

AGENDA

Wednesday

September 7, 2016

**TOWN OF EASTHAM
BOARD OF SELECTMEN
Work Session Agenda
Wednesday, September 7, 2016
3:00 p.m.**

Location: Timothy Smith Room

- I. Request for comments concerning Affordable Housing Case No. ZBA2016-10 - 4790 State Highway, Map 5 Parcel 124. Eastham Range LLC, Owner, SCG Development Partners, LLC, (Governor Prentice Residences) with public hearing on September 15, 2016 at 5 pm.
- II. Report on meeting regarding Nauset Spit
- III. Review & Approve Minutes:
 - a. August 3, 2016 – Work Meeting
 - b. August 15, 2016 – Regular Meeting
 - c. August 15, 2016 – Board of Water Commissioners
 - d. August 17, 2016 – Work Meeting

EXECUTIVE SESSION with KP Law Counsel Greg Corbo to discuss strategy with respect to litigation and not return to open session in the matters of **Schrock et al v. Town of Eastham, Holway v. Town of Eastham, and Ross v. Town of Eastham**, if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Upcoming Meetings

<i>September 19, 2016</i>	<i>5:00pm</i>	<i>Earle Mountain Room</i>	<i>Regular Meeting</i>
<i>September 21, 2016</i>	<i>3:00pm</i>	<i>Timothy Smith Room</i>	<i>Work Session</i>

The listing of matters includes those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This meeting will be recorded and written minutes prepared.



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642
All Departments 508-240-5900
www.eastham-ma.gov

DATE: August 23, 2016

TO: Eastham Board of Selectmen
Conservation Commission
Finance Committee

Planning Board
Board of Health

Sheila Vanderhoef, Town Administrator
Jane Crowley, Health Agent
Shana Brogan, Conservation Agent
Ed Kulhawik, Police Chief

Jacqui Beebe, Assistant Town Administrator
Tom Wingard, Building Commissioner
Neil Andres, DPW Superintendent
Kent Farrenkopf, Fire Chief

FROM: Paul Lagg, Town Planner

RE: Governor Prence Residences (Tee-Time) Comprehensive Permit Application

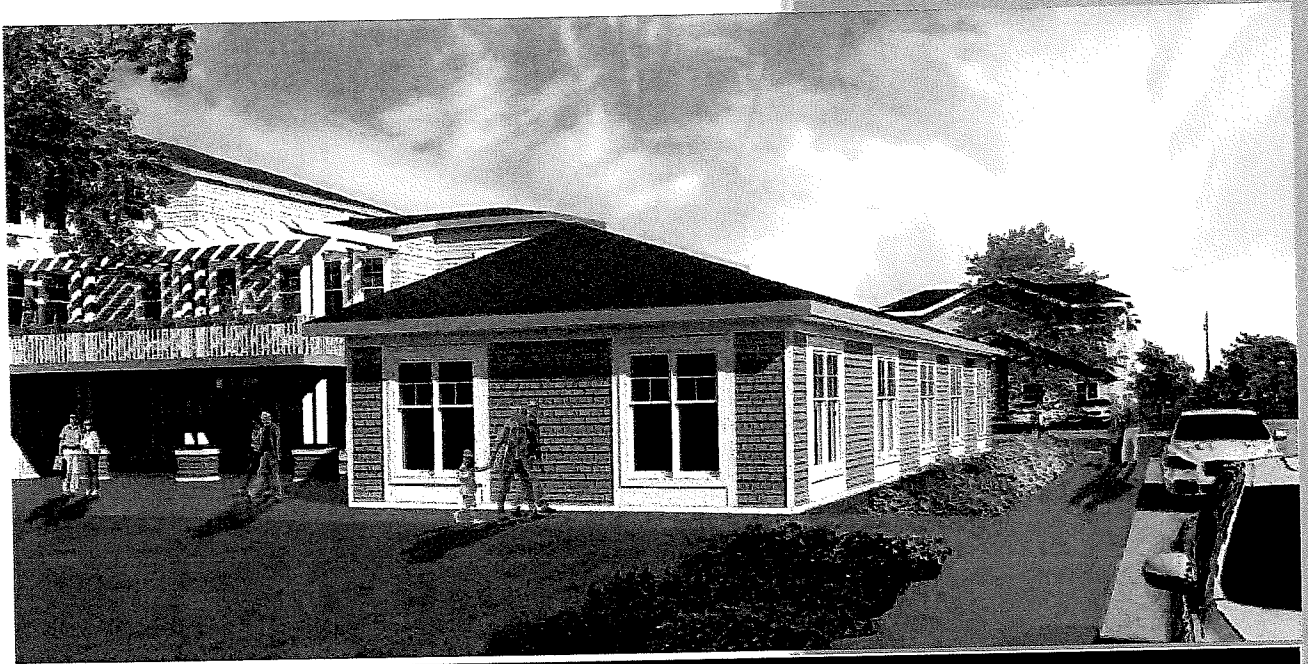
Per State statute CMR 760 56.05, you are hereby notified that the Eastham Zoning Board of Appeals has received a 40B Comprehensive Permit application for the proposed Governor Prence Residences (former Tee-Time property). The Zoning Board of Appeals will be seeking the input of town staff and pertinent local Boards and Committees as this application moves through the public hearing process. Copies of the 40B application are being provided with this memo in either hardcopy or digital format. There is also a copy available for review in the Planning Department at Town Hall.

The initial public hearing will be held on: September 15 at 5:00 PM. It is anticipated that subsequent ZBA hearings will be held to discuss specific topics related to this proposal. Those continued hearing dates and topics will be scheduled after the September 15.

In the mean-time, I will be convening a staff review session and I will also coordinate with the respective staff liaisons and/or committee chairs to facilitate getting any notes and/or recommendations from the Boards and Committees to the ZBA. If you have any questions or concerns please feel free to contact me.

Thank you for your assistance.

Governor Prence Residences



Comprehensive Permit Application



STRATFORD
CAPITAL GROUP



community development partnership

Creating opportunities for people to live, work, & thrive on the Lower Cape

E-ICON
ARCHITECTURE

August 12, 2016

Prepared by:

Stratford Capital Group, LLC

Community Development Partnership

ICON architecture, inc.

1. Proposed Site Coverage Calculation:

PROPOSED SITE COVERAGE				
GROSS HORIZONTAL AREA	DWELLING	ATTACHED ROOFED STRUCTURE (SQ.FT.)	DETACHED ROOFED STRUCTURE (SQ. FT.)	TOTALS (SQ. FT.)
BASEMENT				
FIRST FLOOR	21,048			21,048
SECOND FLOOR	19,122			19,122
THIRD FLOOR	15,543			15,543
TOTAL	55,713			55,713

Note: See Eastham Zoning Bylaw Section III for Site Coverage definition.

2. Proposed Site Coverage (Total): 55,713 sq. ft.
 3. Lot Size: 267,566 sq. ft.
 4. Proposed Site Coverage Ratio: .0208 % [Site Coverage (2) ÷ Lot Size (3)]

5. Existing Site Coverage: (if a reconstruction project)

EXISTING SITE COVERAGE				
GROSS HORIZONTAL AREA	DWELLING	ATTACHED ROOFED STRUCTURE (SQ.FT.)	DETACHED ROOFED STRUCTURE (SQ. FT.)	TOTALS (SQ. FT.)
BASEMENT				
FIRST FLOOR				
SECOND FLOOR				
THIRD FLOOR				
TOTAL				

6. Existing Site Coverage (Total): _____ sq. ft.
 7. Existing Site Coverage Ratio: _____ % [Site Coverage (6) ÷ Lot Size (3)]
 8. Site Coverage Increase: _____ sq. ft.
 9. Percentage of Expansion: _____ % [Site Coverage Increase (8) ÷ Lot Size (3)]

10.

PROPOSED GROSS FLOOR AREA	
STRUCTURE	GROSS HORIZONTAL AREA (SQ.FT) (Including attached roofed areas)
BASEMENT	
FIRST FLOOR	21,048
SECOND FLOOR	19,122
THIRD FLOOR	15,543
TOTAL	55,713

11.

EXISTING GROSS FLOOR AREA	
STRUCTURE	GROSS HORIZONTAL AREA (SQ.FT) (Including attached roofed areas)
BASEMENT	
FIRST FLOOR	
SECOND FLOOR	
THIRD FLOOR	
TOTAL	

Note: See Eastham Zoning Bylaw Section III for Gross Floor Area definition.

12. Proposed Gross Floor Area: 55,713 sq. ft. [Total Gross Horizontal Area (10)]
 13. Existing Gross Floor Area: 0 sq. ft. [Total Gross Horizontal Area (11)]
 14. % Change Gross Floor Area: 100 % [Proposed Gross Floor Area Total (10) - Existing Gross Floor Area (11) ÷ Existing Gross Floor Area Total (11) x 100]

15.

FRONT SETBACK		REAR SETBACK		SIDE SETBACK 1		SIDE SETBACK 2	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
55+/-'	164+/-'	721+/-'	105+/-'	189+/-'	13+/-'	177+/-'	56+/-'

Note: See Eastham Zoning Bylaw Section IX.B for Setback Requirements.

ZBA APPLICATION CHECKLIST

Please submit ²⁵~~12~~ copies of the following required information, including one copy with original signature

- ☐ Filing Fee (\$250.00)
- ☐ Abutter Certification (\$25.00)
- ☐ Abutter Mailing Fee (\$8.00 per Abutter)
- ☒ ~~N/A~~ Denial Letter from Building Commissioner (*Letter should indicate zoning relief required*)
- ☐ Completed Application Packet ²⁵~~(12 copies including one with original signature)~~
- ☐ Building Floor Plans and Elevations (Existing & Proposed) - (*Reduced size plans acceptable 11x17*)
- ☒ Schedule of Construction Procedures (*Including any proposed removal or demolition of major structural components - required for all renovations, alterations or additions*)
- ☐ Narrative statement describing the project
- ☒ Site Plans (Existing, Proposed & Septic Plans) - Stamped by Registered Surveyor or Engineer (11x17). Plans should include the following information:
 - ☐ Property Line Dimensions
 - ☐ Dimensions of existing/proposed structures
 - ☐ All property line setbacks to existing/proposed structures
 - ☐ Location and capacity of septic disposal system and well
 - ☐ Edge of wetland and wetland buffer (if applicable)

COMMERCIAL APPLICATIONS - ADDITIONAL INFORMATION

- ☒ ~~N/A~~ Site Plans (Existing and Proposed) - Stamped by Registered Surveyor or Engineer (11x17). Plans should include the following information:
 - ☐ Existing and Proposed ground elevations and finished grade
 - ☐ Landscape plan with contours
 - ☐ Dimensions of existing/proposed structures
 - ☐ Parking layout showing all dimensions and calculations
 - ☐ Proposed drainage plan with runoff calculations and design capacity of all catch basins.
- ☒ I acknowledge that the above information is included in the application or I have indicated items that require waivers

Signature: 

Date: 8/17/16

Questions regarding the applicability of any of the above requirements to a specific project can be addressed to the Zoning Officer (Building Commissioner) or Town Planner (508) 240-5900



STRATFORD
CAPITAL GROUP

100 Corporate Place
Suite 404
Peabody, MA 01960

Phone: (978) 535-5600
Fax: (978) 535-0111
StratfordCapitalGroup.com

August 12, 2016

Zoning Board of Appeals
Town of Eastham
2500 State Highway
Eastham, MA, 02642

RE: Request for Comprehensive Permit – Governor Prence Residences

To Whom It May Concern:

Enclosed please find Community Development Partnership (“CDP”), a non-profit organization, and SCG Development Partner’s, LLC (“Stratford”) (collectively CDP and Stratford are referred to as the “Applicant”) Comprehensive Permit Application (“Application”) for the proposed new construction development of the Governor Prence Residences (the “Property”).

Introduction

The Applicant will form the Governor Prence Residences Limited Partnership (the “Partnership”), a Massachusetts Limited Partnership that is qualified to undertake the planning, design, development, construction, ownership and operation of the proposed residential project known as the Property. As part of the Applicant’s proposal, the proposed development will provide 50 new respectable housing units pursuant to the Massachusetts Comprehensive Permit (M.G.L. c.40B, Section 20-23, or “Chapter 40B”) and the Town of Eastham (the “Town”) Permit Rules and Regulations of the Zoning Board of Appeals (the “Local Rules”). Financing will be provided through the Massachusetts Department of Housing and Community Development (“DHCD”) Low Income Housing Tax Credit Program. The Property will serve Eastham and the surrounding area’s family and senior population. This unit mix is designed to provide for an orientation toward the family and senior population. Of the Property’s 50 apartment units, 44 apartments will be restricted to tenants making 60% or less of the area median income (“AMI”) and the balance will be rented to market rate tenants - which is well in excess of the affordability requirements of Chapter 40B, the regulations of the Housing Appeals Committee set forth at 760 CMR 31.00 et seq., the Federal Low Incoming Housing Credit Program, and program requirements of DHCD.

Property	Units
Building 1 (with community room)	27
Building 2	23
Total	50

The Applicant and the Property are more particularly described in the plans, drawings and other exhibits/tabs included with this Application and which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by Section 56 of the Rules and Regulations of the Comprehensive Permit statute (c.40B 20-23) and the Local Rules.

For the reasons presented in this Application, and the additional reasons that the Applicant will present at the scheduled public hearing on the application, the Applicant respectfully requests that the

Zoning Board of Appeals, after complying with the procedures as required by law, including G.L. c.40B, §§20-23, 760 CMR 56, and the Local Rules which the Town of has adopted, vote to make the Findings of Fact set forth in the proposed findings of facts (tab 2.3), and issue a Comprehensive Permit to the Applicant for the proposed Project.

The following is a brief summary of the proposed Property:

Unit Mix

The development of the Property is new construction that provides a total of 50 family housing units located at 4790 State Highway, Barnstable County, Eastham, MA. The Property will contain 17 one bedroom units, 28 two bedroom units, and 5 three bedroom units. Of the Property's 50 apartment units, 44 apartment units will be set-aside for tenants making no more than 60% of the AMI, of which 5 apartment units will be set aside for tenants making no more than 30% of the AMI, and the remaining 6 apartment units will be market rate units.

