High Pressure Sodium				
70S LU70/D/MED				
100S LU100/D/MED				

9" LGH Prismatic Round Lens, Gotham Series

66

Distribution curve Distribution data Output data Coefficient of utilization Single luminaire data 30° above floor

LGH 70M 9RW T73, 70W MH70/C/U/MED lamp, 1.1 s/mh, 5000 rated lumens, test no. 2189031705

Mount height	Initial fc at beam center	50% beam angle 57.9°		10% beam angle 91.1°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	53.3	6.1'	26.6	11.2'	5.3
10'	28.6	8.3'	14.3	15.3'	2.9
12'	17.9	10.5'	8.9	19.4'	1.8
14'	12.2	12.7'	6.1	23.4'	1.2
16'	8.8	15.0'	4.4	27.5'	0.9

From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		30%
							50%	30%	50%	30%	
0°		1611	0°-30°	1205	24.1	1	56	54	53	52	51
5°		1599	0°-40°	1783	35.7	2	51	49	49	47	47
15°		1548	0°-60°	2384	47.7	3	47	44	45	43	44
25°		1349	0°-90°	2558	51.2	4	44	40	42	39	41
35°		920	90°-180°	0	0.0	5	40	37	39	36	38
45°		483	0°-180°	2558	51.2*	6	37	34	36	33	35
55°		232				7	34	31	33	30	32
65°		110				8	32	28	31	28	30
75°		42				9	29	26	28	25	28
85°		14				10	27	24	26	23	26
90°		1									

LGH 100M 9RW T73, 100W M100/C/U lamp, 1.2 s/mh, 8000 rated lumens, test no. 2189031610

Mount height	Initial fc at beam center	50% beam angle 62.6°		10% beam angle 94.5°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	87.5	6.7'	43.8	11.9'	8.8
10'	47.1	9.1'	23.5	16.2'	4.7
12'	29.3	11.6'	14.7	20.6'	2.9
14'	20.0	14.0'	10.0	24.9'	2.0
16'	14.5	16.4'	7.3	29.2'	1.5

From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		30%
							50%	30%	50%	30%	
0°		2647	0°-30°	2157	27.0	1	66	64	62	61	60
5°		2648	0°-40°	3293	41.2	2	61	58	58	55	56
15°		2684	0°-60°	4523	56.6	3	56	52	53	50	52
25°		2515	0°-90°	4868	60.9	4	51	47	49	46	48
35°		1813	90°-180°	0	0.0	5	47	43	45	42	44
45°		988	0°-180°	4868	60.9*	6	43	39	42	38	41
55°		484				7	40	35	38	35	38
65°		218				8	37	32	35	32	35
75°		81				9	34	30	33	29	32
85°		25				10	31	27	30	26	30
90°		2									

LGH 100S 9RW T73, 100W LU100/D/MED lamp, 1.1 s/mh, 8800 rated lumens, test no. 2189031602

Mount height	Initial fc at beam center	50% beam angle 56.2°		10% beam angle 89.7°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	155.6	5.1'	77.8	9.1'	15.6
10'	83.7	7.0'	41.8	12.4'	8.4
12'	52.2	8.9'	26.1	15.7'	5.2
14'	35.6	10.7'	17.8	19.0'	3.6
16'	25.8	12.6'	12.9	22.4'	2.6

From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		30%
							50%	30%	50%	30%	
0°		3749	0°-30°	2704	30.7	1	70	68	66	65	63
5°		3728	0°-40°	3970	45.1	2	64	62	61	59	59
15°		3498	0°-60°	5262	59.8	3	59	56	57	54	55
25°		2981	0°-90°	5637	64.0	4	55	51	53	49	51
35°		2011	90°-180°	0	0.0	5	51	46	49	45	48
45°		1038	0°-180°	5637	64.0*	6	47	43	45	42	44
55°		500				7	43	39	42	38	41
65°		234				8	40	36	39	35	38
75°		92				9	37	33	36	32	35
85°		28				10	34	30	33	30	33
90°		4									

ENCASED-AND-POTTED BALLAST ELECTRICAL CHARACTERISTICS

Ballast	Maximum line current		Input watts
	120/277	120/347	
Metal Halide (Power Factor 90%)	70W HX	1.59/72	170/70
	100W HX	2.40/1.05	240/85
High Pressure Sodium (Power Factor 90%)	70W HX	1.45/65	135/45
	100W HX	1.67/80	190/90

Conversion Factor

Use multiplier to determine candlepower, lumens and footcandles of other lamps.
70S = 100S x .68

IMPORTANT: Plug-in insulated receptacles provided are polarized and marked 120 or 277. Fixture is shipped with ballast plugged into 277. For 120V operation, plug into 120 receptacle.

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change without notice.

240-LGH9

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240-LGH9.PM5



1615 EAST ELMORE ST., CRAWFORDSVILLE, INDIANA 47933, TELEPHONE 317 362-1837, FAX 317 362-9083
IN CANADA: 1100 50TH AVE., LACHINE, QUEBEC H8T 2V3, DIVISION OF N.S.I. HOLDINGS, INC.

Wall-Pak

ORDERING SEQUENCE

Fixture Type: M

600

ITALOG NUMBER	VOLTAGE	OPTIONS (Factory Installed)
TWH 175M	120	PE WG NARA

- TWH 100M
- TWH 175M
- TWH 250M
- TWH 400M¹

- 120
- 208
- 240
- 277
- 480
- TB¹

Shipped Installed In Fixture

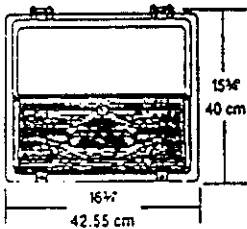
- SF Single Fuse (120,277V)
- DF Double Fuse (208,240,480V)
- QRS Quartz Restrike System (lamp not included)
- PE Photoelectric Cell
- 70F Reduced Ambient Operation (-70°F)
- LS Lamp Support (mogul socket only)
- CR Corrosion Resistant Finish (polyester)
- CRT Corrosion Resistant Finish (teflon)
- FS Full Shield for IES Cutoff

Architectural Colors (painted finish)

- DM8 Medium Bronze
- DWH White
- DBL Black
- DNA Natural Aluminum
- DSS Sand Stone
- DGC Charcoal Grey
- DTG Tennis Green
- DBR Bright Red
- DSB Steel Blue

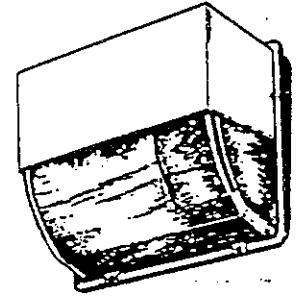
Shipped Separately ²

- WG Wire Guard
- VG Vandal Guard



TWH

METAL HALIDE
100/175/250/400W
8' to 25' Mounting



SPECIFICATIONS

HOUSING - Rugged, lightweight, corrosion-resistant die-cast aluminum housing. All external hardware is stainless steel. Standard finish is dark bronze TGIC polyester powder electrostatically applied and oven-cured. Other architectural colors are available as options.

OPTICS - Reflector is specular anodized aluminum. Refractor is prismatic borosilicate glass. Lens is sealed and gasketed to inhibit the entrance of outside contaminants. Medium base porcelain socket for 100W. Mogul socket for 175-400W. Socket bracket is adjustable. 400W uses E-18 or ED28 lamp only.

BALLAST - High power factor constant wattage autotransformer. Ballast is 100% copper wound and factory tested. 100/175/250W mounted on back housing; 400W on front cover.

INSTALLATION - Accommodates back and top wiring. Feed-thru wiring achieved by using a conduit tee. Mounts on any flat vertical surface.

LISTING - UL 1572 listed for wet locations.

NOTE - Not recommended in applications where a stream of water can come in direct contact with glass lens.

WATTS	WEIGHT	
	lbs.	kg.
100	26	12
175	26	12
250	32	15
400	42	19

RITE AID

TYPE M TWH 175M WG 120 PE NARA

NOTES:

- ¹ Multi-Tap Ballast (120,208,240,277V).
- ² May be ordered as accessory. MUST see Bldg. Mtd. Options & Accessories Sheet for ordering information.
- ³ Requires E-18 or ED-28 lamp.

ACCESSORIES (Field Installed) (order as separate line item)

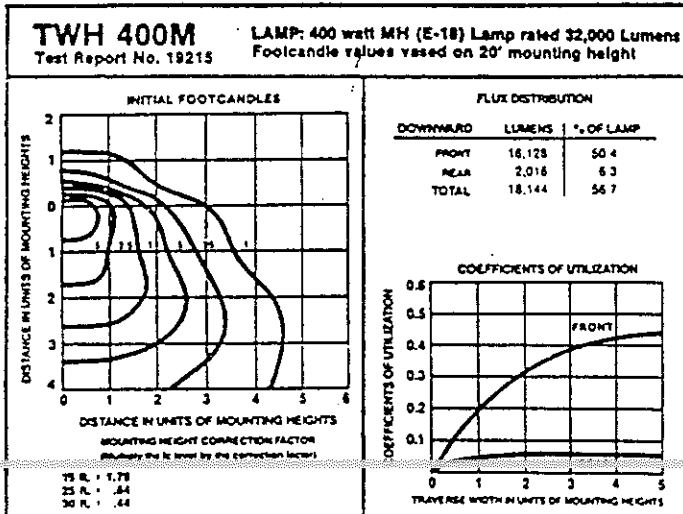
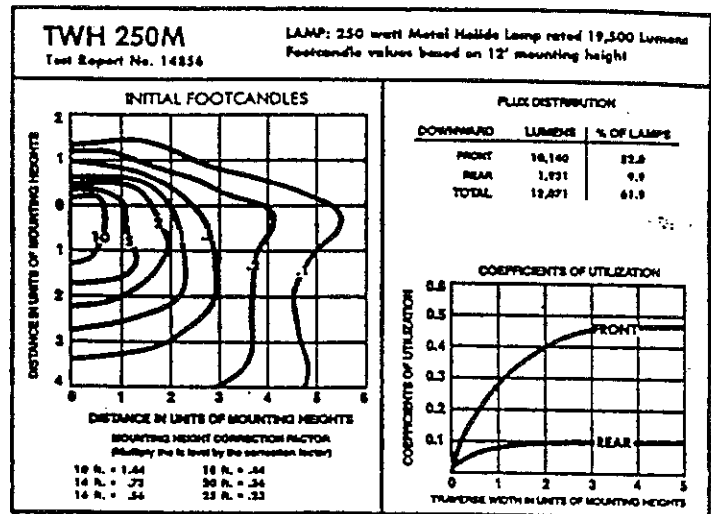
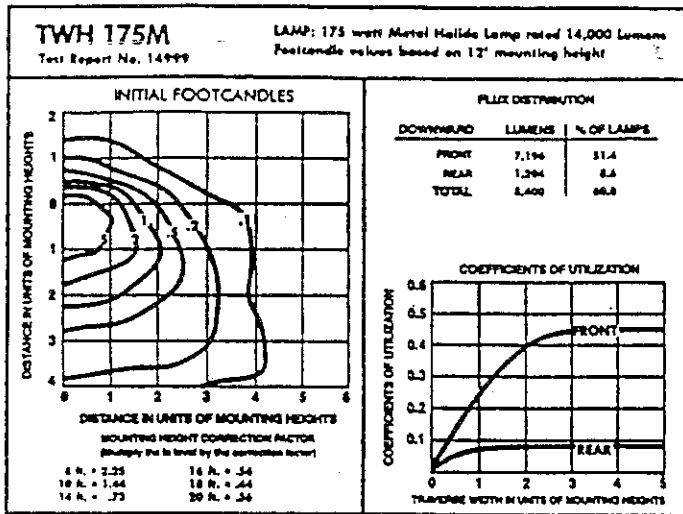
Cat. No.	Description
PEK	Photocell Kit

LITHONIA HI-TEK
INDUSTRIAL/OUTDOOR LIGHTING
A DIVISION OF LITHONIA LIGHTING

60d

PHOTOMETRIC DATA

The charts below provide the most useful data from specific photometric tests of lamp/luminaire combinations. For complete results of any combination shown, or other requirements, contact your Lithonia Hi-Tek representative.



TWH 175M PE WG NARA

ELECTRICAL CHARACTERISTICS

WATTAGE/BALLAST	PRIMARY VOLTAGE	LINE CURRENT (AMPS) STAY/OPR.	PRIMARY INPUT VOLTAGE	INPUT WATTS	POWER FACTOR (%)	REGULATION LINE V. = LAMP LUMENS
175	120	1.10/1.80	70	210	90+	± 10% = ± 7%
	208	.64/1.10	115			
	CWA	.33/ .90	132			
	Peak-Load	.48/ .78	150			
250	120	1.60/2.50	50	292	90+	± 10% = ± 10%
	208	.92/1.44	84			
	CWA	.80/1.35	100			
	Peak-Load	.67/1.04	115			
400	120	2.50/4.00	50	435	90+	± 10% = ± 7%
	208	1.40/2.30	84			
	CWA	1.20/2.00	100			
	Peak-Load	1.00/1.75	115			
	480	.60/1.00	300			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications in catalog are based on the most current available data and are subject to change.



P. O. BOX 72 CRAWFORDSVILLE INDIANA 47933 • TELEPHONE 317 362-1837 • FAX 317 362-9063

FEATURES

- Die-formed steel housing with white polyester powder paint and diffused anodized aluminum reflector.
- Expandable mounting bars provide horizontal and vertical adjustment.
- Die-cast aluminum, gasketed flush white door available with tempered prismatic (T73) glass lens. Self-aligning and retaining door support springs.
- Galvanized steel junction box with bottom-hinged access covers and spring latches. Two combination 1/2"-3/4" knockouts and two 1/2" knockout for straight-through runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 75°C.
- Horizontally-mounted, mogul-base porcelain socket with nickel-plated screw shell.
- Thermally activated insulation detector.
- Prewired HPF core-and-coil ballast.
- Fixtures are UL listed for thru-branch wiring, recessed mounting and wet locations. CSA certified for shipment to Canada.

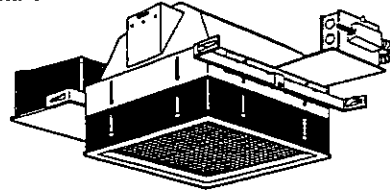
Type

"R"

Catalog number

LAH 175M 12FW T73 120 6e

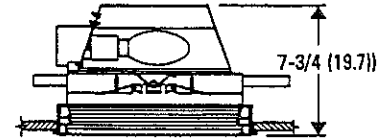
GOTHAM®



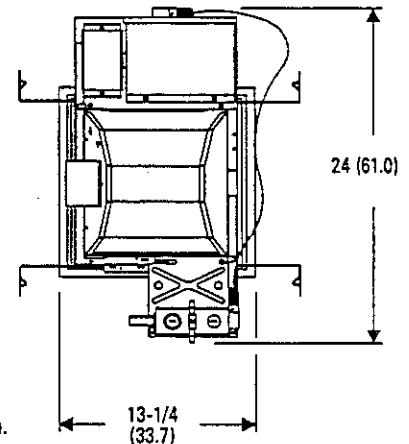
H.I.D. Downlights 12" LAH

Square Lens

T73 Prismatic Lens
Wet Location
Horizontal Lamp
Metal Halide or HPS Lamps



Aperture: 10-1/8 (27.0)
Ceiling opening: 12-1/4 (31.1)
Overlap trim: 12-5/8 (32.1)



All dimensions are inches (centimeters).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **LAH 100M 12FW T73 120**

LAH		T73			Options	
Series	Wattage/Lamp	Door frame	Shielding	Voltage		
LAH	<i>Metal Halide</i>	12FW Flush white door	T73 Prismatic lens	120	SSC	Provides compatibility with Lithonia Reloc System 820. System 820 can be installed less this option with connectors provided by others.
	100M M100/C/U/MED			208	TPS	Tamperproof (includes two tamperproof screws).
	175M M175/C/U	12SB Stepped black baffle		240	QRS	Quartz Restrike System (uses D.C. base quartz lamp by others; see other side for wattage restrictions).
	250M M250/C/U ¹			277	EC	Emergency circuit (D.C. base socket with leads for connection to external emergency power source; see other side).
	<i>High Pressure Sodium</i>			347	SF	Single fuse.
	70S LU70/D/MOG				DF	Double fuse (208V and 240V).
	100S LU100/D/MOG				220/50HZ	Consult factory.
	150S LU150/55/D/MOG					
Accessories						
<i>Order as separate catalog numbers</i>						
BH24 24" steel bar hangers (2) for T-bar mounting.						
LSMC Set of 4 T-bar mounting clips for use with bar hangers supplied with unit. (Not for use with BH24).						

Notes:

1 250M is available with encased-and-potted ballast; 120, 277 or 347 volts only.

12" LAH Square Lens, Gotham Series

6f

Distribution curve Distribution data Output data Coefficient of utilization Single luminaire data 30" above floor

LAH 175M 12FW T73, 175W M175/C/U lamp, 1.1 s/mh, 12000 rated lumens, test no. 2189020809

Mount height	Initial fc at beam center	50% beam angle 57.9°		10% beam angle 96.6°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	102.2	6.1'	51.1	12.1'	10.2
10'	54.9	8.3'	27.5	16.5'	5.5
12'	34.2	10.5'	17.1	21.0'	3.4
14'	23.4	12.7'	11.7	25.4'	2.3
16'	17.0	14.9'	8.5	29.8'	1.7

LAH 250M 12FW T73, 250W M250/C/U lamp, 1.1 s/mh, 20500 rated lumens, test no. 2189032203

Mount height	Initial fc at beam center	50% beam angle 57.7°		10% beam angle 95.6°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	191.8	6.1'	95.9	12.1'	19.2
10'	103.2	8.3'	51.6	16.5'	10.3
12'	64.3	10.5'	32.1	20.9'	6.4
14'	43.9	12.7'	21.9	25.3'	4.4
16'	31.8	14.9'	15.9	29.7'	3.2

LAH 150S 12FW T73, 150W LU150/55/D/MOG lamp, 1.1 s/mh, 15000 rated lumens, test no. 2189020707

Mount height	Initial fc at beam center	50% beam angle 57.9°		10% beam angle 96.0°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	150.5	6.1'	75.3	12.0'	15.1
10'	80.9	8.3'	40.5	16.4'	8.1
12'	50.4	10.5'	25.2	20.7'	5.0
14'	34.4	12.7'	17.2	25.1'	3.4
16'	25.0	14.9'	12.5	29.5'	2.5

QRS/EC WATTAGE RESTRICTIONS

HID wattage	Maximum wattage	Lamp type
≤100W	100	
150W	150	Double contact
175W	150	bayonet base
250W	250	

Conversion Factor

Use multiplier to determine candlepower, lumens and footcandles of other lamps

100M = 175M X .57
 70S = 150S x .40
 100S = 150S x .59

Electrical Characteristics

Wattage/ Ballast	Maximum Line Current					Input watts
	120V	208V	240V	277V	347V	
Metal Halide (Power Factor 90%)						
100M HX-HPF	2.60	1.50	1.30	1.15	1.00	130
175M CWA	1.80	1.10	.90	.80	.65	210
250M CWA	3.05	1.65	1.55	1.25	1.05	294
High Pressure Sodium (Power Factor 90%)						
70S HX-HPF	1.45	.85	.75	.65	.52	94
100S HX-HPF	2.20	1.40	1.10	.95	.70	130
150S HX-HPF	3.00	1.65	1.45	1.25	1.00	188

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

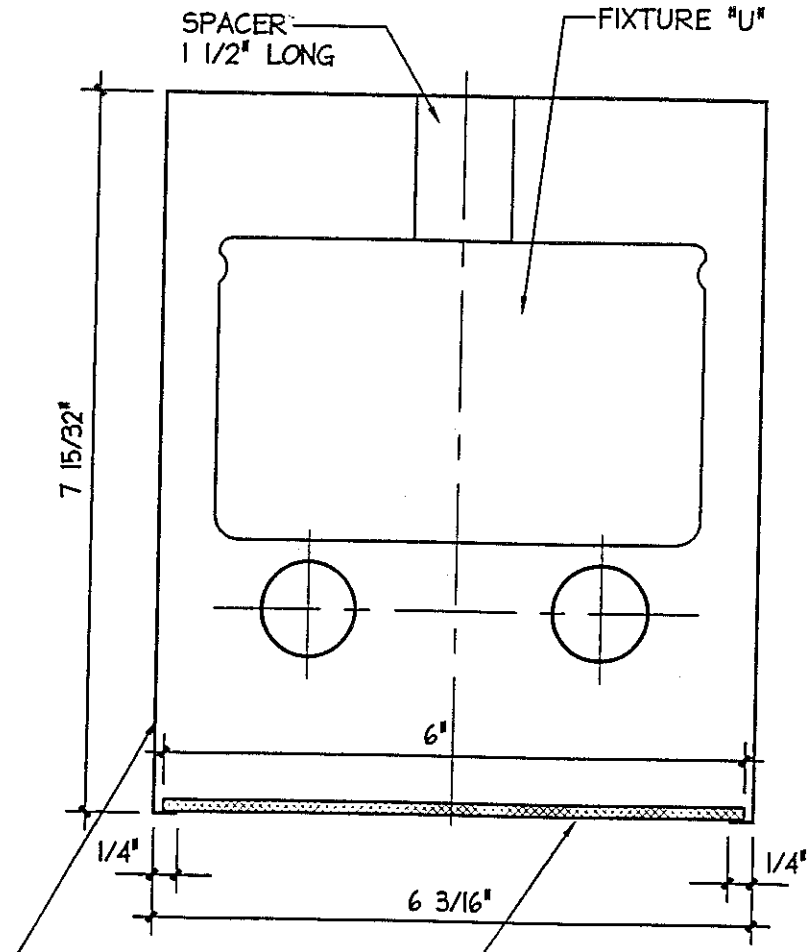
295-LAH12

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 295LAH12.PMS



1615 EAST ELMORE ST., CRAWFORDSVILLE, INDIANA 47933, TELEPHONE 317 362-1837, FAX 317 362-9083
 IN CANADA: 1100 50TH AVE., LACHINE, QUEBEC H8T 2V3, DIVISION OF N.S.I. HOLDINGS, INC.

609



310 ALUMINUM HOUSING
WITH WHITE BAKED
ENAMEL FINISH
ON INSIDE

LENS A12 .125 THICK
ALP - 12/120

** SEE DETAIL 6 ON A-12 **

CANOPY RECESSED LIGHT

1
E-2

SCALE: 6" = 1'-0"

FEATURES

- Premium gauge channel features gripper-back design for strength and rigidity.
- Available in tandem-wired lengths.
- Choice of width — 1-lamp and 2-lamp fixtures are 5" wide standard, 3-lamp and 4-lamp fixtures are 9" wide standard.
- Sturdy channel cover secured by quarter-turn latch for easy access to wireway.
- High-gloss, baked white enamel finish.
- Screw-on endplates.
- Accepts plug-in options for 1, 2 or 3 primary circuits.
- For unit or row installations, suspended mounting. Channel connectors furnished standard.
- Guaranteed for one year against mechanical defects in manufacture.

TYPE U UN 2 96HO 120 CW20

Heavy-Duty Strip

UN

High Output

2', 3', 4', 6' or 8' length
1, 2, 3 or 4 lamps

SPECIFICATIONS

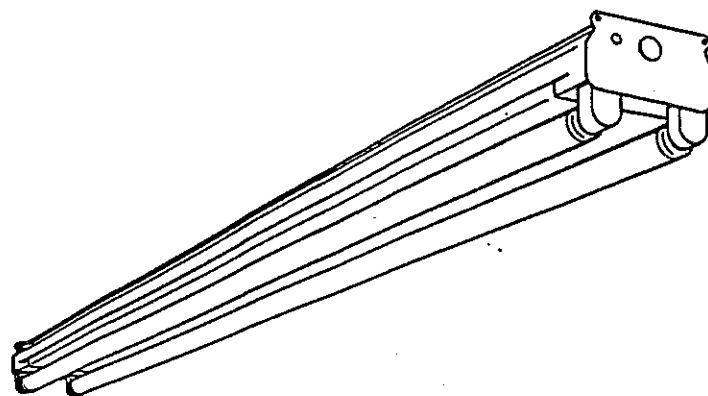
BALLAST — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA-certified ballast is standard. Magnetic ballasts are sound rated C (1 and 2 lamp). Standard combinations are CBM approved and conform to UL 935.

WIRING & ELECTRICAL — Fixture conforms to UL 1570 and is suitable for damp locations. AWM, TFN or THHN wire used throughout, rated for required temperatures.

MATERIALS — Housing formed from cold-rolled steel. No asbestos is used in this product.

FINISH — Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Painted parts finished with high-gloss, baked white enamel.

LISTING — UL listed and labeled. CSA certified (see options). NOM labeled (see options).



Specifications subject to change without notice.

PHOTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

2UN 248 HO

Report ITL 18230

S/MH 1.6

Coefficient of Utilization

Ceiling Wall	80%			70%			50%		
	70%	50%	30%	70%	50%	30%	50%	30%	10%
1	91	86	81	87	82	78	76	72	69
2	81	73	66	77	70	64	64	59	55
3	74	63	55	70	61	54	56	50	45
4	67	55	47	64	53	46	49	43	38
5	61	48	40	58	47	39	43	36	31
10	40	28	21	38	27	20	25	19	15

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	1194	13.9	15.7
0-40	2031	23.6	26.8
0-60	4005	46.6	52.8
0-90	6361	74.0	83.9
90-180	1224	14.2	16.1
0-180	7584	88.2	100.0

UN 196 HO

Report ITL 18158

S/MH 1.5

Coefficient of Utilization

Ceiling Wall	80%			70%			50%		
	70%	50%	30%	70%	50%	30%	50%	30%	10%
1	94	88	83	90	85	81	79	75	72
2	84	75	68	81	72	66	67	61	57
3	76	65	57	73	63	55	59	52	47
4	69	57	48	66	55	47	51	44	39
5	63	50	41	60	48	40	45	38	32
10	42	29	21	40	28	21	26	20	15

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	1380	15.1	16.4
0-40	2337	25.5	27.8
0-60	4487	49.0	53.4
0-90	7361	80.5	87.6
90-180	1044	11.4	12.4
0-180	8405	91.9	100.0

UN 296 HO

Report ITL 18035

S/MH 1.6

Coefficient of Utilization

Ceiling Wall	80%			70%			50%		
	70%	50%	30%	70%	50%	30%	50%	30%	10%
1	95	90	85	91	86	82	79	75	72
2	85	77	70	81	74	67	68	62	58
3	78	67	59	74	64	57	59	53	48
4	71	59	51	67	57	49	52	45	40
5	64	52	43	61	50	42	46	39	33
10	43	30	22	40	29	22	27	20	16

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixture
0-30	2736	14.9	16.1
0-40	4662	25.5	27.5
0-60	8996	49.2	53.0
0-90	13716	75.0	80.9
90-180	3246	17.7	19.1
0-180	16962	92.7	100.0

UN High Output

61

MOUNTING DATA

For unit or row installation, suspended mounting only. Use hanger appropriate for fixture width.

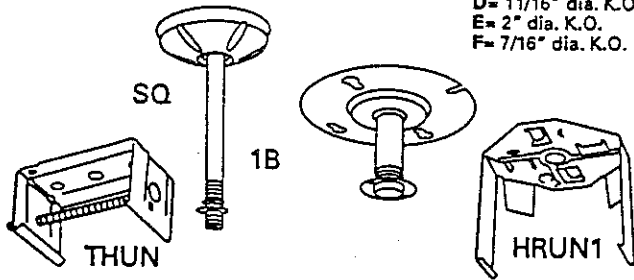
Unit installation — Minimum of two hangers required.

Row installation — One hanger per channel plus one per row required.

Hooker® (HRUN1) and HC Hangers — Minimum two per channel (unit and row) 5" channels only.

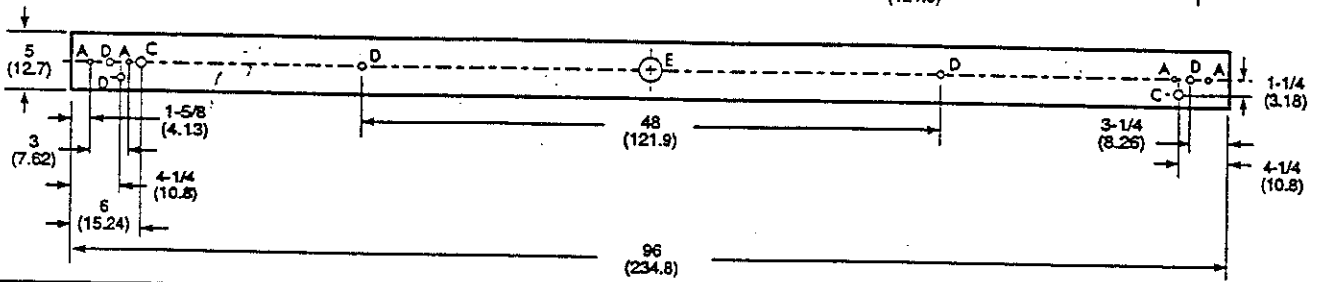
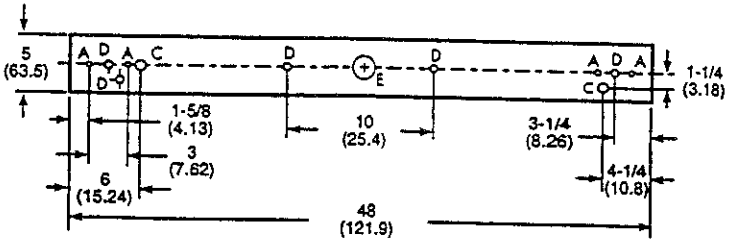
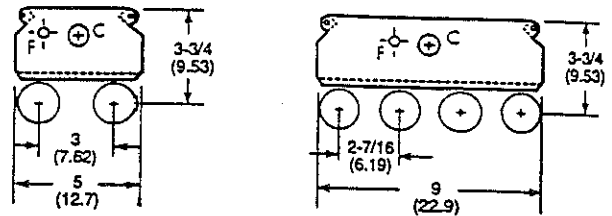
See ACCESSORIES below for hanging devices.