The Property's unit mix will consist of the following:

Unit Type	Number Of Units	Income/Rent Limit (% of AMI)
1 BD	1	30% AMI
1 BD	13	60% AMI
1 BD	3	Market Rate
2 BD	3	30% AMI
2 BD	23	60% AMI
2 BD	2	Market Rate
3 BD	1	30% AMI
3 BD	3	60% AMI
3 BD	1	Market Rate
	50	

Property Description

The Property proposed for the northern portion of the now abandoned T-Time property is thoughtfully sited setback from its more public face along State Highway. A proposed bus stop is conveniently located at the front entry providing access to regional transit as well as school. Designed with a focus on community, different living environments are offered from the convenient smaller units for singles and smaller households in the larger building to the front that includes community and management functions to a smaller building to the rear of the site for families with 2&3 BR units. The bulk of the site's existing vegetation and tree mass exists along the perimeter will remain untouched, particularly toward the rear of the site along the bike path. The introduction of community garden plots at the back of site encourages families and others via easy access from the bike path or convenient parking, to engage in opportunities for exercise, recreation and therapy; fresh and nutritious foods as well as occasions for social interaction. Community groups may take advantage of this with the potential for a farm stand along the highway near the entrance to the property.

Relationship to adjacent properties: The initial presentation of the Property is setback behind the access road, thereby providing a separation of the residential multi-family apartment buildings from the busy highway with the presentation of a formal open green sheltered by the articulated façade of the community spaces of the main building. This amenity wing supports daily activities off the main lobby such as mail collection, laundry, communication with on-site Management; or more causal lounging in

the warmth of the sun on from the trellised deck. This L-shaped building embraces the common green as the formal face of the community and opportunity for gathering on the sun-filled patio. The two buildings face each other across the central landscaped entry loop with convenient parking, play area, community garden, management and amenity wing all accessed off this drive. The on-site water treatment facility is also nearby with its leeching fields in the central green. Servicing all units, the water treatment system is designed to meet the Cape's tight criteria for nitrogen removal.

Internal to the site, walks along the central roadway provide a protected place for pedestrians to feel safe walking, young children to bike along and provide value to the street front. The walkways connect the apartment buildings and allows easy access to a central play area and; the bus stop toward the front of the site or the community garden plots toward the bike path, all with an emphasis on social interaction.

Parking is offered throughout the site at a 2:1 ratio in clusters about both buildings and the planted central island. Visitor parking is provided throughout the development for access to a play area and the Property. The apartment buildings offer surface parking conveniently located along the green. A total of 108 spaces are provided for the 50 units for an overall parking ratio exceeding 2.0 per unit.

Approach to building massing: The multi-family buildings are positioned advantageously along the north-south alignment of the site for integration of solar strategies, and setback from the highway and access road off the State Hwy. The 2-3-story L-shaped building includes community and amenity functions and is primarily one & two bedroom units, thereby oriented toward a senior population. The common area | community wing steps back from one story to the residential core. This elevator building provides visit-ability throughout and efficient independent mechanical systems for maximum climate control. The smaller building toward the rail trail contains larger family units with ground floor patios at all 3-BR units. The massing reflects a variety of roof forms and dormers, bracketed overhangs and bays giving interest and articulation of each facade.

Proposed Exterior Materials: The buildings are all straightforward wood frame structures and include details that recall a traditional character with durable exterior cementitious siding, natural cedar shingles, composite pvc window and fascia trim boards, Energy Star Architectural roof shingles, and high performance envelope assembly. Emphasis on durable products with low-maintenance is preferred in order to withstand the strong coastal environment.

Approach to Accessibility: The development is intended to provide affordable options for mixed ages and need. Of the fifty apartments, three units will be built out to meet MAAB 521 CMR Group 2 criteria for accessibility within the unit interiors. All remaining units will meet MAAB 521 CMR Group 1 criteria for accessibility with a number of extra features provided in select 1-bedroom units to accommodate the needs of an older demographic such as walk-in showers and convenience grab bars.

The Property is located within the North Eastham Overlay District ("NEOD"), which encourages flexibility and variety in future developments while ensuring high quality materials and appearance of new buildings. Of note is a commentary of enhancing the vitality of this zone requiring strong residential neighborhoods, new higher density development and a pedestrian friendly and safe core. The Property meets these goals of the NEOD district including the targeted densities and goals for workforce housing.

The Property will (i) be consistent with a municipally supported plan, (ii) have a measurable public benefit beyond the applicant community, (iii) involve a concerted public participation effort (beyond the minimally required public hearing), including the involvement of community members, residents of the development and/or key stakeholders in the planning and design of the project, (iv) create affordable housing in a town that meets a regional need, and (v) promote diversity and social equity and improve the neighborhood.

The Applicant has a portfolio of successful 40B developments that are similar in size and scope as *the Governor Prentice Residences* located in the Commonwealth as well as in many other states as further detailed in our proposal. We look forward to working with the State, the Town, and the community on this exciting project.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Hayden', with a long horizontal flourish extending to the right.

Rich Hayden
Executive Vice President/Partner
SCG Development Partners, LLC

b) A report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns, and character of open areas, if any, in the neighborhood. This submission may be combined with that required in section 3.01(a), above;

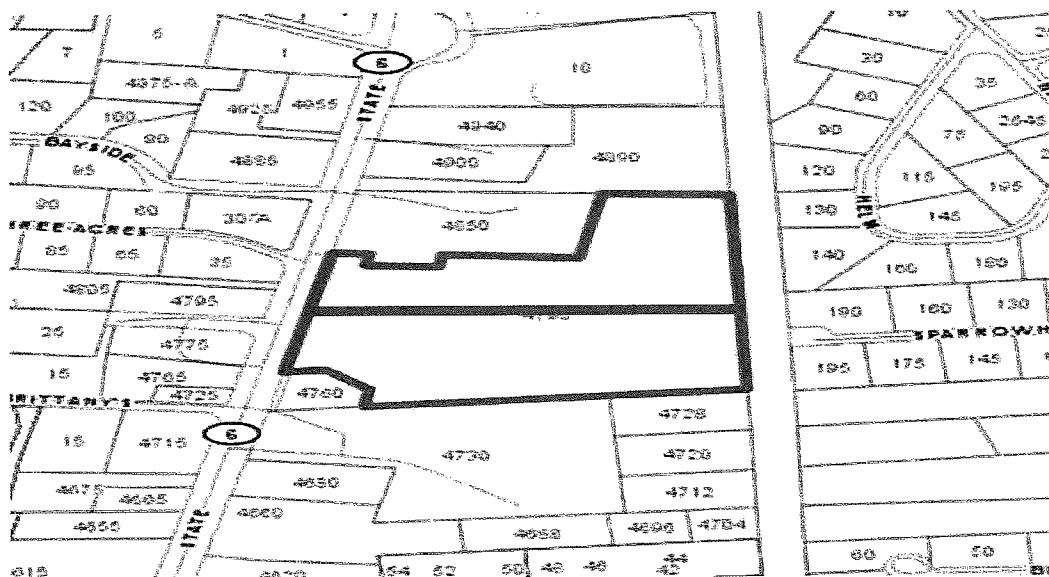
The following is a narrative of the existing Property conditions, including a description of the site location and nature of the existing Property and surrounding area, existing street elevations, the location and nature of existing buildings, traffic patterns, and the character of the open areas in the neighborhood.

A. Site Location

The Property comprises approximately 10.867 acres of land located as shown on the Site Plans included in Tab 3.1 hereto the parcel known and numbered as 4790 State Highway (US-6), Eastham, Massachusetts (Barnstable County).

The Property is located in the District E Zoning District (an area of limited commercial development that is compatible with the residential character of the neighborhood) as defined by the Town of Eastham Zoning By-Laws and as depicted on the Town of Eastham's Zoning Map. It is also located within North Eastham Overlay District 1 which is defined by "The intent of this overlay district is to encourage cohesive, village-style development in an appropriate area, by providing for optional additional uses, mixes of residential, commercial, public and institutional uses and for appropriate alternative dimensional standards by special permit, in addition to those of the underlying zoning districts, while also protecting the quality of life of the homeowners in this area."

The Property is bounded by Route 6 to the west and various residences across Route 6; to the northwest by a garden/landscaping commercial property, to the west by an electric easement and then residences behind the easement, and commercial development to the south.



B. Site Conditions, Topography and Utilities

Existing

The site was previously used as a former golf driving range and amusement area with miniature golf, batting cages, arcade games, and more. The golf range was kept manicured by lawn mowers and golf ball retrievers. The site has several curb cuts onto US-6 and a parking area that parallels US-6. There is a building which housed administration and services for the golf driving range and amusements. The majority of the site is grassed golf driving range with poles and netting at the edges of the property.

The site is serviced by an 8" water main as part of the Eastham Municipal Water with information on the water main provided by Environmental Partners, Inc. The site is serviced by National Grid gas service along the US-6 frontage. Electric, cable, and telephone services enter the Property via overhead wires located along US-6.

Proposed

The Applicant proposes to convert the Property into a residential use with the following site and utility description:

The Property consists of two residential buildings and associated parking and amenities to be constructed at the former T-Time Property located at 4790 State Highway (US-6) in Eastham, MA. The proposed residential community will be permitted through the 40B Comprehensive Permit process and will consist of 50 residential units with a total of 88 bedrooms. The Applicant proposes construction activity to build the two residential three-story buildings, access driveway, parking facilities, supporting utilities, and stormwater management systems. The Property comprises approximately 10.867 acres of land, although at this time, it is only proposed to develop a portion of the project (see the Project Plans). If necessary, the portion of the lot to not be developed may be divided off through the ANR process. There is no subdivision of land proposed as part of this project.

The existing building and portions of the existing parking areas will be demolished. Areas of parking will be retained and repaved with a new configuration for the access road and driveway. Small trees will be added in various areas of the lot. Screening fence will be installed as needed along the periphery to create a calmer residential area. A tot lot, community gardens, and gazebo are among the amenities to be provided at the site.

Trash disposal/pick-up areas are provided at the edges of the parking and will be accessible to buildings.

The Property's exterior lighting will likely consist of simple pole lights for the parking areas and wall mounted lights at each of the entrances.

A new wastewater system will need to be installed. The northeastern portion of the project will be the proposed location as shown on the Project Plans. The wastewater system servicing the residences will include advanced nitrogen treatment and is sized by utilizing 110 gallons per day per bedroom. The proposed project consists of 50 units with 88 bedrooms resulting in a flow of 9,680 gallons per day. Components of the wastewater system include underground treatment tanks, a control building, and an

effluent disposal field. Permitting of the wastewater system will be through the Board of Health. Additional permitting may be necessary through DEP and that will be coordinated with the Board of Health.

C. Wetland Resources/Flood Plain

There are no delineated wetland resource areas located on the Property. The Property is located in an area of minimal flooding (See FEM) Flood Insurance Rate Map ("FIRM") Community Panel Number 25001C0426J, effective date July 16, 2014). See enclosed FEMA Map Figure, prepared by CHA.

See enclosed FIRM, prepared by CHA at the end of this Tab.

D. Surrounding Area

The surrounding area consists of a mix of residential directly to the west of US-6 and to the east of the property, and it's bordered to the North and South by commercial properties.

The Property is bounded by Route 6 to the west and various residences across Route 6; to the northwest by a garden/landscaping commercial property, to the west by an electric easement and then residences behind the easement, and commercial development to the south.

E. Stormwater

Site Stabilization During Construction

Prior to earth moving activities an erosion control barrier will be staked out by a survey crew for installation at the limit of work around the site. This barrier will comprise of silt fence and/or haybales staked into the ground. Stormwater runoff that may carry sediment from the exposed soil during construction will filter through the silt fence/haybale barrier and prevent pollution of the wetland and riverfront resources.

Temporary sediment traps/ dewatering basins will be setup around the site to which stormwater during the construction period will be directed. These basins will help remove Total Suspended Solids ("TSS") from the runoff.

The construction of the Property will involve greater than 1 acre of disturbance therefore a Construction General Permit through the Environmental Protection Agency ("EPA") applies. A Stormwater Prevention Pollution Plan (SWPPP) will be implemented for the duration of construction. Inspections should take place weekly or after storm events with >0.5" of rainfall. The construction entrance will be inspected daily by the site supervisor.

Stormwater Mitigation

The stormwater system proposed for the project will collect and convey via deep sump catch basins and piped conveyances. The proposed treatment BMP's include an isolator row as part of the subsurface infiltration systems. The use of infiltration systems on the project will reduce the peak stormwater discharge rate and flows to the design control points. The Property will meet both the Massachusetts Department of

Environmental Protection ("DEP") Stormwater Management and Town of Eastham's stormwater design criteria, whichever is more stringent.

F. Wastewater System

The wastewater system servicing the residences will include advanced nitrogen treatment and is sized by utilizing 110 gallons per day per bedroom. The proposed project consists of 50 units with 88 bedrooms resulting in a flow of 9,680 gallons per day. Components of the wastewater system include underground treatment tanks, a control building, and an effluent disposal field. Permitting of the wastewater system will be through the Board of Health. Additional permitting may be necessary through DEP which will be coordinated with the Board of Health.

G. Soils

Soil information was determined from the NRCS (Natural Resources Conservation Service) website. Attached is the soil report information found for the site. The soils indicated on the site are Carver course sand which is HSG A. HSG designations vary from "A" to "D" with "A" having the highest infiltration rate and "D" the slowest. The soils will have high permeability and allow for a rapid infiltration rate. It also indicates that there will be less runoff from the site due to precipitation because more of the water will infiltrate into the ground.

H. Traffic/Access

CHA reviewed the effect of the proposed Governor Prentice Residences redevelopment relative to traffic and parking. The results of CHA's analysis indicate the traffic generated by the proposed site is not expected to have a significant impact on the surrounding roadways. CHA review of the parking found that the proposed number of spaces is expected to exceed the peak parking demand.

See enclosed Traffic Impact and Assessment Study, dated August 4th 2016, prepared by CHA at the end of this Tab

I. Environmental

Phase I Report

The following is a summary of the findings, opinions and conclusions contained in an environmental report, dated July 2015, prepared by Fuss & O'Neill (the "Phase I Report"). Specifically, the Phase I Report states that a Phase I ESA was performed on the property located at 4790 State Highway, Eastham, Barnstable County, Massachusetts in conformance with the scope and limitations of ASTM Standard E 1527-13.

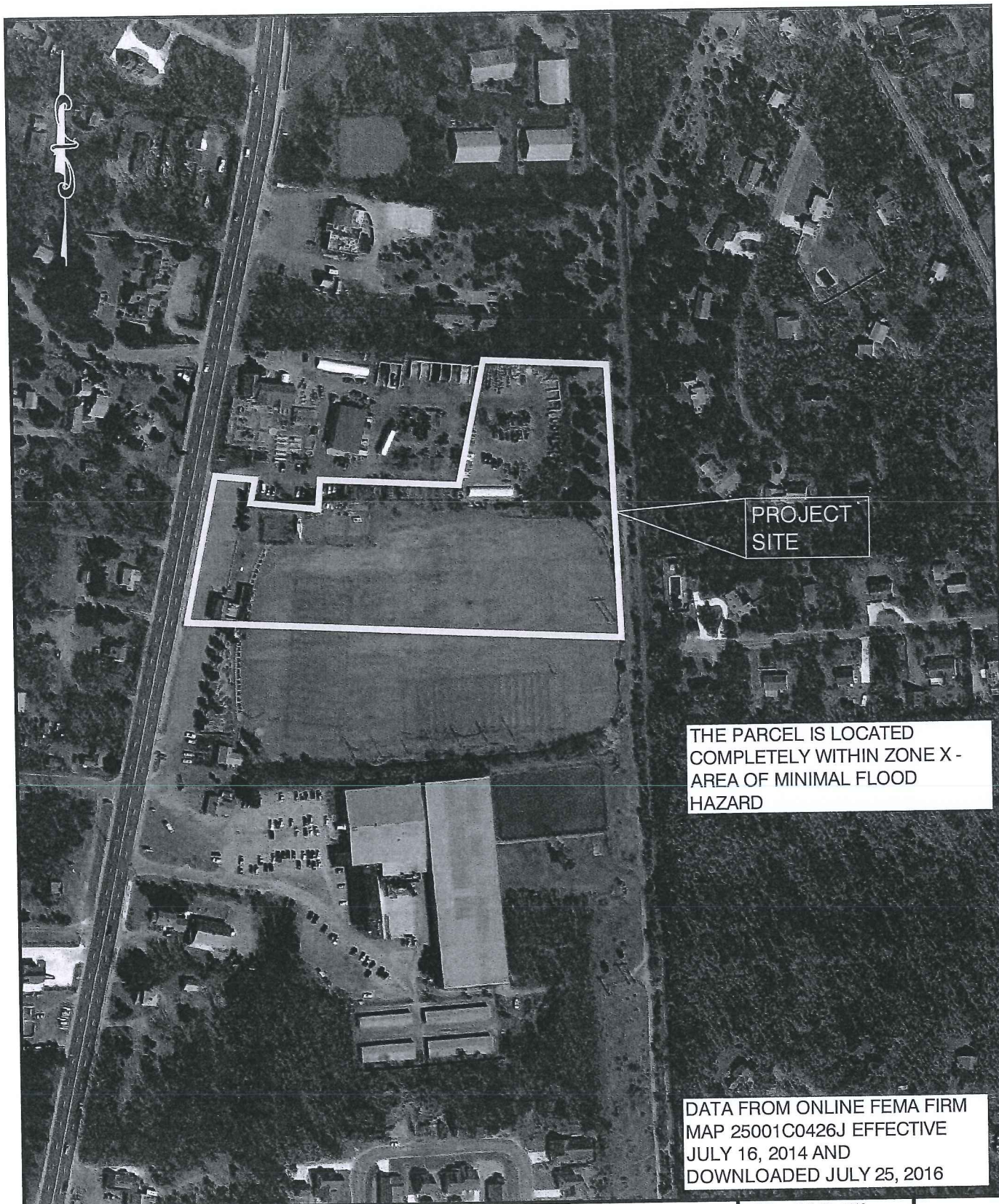
The assessment has revealed no evidence of recognized environmental conditions ("RECs") in connection with the Property.

Hazardous Building Inspection

Governor Prentice Residences, Eastham, MA
Comprehensive Permit Application

There is an existing structure on the site that will be razed as part of the proposed development. The Applicant will commission a Hazmat Report for this structure. Any asbestos containing materials found within the structure will be abated in accordance with the Commonwealth of Massachusetts Department of State ("DOS"), Department of Environmental Protection ("DEP"), US Environmental Protection Agency ("EPA"), and National Emissions Standards for Hazardous Air Pollutants ("NESHAP") standards for asbestos abatement.

The following pages contain a FEMA Map and a Traffic Report.



PROJECT
SITE

THE PARCEL IS LOCATED
COMPLETELY WITHIN ZONE X -
AREA OF MINIMAL FLOOD
HAZARD

DATA FROM ONLINE FEMA FIRM
MAP 25001C0426J EFFECTIVE
JULY 16, 2014 AND
DOWNLOADED JULY 25, 2016



101 Accord Park Drive
Norwell, MA 02061
Main: (781) 982-5400 - www.chacompanies.com

TITLE:

GOVERNOR PRENCE
RESIDENCES

4790 STATE HIGHWAY (ROUTE 6)
EASTHAM, MASSACHUSETTS

DATE: JULY 25, 2016

DRAWN: DR

CHECK: KK

SCALE: 1"=250'

JOB NO.:

FEMA MAP

FIG.



Memorandum

Date: August 4, 2016

To: Richard Hayden, Stratford Capital Group

From: John G. Morgan Jr., P.E., PTOE

Re: Traffic and Parking Analysis
Governor Prentice Residences
Eastham, MA

CHA Consulting, Inc. (CHA) has performed a review of the anticipated change in traffic and parking conditions associated with the proposed Governor Prentice Residences project. The project involves the redevelopment of the former T-Time recreational facility into approximately 50 residential apartments. Access to the site will be provided via two curb cuts on Route 6, one of which will be an entrance only. The exiting curb cut would be limited to right turns only due to the high volume of traffic on Route 6.

Traffic Analysis

A review of the expected traffic impacts of the proposed development was performed. Using information available from the Institute of Transportation Engineers (ITE) Trip Generation Manual we have estimated the number vehicle trips per day at the site under the proposed condition of 50 apartment units. ITE did not have trip generation information for the previous use conditions as an outdoor recreational facility. Trip Generation information for the proposed use is included in the Trip Generation Summary Table. The proposed condition was estimated using Land Use Code 220 Apartments and the number of expected apartment units.

As evident in the Table, the anticipated trip generation of the proposed apartments will represent less than fifty trips in each of the peak hours. Although trip generation data is not available for the past use of the site, it is estimated that the trip generation was similar to that of the proposed use. The results of the trip generation evaluation indicate that the proposed project will not have a significant impact on traffic conditions on Route 6, and the surrounding area.

Trip Generation Summary Table

	Proposed Use
Time Period/Direction	LUC 220 ^a Apartment (vehicles)
Weekday Daily	426
Weekday AM Peak Hour	28
Entering	6
Exiting	22
Weekday PM Peak Hour	45
Entering	29
Exiting	16
Saturday Daily	320
Saturday Peak Hour	26

^aInstitute of Transportation Engineers, Trip Generation, 9th Edition, Washington, 2012

Parking Analysis

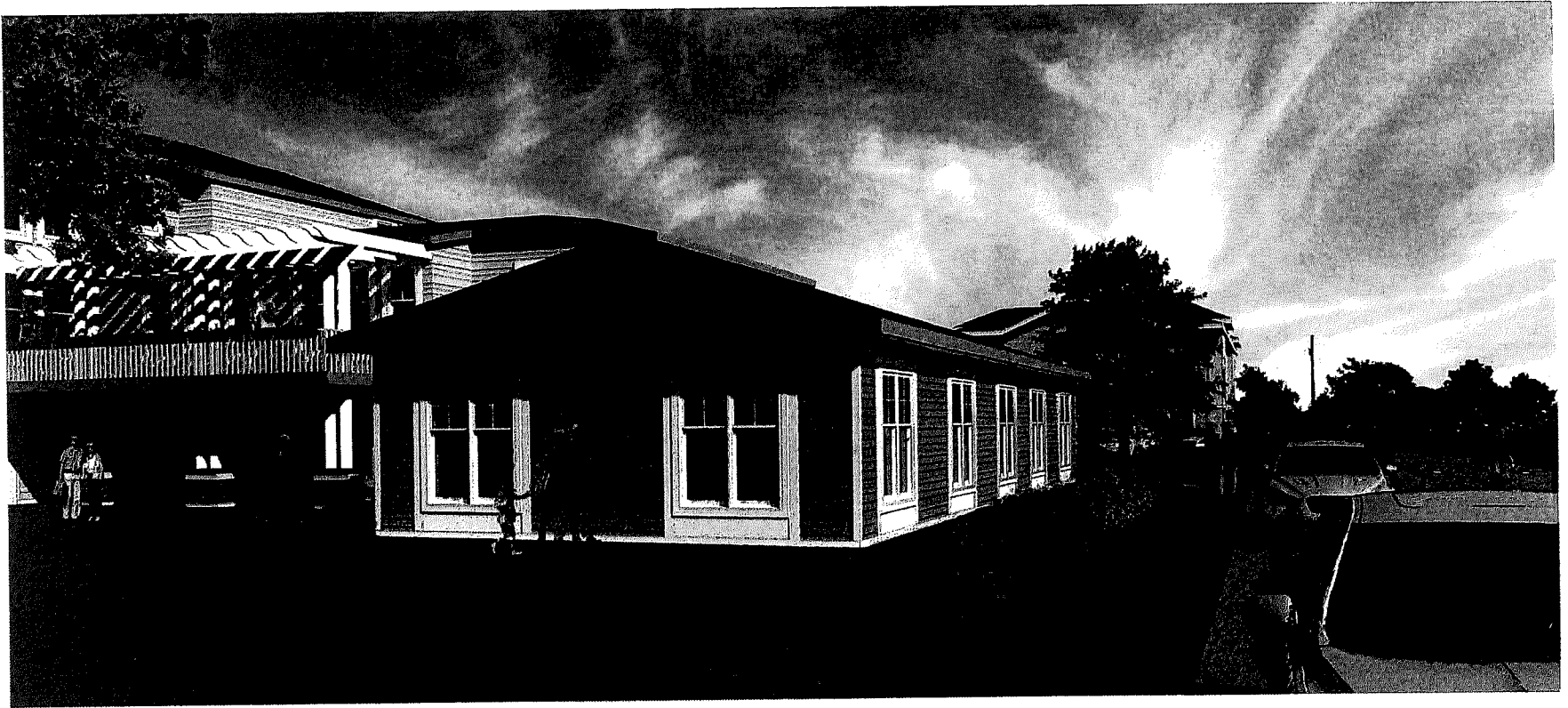
A review of the adequacy of the proposed parking at the site to meet the expected demand was performed. There are a total of 104 parking spaces proposed at the site.

In order to determine if the number of proposed parking spaces will be adequate to meet the expected peak demand, the ITE Parking Generation 4th Edition report was utilized. ITE provides data regarding peak period parking demand at various types of land uses. Land Use 221 Low/Mid-Rise Apartment is most representative of the proposed development.

ITE indicates that the Average Peak Period Parking Demand for this type of use is 1.23 vehicles per dwelling unit in a suburban setting. This would result in a peak parking demand of 62 spaces for the proposed 50 units, which is less than the 104 spaces to be provided. Based on the data provided by the ITE Parking Generation report for similar apartments, the proposed 104 spaces will exceed the peak period parking demand expected at site.

Conclusion

CHA reviewed the effect of the proposed Governor Prentice Residences redevelopment project relative to traffic and parking. The results of our analysis indicate the traffic generated by the proposed site is not expected to have a significant impact on the surrounding roadways. Our review of the parking found that the proposed number of spaces is expected to exceed the peak parking demand. Therefore, no adverse impacts relative to traffic or parking are anticipated as a result of the project.