- A= 1/4" x 1/2" hole
- C= 7/8" dia. K.O.
- D= 11/16" dia. K.O.
- E= 2" dia. K.O.
- F= 7/16" dia. K.O.



DIMENSIONS

Inches (centimeters). Subject to change without notice.



ORDERING INFORMATION

Example: UN 2 96HO 120 CW20 GLR

Series	Number of lamps	Lamp type	Voltage	Options
UN Standard width	1, 2, 3, 4	36HO 35W 800 mA (36") 48HO 60W 800 mA (48") 72HO 85W 800 mA (72") 96HOTB 86W 380mA T8HO (96") 96HO 110W 800 mA (96")	120, 277, 347 Others available	ES energy-saving ballasts (296HU ballasts only. Requires CW20). CW20 Cold-weather ballasts, -20°F starting. GEB Electronic ballasts, ≤20% THD. GEB10 Electronic ballasts, ≤10% THD. EL11 Emergency battery pack (nominal 1100 lumens). See Life Safety Section. GLR Internal fast-blow fuse (add X for external). GMF Internal slow-blow fuse (add X for external). CS1 6" cordset, NEMA 5-15P SJT, U-ground plug, 120V. CS3 6" cordset, NEMA L5-15P SJT, twist-lock plug, 120V. PLF Plug-in wiring. Specify 1, 2 or 3 branch circuits and hot wires (A=Black, B=Red, C=Blue, AB or AC). TILW Tandem in-line wiring. CSA CSA-labeled for US shipment to Canada. NOM NOM-labeled for shipment to Mexico. SW Palletized and stretch-wrapped. HC36 Chain-hanger set packed in channel (36" length for 5" bodies only).
ZUN 1 or 2 lamps in 9"-wide body	Not included			

For tandem double-length unit, add prefix T. Example: TUN

Accessories

Order as separate catalog numbers.

SQ_ Swivel-stem hanger (specify length in 2" increments).

1B Ceiling spacer 1-1/2" to 2-1/2" from ceiling.

5" HOUSINGS ONLY

HC36 Chain hangers (1 pair, 36" long).

THUN Tong hanger for 5" channel.

HRUN1 Hooker® T-bar hanger for 5" channel (1-1/2" from ceiling).

EJR 48WH Symmetric reflector, 4' white (12" aperture).

UNASR 48WH Asymmetric reflector, 4' white (8-1/2" aperture).

WGCUN Wireguard, 4' white.¹

WGEJ Wireguard for EJR reflector, 4' white.¹

WGUNASR Wireguard for UNASR reflector, 4' white.¹

UNCEP Optional deep endplates.

9" HOUSINGS ONLY

THZUN Tong hanger for 9" channel.

ZUNASR 48WH Asymmetric reflector, 4' white.¹

WGZUN Wireguard, 4' white.¹

NOTE:

¹ Order 2 for 8' fixtures.

OPTION AGREEMENT

This AGREEMENT is made and entered into this 17th day of November, 1997, by and between Raymond A. Carye and Barbara F. Carye as Trustees of Northport Realty Trust and Edward F. Carye with a mailing address of 15 Monsignor O'Brien Highway, Cambridge, Massachusetts 02141, as Optionor (hereinafter collectively referred to as "Seller"), and Qendron Retail, Inc., a Maine corporation with a mailing address at Falmouth Shopping Center, 281 U.S. Route 1, Falmouth, Maine 04105, as Optionee (hereinafter referred to as "Buyer")

WITNESSETH AS FOLLOWS:

IN CONSIDERATION OF Five Thousand Dollars (\$5,000.00), the receipt of which is hereby acknowledged by Seller, and of the mutual covenants and promises hereinafter set forth, Seller and Buyer agree as follows:

1. Grant of Option. Seller hereby grants to Buyer the exclusive and irrevocable option to purchase, on the terms and conditions contained in this Agreement (hereinafter the "Option Agreement"), the real estate containing approximately 42,206 square feet, more or less, of land and improvements situated at 365-375 Allen Avenue, as shown on the enclosed Exhibit A, located in Portland, Maine being Tax Map No. 401, Block A, Lots 9, 11, and 27 (the "Premises").

2. Term of Option, Expiration of Option, and Extension of Option. This option (the "Option") shall commence on the date hereof and shall expire on May 17, 1998 at noon, Eastern Daylight time (such period of time is referred to hereinafter as the "Option Period"). Buyer may extend the Option Period for an additional period of up to six (6) months upon an additional payment of Ten Thousand Dollars (\$10,000) to be paid at the time the Option is extended, and may further extend the Option Period for another period of up to six (6) months upon an additional payment of Ten Thousand Dollars (\$10,000) to be paid at the time the Option is further extended. The initial payment of Five Thousand Dollars (\$5,000.00), plus any additional payments of Ten Thousand Dollars (\$10,000.00) each, shall be collectively referred to as the "Option Consideration". **NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THE LAST DATE FOR PERFORMANCE BY THE BUYER AND CLOSING UNDER THIS OPTION AGREEMENT, IF THIS OPTION IS EXERCISED, IS THE EARLIER OF (i) ONE MONTH AFTER BUYER OBTAINS SITE PLAN APPROVAL FROM THE CITY OF PORTLAND FOR THE CONSTRUCTION OF A RETAIL COMMERCIAL BUILDING AND ALL APPEAL PERIODS HAVE EXPIRED, OR (ii) MAY 17, 1997.**

3. Notice of Exercise. This Option may be exercised only by Buyer giving written notice of election to exercise to Seller by Certified Mail, Federal Express or equivalent express mail prepaid, addressed to Seller at the address set forth above, or at such other address as Seller shall notify Buyer in writing. Such notice shall be deemed to have been duly given if actually received by Seller prior to the expiration of this Option Agreement.

4. Failure to Exercise. In the event that Buyer fails to exercise this Option, the Option Consideration shall be retained by Seller and neither Seller or Buyer shall have any further rights or claims against the other.

5. Exercise. In the event that Buyer exercises this Option as provided herein, the following provisions shall be applicable:

a. Purchase Price. Subject to any adjustments and reductions hereinafter described, the purchase price for the Premises shall be (the "Purchase Price"), payable in cash or certified check at the closing. The Option Consideration shall be credited against the purchase price at closing.

b. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good marketable title, free of all liens and mortgages (closing proceeds can be used to pay off existing mortgages), subject to covenants, easements, agreements, restrictions and like matters of record at the Cumberland County Registry of Deeds provided that such encumbrances do not materially interfere with or preclude construction of a retail building of 11,200 square feet. In the event that Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time after receipt of notice of any such defects from Buyer, to remedy any title defects. If Buyer does not have any objections to title by noon Eastern Daylight time on December 1, 1997, Buyer shall be deemed to have accepted the condition of title. Buyer may elect to close without any adjustment in the purchase price notwithstanding such defects as may exist. Seller warrants that it will not place or permit any further encumbrances on the Premises between the date of this Agreement and the date of closing.

c. No Representations. The Seller has made no representations, covenants, or warranties as to the physical condition or soils conditions of the Premises, the condition of title, the availability of utilities to the Premises, or any other matters concerning the Premises. Buyer acknowledges that it is buying the premises as is, and is not relying upon any representations, covenants or warranties of Seller. Seller agrees to provide Buyer full access to the Premises during the Option Period for the purpose of making any investigation that it deems necessary to determine whether it wishes to exercise the Option. **DURING THE INITIAL SIX-MONTH OPTION PERIOD, THE BUYER WILL SATISFY ITSELF THAT ALL MATTERS, INCLUDING WITHOUT LIMITATION, ENVIRONMENTAL CONDITIONS AND MATTERS, ZONING MATTERS, LAND USE MATTERS, AND ANY AND ALL CONDITIONS OF THE PROPERTY ARE SATISFACTORY TO BUYER.** Buyer, at Buyer's expense, shall return the Premises to its condition on the date of execution of this Option following any such investigation. Prior to Buyer entering the property for the purpose of such investigation, Buyer shall provide Seller with liability and property damage insurance naming Seller as an additional insured and agree to indemnify and hold harmless Seller from the claims of

76

any person for any and all damage or injury to property or persons occurring as a result of Buyer's investigation.

d. Closing. The closing shall take place thirty (30) days after the date this Option is exercised, at 10:30 o'clock a.m., Eastern Standard time at the offices of Curtis Thaxter Stevens Broder & Micolleau LLC, One Canal Plaza, 10th Floor, Portland, Maine or at such other time and place as Seller and Buyer shall mutually agree upon in writing, but in no event later than the last date for performance and closing identified in Paragraph 2 hereof.

Buyer recognizes that Seller may wish to enter into a like-kind exchange transaction in connection with the sale of this property. If Seller so elects, Buyer shall cooperate with Seller in such like-kind exchange which shall include the acquisition and transfer of any property selected by Seller for such like-kind exchange. Seller shall indemnify Purchaser against any liabilities arising out of said transaction.

At the closing, Seller shall execute and deliver to Buyer against payment of the balance of the purchase price, a Warranty Deed to the Premises containing full covenants and in the usual form in accordance to Maine practice (the "Deed").

e. Adjustments, Provisions and Closing Costs

(i) The following items shall be prorated as of transfer of title: utilities, fuel, rent, and real estate taxes. Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill.

(ii) The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. 4641-A.

(iii) The recording fee for the deed of conveyance and any expenses related to any mortgage which Buyer may grant to a lender in connection with the purchase of the Premises shall be paid for by the Buyer.

e. Possession. Seller shall deliver possession of the Premises to Buyer at the closing.

f. Default Remedies. In the event that Buyer fails to close hereunder for a reason other than the default of the Seller, Seller shall retain the Option Consideration.

h. Brokerage. Seller has not dealt or had contact with any broker in connection with this transaction except John R. Gendron of Gendron Commercial Brokers, Inc. whose commission, in the amount of ten percent (10%) of the Purchase Price, Seller will pay out of the closing proceeds if this Option is exercised and the

7d

transaction contemplated by this Option Agreement is closed. Buyer represents that Buyer has not dealt with any other broker, including but not limited to itself, in connection with this transaction, and will indemnify and hold harmless Seller from the claims of any other broker with respect to the Premises. Seller is aware that Buyer, Gendron Retail, Inc., is a licensed Maine Real Estate Broker. John R. Gendron, agent for Gendron Commercial Brokers, Inc., is representing the Buyer in this transaction.

6. Miscellaneous

- a. Time. Time is of the essence.
- b. Notices. All notices, demands and other communications hereunder shall be in writing.
- c. Assignment. Buyer's rights under this Agreement may be assigned to another party without the prior written consent of the Seller. Buyer may, following exercise of the Option, designate a nominee to take title to the Premises at the closing.
- d. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Buyer and there are no agreements or understandings between the parties except as set forth herein.
- e. Binding Effect. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer.
- f. Construction. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.
- g. Leases. The property shall be free of all leases at the time of the transfer.
- h. Disclosure of Agency Relationships. See Exhibit B.
- i. No Signs. Both parties agree that Buyer shall not have the right to place temporary signage on the property during the Option Period.

7. Confidentiality. It is understood and agreed between the parties that confidentiality is a material consideration in this Agreement. Accordingly, Seller and Buyer agree not to disclose the terms of this Agreement nor the proposed "end user" to any tenant who currently occupies the real estate which is the subject of this Agreement, or to any tenant which

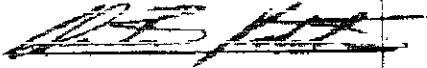
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occupies space on any adjoining real estate, or any other party until such time as Buyer shall have applied to the local municipality for Site Plan Approval or other required approvals. Nothing hereunder shall prevent Buyer from disclosing the terms of this Agreement to any architect, engineer, other professionals, or local officials in connection with planning and preparing plans for purposes of obtaining local or State approvals.

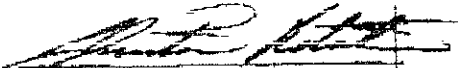
IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

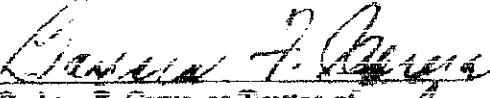
WITNESS:

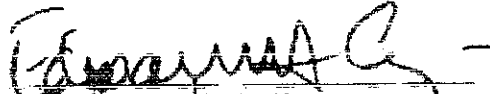
SELLER:



By: 
Raymond A. Carye, as Trustee of
Northpost Realty Trust

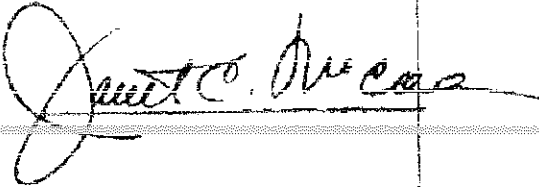


By: 
Barbara F. Carye, as Trustee of
Northpost Realty Trust


Edward F. Carye, Individually

BUYER:

Gendron Retail, Inc., a Maine corporation



By: 

Seen and agreed: GENDRON COMMERCIAL BROKERS, INC. (Broker)