PERSPECTIVE VIEW

PROJECT TEAM:

OWNER/DEVELOPER:

community development partnership
3 MAIN ST
MERCANTILE, Unit 18
EASTHAM, MA 02642

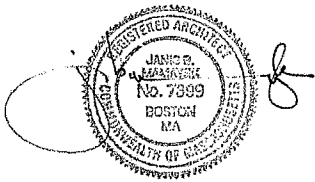
STRATFORD CAPITAL GROUP
100 CORPORATE PLACE
SUITE 404
PEABODY, MA 01960

ARCHITECT:

ICON architecture, inc.
101 SUMMER STREET
BOSTON, MA 02110

CIVIL ENGINEER

CHA
101 ACORN PARK DRIVE
NORWELL, MA 02061

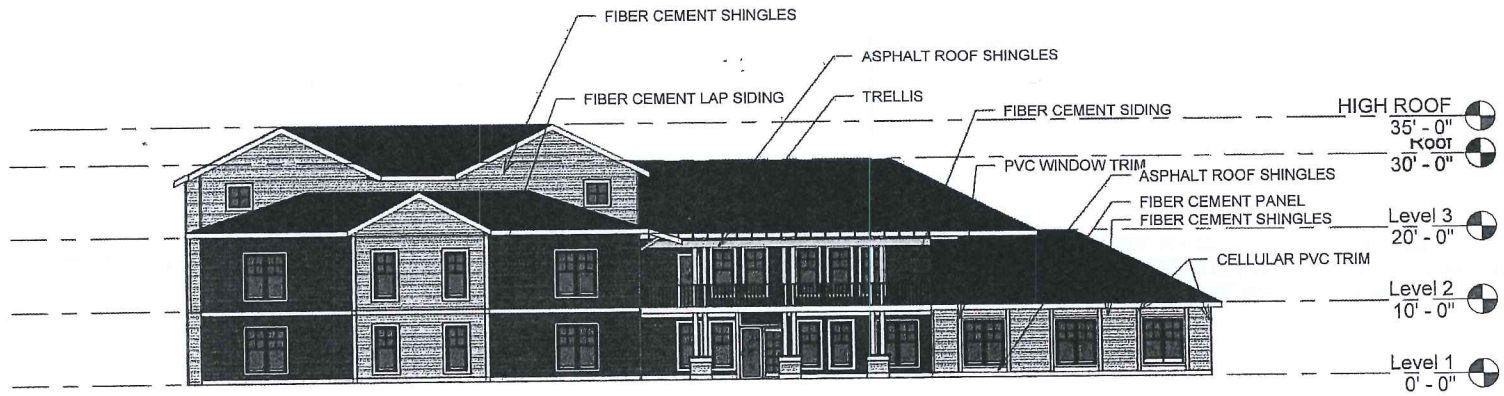


GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

EASTHAM, MA

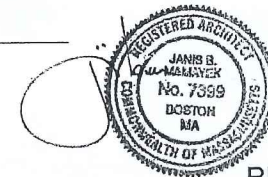
Comprehensive Permit Application: August 12, 2016



② West Elevation (Facing Green)
1/16" = 1'-0"



① East Elevation
1/16" = 1'-0"

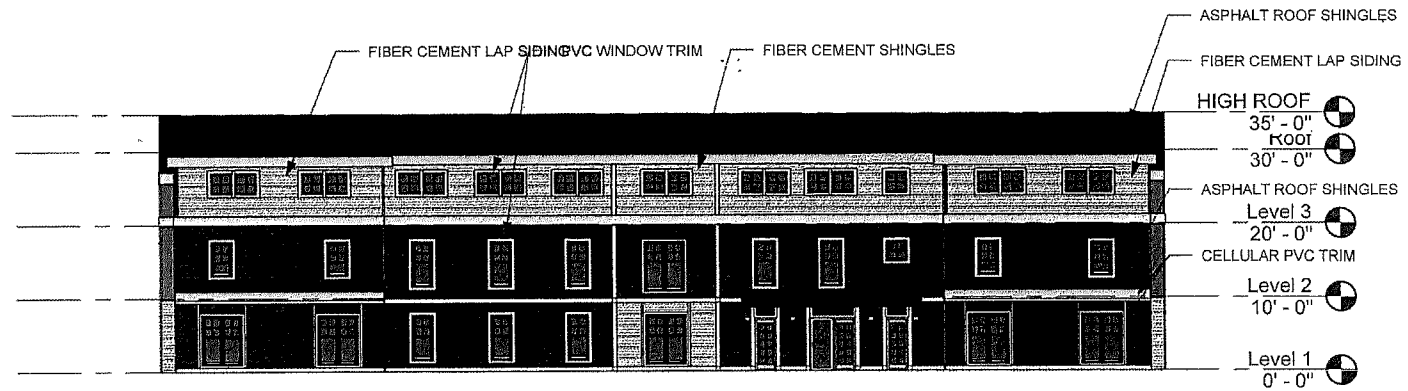


GOVERNOR PRENCE RESIDENCES

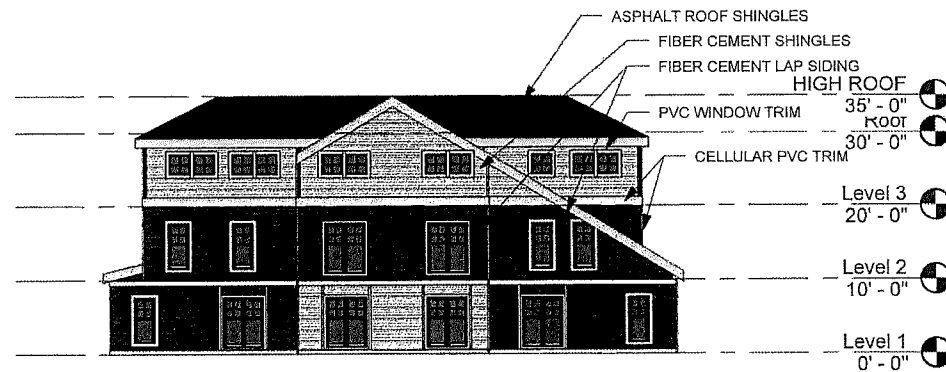
Stratford Capital Group

BUILDING 1 ELEVATIONS

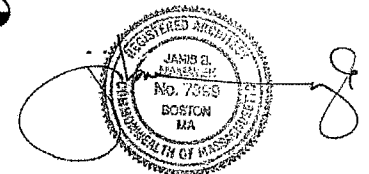
Comprehensive Permit Application: August 12, 2016



② North Elevation
1/16" = 1'-0"



① West Elevation
1/16" = 1'-0"

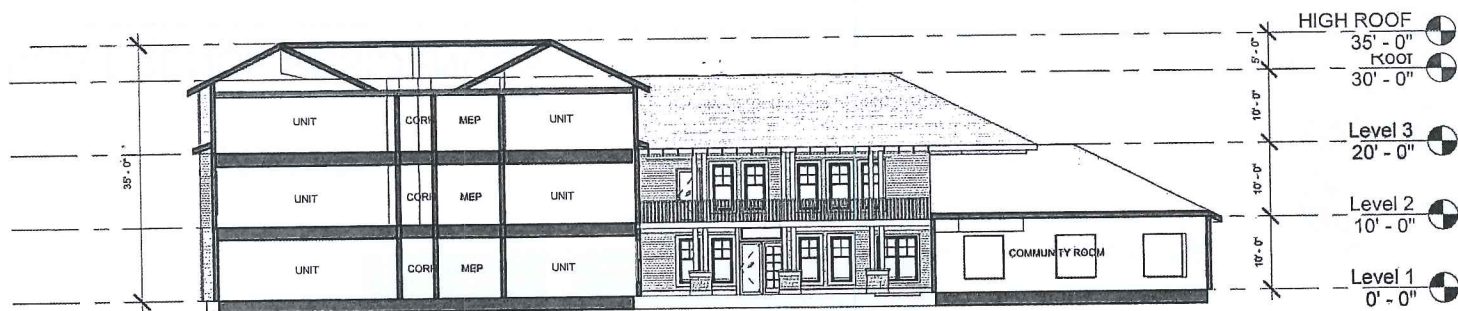


GOVERNOR PRENCE RESIDENCES

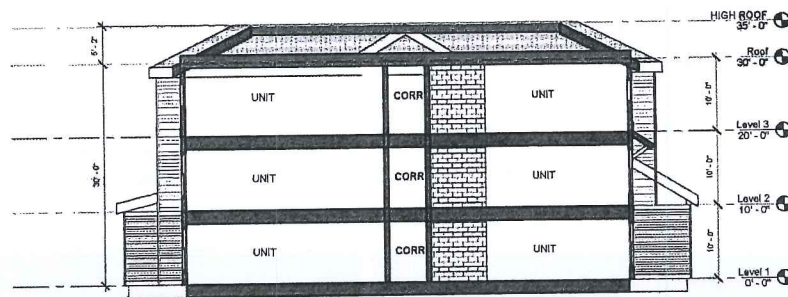
Stratford Capital Group

BUILDING 2 ELEVATIONS

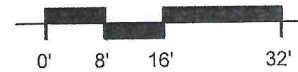
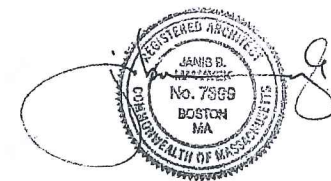
Comprehensive Permit Application: August 12 2016



① Building 1 - Section
1/16" = 1'-0"



② Building 2 - Section
1/16" = 1'-0"

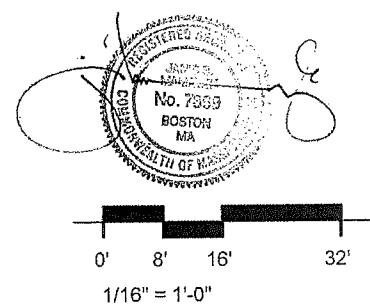
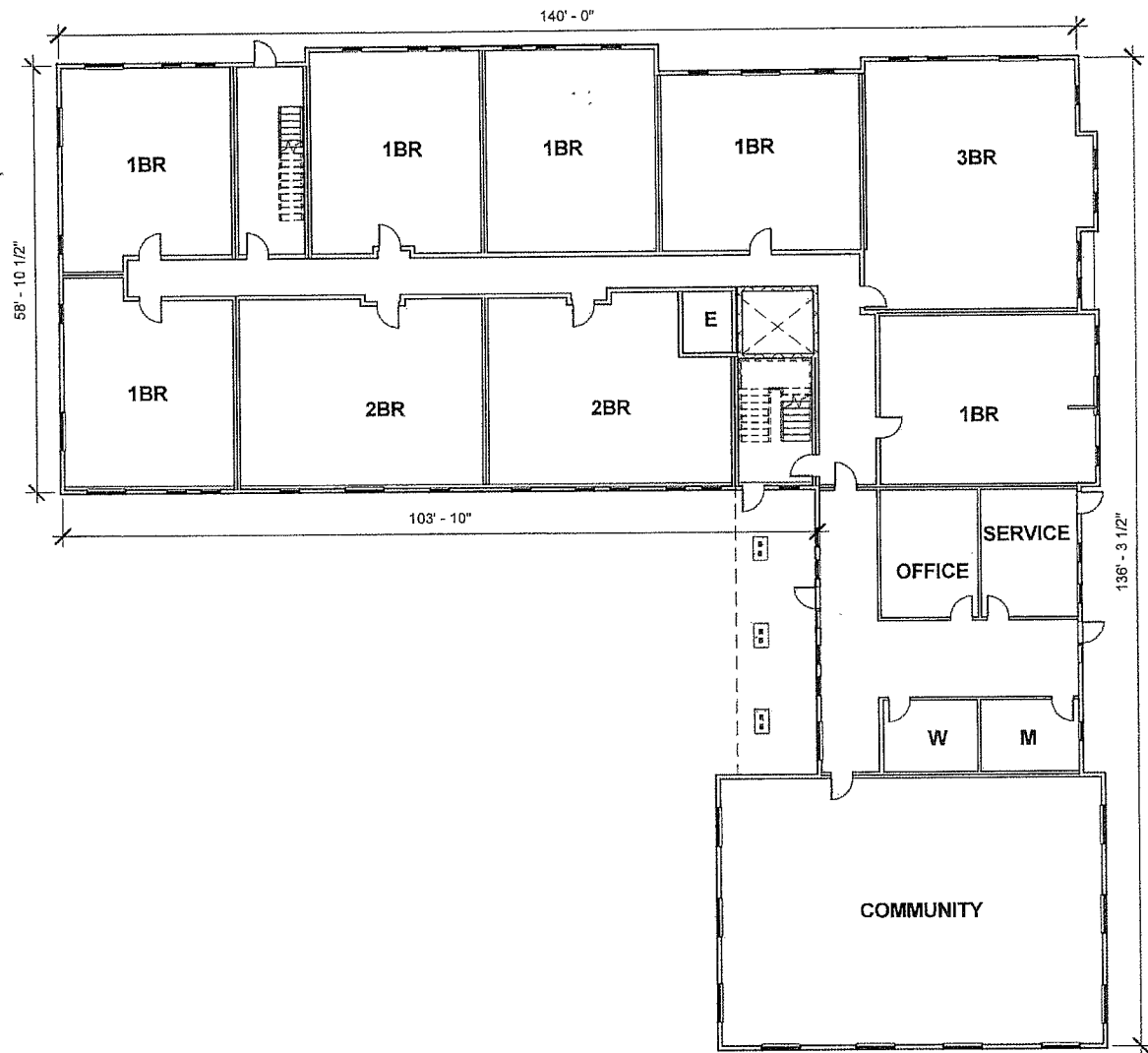


GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

BUILDING SECTIONS

Comprehensive Permit Application: August 12, 2016

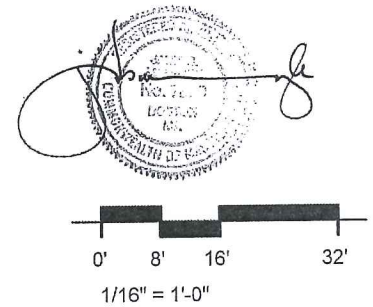
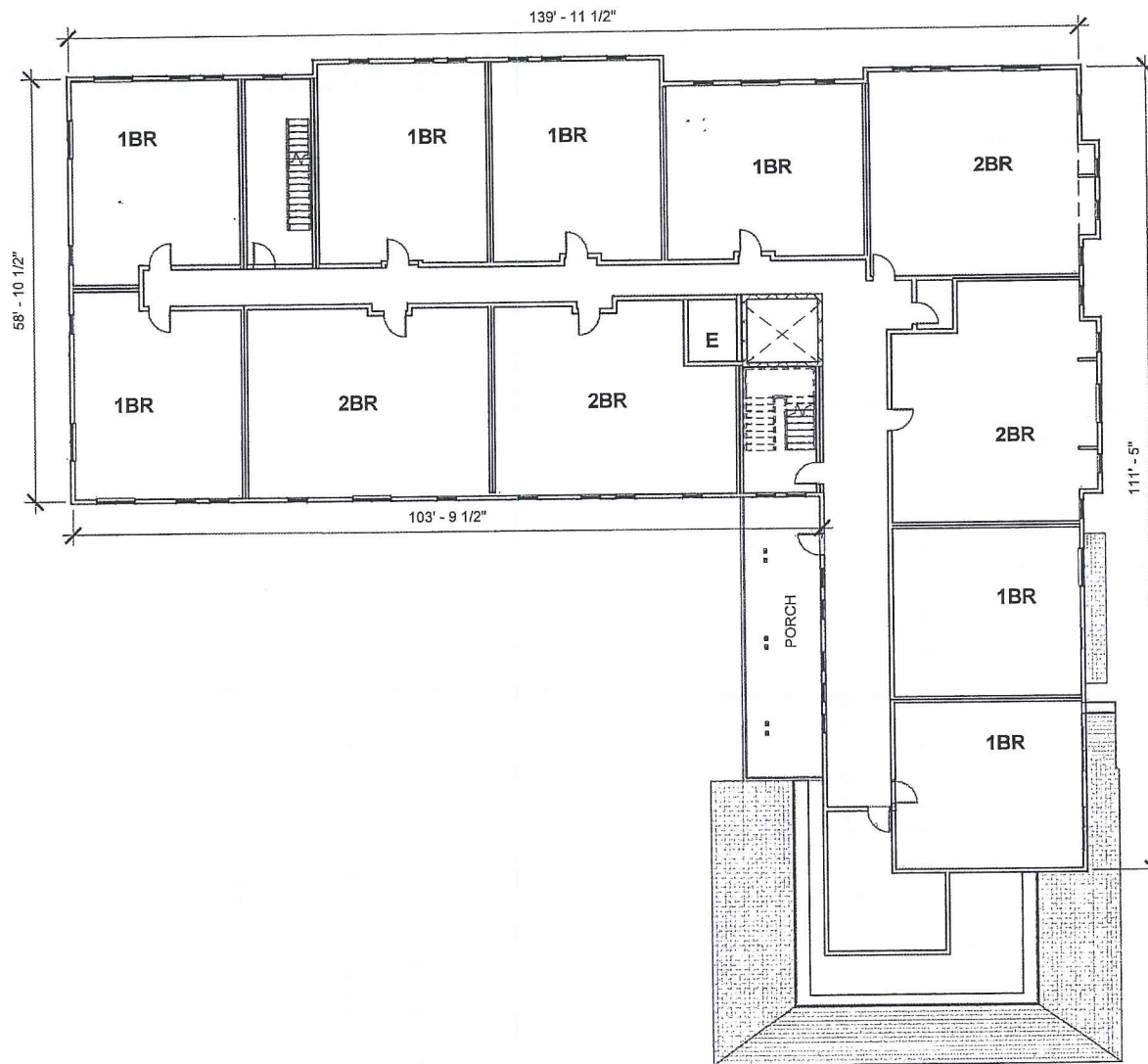


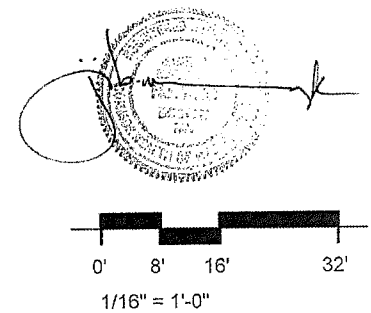
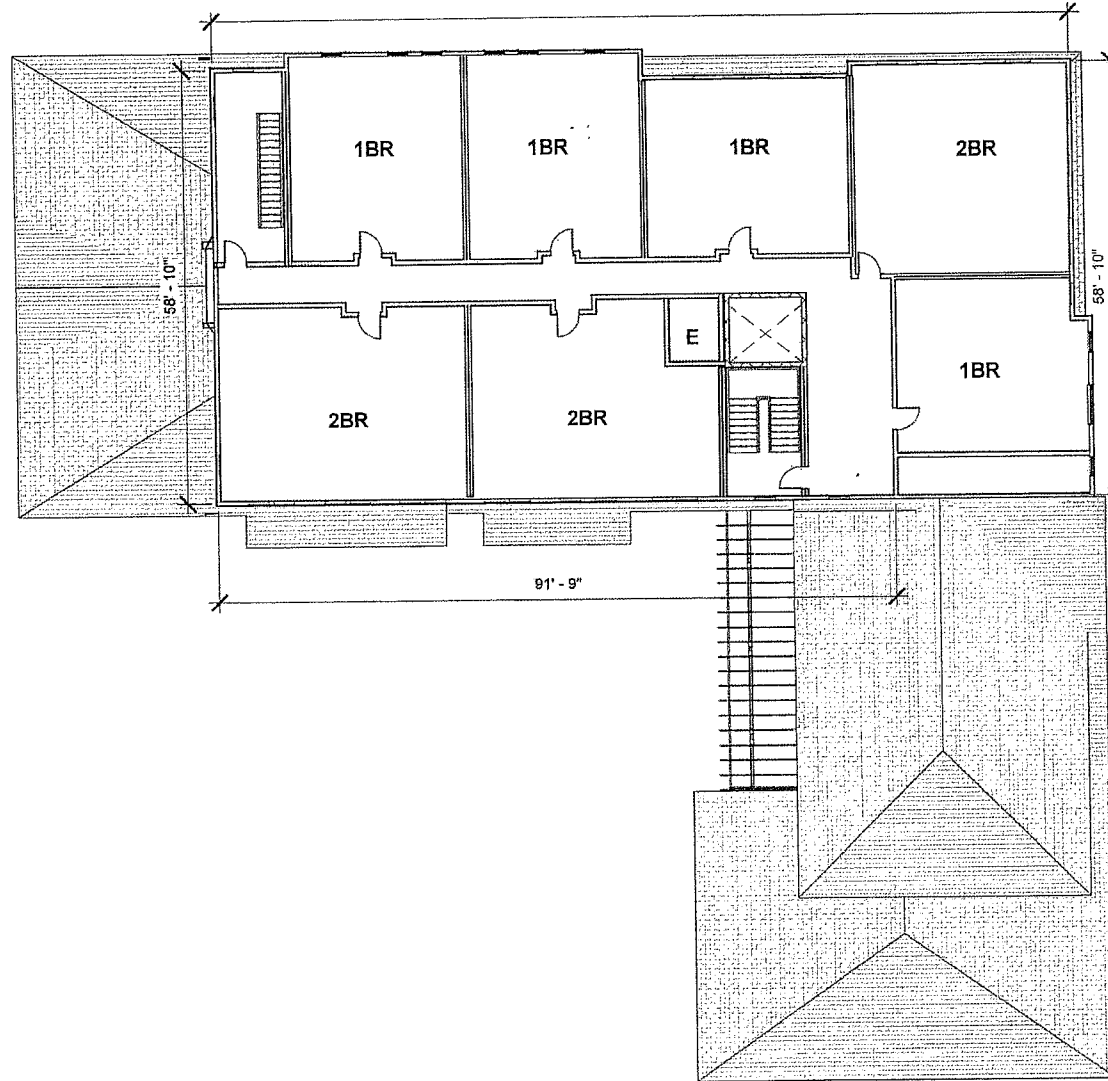
GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

BUILDING 1 FIRST FLOOR PLAN

Comprehensive Permit Application: August 12 2016



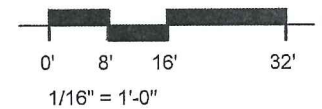
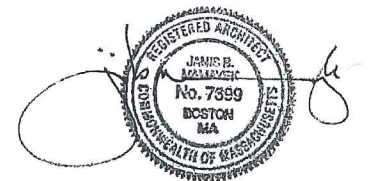
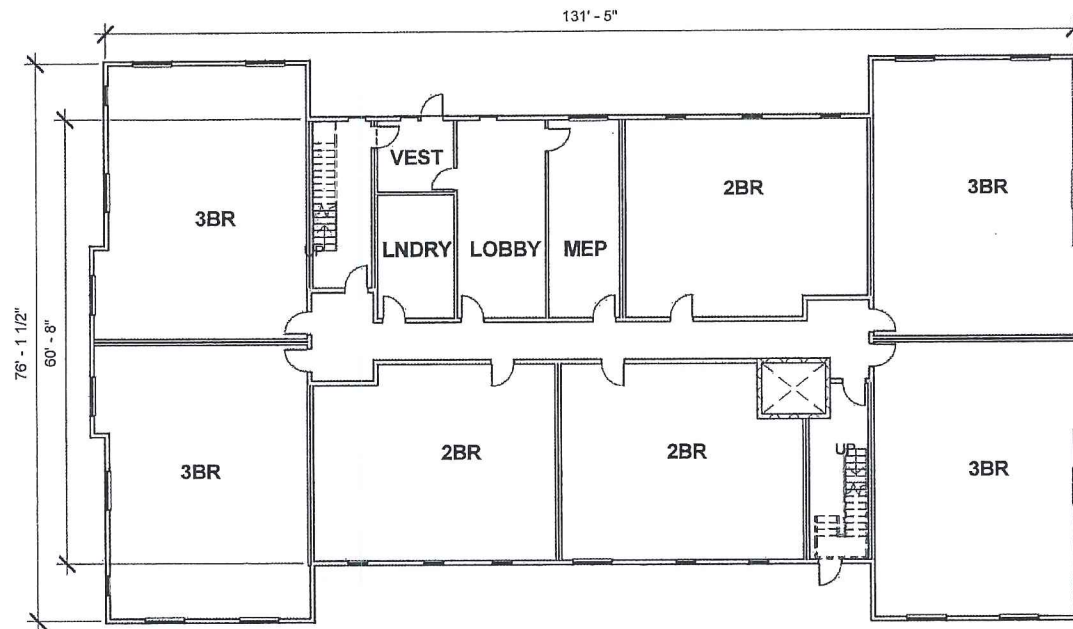


GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

BUILDING 1 THIRD FLOOR PLAN

Comprehensive Permit Application: August 12, 2016

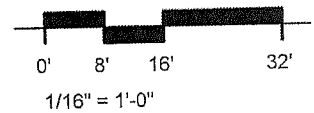
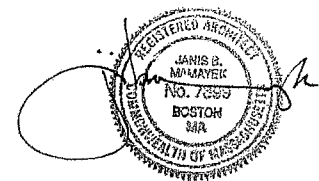
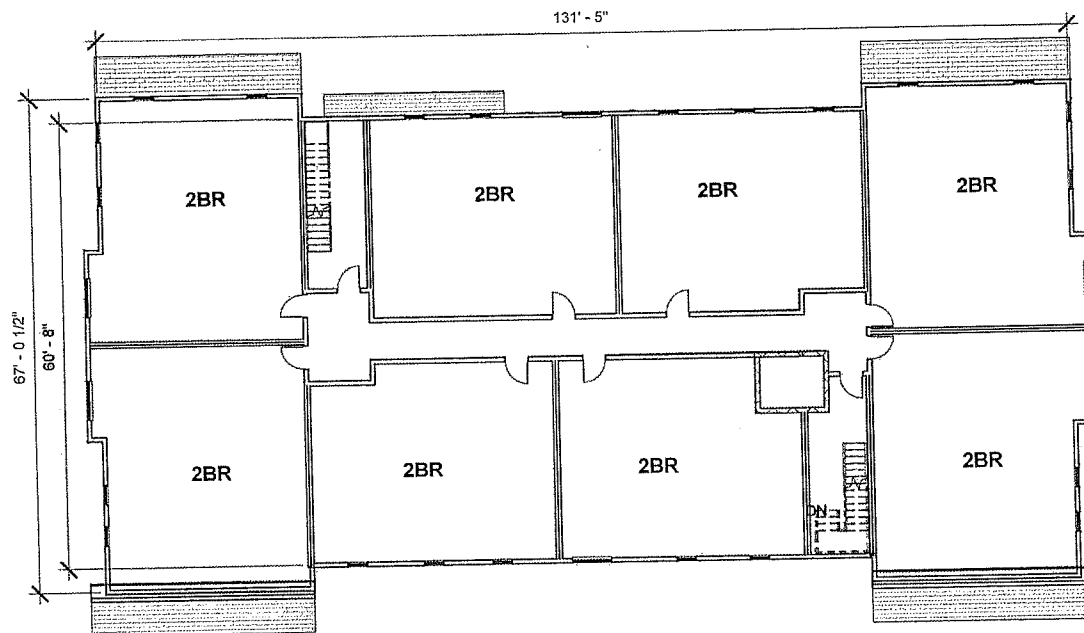


GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

BUILDING 2 FIRST FLOOR PLAN

Comprehensive Permit Application: August 12, 2016

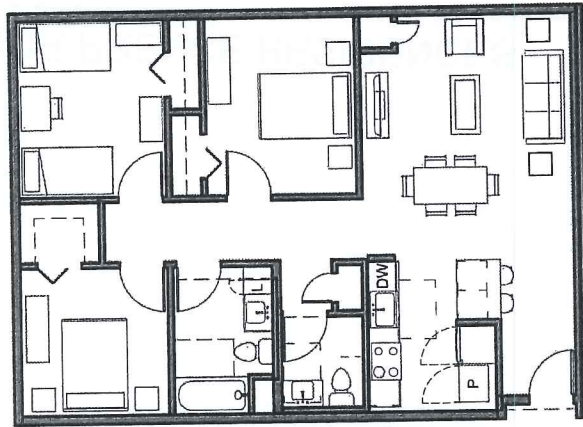


E GOVERNOR PRENCE RESIDENCES

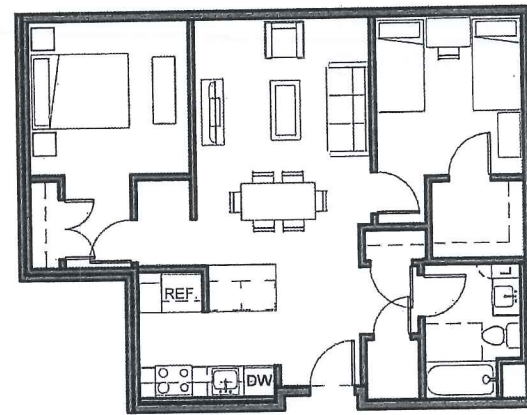
ICON Stratford Capital Group
ARCHITECTURE