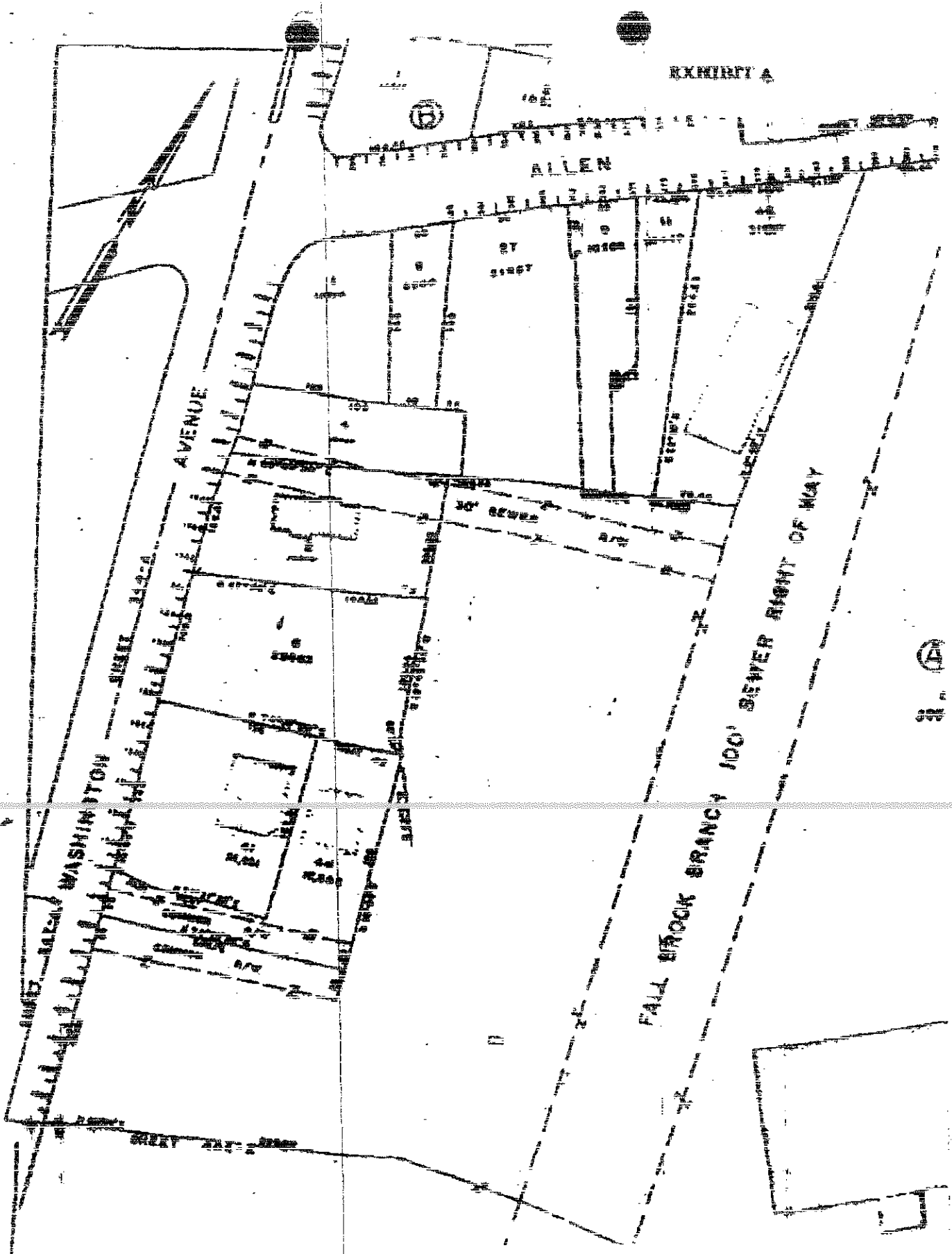
By: 
John R. Gendron

Exhibit A -- Description of the Premises
Exhibit B -- Disclosure of Agency Relationships

GENDRON COMMERCIAL BROKERS, INC.

77

EXHIBIT A



11. (A)

OPTION AGREEMENT

AGREEMENT made and entered into this 9th day of December, 1997, by and between Michael S. Orr and Karen D. Orr with a mailing address of 31 Jameco Mill Road, Scarborough, Maine 04074, as Option or (hereinafter referred to as "Seller"), and Gendron Retail, Inc. and/or Assigns, a Maine corporation with a mailing address 30 Exchange Street, Portland, Maine 04101 as Optionee (hereinafter referred to as "Buyer").

WITNESSETH AS FOLLOWS:

In consideration of Five Thousand Dollars (\$5,000), (within ten days of the acceptance of this Option by all parties), the receipt of which is hereby acknowledged by Seller, and of the mutual covenants and promises hereinafter set forth, Seller and Buyer agree as follows:

1. GRANT OF OPTION

Seller hereby grants to Buyer the exclusive and irrevocable option to purchase, on the terms and conditions contained in this Agreement (hereinafter the "Option Agreement"), the real estate containing approximately 11,199 square feet, more or less, of land and improvements situated at 1373 Washington Avenue, near the junction of Washington Avenue and Allen Avenue, as shown on the enclosed Exhibit A, located in Portland, Maine being Tax Map No. 401, block A, Lot 4 (the "Premises"). Seller reserves the right to remove and keep any fixtures and/or materials from said building during the 90 day exercise period. Also enclosed are Exhibits B & C.

2. TERM OF OPTION, EXPIRATION OF OPTION, AND EXTENSION OF OPTION

This option (the "Option") shall commence on the date hereof and shall expire on June 9, 1999, at noon, Eastern Daylight time, or earlier as provided below (such period of time is referred to hereinafter as the "Option Period").

3. NOTICE OF EXERCISE

~~This Option may be exercised only by Buyer giving written notice of election to exercise to Seller by Certified Mail, Federal Express or equivalent express mail prepaid, addressed to Seller at the address set forth above, or at such other address as Seller shall notify Buyer in writing, with a copy to John L. Carpenter, Bernstein, Shur, Sawyer and Nelson, 100 Middle Street, Portland, Maine 04101, and payment to Seller of a _____ earnest money deposit in cash or certified check ("Deposit") which shall be credited toward the purchase price as hereinafter described. Such notice shall be deemed to have been duly given if actually received by Seller prior to the expiration of this Option Agreement.~~

4. FAILURE TO EXERCISE

In the event that Buyer fails to exercise this Option, the Option Consideration shall be retained by Seller and neither Seller or Buyer shall have any further rights or claims against the other.

5. EXERCISE

In the event that Buyer exercises this Option as provided herein, the following provisions shall be applicable.

- a. **Purchase Price:** Subject to any adjustments and prorations hereinafter described, the purchase price for the Premises shall be payable in cash or certified check at the closing. The Option Consideration shall not be credited against the purchase price at closing.

7h

- b. **Title:** Seller shall convey the Premises to Buyer at the closing in fee simple with good marketable title, free of all liens and mortgages, subject to covenants, easements, agreements, restrictions and like matters of record at the Cumberland County Registry of Deeds. The property shall be transferred subject to a certain lease to Michael Dadiago, or any successor thereto, a copy of which has been provided to Buyer. In the event Mr. Dadiago does not continue this lease, Buyer agrees to pay Seller \$1000.00 per month in lieu of Seller re-leasing this leased space. This \$1000.00 is to be paid on the 1st of each month for the duration of the Option period and during the 90 day period prior to closing. Further, Buyer acknowledges the condition of the Premises as shown on the attached Exhibit A and accepts the Premises in the state and condition described therein. In the event that Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time after receipt of notice of any such defects from Buyer, to remedy any title defects. If Buyer does not raise any objections to title by noon, twenty (20) days after giving Seller written notice of exercise, Buyer shall be deemed to have accepted the condition of the title. Buyer may elect to close without any adjustment in the purchase price notwithstanding such defects as may exist. In particular, and without limitation, Buyer acknowledges that the building located on the Premises encroaches on the abutting property occupied by Amato's. Buyer agrees to accept conveyance of the Premises with such encroachment and waives any objection thereto.
- c. **No Representations:** The Seller has made no representations, covenants, or warranties as to the physical condition or soils condition of the Premises, the condition of title, the availability of utilities to the Premises, or any other matters concerning the Premises. Buyer acknowledges that it is not relying upon any representations, covenants or warranties of Seller. Seller agrees to provide Buyer full access to the Premises during the Option Period for the purpose of making any investigation that it deems necessary to determine whether it wishes to exercise the Option. DURING THE OPTION PERIOD, THE BUYER WILL SATISFY ITSELF THAT ALL MATTERS, INCLUDING WITHOUT LIMITATION, ENVIRONMENTAL CONDITIONS AND MATTERS, ZONING MATTERS, LAND USE MATTERS, AND ANY AND ALL CONDITIONS OF THE PROPERTY ARE SATISFACTORY TO BUYER. Buyer, at Buyer's expense, shall return the Premises to its condition on the date of execution of this Option following any such investigation. If Buyer enters the property for the purpose of such investigation, Buyer shall provide Seller with liability and property damage insurance naming Seller as an additional insured and agrees to indemnify and hold harmless Seller from the claims of any person for any and all damage or injury to property or persons occurring as a result of Buyer's investigation.
- d. **Closing:** The closing shall take place ninety (90) days after the date this Option is exercised, at 10:30 o'clock a.m., Eastern Standard time at the offices of Gendron Retail, Inc., 30 Exchange Street, Portland, Maine 04101 or at such other time and place as Seller and Buyer shall mutually agree upon in writing.

Buyer recognizes that Seller may wish to enter into a like-kind exchange transaction in connection with the sale of this property. If Seller so elects, Buyer shall co-operate with Seller in such like-kind exchange which shall include the acquisition and transfer of any property selected by Seller for such like-kind exchange or the modification and amendment of this Agreement into an Exchange Agreement which complies with applicable Internal Revenue Code regulations. Seller shall indemnify Purchaser against any liabilities arising out of said transaction.

At the closing, Seller shall execute and deliver to Buyer against payment of the balance of the purchase price, a Warranty Deed to the premises containing full covenants and in the usual form in accordance to Maine practice (the "Deed").

- e. **Adjustments, Prorations and Closing Costs:**
 - i. The following items shall be prorated as of transfer of title: utilities, fuel, rent, and real estate taxes. Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill.
 - ii. The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. 4641-A.
 - iii. The recording fee for the deed of conveyance and any expenses related to any mortgage which Buyer may grant to a lender in connection with the purchase of the Premises shall be paid for by the Buyer.
- f. **Possession:** Seller shall deliver possession of the Premises to Buyer 90 days after closing.
- g. **Default, Remedies:** In the event that buyer fails to close hereunder for a reason other than the default of the Seller, Seller shall retain the Option Consideration and the deposit as liquidated damages.
- h. **Brokerage:** Seller has not dealt or had contact with any broker in connection with this transaction except Ingalls Commercial Brokerage, Inc., which will be compensated by Seller outside of closing, and John R. Gendron of Gendron Commercial Brokers whose fee, in the amount of ten percent (10%) of the Purchase Price. Seller will pay if this Option is exercised and the premises is purchased by Buyer. Buyer represents that Buyer has not dealt with any other Broker (except Ingalls Commercial Brokerage, Inc.) in connection with this transaction and will indemnify and hold harmless Gendron Commercial Brokers, Inc. from the claims of any other Broker with respect to the Premises. Seller is aware that Buyer, Gendron Retail, Inc., is a Maine licensed Real Estate Broker.

6. **MISCELLANEOUS**

- a. **Time:** Time is of the essence hereof.
- b. **Notices:** All notices, demands and other communications hereunder shall be in writing.
- c. **Assignment:** Buyer's rights under this Agreement may be assigned to another party without the prior written consent of the Seller. Buyer may, following exercise of the Option, designate a nominee to take title to the Premises at the closing.
- d. **Entire Agreement:** This Agreement constitutes the entire agreement between Seller and Buyer and there are no agreements or understandings between the parties except as set forth herein.

- e. **Binding Effect:** This Agreement will insure to the benefit of and bind the respective successors and assigns of Seller and Buyer.
- f. **Construction:** As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. This Agreement constitutes the entire the entire Agreement between Seller and Buyer and there are no agreements, understandings, warranties or representations between Buyer and Seller.
- g. **No Signs:** Buyer shall not have the right to post any sign at the Premises regarding the brokerage of the Premises or the future use thereof during Seller's ownership.
- h. **Memorandum of Option:** The parties agree that this Option Agreement will not be recorded at the Cumberland County Registry of Deeds; instead, the parties agree to record a Memorandum of Option reasonably acceptable to Seller and Buyer.

75

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

WITNESS:

[Signature] 12/1/97
[Signature] 12/1/97

SELLER:

By: Michael S. Orr
Michael S. Orr

By: Karen D. Orr
Karen D. Orr

[Signature]

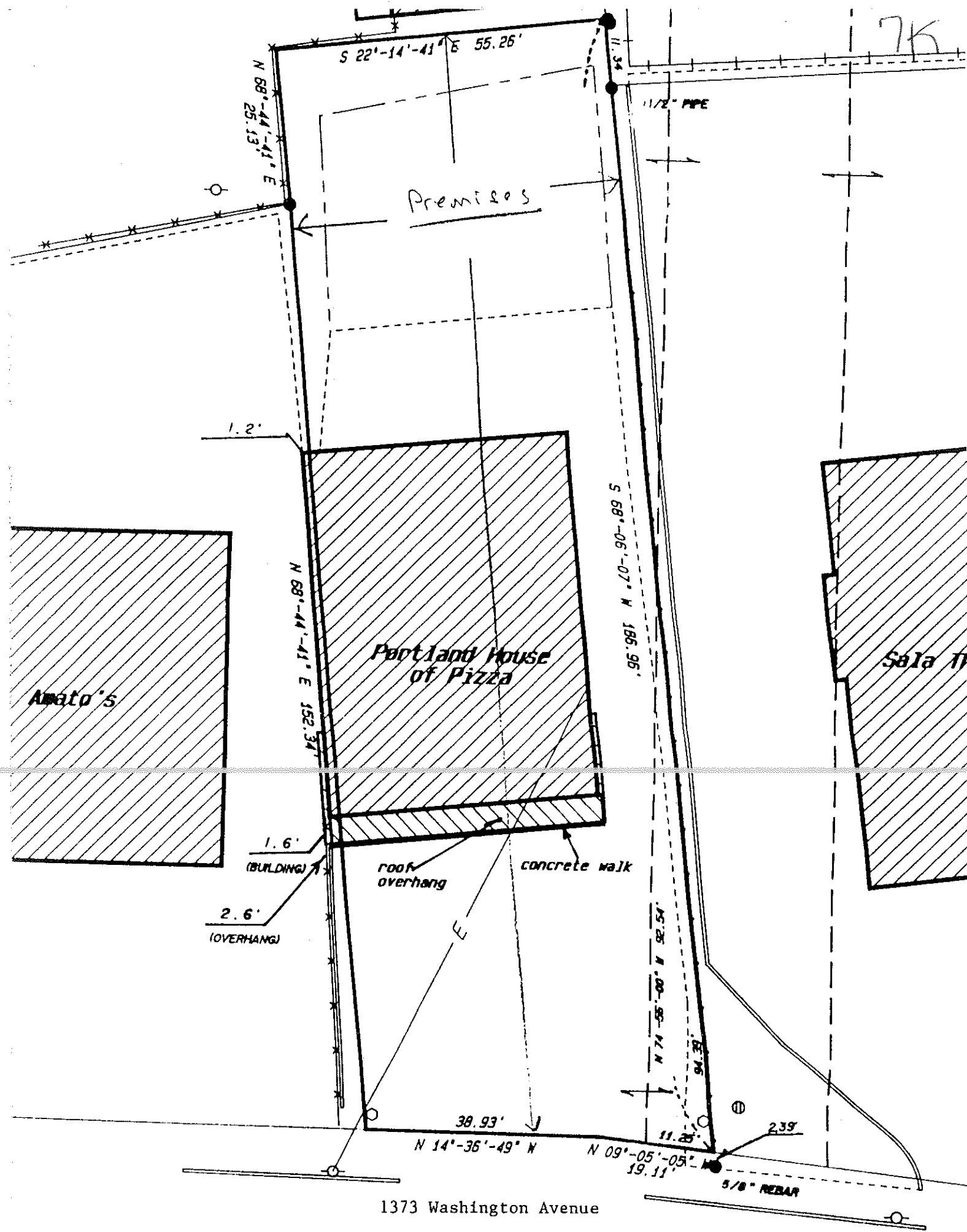
Buyer:
Gendron Retail Inc., and/or Assigns

By: John R. Gendron
John R. Gendron, President

Seen and Agreed: GENDRON COMMERCIAL BROKERS, INC. (Broker)

By: John R. Gendron
John R. Gendron

7K



1373 Washington Avenue

Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

1-800-462-3666
Tel: 207-761-8500

Attachment 8

January 15, 1998



RE: Blue Hill Management Corp.
Rite Aid
Washington and Allan Avenue
Portland, Maine

To whom it may concern:

I have worked with J. Robert Connor and Blue Hill Management Corp. on several projects that were similar to the proposed project referenced above. These projects were completed on time and the construction loans advanced to Mr. Connor and Blue Hill Management Corp. were repaid in a timely manner.