BUILDNG 2 UPPER FLOOR PLAN

Comprehensive Permit Application: August 12, 2016



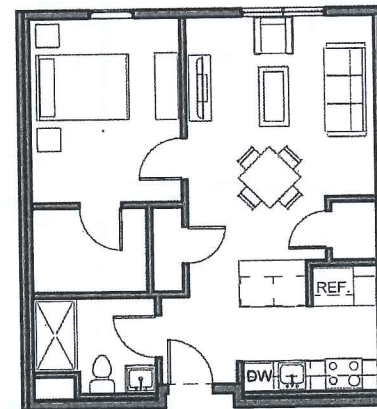
④ TYPICAL 3BR ENLARGED PLAN
1/8" = 1'-0"



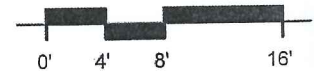
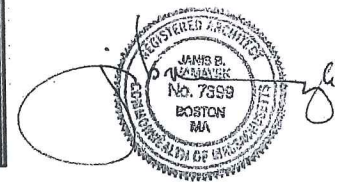
② TYPICAL 2BR ENLARGED PLAN
1/8" = 1'-0"



③ TYPICAL 2BR CORNER ENLARGED PLAN
1/8" = 1'-0"



① TYPICAL 1BR ENLARGED PLAN
1/8" = 1'-0"



GOVERNOR PRENCE RESIDENCES

Stratford Capital Group

TYPICAL UNIT PLANS

Comprehensive Permit Application: August 12 2016

Governor Prence Residences, Eastham, MA
Comprehensive Permit Application

d) A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas;

Total Tract	Total (approx.)	Buildings	Parking (paved areas*)	Open Space
Square Feet	267,566	23,152	55,770	188,634
% of Total	100.0%	8.7%	20.8%	70.5%

*does not include sidewalks

Building 1 (with community room)	Units	Average Net Sq. Feet per Unit	Total NSF	GSF
1 BD	17	660	11,220	
2 BD	9	775	6,975	
3 BD	1	950	950	
Total	27	709	19,145 (68.2% of gross sq ft (GSF))	28,037

Building 2	Units	Average Net Sq. Feet per Unit	Total NSF	GSF
1 BD	-	660	-	
2 BD	19	775	14,725	
3 BD	4	950	3,800	
Total	23	805	18,525 (82.6% of GSF)	22,429

Total	Units	Average Net Sq. Feet per Unit	Total NSF	GSF
1 BD	17	660	11,220	
2 BD	28	775	21,700	
3 BD	5	750	4,750	
Total	50	753	37,670 (74.6% of GSF)	50,466

Governor Prentice Residences, Eastham, MA
Comprehensive Permit Application

Building 1 (with community room)			
	1BR	2BR	3BR
	1 Bath	1 Bath	1.5 Bath
3 RD	4	3	0
2 ND	7	4	0
1 ST	6	2	1
SUB TOTAL	17	9	1
Units In Building	27		
TOTAL SF	28,037 + partial bsmt		

Building 2			
	1BR	2BR	3BR
	1 Bath	1 Bath	1.5 Bath
3 RD	0	8	0
2 ND	0	8	0
1 ST	0	3	4
SUB TOTAL	0	19	4
Units In Building	23		
TOTAL SF	22,429 + partial bsmt		

Average SF by Unit Type	660	775	950
Total	17	28	5
Total Units	50		
Total Parking	104		

Section 1

PROJECT DESCRIPTION

Name and Address of Project																										
1 . Project Name:	Governor Prence Residences																									
1a . Application Completed By:	Community Development Partnership and SCG Development Partners, LLC/ Keith McDonald																									
1b . Successful Application Date:	10/1/2016	Application Revision Date: 																								
2 . Project Address:	4790 State Highway, Eastham, MA																									
3 . Neighborhood																										
4 . City/ Town	Eastham	MA (state) (zip code)																								
5 . County	BARNSTABLE																									
6 . <input checked="" type="checkbox"/> Scattered sites																										
7 . Is this a qualified census tract?	No	Enter a census tract 																								
8 . Difficult to develop area	Yes	QCT information last updated on: 																								
Development Plan																										
9 . Development Type (Please check all that apply.)																										
<input type="checkbox"/> Yes	New construction																									
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing																									
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing																									
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing																									
<input type="checkbox"/> No	Adaptive re-use of non-residential structure																									
10 . Proposed Housing Type	Rental (except SRO or Assisted Living, see below)																									
11 . Project Description:	Number of buildings: 2																									
<div style="border: 1px solid black; padding: 10px;"> <p>Community Development Partnership ("CDP"), a non-profit organization, and SCG Development Partner's, LLC ("Stratford") (collectively CDP and Stratford are referred to as the "Applicant") will be co-owners and co-general partners in this proposal to construct a new affordable housing development named the Governor Prence Residences (the "Property"). The Applicant will form the Governor Prence Residences Limited Partnership (the "Partnership"), a Massachusetts Limited Partnership that is qualified to undertake the planning, design, development, construction, ownership and operation of the proposed residential project known as the Property. As part of the Applicant's proposal, the proposed development will provide 50 new respectable affordable housing family units pursuant to the Massachusetts Comprehensive Permit. Of the Property's 50 apartment units, 44 apartments will be restricted to tenants making 60% or less of the area median income ("AMI") and the balance will be rented to market rate tenants - which is well in excess of the affordability requirements of Chapter 40B, the regulations of the Housing Appeals Committee set forth at 760 CMR 31.00 et seq., the Federal Low Income</p> </div>																										
12 . Development Schedule:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%; text-align: center;">Successful Application Date:</th> <th style="width: 40%; text-align: center;">Optional user comments</th> </tr> </thead> <tbody> <tr><td>Application Date</td><td style="text-align: center;">10/1/2016</td><td rowspan="10" style="vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; width: 100%; height: 100%;"></div> </td></tr> <tr><td>Construction Loan Closing</td><td style="text-align: center;">4/1/2017</td></tr> <tr><td>Initial Loan Closing (MHFA only)</td><td style="text-align: center;">4/1/2017</td></tr> <tr><td>Construction Start</td><td style="text-align: center;">4/1/2017</td></tr> <tr><td>50% Construction Completion</td><td style="text-align: center;">10/1/2017</td></tr> <tr><td>Construction Completion</td><td style="text-align: center;">4/1/2018</td></tr> <tr><td>First Certificate of Occupancy</td><td style="text-align: center;">4/1/2018</td></tr> <tr><td>Final Certificate of Occupancy</td><td style="text-align: center;">4/1/2018</td></tr> <tr><td>Sustained Occupancy</td><td style="text-align: center;">4/1/2019</td></tr> <tr><td>Permanent Loan Closing</td><td style="text-align: center;">4/1/2019</td></tr> </tbody> </table>			Successful Application Date:	Optional user comments	Application Date	10/1/2016	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	Construction Loan Closing	4/1/2017	Initial Loan Closing (MHFA only)	4/1/2017	Construction Start	4/1/2017	50% Construction Completion	10/1/2017	Construction Completion	4/1/2018	First Certificate of Occupancy	4/1/2018	Final Certificate of Occupancy	4/1/2018	Sustained Occupancy	4/1/2019	Permanent Loan Closing	4/1/2019
	Successful Application Date:	Optional user comments																								
Application Date	10/1/2016	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>																								
Construction Loan Closing	4/1/2017																									
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Construction Completion	4/1/2018																									
First Certificate of Occupancy	4/1/2018																									
Final Certificate of Occupancy	4/1/2018																									
Sustained Occupancy	4/1/2019																									
Permanent Loan Closing	4/1/2019																									

13 . Unit Mix:	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	below 60% AMI Rent Assisted	Market Rate	Total Units
SRO						0
0 bedroom						0
1 bedroom	1		13		3	17
2 bedrooms	3		20	3	2	28
3 bedrooms	1		3		1	5
4 bedrooms						0
Total Units	5	0	36	3	6	50
Home Units*						0

*HOME units included in the above totals. Other Income=Below of median income

14 . Unit Size in square feet:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income Rent Assisted	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom	660.0		660.0		660.0	660
2 bedrooms	775.0		775.0	775.0	775.0	775
3 bedrooms	950.0		950.0		950.0	950
4 bedrooms						N/A

15 . Number of bathrooms in each unit:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income Rent Assisted	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom	1.0		1.0		1.0	1.0
2 bedrooms	1.0		1.0	1.0	1.0	1.0
3 bedrooms	1.0		1.0		1.0	1.0
4 bedrooms						N/A

16 . Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation	<input type="checkbox"/> Yes
Category	<input type="checkbox"/> 9% TC Application
Category	<input type="checkbox"/>
HOME Funding through DHCD	<input type="checkbox"/> Yes
Massachusetts Housing Finance Agency (select all that apply):	
Official Action Status	<input type="checkbox"/> No
Construction Financing/Bridge Financing.....	<input type="checkbox"/> No
Permanent Financing	<input type="checkbox"/> No
Massachusetts Housing Partnership (MHP) Fund:	
Permanent Rental Financing Program	<input type="checkbox"/> No
Massachusetts Housing Investment Corporation (select all that apply):	
Debt Financing	<input type="checkbox"/> No
Tax Credit Equity Investment	<input type="checkbox"/> No
Boston Department of Neighborhood Development (DND):	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes
Other.....	<input type="checkbox"/> Affordable Housing Trust Funds
Other.....	<input type="checkbox"/> Housing Stabilization Funds
Other.....	<input type="checkbox"/>
Financing from MassDevelopment	<input type="checkbox"/> No

	Total	New Construction	Rehabilitation
17. Number of buildings planned			
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0	0	
d. Low/Mid rise	2	2	
e. High-rise	0		
f. Other	0		0
TOTAL	2	2	
18. Number of units:	50	50	
19. Gross Square Footage			
a. Residential	50,466	50,466	
b. Commercial	-		
20. Net Rentable Square Footage:	Total		Percent of Gross
a. Residential	37,670 s.f.		75%
b. Commercial			N/A
21. Number of handicapped accessible units	3	Percent of total	6%
22. Fire Code Type	Wood frame		
23. Will building(s) include elevators?	Yes	How many?	1
24. Are the following provided with the housing units:		Gas or electric?	Electric
a. Range?	Yes	Optional user comments	
b. Refrigerator?	Yes		
c. Microwave?	No		
d. Dishwasher?	Yes		
e. Disposal?	No		
f. Washer/Dryer Hookup?	No		
g. Washer & Dryer?	Yes		
h. Wall-to-wall Carpet?	No		
i. Window Air Conditioner?	No		
j. Central Air Conditioning?	Yes		
25. Are the following included in the rent:			
a. Heat?	No		
b. Domestic Electricity?	No		
c. Cooking Fuel?	No		
d. Hot Water?	Yes		
e. Central A/C, if any?	No		
26. Type of heating fuel:	Electric		
27. Total no. of parking spaces:	104	Outdoor: 104	Enclosed: 0
28. Number of parking spaces exclusively for the use of tenants:			
a. Residential	Total: 104	Outdoor: 104	Enclosed: 0
b. Commercial	Total: 0	Outdoor:	Enclosed:

29 . Will rehabilitation require the relocation of existing tenants? Not applicable

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

b. Substandard conditions and structural deficiencies to be repaired:

c. Special features/adaptations for special needs clients to be housed:

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation	<div style="border: 1px solid black; padding: 2px;">Yes</div>	R-Value or type?	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
b. Windows	<div style="border: 1px solid black; padding: 2px;">Yes</div>	R-Value or type?	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
c. Heating system	<div style="border: 1px solid black; padding: 2px;">Yes</div>	R-Value or type?	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	266,000	6.11
33 . Wetlands area:	0	
34 . Buildable area:	266,000	6.11

Existing Conditions:

35 . What is the present use of the property? Land

36 . Number of existing structures: -

37 . Gross s.f. of existing structures:

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:		
b. Number of units/bedrooms currently occupied:		

39 . If site includes commercial space:

a. Square footage of existing commercial space:		square feet
b. Square footage currently occupied:		square feet

40 . What are the surrounding land uses?

Utilities:

41 . Are the following utilities available on the site:

a. Sanitary sewer?	<div style="border: 1px solid black; padding: 2px;">No</div>	Distance from site (ft.)	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
b. Storm sewer?	<div style="border: 1px solid black; padding: 2px;">No</div>	Distance from site (ft.)	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
c. Public water?	<div style="border: 1px solid black; padding: 2px;">Yes</div>		
d. Electricity?	<div style="border: 1px solid black; padding: 2px;">Yes</div>		
e. Gas?	<div style="border: 1px solid black; padding: 2px;">Yes</div>		

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

- 42 . Does the present zoning allow the proposed development? ☐ Yes ☒ No
- 43 . Have you applied for a zoning variance, change, special permit or subdivision? ☐ Yes ☒ No
- 44 . Do you anticipate applying for a comprehensive permit under Chapter 774? ☒ Yes ☐ No

Site Control:

- 45 . What form of site control do you have?

Include copies of the appropriate site control documents as part of Exhibit 4.

- 46 . Please provide details about your site control agreement.

- | | |
|--|---------------------------|
| a. Name of Seller: | Eastham Range, LLC |
| b. Principals of seller corporation: | Stop & Shop |
| c. Type of Agreement: | Purchase & Sale Agreement |
| d. Agreement Date: | 7/1/2015 |
| e. Expiration Date: | 12/31/2017 |
| f. Purchase price if under agreement: | |
| g. Is there any identity of interest between buyer and seller? | |

- 47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?
- 48 . Are there any outstanding liens on the property?

Amenities and Services:

- 49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	Distance	
a. Shopping facilities	0.25	miles
b. Schools	1.50	miles
c. Hospitals	7.00	miles
d. Parks and recreational facilities	0.10	miles
e. Police station	2.40	miles
f. Fire station	2.30	miles
g. Public transportation	2.40	miles
h. Houses of worship	1.00	miles
i. City/Town Hall	2.40	miles

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?
- 51 . Has a Chapter 21E assessment been performed?
- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?
- 53 . Does the building require lead paint abatement?
- 54 . Does the building require asbestos abatement?
- 55 . Do radon tests show radon levels exceeding four picocuries/liter?
- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?
- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?
- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?
- 59 . Is the site located in a floodplain or wetlands area?
- 60 . Does the site contain endangered animal or plant species?
- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2

DEVELOPMENT TEAM SUMMARY

62 . Developer/Sponsor Type

Limited dividend partnership

63 . Developer/Sponsor:

Form of Legal Entity

Legal Name

Address

Contact Person

E-mail

Corporation

SCG Development Partners, LLC

100 Corporate Place

Peabody, MA 01960

Richard Hayden

(978)-535-5600

978-535-1141

rah@stratfordcapitalgroup.com

64 . Owner/Mortgagor:

Legal Name

Address

Has this entity already been formed?