Although the Bank has not committed to finance this project. We would be pleased to consider Blue Hill Management Corp.'s request to finance the project, at the appropriate time.

If you need any further information, please contact me at 828-7080.

Sincerely,

A handwritten signature in cursive script, appearing to read "David A. Bronson".

David A. Bronson
Vice President

Traffic Impact Study

PROPOSED ALLENS CORNER RITE AID PHARMACY

Portland, Maine

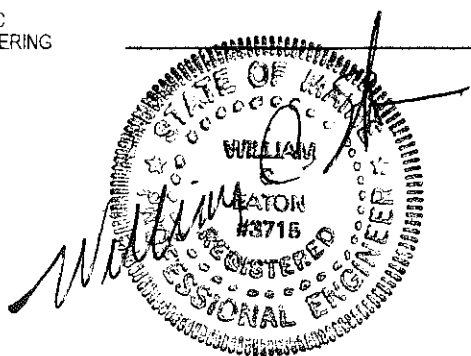
Prepared for

Blue Hill Management Corporation



Brunswick, Maine

April 1, 1998



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PROPOSED RITE AID PHARMACY
Allens Corner, Portland, Maine
Final Traffic Impact Study
April 1, 1998

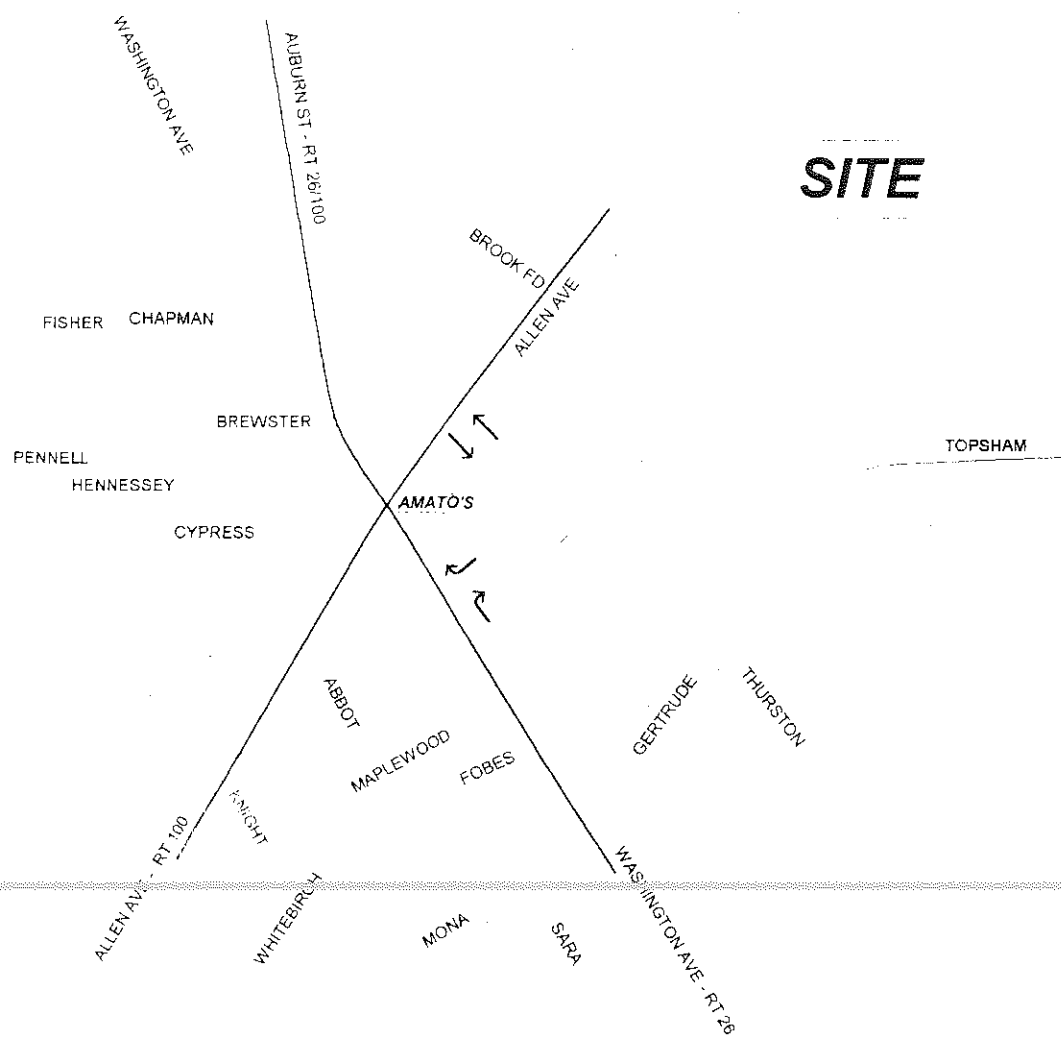
Introduction

Blue Hill Management Company proposes to develop a Rite Aid pharmacy on the southeast corner of Washington Avenue @ Allen Avenue in Portland, Maine. The proposed Rite Aid facility will have interior floor area of 10,752 square feet, and will provide two drive-thru windows for prescription pick-up and drop-off service (one facility for each). Access to the site will be provided via a single two-way driveway located on Allen Avenue approximately 200 feet back from Washington Avenue, and a two-way driveway on Washington Avenue, restricted to right turn entry and exit movements, located 175 feet back from Allen Avenue. Figure 1 presents the site location and proposed access. Currently the site is occupied by a vacant commercial building fronting on Allen Avenue, and a building housing the Portland House of Pizza and a locksmith (currently operational) fronting Washington Avenue. While the proposed site has frontage on both Allen and Washington Avenues, it does not comprise the entire corner - an existing Amato's restaurant occupies the corner.

Development in the immediate vicinity of the proposed development is generally commercial in nature. The intersection of Washington Avenue with Allen Avenue is controlled by a fully actuated traffic signal. The purpose of this traffic impact study is to assess the impact of net new traffic generated by the proposed Rite Aid on roadways in the immediate vicinity of the site.

Pre-Development 1998 PM Peak Hour Traffic

Traffic impact analysis is typically performed for traffic conditions that occur during the weekday PM peak hour, as this is usually the heaviest traffic flow that occurs on a weekday. As part of the process of estimating 1998 (when the proposed development would open, if approved) weekday PM peak hour traffic volumes, a traffic count was conducted on Wednesday, January 22, 1997 for the period 3:00 - 6:00 PM at the intersection of Washington Avenue @ Allen Avenue. In addition, traffic entering and exiting the Portland House of Pizza/Locksmith was also counted. The PM peak hour occurred from 4:30 - 5:30 PM. Typically traffic count data is adjusted to reflect peak



NOT TO SCALE

Figure 1
SITE LOCATION AND ACCESS

ete
EATON
TRAFFIC
ENGINEERING

2 Miranda St - Brunswick, Maine
(207) 725-9805 Fax (207) 725-9772

ALLEN CORNER RITE AID - PORTLAND, MAINE

9c

summer traffic volumes and background growth rates (from 1997 to 1988). Using MDOT adjustment factors and a 2 percent annual growth rate, the January 1997 traffic volumes would need to be increased by nearly 30 percent to estimate peak summer PM peak hour traffic. While Allens Corner is a heavily travelled intersection, it is not felt that summer volumes are 30 percent higher than winter volumes because much of the regular peak hour traffic at this intersection is daily commuter traffic, which would not vary significantly by season. Accordingly, it was estimated that summer peak 1998 PM peak hour volumes would be approximately 20 percent higher than the January 1997 volumes counted. Figure 2 on the following page presents the estimated peak season PM peak hour traffic volumes. In addition, peak hour traffic entering and exiting the Portland House of Pizza/Locksmith is also shown (22 vehicle trips, 10 entering, 12 exiting).

Site Generated PM Peak Hour Traffic

The reference used to estimate new traffic generated by proposed developments (Trip Generation - Sixth Edition¹) has recently been updated and includes Pharmacies with Drive-Thru. The trip rate for the PM peak hour was found to be 10.40 trips per 1000 square feet of floor area. Prior to this recent publication, weekday PM peak hour trip generation rates for Rite Aid Pharmacies were based upon trip generation surveys conducted during the PM peak period (generally 3:00 - 6:00 PM) at 5 Rite Aid stores in Maine and New Hampshire. The Rite Aid Trip Generation Study² contained in the Appendix of this report summarizes the results of the traffic generation surveys. The average trip rate obtained from the surveys was 10.68 trips per 1000 square feet of floor area. For the proposed 10,752 square foot Rite Aid, average PM peak hour traffic generation is projected to be 116 vehicle trips - 58 entering and 58 exiting the facility. Much of the customer base (estimated at 50 percent for this study) for the proposed Rite Aid is expected to be drawn from the existing flow of traffic passing by the site during the PM peak hour. This is traffic that is not "new" to the area, and is referred to as "pass-by" traffic.

Existing traffic entering and exiting the site totalled 22 vehicle trips (10 entered exited), thus the net increase in site traffic is projected to be 94 vehicle trips. Figure 3 depicts the projected assignment of net (i.e. pass-by trip impacts have been incorporated) site generated weekday PM peak hour traffic on roadways in the vicinity of the proposed site.

¹ Institute of Transportation Engineers, 1997

² Eaton Traffic Engineering, 1995-96

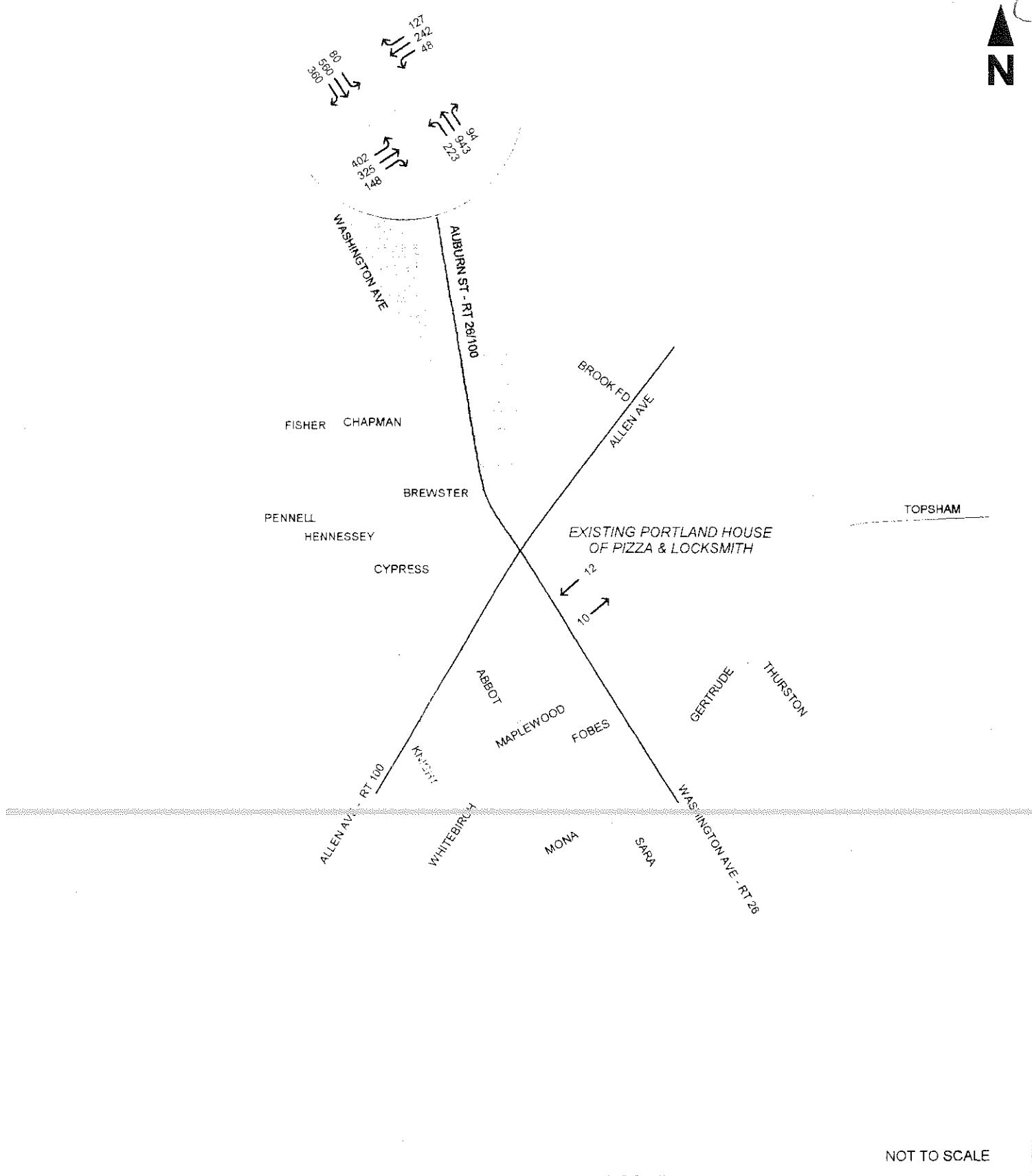
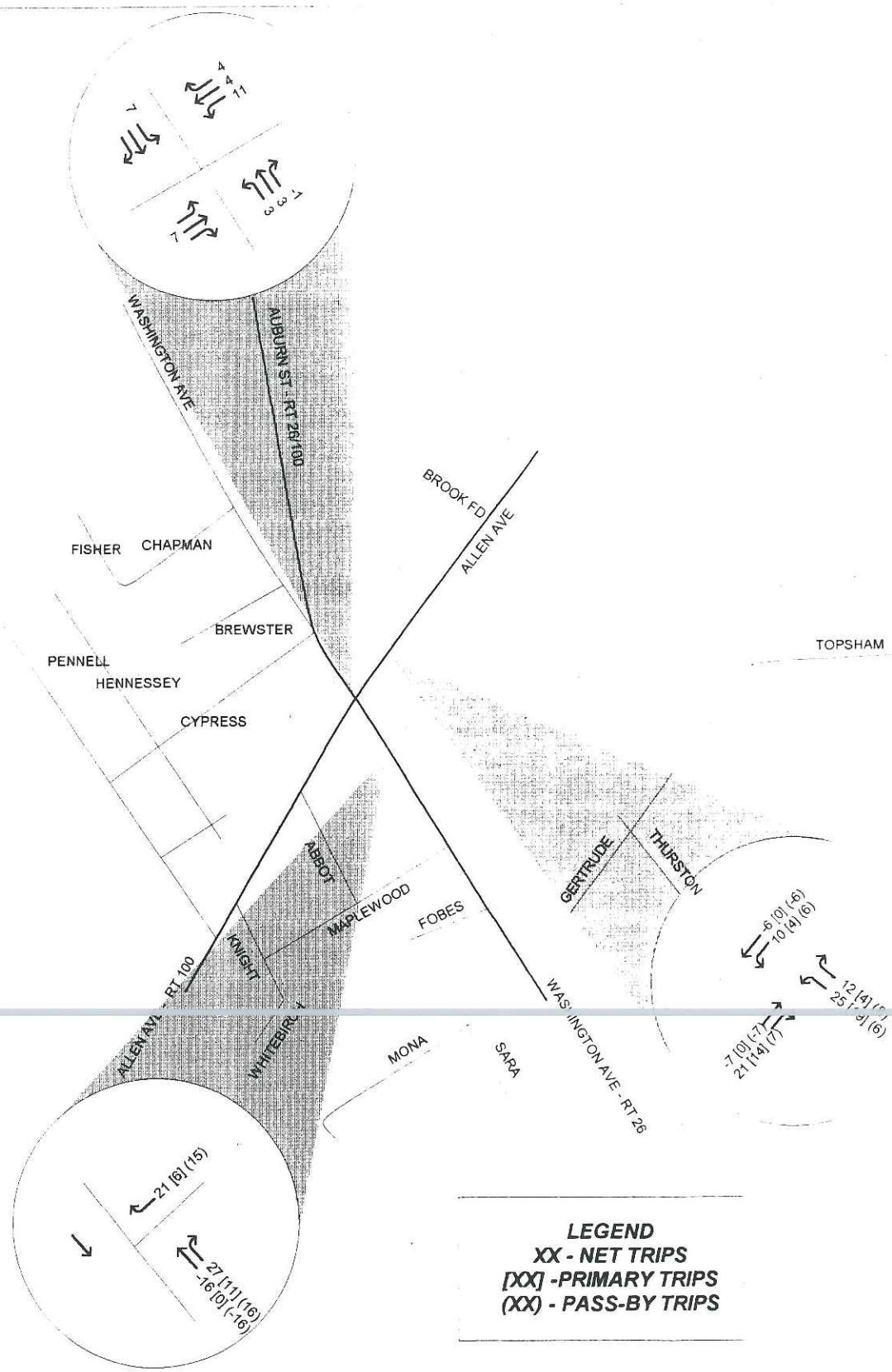


Figure 2
ESTIMATED 1998 WEEKDAY PM PEAK HOUR - PRE-DEVELOPMENT

ALLEN CORNER RITE AID - PORTLAND, MAINE

ete
EATON
TRAFFIC
ENGINEERING

2 Miranda St - Brunswick, Maine
(207) 725-8805 Fax (207) 725-9773



NOT TO SCALE

Figure 3
ESTIMATED WEEKDAY PM PEAK HOUR SITE GENERATED TRAFFIC

ALLEN CORNER RITE AID - PORTLAND, MAINE

9f

Post-Development PM Peak Hour Traffic

Post-development conditions are estimated by adding net site generated traffic volumes to the "base" or pre-development volumes (less the traffic associated with existing site traffic). Figure 4 presents projected 1998 post-development weekday PM peak hour traffic. Comparison of the 1998 pre- and post-development traffic volumes reveals that overall traffic volumes in the area are not expected to increase significantly.

Operational Assessment of Pre- and Post-Development PM Peak Hour Traffic Volumes

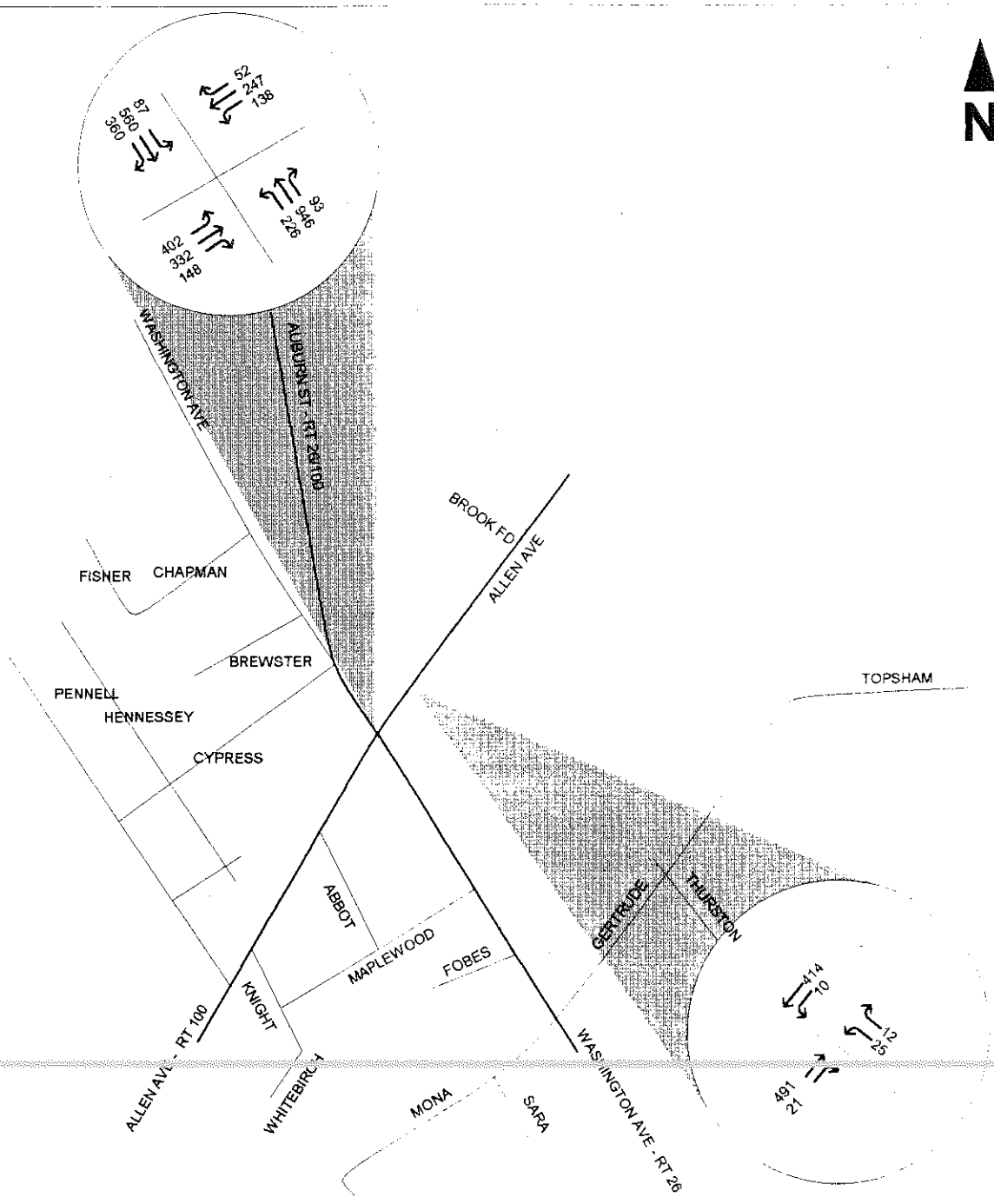
Capacity analysis for pre- and post-development weekday PM peak hour traffic estimates/projections for the Washington Avenue @Allen Avenue intersection was conducted per the procedures contained in the Highway Capacity Manual³. Capacity analysis provides a quantitative assessment of the quality of traffic flow at an intersection, and "rates" this quality in terms of its Level of Service (LOS). LOS ratings range from A to F, and much like a school rank card, A indicates very good conditions, and F indicates extremely congested conditions. For signalized intersections, LOS is related to average stopped delay incurred by vehicles using the intersection. The table below presents the relationship between delay and LOS.

Signalized Intersection Level of Service Measures

Level of Service	Average Stopped Delay Per Vehicle
A	< 5.0 Seconds
B	5.1 - 15.0 Seconds
C	15.1 - 25.0 Seconds
D	25.1 - 40.0 Seconds
E	40.1 - 60.0 Seconds
F	> 60.0 Seconds

The results of analysis for the signalized intersection of Allen Avenue @ Washington Avenue are summarized below (*Note: The software used for analysis has a technical problem in handling the*

³ Special Report 209, Highway Capacity Manual, Transportation Research Board, 1994



NOT TO SCALE

Figure 4

PROJECTED 1998 WEEKDAY PM PEAK HOUR TRAFFIC - POST-DEVELOPMENT

ALLEN CORNER RITE AID - PORTLAND, MAINE

9h

particular signal phasing scheme used at this intersection; to allow the analysis to be completed at this time a slight change in phasing was used in the analysis .

Signalized Intersection Analysis

Location	Pre-Development		Post-Development	
	LOS	Stopped Delay (sec)	LOS	Stopped Delay (sec)
Washington @ Allen	D	33.2	D	35.2

As can be seen, the additional traffic generated by the proposed Rite Aid pharmacy will increase average stopped delay slightly, but not significantly. Analysis of the unsignalized intersection of the proposed two-way access driveway on Allen Avenue uses a different technical procedure and has different standards for determining LOS. LOS for unsignalized intersections is based upon average total delay for vehicles using an intersection, which takes into account the delay involved in waiting in a vehicle queue. The relationship between LOS and average total delay is shown below:

Level of Service Measurement for Unsignalized Intersections

Level of Service	Average Total Delay Per Vehicle
A	< 5.0 Seconds
B	5.1 - 10.0 Seconds
C	10.1 - 20.0 Seconds
D	20.1 - 30.0 Seconds
E	30.1 - 45.0 Seconds
F	> 45.0 Seconds

The results of analysis for the unsignalized intersection is summarized below:

91

Unsignalized Intersection Analysis

Location	1998 Post-Development	
	LOS	Average Total Delay (sec)
Allen Avenue @ Rite Aid Drive		
WB Left from Allen	B	7.1
Left Turn from Drive	D	28.8
Right Turn from Drive	A	4.9
Total Intersection		3.8

As can be seen, the driveway is projected to operate at a reasonable level of service overall, with some delay incurred for movements turning left from the driveway to Allen Avenue.

Safety

Safety data for the most recent available 3 year period (1994-96) was obtained from the Accident Records Section of the MDOT Bureau of Planning for roadways in the vicinity of the site. A summary of the accident history in the area is presented in the table below.

1994-96 Accident History in Site Vicinity

LOCATION	1994-96 ACCIDENTS	ANNUAL AVERAGE	CRITICAL RATE FACTOR ⁴
Washington Ave @ Fobes	0	0	0
Washington Ave/Fobes to Maplewood	2	0.67	0.30
Washington Ave @ Maplewood	4	1.33	0.37
Washington Ave/Maplewood to Allen	19	6.33	1.67
Washington Ave @ Allen Avenue	49	16.33	0.97
Allen Ave/Washington to Center Drive	20	6.67	3.04
Allen Ave @ Center Drive	1	0.33	0.20
Allen Ave/Center to Brook	4	1.33	1.29

⁴ The Critical Rate Factor is a statistical measure which compares the accident frequency at a location to similar locations throughout the State. A Critical Rate Factor of 1.00 or greater indicates that the location has a higher frequency of accidents than would be expected due to random occurrence, with a 99 percent level of confidence.

9j

MDOT guidelines for identification of a High Accident Location (HAL - indicating a potential safety deficiency) is that a location must experience 8 or more accidents in a 3 year period and have a Critical Rate Factor of 1.00 or greater. Two of the locations above satisfy these criteria, and a third - Washington @ Allen Avenue nearly satisfies these criteria. To evaluate these locations, detailed collision diagrams were prepared for the two HALs and the intersection of Washington Avenue @ Allen Avenue. A summary of the findings of the analysis of the collision diagrams is as follows:

Washington Avenue/Allen Ave to Maplewood St.: In this segment of Washington Avenue nearly all of the 20 accidents involve movements to/from driveways serving abutting land uses. The location with the highest frequency of collisions (8 of 20) was the Washington Avenue driveway to Amato's. Only two accidents - one left turn entry and one left turn exit - were recorded for the driveway to the existing Portland House of Pizza. The proposed Rite Aid will restrict access to right turn entry/exit movements, thus safety on this link should be improved.

Allen Avenue/ Washington Ave to Center Dr.: As was the case for the previous segment, the majority of the accidents involve access movements. In general, the closer the driveway to the Washington/Allen intersection, the higher the accident frequency. The driveway to the existing commercial land use on the proposed Rite Aid site incurred only one accident over the 1994-96 period, as did the driveway to Northport Business Park. Given the degree of separation between the Washington/Allen Avenue intersection and the proposed driveway (200) feet, this driveway is expected to operate safely.

Washington Avenue @ Allen Avenue: Accident occurrence at this location was relatively stable until 1996. Accident frequency since 1993 was as follows:

1993	12
1994	10
1995	15
1996	24

Accident patterns at the intersection showed some marked changes as well in 1996. Rear end collisions on the north approach of Washington Street (8 in 1993-95) were not in

9k

evidence in 1996. Three accidents in 1996 were angle collisions that occurred when the signal was in flash mode. The lane change/sideswipe collision pattern on the west approach of Allen Avenue continued in 1996 at a higher rate than was evidenced in previous years, as did the occurrence of rear end collisions on the south approach of Washington Street. The remainder of the accidents presented a relatively disparate pattern which simply appears to reflect the high degree of potential conflicts at a heavily travelled intersection. To address the angle collision problem, it is suggested that the signals be left in full operation 24 hours a day. Improved lane markings and overhead signage on the west approach of Allen Avenue may help address the lane change/sideswipe problem, and review of clearance intervals for the south approach of Washington Avenue is recommended to ensure appropriate yellow and all-red times are provided (to address the rear end collision problem). Overall, general signal timing and phasing should be reviewed with consideration for both capacity and safety. Safety conditions at the intersection should be monitored - if 1997 accident frequency remains at 1996 levels, this will be a High Accident Location.

Summary of Findings

The proposed Rite Aid pharmacy is projected to generate 116 trips during the PM peak hour - 58 entering the site and 58 departing. The signalized intersection of Washington Avenue @ Allen Avenue is projected to experience a minimal reduction in level of service as a result of the additional traffic projected to be generated by the proposed project. Both the two-way full access driveway on Allen Avenue and the limited access (right turn entry/exit only) driveway on Washington Street are projected to operate satisfactorily. There are two High Accident Locations, and one "near" HAL in the area that were analyzed in detail, with findings and recommendations noted in the previous section. The location and operation of the proposed access driveways are not projected to cause or exacerbate any traffic safety problem. While the proposed development will add a small amount of traffic to the Washington/Allen Avenue intersections, it is not felt that it is significant to cause any additional safety problem at this "marginal" location. Some very basic traffic control/operations actions were suggested in the previous section of this report to address some of the problems at this location.