Principals

Principals

Contact Person

Telephone No. / Fax. No.

E-mail

Governor Prence Residences Limited Partnership

100 Corporate Place, Suite 404

Peabody, MA 01960

No

Soc. Sec. or Tax ID #

Richard Hayden, John Nelson, Ben Mottola,

Kyle Wolff,

Richard Hayden, Ben Mottola, Steve Wilson

(978)-535-5600

978-535-1141

rah@stratfordcapitalgroup.com

65 . General Partner:

Legal Name

Address

Has this entity already been formed?

Principal (if corporate)

Contact Person

% of Ownership

Telephone No. / Fax. No.

E-mail

SCG Eastham GP, LLC

100 Corporate Place, Suite 404

Peabody, MA 01960

No

Soc. Sec. or Tax ID #

Richard Hayden

(978)-535-5600

978-535-1141

rah@stratfordcapitalgroup.com

66 . General Partner:

Legal Name

Address

Has this entity already been formed?

Principal (if corporate)

Contact Person

% of Ownership

Telephone No. / Fax. No.

E-mail

Community Development Partnership

3 Main Street Mercantile, Unit 7

Eastham, MA

No

Jay Coburn

Jay Coburn

508 240 7873

jay@capecdp.org

67 . Development Consultant:

Legal Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

68 . Contractor:

Name
Address

Fed Tax ID #
Contact Person
Telephone No. / Fax. No.
E-mail

Dellbrook Construction LLC/JK Scanlan Company, LLC	
15 Research RD	
East Falmouth, MA, 02536	
Mike Fish	
781 380 1620	
MFish@dellbrook.com	

69 . Architect:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

ICON Architecture	
101 Summer Street	
Boston, MA 021110	
Janis Mamayek	
(617) 451- 3333	
jmamayek@iconarch.com	

70 . Management Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

Community Development Partnership	
3 Main Street Mercantile, Unit 7	
Eastham, MA	
Jay Coburn	
508 240 7873	
jgay@capecdp.org	

71 . Attorney (Real Estate):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

Klein Hornig LLP	
145 Tremont Street	
Boston, MA 02111	
Chrysa Long	
(617) 224-0626	(617) 224-0601
clong@kleinhornig.com	

72 . Attorney (Tax):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

CohnReznick	
400 East Pratt Street	
Baltimore, MD 21201	
Mary Beth Norwood	
(410) 783-4900	(410) 727-0460
marybeth.norwood@reznickgroup.com	

73 . Syndicator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

Stratford Capital Group	
100 Corporate Place	
Peabody, MA 01960	
Ben Mottola	
978-535-5600	978-535-1141
rah@stratfordcapitalgroup.com	

74. **Guarantor:**

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

SCG Development Partners, LLC
100 Corporate Place
Peabody, MA 01960
Richard Hayden
978-535-5600 978-535-1141
rah@stratfordcapitalgroup.com

75. **Service Provider or Coordinator:**

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

76. **Marketing Agent:**

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

77.

Other role

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

78.

Other role

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

79. Is there any identity of interest between any members of the development team?

Yes

Stratford Capital Group, LLC is a nationwide syndicator of low income housing tax credits. Stratford will place the low income housing tax credits through an arms length transaction with investors at market pricing. In addition, CDP is a general partner in the owner as well as the management agent for the Property.

80. Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

The developing entity is a single purpose limited partnership, of which the general partners and the sponsor are the same entities, and newly formed. Upon syndication a new investment limited partner will be admitted to the partnership. The general partners have significant tax credit experience and will provide support to the entity.

Section 3

SOURCES AND USES OF FUNDS

Sources of Funds

Private Equity:

81 . Developer's Cash Equity	\$
82 . Tax Credit Equity (net amount) (See line 360, Section 5, page 18.)	\$10,000,000
83 . Developer's Fee/Overhead, Contributed or Loaned	\$677,354
84 . Other Source:	\$

Optional user calculations

LIHTC	\$	1.00	1,000,000
SLIHTC	\$	0.72	500,000

Public Equity:

85 . Town of Eastham Infrastructure Loan	\$0
86 . Grant:	\$
87 . Grant:	\$
88 . Total Public Equity	\$0

Subordinate Debt (see definition):

	Amount	Rate	Amortiz.	Term
89 . Home Funds-DHCD, as Subordinate Debt	\$550,000	0.00%	360	yrs.
Source: Federal HOME Loan				
90 . Home Funds-Local, as Subordinate Debt	\$600,000	0.00%	600	yrs.
Source: CPC, AHT, CDBG, and HOME				
91 . Subordinate Debt	\$2,000,000	0.00%	600	yrs.
Source: AHT & HSF Loan				
92 . Subordinate Debt	\$250,000	0.00%	360	yrs.
Source: Barnstable HOME Loan				
93 . Subordinate Debt	\$1,800,000	0.00%	360	yrs.
Source: State LIHTC Loan				
94 . Total Subordinate Debt	\$5,200,000			

Permanent Debt (Senior):

	Amount	Rate	Override	Amortiz.	Term	MIP
95 . MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96 . MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 . MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98 . Other Permanent Senior Mortgage	\$1,610,000	6.25%		360.00	180.00	%
Source: TD Bank						
99 . Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
Source:						
100 . Total Permanent Senior Debt	\$1,610,000					
101 . Total Permanent Sources	\$17,487,354					

\$9,913.05

Construction Period Financing:

	Amount	Rate	Term
102 . Construction Loan	\$10,000,000	5.00%	30.0
Source: TD Bank			
Repaid at: (event)			
103 . Other Interim Loan	\$0	%	mos.
Source:			
Repaid at: (event)			
104 . Syndication Bridge Loan	\$0	%	mos.
Source:			
Repaid at: (event)			

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates?

Dellbrook Construction

Name

Signature

106 . Basis for estimates?

Design Plans

	DV	Trade Item	Amount	Description
107 .	3	Concrete	\$357,013	
108 .	4	Masonry	\$16,500	
109 .	5	Metals	\$13,547	
110 .	6	Rough Carpentry	\$1,039,959	
111 .	6	Finish Carpentry	\$190,000	
112 .	7	Waterproofing	\$23,236	
113 .	7	Insulation	\$229,300	
114 .	7	Roofing	\$159,240	
115 .	7	Sheet Metal and Flashing	\$12,500	
116 .	7	Exterior Siding	\$339,725	
117 .	8	Doors	\$177,650	
118 .	8	Windows	\$145,728	
119 .	8	Glass	\$44,800	
120 .	9	Lath & Plaster	\$0	
121 .	9	Drywall	\$554,807	
122 .	9	Tile Work	\$20,900	
123 .	9	Acoustical	\$10,887	
124 .	9	Wood Flooring	\$0	
125 .	9	Resilient Flooring	\$158,896	
126 .	9	Carpet	\$89,208	
127 .	9	Paint & Decorating	\$129,458	
128 .	10	Specialties	\$40,840	
129 .	11	Special Equipment	\$0	
130 .	11	Cabinets	\$169,775	
131 .	11	Appliances	\$129,500	
132 .	12	Blinds & Shades	\$16,870	
133 .	13	Modular/Manufactured	\$0	
134 .	13	Special Construction	\$0	
135 .	14	Elevators or Conveying Syst.	\$180,000	
136 .	15	Plumbing & Hot Water	\$735,000	
137 .	15	Heat & Ventilation	\$548,600	
138 .	15	Air Conditioning	\$0	
139 .	15	Fire Protection	\$123,569	
140 .	16	Electrical	\$816,500	
141 .		Accessory Buildings	\$0	
142 .		Other/misc	\$0	
143 .		Subtotal Structural	\$6,474,008	
144 .	2	Earth Work	\$965,055	
145 .	2	Site Utilities	\$338,276	
146 .	2	Roads & Walks	\$276,771	
147 .	2	Site Improvement	\$75,300	
148 .	2	Lawns & Planting	\$115,434	
149 .	2	WWTF	\$1,000,001	
150 .	2	Environmental Remediation	\$7,500	
151 .	2	Demolition	\$7,500	
152 .	2	Unusual Site Cond		
153 .		Subtotal Site Work	\$2,785,837	
154 .		Total Improvements	\$9,259,845	
155 .	1	General Conditions	\$648,189	
156 .		Subtotal	\$9,908,034	
157 .	1	Builders Overhead	\$495,402	
158 .	1	Builders Profit	\$198,160	
159 .		TOTAL	\$10,601,596	

160

Total Cost/square foot: \$210.07

Residential Cost/s.f.: \$210.07

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$1,400,000	\$1,400,000		
162 . Acquisition: Building	\$0	\$0		
163 . Acquisition Subtotal	\$1,400,000	\$1,400,000	\$0	
164 . Direct Construction Budget	\$10,601,596	\$10,601,596		(from line 159)
165 . Construction Contingency	\$530,080	\$530,080		5.0% of construction
166 . Subtotal: Construction	\$11,131,676	\$11,131,676	\$0	

General Development Costs:

167 . Architecture & Engineering	\$873,752	\$873,752		
168 . Survey and Permits	\$25,000	\$25,000		
169 . Clerk of the Works	\$144,440	\$144,440		
170 . Environmental Engineer	\$50,000	\$50,000		
171 . Bond Premium	\$0	\$0		
172 . Legal	\$250,000	\$250,000		
173 . Title and Recording	\$50,000	\$50,000		
174 . Accounting & Cost Cert.	\$37,000	\$37,000		
175 . Marketing and Rent Up	\$75,000	\$75,000		
176 . Real Estate Taxes	\$50,000	\$50,000		
177 . Insurance	\$152,500	\$152,500		
178 . Relocation	\$0	\$0		
179 . Appraisal	\$40,000	\$40,000		
180 . Security	\$0	\$0		
181 . Construction Loan Interest	\$577,386	\$577,386		
182 . Inspecting Engineer	\$17,400	\$17,400		
183 . Fees to: Financing Fees	\$149,100	\$149,100		
184 . Fees to: Tax Credit Fees	\$90,250	\$90,250		
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$0			
190 . Other: Furnishings	\$200,000	\$200,000		
191 . Other:	\$0			
192 . Soft Cost Contingency	\$75,000	\$75,000		2.7% of soft costs
193 . Subtotal: Gen. Dev.	\$2,856,828	\$2,856,828	\$0	
194 . Subtotal: Acquis., Const., and Gen. Dev.	\$15,388,504	\$15,388,504	\$0	
195 . Capitalized Reserves	\$430,000	\$430,000		Includes lease up reserve.
196 . Developer Overhead	\$834,425	\$834,425		
197 . Developer Fee	\$834,425	\$834,425		
198 . Total Development Cost	\$17,487,354	\$17,487,354	\$0	TDC per unit \$349,747
199 . TDC, Net	\$16,380,000	\$16,380,000	\$0	TDC, Net per unit \$327,600

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment

Off-Budget Costs:**Syndication Costs:**

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

Reserves (capitalized):

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

Debt Service Requirements:

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

Optional user comments

Section 4

OPERATING PRO-FORMA

Operating Income				
Rent Schedule:	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
222 . Low-Income (Rental Assisted):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom	\$840	\$80	\$920	1
2 bedrooms	\$1,129	\$105	\$1,234	3
3 bedrooms	\$1,479	\$135	\$1,614	1
4 bedrooms			\$0	0
223 . Low-Income (below 50%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom	\$869	\$80	\$949	13
2 bedrooms	\$1,042	\$105	\$1,147	20
3 bedrooms	\$1,189	\$135	\$1,324	3
4 bedrooms			\$0	0
225 . Other Income Rent Assisted				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms	\$1,129	\$105	\$1,234	3
3 bedrooms			\$0	0
4 bedrooms			\$0	0
226 . Market Rate (unrestricted occupancy):				
SRO				0
0 bedroom				0
1 bedroom	\$920			3
2 bedrooms	\$1,234			2
3 bedrooms	\$1,453			1
4 bedrooms				0
Commercial Income:				
227 . Square Feet: <input style="width: 100px;" type="text" value="0"/>	@	(average)	/square foot =	<input style="width: 100px;" type="text" value="\$0"/>
Parking Income:				
228 . Spaces: <input style="width: 100px;" type="text" value="104"/>	@	(average)	/month x 12 =	<input style="width: 100px;" type="text" value="\$0"/>

Other Operating Income Assumptions:

229 . Laundry Income (annual):

\$ 5,000

Optional user calculations

230 . Other Income:a.

b.

c.

d.

e.

f.