9L

APPENDIX

9M

Rite Aid Trip Generation Study¹

To determine trip generation rates for Rite Aid Pharmacies, trip generation surveys at existing Rite Aid facilities with drive-thru service were conducted during the PM peak period at 3 Rite Aid stores in Maine, and 2 stores in New Hampshire. Maine surveys have been conducted thus far in Lewiston, South Portland, Cornish, all of these stores having gross interior floor area of 9,600 square feet. New Hampshire surveys were conducted in Raymond and Hillsborough, both stores having gross interior floor area of 10,752 square feet. The results of the surveys are presented below.

PM PEAK HOUR TRAFFIC GENERATION - RITE AID PHARMACIES

<i>Rite Aid Pharmacies With Drive Thrus</i>						
Location	Size	Entering	Exiting	Total	Rate*	Drive Thru
<i>Lewiston, ME</i>	<i>9,600 s.f.</i>	<i>39</i>	<i>40</i>	<i>79</i>	<i>8.23</i>	<i>1</i>
<i>Cornish, ME</i>	<i>9,600 s.f.</i>	<i>55</i>	<i>57</i>	<i>112</i>	<i>11.67</i>	<i>0</i>
<i>South Portland, ME</i>	<i>9,600 s.f.</i>	<i>45</i>	<i>52</i>	<i>97</i>	<i>10.10</i>	<i>na</i>
<i>Raymond, NH</i>	<i>10,752 s.f.</i>	<i>60</i>	<i>53</i>	<i>113</i>	<i>10.51</i>	<i>2</i>
<i>Hillsborough, NH</i>	<i>10,752 s.f.</i>	<i>72</i>	<i>64</i>	<i>136</i>	<i>12.65</i>	<i>3</i>
All w/ Drive Thru	50,304	271	266	537	10.68	1.5 (avg)

* Trips per 1000 square feet of interior floor area

Entry/exit distribution of PM peak hour traffic is, on average, 50/50, and typically 50 percent of the trips are assumed to be pass-by trips (i.e. traffic already passing the site). This reflects the findings of studies reported in Trip Generation - Fifth Edition² for similar land uses such as Supermarkets (50+ percent pass-by trips) and Convenience Markets (60+ percent pass-by trips). For Rite Aid facilities of 10,752 square feet of interior floor area, average PM peak hour traffic generation is estimated at 116 vehicle trips - 58 entering and 58 exiting. For the smaller 9,600 square foot stores, average PM peak hour traffic generation is estimated at 103 trips, 52 entering and 51 exiting.

¹ © Eaton Traffic Engineering, 1995-96

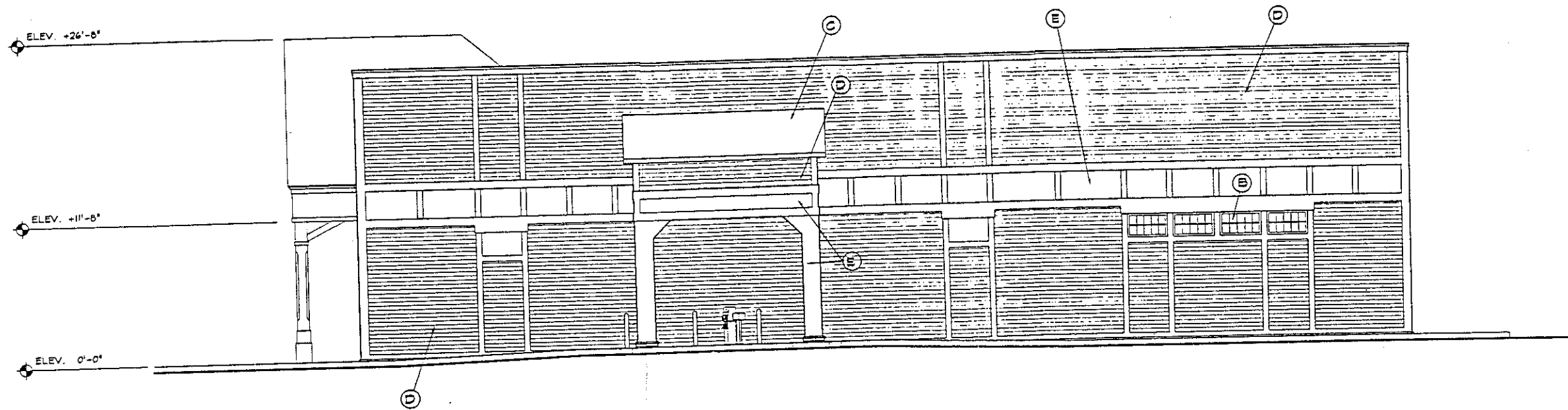
² Institute of Transportation Engineers, 1991 and February 1995 Update

Attachment 10

Mr Joseph Gray, Jr

Regarding the Rite Aid drugstore
in vicinity of Washington & Allen Avenue -
My family strongly objects to
this proposal. The traffic at
that particular area is horrendous.
We don't need any further
development in this area.

Virginia Dackos
& Family



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

DRAWING NOTES:

- | | |
|----------------------|--|
| (A) CLEAR GLASS | (D) CEDAR SIDING
(4" EXPOSURE TO WEATHER) |
| (B) GLASS, SPANDREL | (E) M.D.O. PLYWOOD,
TRIM, PAINTED |
| (C) ASPHALT SHINGLES | (G) INSULATED
H. M. DOOR |

PROPOSED RITE AID PHARMACY

WASHINGTON AVE.

PORTLAND, ME

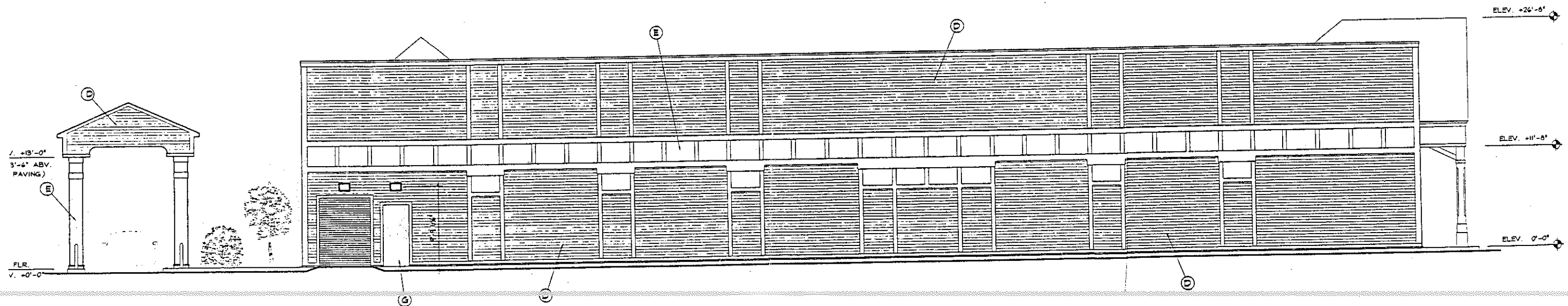
5-26-98

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN

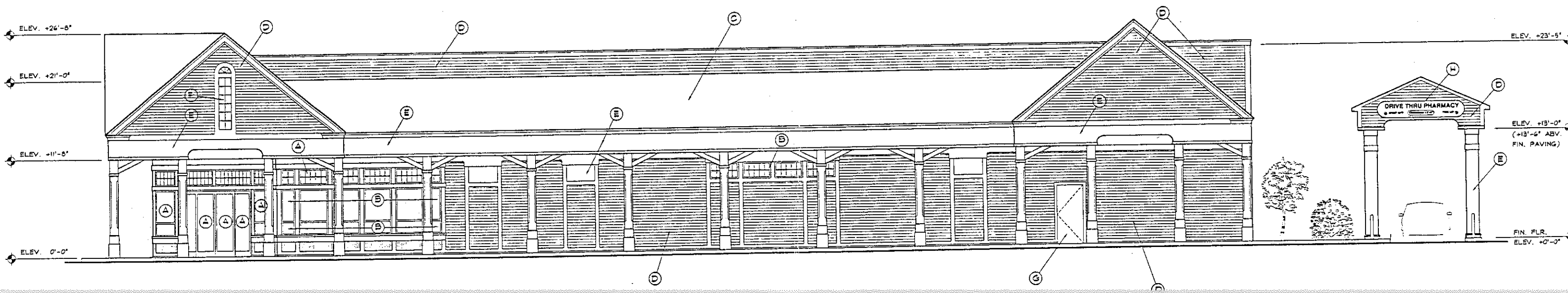
PETERBOROUGH RD P.O. BOX 104 NEW IPSWICH, NEW HAMPSHIRE 03071





REAR ELEVATION

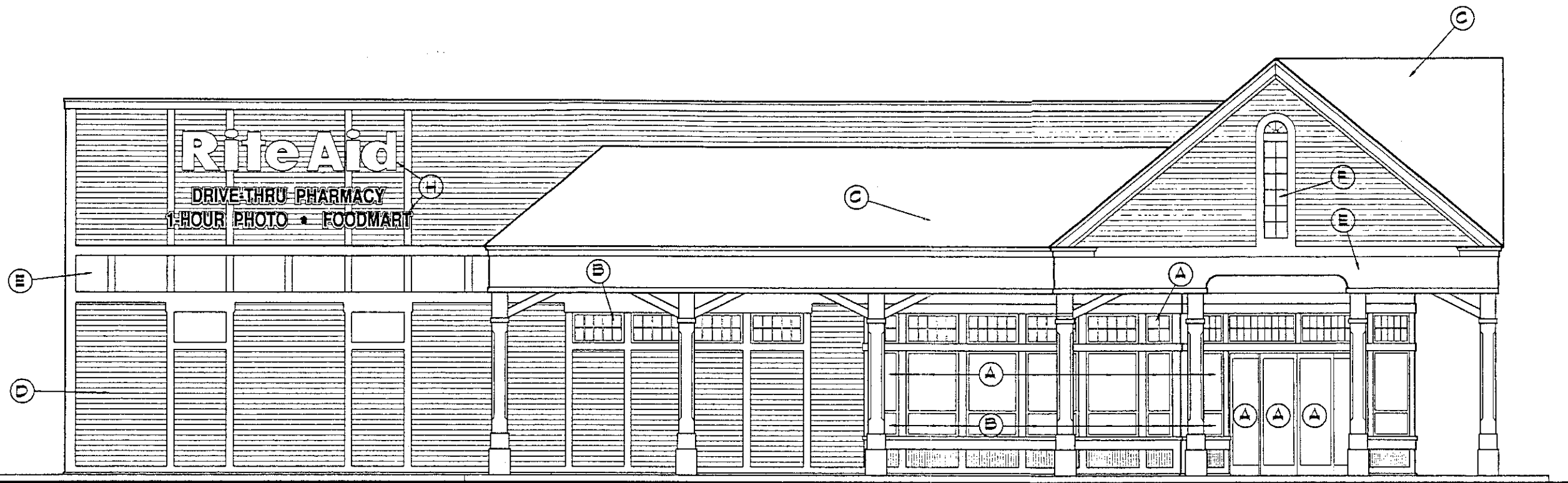
SCALE: 3/16" = 1'-0"



WASHINGTON AVE. ELEVATION

SCALE: 3/16" = 1'-0"

11c



ALLEN AVE. ELEVATION

SCALE: 3/16" = 1'-0"

DRAWING NOTES:

- | | |
|---|--|
| (A) CLEAR GLASS | (F) PLYWOOD & TRIM MOULDING, PAINTED |
| (B) GLASS, SPANDREL | (G) INSULATED H. M. DOOR |
| (C) ASPHALT SHINGLES | (H) INTERNALLY LIT ACRYLIC SIGNAGE,
ALLEN AVE. SIGNAGE: 47 S.F.
WASHINGTON AVE. SIGNAGE: 20 S.F. |
| (D) CEDAR SIDING (4" EXPOSURE TO WEATHER) | |
| (E) M.D.O. PLYWOOD, TRIM, PAINTED | |

PROPOSED RITE AID PHARMACY

WASHINGTON AVE.

PORTLAND, MAINE

5-26-98

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE * LAND PLANNING * INTERIOR DESIGN



DRC1



PERFORMANCE BOND

Bond No. BSA 0502566

KNOW ALL MEN BY THESE PRESENTS, That we, H.T. Winters Co., Inc., 57 Bay Street, Winslow, Maine 04901, as Principal, and Acadia Insurance Company, One Acadia Commons, Westbrook, Maine, 04098, a corporation duly organized under the laws of the State of Maine and licensed to transact business in the State of Maine, as Surety, are held and firmly bound unto the City of Portland, Maine, as Obligee, in the penal sum of One Hundred Forty-Nine Thousand, Three Hundred Five Dollars (\$149,305.00), lawful money of the United States, for which payment, well and truly to be made, Principal and Surety bind themselves, their legal representatives, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, in conjunction with the development of the Rite Aid project located at Washington and Allen Avenues, Portland, Maine, said Principal shall make, and ensure the fulfillment of, all site improvements required by Section 14-499 as well as the requirements of Article III of Chapter 25 of the City of Portland Land Use Code.

NOW THEREFORE, the condition of the foregoing obligation is such that if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of the Principal's failure to fulfill all improvements as required by Section 14-499 and Article III of Chapter 25 of the City of Portland Land Use Code, then this obligation shall be void, otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 7th day of October, 1999.

Principal: H.T. Winters Co., Inc. (seal)
By: [Signature]

Acadia Insurance Company (seal)
By: [Signature]
Michael A. Tanguay, Attorney-in-Fact

ed 5/98

Seen & approved:
Rennya Hittell, Assoc Corp Counsel 10/10/99

[Signature] 10/14/99
Director Planning & Urban Development

LIMITED POWER OF ATTORNEY

Acadia Insurance Company
Westbrook, Maine

WARNING: THIS POWER INVALID IF NOT PRINTED ON GREEN BACKGROUND WITH GREEN BORDER

KNOW ALL MEN BY THESE PRESENTS: that Acadia Insurance Company, a corporation organized under the laws of the State of Maine, having its principal office in the City of Westbrook, Maine (the "Company"), does hereby make, constitute and appoint

Michael A. Tanguay of Westbrook, Maine

individually, its true and lawful Attorney-in-Fact, with the power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf, as surety, any and all bonds, recognizances, stipulations, and suretyship undertakings and obligations of all kinds, excluding, however, any bonds or undertakings guaranteeing payment of loans, notes or other evidences of indebtedness or the interest thereon; provided, however, that the authority granted hereunder is expressly made subject to the following limitations:

Single Obligation Limit: \$2,500,000

Types of bonds, recognizances stipulations and undertakings excluded: None

Acadia Insurance Company further certifies that this Power of Attorney is granted and is executed and sealed under and by authority of the following resolutions adopted by the Board of Directors of Acadia Insurance Company at a meeting duly called and held on the 1st day of December 1993, to wit:

RESOLVED:

That any one of the president, executive vice president or vice president, underwriting may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the Company to execute and deliver and affix the seal of the Company to bonds, stipulations, recognizances and suretyship undertakings and obligations of all kinds; and any one of said officers may remove any such attorney-in-fact or agent and revoke any power of attorney previously granted to such person, whether or not such officer appointed the attorney-in-fact or agent.

RESOLVED:

That any bond, recognizance, stipulation or suretyship undertaking or obligation shall be valid and binding upon the Company,

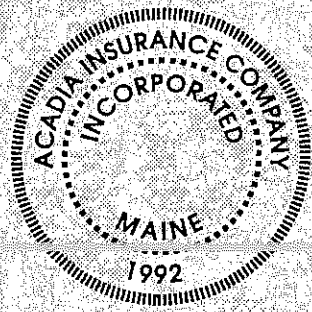
(i) when signed by any one of the president, executive vice president or vice president, underwriting and sealed with the Company seal; or

(ii) when duly executed and sealed with the Company seal by one or more attorneys-in-fact or agents pursuant to and within the limits of authority evidenced by the power of attorney issued by the Company to such person or persons; a certified copy of which power of attorney must be attached thereto in order for such obligation to be binding upon the Company.

RESOLVED:

That the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company and such signature and seal then so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Acadia Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be duly executed by its duly authorized officer as of the 1st day of January, 1994.



Acadia Insurance Company

Richard A. Sawyer

By Its Chairman and CEO

(Corporate Seal)
STATE OF MAINE
CUMBERLAND COUNTY

On this day, before the undersigned, a Notary Public in and for said District, personally appeared the above named officer of Acadia Insurance Company, to me personally known to be the individual and officer who executed the preceding instrument, and acknowledged the execution of said instrument to be the voluntary act and deed of the Acadia Insurance Company and his voluntary act and deed as an officer of said corporation, and that the seal of said corporation was affixed to said instrument by the authority and direction of the said corporation.

Witness my hand and my Notarial Seal at Westbrook, Maine, the day and year last written above.

(Notary Seal)

LINDA M. McDONALD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 14, 2004

Linda M. McDonald

Notary Public

CERTIFICATE

The undersigned, being the Attorney-in-Fact identified in the foregoing Limited Power of Attorney does hereby certify that the original Power of Attorney, of which the foregoing is a full, true and correct copy, is in full force and effect as of the date hereof.

In witness whereof, I have hereunto subscribed my name in such capacity this 7th day of October, 1994

[Signature]
Attorney-in-Fact

(Corporate Seal)

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	± 400		22,000.			
8. MISCELLANEOUS						
TOTAL:						
GRAND TOTAL:						

INSPECTION FEE (to be filled out by City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 1.7% of totals:			
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 2/26/99

Name of Project Rite-Aid Portland
 Address/Location 365 Allen Avenue
 Developer Whiting-Turner General Contracting Co.
 Form of Performance Guarantee Bond
 Type of Development: Subdivision Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	<u>750 sf</u>	<u>1.76</u>	<u>\$1320</u>	<u>27,355 sf</u>	<u>1.76</u>	<u>\$48,145</u>
Granite Curbing	<u>2.50 lf</u>	<u>16</u>	<u>\$4000</u>	<u>1600 lf</u>	<u>16</u>	<u>\$25,600</u>
Sidewalks	<u>453.75 sf</u>	<u>12.35</u>	<u>\$5604</u>	<u>1210 sf</u>	<u>12.35</u>	<u>\$14,950</u>
Esplanades						
Monuments						
Street Lighting						
Other				<u>920 lf</u>	<u>4.22</u>	<u>\$3880</u>
2. SANITARY SEWER						
Manholes	<u>N/A</u>			<u>N/A</u>		
Piping	<u>35 lf</u>	<u>7</u>	<u>\$245</u>	<u>205 lf</u>	<u>7</u>	<u>\$1435</u>
Connections	<u>1</u>			<u>1</u>		
Other						
3. STORM DRAINAGE						
Manholes	<u>1</u>	<u>1175</u>	<u>\$1175</u>	<u>3</u>	<u>1175</u>	<u>\$3525</u>
Catchbasins	<u>0</u>			<u>6</u>	<u>1175</u>	<u>\$7050</u>
Piping	<u>60 lf</u>	<u>12.50</u>	<u>\$750</u>	<u>575 lf</u>	<u>12.50</u>	<u>\$7200</u>
Detention Basin (precast underground)				<u>5000 sf</u>		<u>\$20,000</u>
Other						
SITE LIGHTING				<u>10</u>	<u>\$1800</u>	<u>\$18,000</u>
EROSION CONTROL (silt fence)				<u>200 lf</u>	<u>\$3.25</u>	<u>\$650</u>
TREATMENT AND SPACE AMENITIES						

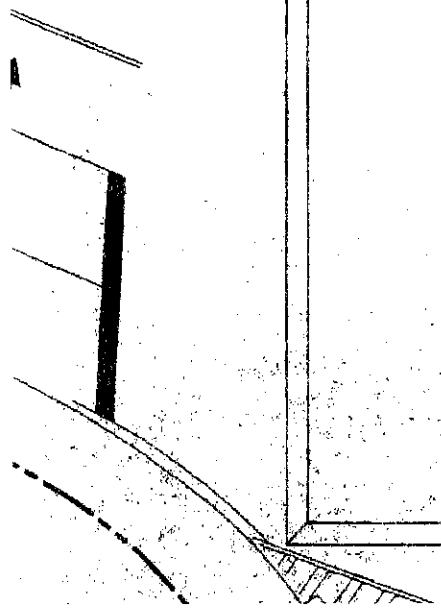
Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7 LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)						\$14,000
8 MISCELLANEOUS (Masonry Dumpster Enclosure)						\$4,750
TOTAL:			\$13,094 26,318			\$179,185
GRAND TOTAL:			See attached sheet from Tony			205,503

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:	<u>447.00</u>	<u>3046.00</u>	<u>3,494.00</u>
or			
Alternative Assessment:			
Assessed by:	(name)	(name)	

PLANTING LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HT	REMARKS
3	ACER RUBRUM "ARMSTRONG"	RED MAPLE "ARMSTRONG"	4"-4 1/2" CAL.	8'-10'	SPECIMIN, MATCHED. B+B
4	ACER PLATANOIDES COLUMNARE	COLUMN MAPLE	2"-2 1/2" CAL.	8'-10'	SPECIMIN. B+B
5	QUERCUS RUBRA	RED OAK	2"-2 1/2" CAL.	8'-10'	SPECIMIN, MATCHED. B+B
3	MALUS SARGENTI	SARGENT CRABAPPLE	2"-2 1/2" CAL.	8'-10'	SPECIMIN, MATCHED. B+B
2	THUJA OCCIDENTALIS "LUTEA"	GOLDEN ARBORVITAE	3"-3 1/2" CAL.	10'-12'	SPECIMIN, MATCHED. B+B
	SHRUBS TO FILL	BURNING BUSH	2'-3'		3' O.C. TRIANGULAR SP. B+B
	TO FILL	RHODOENDRON PUM VICTOR	3'-4'		4' O.C. TRIANGULAR SP. B+B
	TO FILL	LIGUSTRUM AMURENSE	4'		30" O.C. TRIANGULAR SP. B+B
	TO FILL	SYRINGA VULGARIS	2'-3'		3' O.C. TRIANGULAR SP. B+B
	TO FILL	ROSACEAE	3'-4'		3' O.C. TRIANGULAR SP. B+B
	TO FILL	TAXACEAE	3'-4'		3' O.C. TRIANGULAR SP. B+B
	ROUND				
	FLOWER	EUONYMUS ARGENTO MARGINATA			#1 CAN 30" O.C. TRIANGULAR SP.
		FLOWERS AND BUBBS			
	SEDED				
		PROPORTIONED BY WEIGHT			
		KENTUCKY BLUE GRASS	50%		
		RED OR CHEWING FESCUE	20%		
		RED TOP	30%		



THE WHITING-TURNER CONTRACTING COMPANY

Two University Office Park
51 Sawyer Road, Suite 220
Waltham, MA 02453
Phone #781-642-1232 Fax #781-642-9412

MEMO**TO:** Portland Planning Department**DATE:** February 25, 1999**ATTN:** Candi Talbot**RE:** Rite Aid sitwork quantities**FROM:** Andy Reinach **PAGES (INCL. COVER):** 1**MESSAGE:**

Candi, below are the quantities for the new Rite Aid Pharmacy that you requested:

1. Asphalt, 900 tons, \$35,360
2. Gravel, 1100 SY, \$27,500
3. Curbing, 1,921 lf, \$29,355
4. Site lights, \$18,000

Please let me know the bond amount and the inspection fee as soon as possible so we can forward them to you just as quickly. We are planning on mobilizing on site this coming up Monday, March 1, 1999 and would like to begin work soon thereafter. If there is anything other information you need in order to expedite this, please let me know. Thanks for your cooperation.

From: Anthony Lombardo
To: Kandi Talbot
Date: Mon, Mar 1, 1999 7:59 AM
Subject: Rite Aid365 Allen Ave....3/1/99

Public "cost estimate of improvements"

Kandi,

All of the estimated "public" costs are quite low. They should appear as follows:

1. STREET/SIDEWALK

Road: 750 s.f. **\$3.00/s.f. \$2250**
Granite Curbing: 250 l.f. **\$30/l.f. \$7500**
Sidewalks: 453.75 s.y. **\$25/s.y. \$11,343.75**

2. SANITARY SEWER

Piping: 35 l.f. **\$35/l.f. \$1225**

3. STORM DRAINAGE

Manholes: 1ea. **\$2500/ea. \$2500**
Piping: 60 l.f. **\$25/l.f. \$1500**

GRAND TOTAL = \$26,318.75

As you can see, the applicant has drastically underestimated the costs for the Public improvements.

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 8/16/99

Name of Project Portland, ME Rite Aid Store #4122

Address/Location 365 Allen Avenue, Portland, Me.

Developer RARED Company, Inc.

Form of Performance Guarantee _____

Type of Development: _____ Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	Quantity	PUBLIC		PRIVATE		
		Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road						
Granite Curbing	<u>245</u>	<u>15</u>	<u>3,675.</u>	<u>1,520 lf</u>	<u>12.</u>	<u>19,440.</u>
Sidewalks	<u>12 cy</u>	<u>200</u>	<u>2,400.</u>	<u>35 cy</u>	<u>200.</u>	<u>7,000.</u>
Esplanades						
Monuments						
Street Lighting						
Other						
SANITARY SEWER						
Manholes						
Piping	<u>20</u>	<u>25</u>	<u>500</u>	<u>210</u>	<u>25</u>	<u>5,250.</u>
Connections	<u>45</u>	<u>20</u>	<u>900.</u>	<u>300</u>	<u>20</u>	<u>6,000.</u>
Other						
STORM DRAINAGE						
Manholes	<u>1</u>	<u>1,500</u>	<u>1,500.</u>	<u>3</u>	<u>1,500.</u>	<u>4,500.</u>
Catchbasins	<u>0</u>			<u>6</u>	<u>1,500.</u>	<u>9,000.</u>
Piping	<u>50</u>	<u>30</u>	<u>1,500.</u>	<u>363</u>	<u>30</u>	<u>10,890.</u>
Detention Basin	<u>0</u>			<u>1</u>	<u>30,000.</u>	<u>30,000.</u>
Other						
SITE LIGHTING						
				<u>9</u>	<u>2,200</u>	<u>19,800.</u>
EROSION CONTROL						
						<u>2,000.</u>
RECREATION AND OPEN SPACE AMENITIES						

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT

Planning

DATE

9/29/99

RECEIVED FROM

H.T. Winters

ADDRESS

57 Bay St.

Winslow ME 04901

UNIT

ITEM

REVENUE CODE

DOLLAR AMOUNT

Allen Ave.

Rite Aid

Job # 109180042

Eng. Fee

Insp. Fee

CASH CHECK OTHER

TOTAL

3587.60

287451 + # 28745

RECEIVED BY J. Dove

GENERAL CONTRACTORS

200747BP

Handwritten note: Kandi-fer you file



H.T. WINTERS co.

GENERAL CONTRACTORS
57 BAY STREET
WINSLOW, MAINE 04901
(207) 872-5561

REMITTANCE ADVICE
Portland Rite Aid - Allen St
Inspection fees

52-60
112

28745

PAY Two thousand five hundred thirty-eight ⁰⁰/₁₀₀ DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	GROSS DIRECT	GROSS PAYABLE	DISCOUNT	CHECK AMOUNT
9-10-99	City of Portland	28745	2538.00			2538.00



KeyBank National Association
WATERVILLE, MAINE

Signature of J. Dove

⑈028745⑈ ⑆011200608⑆ 190314000919⑈



H.T. WINTERS co.

GENERAL CONTRACTORS
57 BAY STREET
WINSLOW, MAINE 04901
(207) 872-5561

REMITTANCE ADVICE
Engineering fees
Rite Aid @ Washington and
Allen Avenue

52-60
112

28489

PAY Eight hundred forty nine ⁶⁰/₁₀₀ DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	GROSS DIRECT	GROSS PAYABLE	DISCOUNT	CHECK AMOUNT
8-5-99	City of Portland	28489	849.60			849.60



KeyBank National Association
WATERVILLE, MAINE

Signature of Mark Winters

⑈028489⑈ ⑆011200608⑆ 190314000919⑈

**CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM**

Address of Proposed Site Allen Avenue Date 9/29/99
Project Description Rite Aid Job # 19980042
Applicant HT Winters
Applicant's Mailing Address 57 Bay St. Winslow ME 04901

Site Review
(Planning Department)

Review Engineer: Jim Wendel
Number of Estimated Hours: 11.87
Cost Per Hour: 48.00
Total Amount: 569.60

Right-of-Way Review
(Public Works Department)

Review Engineer: Tony Lombardo
Number of Estimated Hours: 8
Cost Per Hour: 35.00
Total Amount: 280.00

An engineering fee has been assessed in the amount of 849.60 for the review of your project located at Allen Ave.

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: Kandi Talbot

Office Use Only	
Invoice Date: <u>9/29/99</u>	Received: <u>9/10/99</u> date
Planning Revenue Code: <u>1013126011.9</u>	
Public Works Revenue Code: <u>1013126011.9</u>	

- cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Planning DATE 3-10-99

RECEIVED FROM Rite Aid Headquarters

ADDRESS Po Box 3165

Harrisburg PA 17105-0042

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Engineering fee		849.60
	Public works		210.00
	Planning		639.60
	(3165 Allen Ave.)		
	job # 19980042		

CASH CHECK OTHER TOTAL 849.60

#1366310 J. Darr

RECEIVED BY _____



Date 02/10/99

THE CHASE MANHATTAN BANK, N.A.

PAY EXACTLY EIGHT HUNDRED FORTY NINE DOLLARS AND 60/100

HARRISBURG PA 17105-0042

0001366310

*****849.60*

TO THE ORDER OF

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND ME 04101

Richard J. Varnesky

⑆0001366310⑆ ⑆021309379⑆ 6010801640⑆

PAPER STOCK CONTAINS A CHAINLINK WATERMARK