Vacancy Allowance:

231 . Low-Income (Rental Assistance)

232 . Low-Income (below 50%)

233 . Low-Income (below 60%)

234 . Other Income Rent Assisted

235 . Market Rate

236 . Commercial

7.0%

7.0%

7.0%

7.0%

Trending Assumptions for Rents:

237 . Low-Income (Rental Assistance)

238 . Low-Income (below 50%)

239 . Low-Income (below 60%)

240 . Other Income Rent Assisted

241 . Market Rate

242 . Commercial Space Rental

243 . Laundry Income

244 a Other Income

b Other Income

c Other Income

d Other Income

e Other Income

f Other Income

Year 2

Year 3

Years 4-5

Years 6-20

2.0%

2.0%

2.0%

2.0%

%

%

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2.0%

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Operating Subsidy and Capitalized Operating Reserves:

245 . Subsidy Source I

246 . Subsidy Source II

247 . Capitalized Operating Reserve Amount:

\$

Source:

248 . Yearly Draws on Subsidies and Reserves:

Subsidy
Source ISubsidy
Source IIDraw on
Oper. Reserve

Year 1	\$	\$
Year 2	\$	\$
Year 3	\$	\$
Year 4	\$	\$
Year 5	\$	\$
Year 6	\$	\$
Year 7	\$	\$
Year 8	\$	\$
Year 9	\$	\$
Year 10	\$	\$
Year 11	\$	\$
Year 12	\$	\$
Year 13	\$	\$
Year 14	\$	\$
Year 15	\$	\$
Year 16	\$	\$
Year 17	\$	\$
Year 18	\$	\$
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Year 21	\$	\$

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249 . Annual Operating Income (year 1)

\$579,494

Operating Expenses				
Annual Operating Exp.:	Total	Residential	Commercial	Comments
250 . Management Fee	\$28,975	\$28,975		5% of Annual Operating Income
251 . Payroll, Administrative	\$50,000	\$50,000		Full time property manager
252 . Payroll Taxes & Benefits, Admin.	\$14,000	\$14,000		Assumes 28% of Payroll
253 . Legal	\$2,500	\$2,500		
254 . Audit	\$13,600	\$13,600		
255 . Marketing	\$5,000	\$5,000		
256 . Telephone	\$4,400	\$4,400		
257 . Office Supplies	\$6,600	\$6,600		
258 . Accounting & Data Processing	\$3,500	\$3,500		
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$2,000	\$2,000		
261 . Barnstable HOME Monitoring Fee	\$1,500	\$1,500		
262 . Other:	\$3,400	\$3,400		
263 . Subtotal: Administrative	\$106,500	\$106,500	\$0	
264 . Payroll, Maintenance	\$30,000	\$30,000		Full time maintenance
265 . Payroll Taxes & Benefits, Admin.	\$8,400	\$8,400		Assumes 28% of Payroll
266 . Janitorial Materials	\$6,300	\$6,300		
267 . Landscaping	\$12,000	\$12,000		
268 . Decorating (inter. only)	\$12,500	\$12,500		
269 . Repairs (inter. & ext.)	\$18,700	\$18,700		
270 . Elevator Maintenance	\$17,400	\$17,400		Assumes 2 elevators
271 . Trash Removal	\$9,000	\$9,000		Assumes \$15 per unit per month
272 . Snow Removal	\$10,000	\$10,000		
273 . Extermination	\$2,000	\$2,000		
274 . Recreation	\$0			
275 . WWTF Maintenance	\$24,000	\$24,000		Based on 50 units (90 bedrooms)
276 . Subtotal: Maintenance	\$150,300	\$150,300	\$0	
277 . Resident Services	\$0	\$0		
278 . Security	\$0	\$0		included in admin - cameras/monitoring
279 . Electricity	\$32,500	\$32,500		
280 . Oil	\$12,500	\$12,500		
281 . Gas	\$0			
282 . Water & Sewer	\$24,000	\$24,000		Assumes \$40 per unit per month
283 . Subtotal: Utilities	\$69,000	\$69,000	\$0	
284 . Replacement Reserve	\$16,250	\$16,250		
285 . Operating Reserve	\$0	\$0		
286 . Real Estate Taxes	\$15,000	\$15,000		Per net operating income method.
287 . Other Taxes	\$0			
288 . Insurance	\$45,000	\$45,000		Per Eastern Insurance - quote.
289 . MIP	\$0	\$0		
290 . Other:	\$0			
291 . Subtotal: Taxes, Insurance	\$60,000	\$60,000	\$0	
292 . TOTAL EXPENSES	\$431,025	\$431,025	\$0	

Other Operating Expense Assumptions**Trending Assumptions for Expenses**

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water	3.0%	3.0%	3.0%	3.0%
294 . Real Estate Taxes	3.0%	3.0%	3.0%	3.0%
295 . All Other Operating Expenses	3.0%	3.0%	3.0%	3.0%

Reserve Requirements:

296 . Replacement Reserve Requirement	\$325.00	per unit per year
297 . Operating Reserve Requirement	\$0.00	per unit per year

Debt Service:

		Annual Payment
298 . MHFA	MHFA Program 1	N/A
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		\$118,957
	Source: N/A	
302 . Other Permanent Senior Mortgage		N/A
	Source: N/A	
303 . Total Debt Service (Annual)		\$118,957
304 . Net Operating Income		\$148,470 (in year one)
305 . Debt Service Coverage		1.25 (in year one)

Section 5

LOW INCOME HOUSING TAX CREDITS

Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units	44		Total Units:	50
333 . Percent of Units	88.0%			
334 . Low-Income Square Feet	33,190	s.f.	Total Area:	37,670 s.f.
335 . Percent of Area	88.1%			
336 . Applicable Percentage	88.0%	(This is the lower of lines 333 and 335 above.)		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	Yes			
340 . How much financing is nonqualified (federally subsidized?)	\$2,000,000			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

Historic Tax Credit:

344 . Does the project qualify for historic tax credits?	No
345 . What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

Project Qualification for 130%:

346 . Is the project located in a "qualified census tract" or in a "difficult to develop" area?	Yes
---	-----

Calculation of Maximum Tax Credit Amount

	Acquisition Credit		Rehabilitation Credit
347 . Total Eligible Development Costs	\$0		\$13,953,871
348 . Less: Portion of Grants Allocated to Basis	\$0		\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0		\$0
350 . Less: Nonqualified source of financing	\$0		\$2,000,000
351 . Subtotal: Eligible Basis	\$0		\$11,953,871
352 . "Hard to develop" area	100%		130%
353 . Percent Low-Income	88.0%		88.0%
354 . Applicable Rate	3.66%		9.00%
355 . Maximum Annual Tax Credit Amount	\$0		\$1,230,771
356 . Total Annual Tax Credit Amount			\$1,000,000
357 . Estimated Net LIHTC Syndication Yield	\$ 1.00	rate per \$	\$10,000,000
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	rate per \$	\$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)			\$10,000,000
360 . Applicant's Estimate of Net Tax Credit Equity.			\$10,000,000 (from line 82)

[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$1,400,000				\$1,400,000
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$1,400,000		\$0	\$0	\$1,400,000
364 . Direct Construction Budget	\$10,601,596		\$0	\$10,323,012	\$278,584
365 . Construction Contingency	\$530,080		\$0	\$0	\$530,080
366 . Subtotal: Construction	\$11,131,676		\$0	\$10,323,012	\$808,664
General Development Costs:					
367 . Architecture & Engineering	\$873,752	0%		\$873,752	\$0
368 . Survey and Permits	\$25,000	0%		\$25,000	\$0
369 . Clerk of the Works	\$144,440	0%		\$144,440	\$0
370 . Environmental Engineer	\$50,000	0%		\$50,000	\$0
371 . Bond Premium	\$0	0%		\$0	\$0
372 . Legal*	\$250,000	50%	\$0	\$125,000	\$125,000
373 . Title and Recording	\$50,000	100%	\$0	\$0	\$50,000
374 . Accounting & Cost Certificat.	\$37,000	0%	\$0	\$37,000	\$0
375 . Marketing and Rent Up*	\$75,000	100%			\$75,000
376 . Real Estate Taxes*	\$50,000	100%	\$0	\$0	\$50,000
377 . Insurance	\$152,500	28%	\$0	\$110,000	\$42,500
378 . Relocation	\$0	0%	\$0	\$0	\$0
379 . Appraisal	\$40,000	0%	\$0	\$40,000	\$0
380 . Security	\$0	0%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$577,386	57%	\$0	\$249,417	\$327,969
382 . Inspecting Engineer	\$17,400	0%	\$0	\$17,400	\$0
383 . Financing Fees* Financing Fees	\$149,100	40%	\$0	\$90,000	\$59,100
384 . Financing Fees* Tax Credit Fees	\$90,250	100%	\$0	\$0	\$90,250
385 . MIP	\$0	0%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$0	0%	\$0	\$0	\$0
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$0	0%	\$0	\$0	\$0
390 . Other* Furnishings	\$200,000	0%	\$0	\$200,000	\$0
391 . Other*	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$75,000	100%	\$0	\$0	\$75,000
393 . Subtotal: Gen. Dev.	\$2,856,828		\$0	\$1,962,009	\$894,819
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$15,388,504		\$0	\$12,285,021	\$3,103,483
395 . Developer Overhead	\$834,425		\$0	\$834,425	\$0
396 . Developer Fee/Profit	\$834,425		\$0	\$834,425	\$0
397 . Capitalized Reserves	\$430,000		\$0	\$0	\$430,000
398 . Total Development Cost	\$17,487,354				
399 . Total Net Development Cost	\$16,380,000				
400 . Total Eligible Tax Credit Basis	\$13,953,871		\$0	\$13,953,871	

* Some or all of these costs will typically be allocated to intangible assets or expensed.

Project Summary Information

NOTE: Do not fill out this section. It is automatically filled in by program.

Project Name	Governor Prence Residences
Developer	SCG Development Partners, LLC
Community	Eastham

Number of Units 50

SRO	0	Low-Income, Rental Assisted	5
0 bedroom	0	Low-Income, Below 50%	0
1 bedroom	17	Low-Income, Below 60%	36
2 bedrooms	28	Other Income Rent Assisted	3
3 bedrooms	5	Market Rate	6
4 bedrooms	0		

This is an application for:

DHCD Tax Credit Allocation	Yes
HOME Funding through DHCD	Yes
MHFA Official Action Status	No
MHFA Construction Financing	No
MHFA Permanent Financing	No
MHP Fund Financing	No
MHIC Construction Loan	No
MHIC Tax Credit Equity	No
Boston: DND	No
Other	Affordable Housing Trust Funds
Other	Housing Stabilization Funds
Other	0
Financing from Massdevelopment	No

Sources of Funds:

Developer's Equity	\$677,354
Tax Credit Equity	\$10,000,000
Public Equity	\$0
Subordinate Debt	\$5,200,000
Permanent Debt	\$1,610,000
Total All Sources	\$17,487,354

Uses Exceed Sources by \$0

Uses of Funds:

Acquisition	\$1,400,000
Construction	\$11,131,676
General Development	\$2,856,828
Developer Overhead	\$834,425
Developer Fee	\$834,425
Capitalized Reserves	\$430,000
Total All Uses	\$17,487,354

Rent Levels:

Low-Income, Rental Assisted	\$1,141
Low-Income, Below 50%	N/A
Low-Income, Below 60%	\$992
Other Income Rent Assisted	\$1,129
Market Rate	\$1,114
<i>Average, All Units</i>	<i>\$1,030</i>

BR (aver.)

2.0
N/A
1.7
2.0
1.7
1.8

SF (aver.)

787
N/A
748
775
747
753

Annual Operating Income (year 1):

Gross rental income (residential)	\$617,736
Vacancy (resid.) 7.00%	\$43,242
Other Income (net of vacancies)	\$5,000
Subtotal	\$579,494
Operating Subsidies	\$0
Draw on Operating Reserves	\$0
Total Annual Income	\$579,494
 Net Operating Income	 \$148,470
Debt Service	\$118,957
Debt Service Coverage	1.25

Annual Operating Expense (year 1):

Management Fee	\$28,975
Administrative	\$106,500
Maintenance	\$150,300
Res. Service, Security	\$0
Utilities	\$69,000
Repl. Reserve	\$16,250
Oper. Reserve	\$0
Taxes, Insurance	\$60,000
Total	\$431,025
 Total per Unit	 \$8,620

Rent Profile Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	Units	Contract Rent	Size of Unit	No. of Bathrooms	Gross Rent/ Maximum	Rent per square foot
Low-Income (Rental Assisted):						
SRO	0	N/A	N/A	N/A	N/A	N/A
0 bedroom	0	N/A	N/A	N/A	N/A	N/A
1 bedroom	1	\$840	660	1	98.5%	\$1.27
2 bedrooms	3	\$1,129	775	1	100.4%	\$1.46
3 bedrooms	1	\$1,479	950	1	110.1%	\$1.56
4 bedrooms	0	N/A	N/A	N/A	N/A	N/A

Low-Income (below 50%):

SRO	0	N/A	N/A	N/A	N/A	N/A
0 bedroom	0	N/A	N/A	N/A	N/A	N/A
1 bedroom	0	N/A	N/A	N/A	N/A	N/A
2 bedrooms	0	N/A	N/A	N/A	N/A	N/A
3 bedrooms	0	N/A	N/A	N/A	N/A	N/A
4 bedrooms	0	N/A	N/A	N/A	N/A	N/A

Low-Income (below 60%):

SRO	0	N/A	N/A	N/A	N/A	N/A
0 bedroom	0	N/A	N/A	N/A	N/A	N/A
1 bedroom	13	\$869	660	1	105.4%	\$1.32
2 bedrooms	20	\$1,042	775	1	106.2%	\$1.34
3 bedrooms	3	\$1,189	950	1	106.1%	\$1.25
4 bedrooms	0	N/A	N/A	N/A	N/A	N/A

Other Income Rent Assisted

SRO	0	N/A	N/A	N/A	N/A	N/A
0 bedroom	0	N/A	N/A	N/A	N/A	N/A
1 bedroom	0	N/A	N/A	N/A	N/A	N/A
2 bedrooms	3	\$1,129	775	1	N/A	\$1.46
3 bedrooms	0	N/A	N/A	N/A	N/A	N/A
4 bedrooms	0	N/A	N/A	N/A	N/A	N/A

Market Rate (unrestricted occupancy):

SRO	0	N/A	N/A	N/A
0 bedroom	0	N/A	N/A	N/A
1 bedroom	3	\$920	660	1
2 bedrooms	2	\$1,234	775	1
3 bedrooms	1	\$1,453	950	1
4 bedrooms	0	N/A	N/A	N/A

N/A
N/A
\$1.39
\$1.59
\$1.53
N/A

21-Year Operating Proforma (Years 1-5)

NOTE: Do not fill out this section. It is automatically filled in by program.

Calendar Year:	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023
INCOME:					
Low-Income, Rental Assisted	\$68,472	\$69,841	\$71,238	\$72,663	\$74,116
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	428,448	437,017	445,757	454,672	463,766
Other Income Rent Assisted	40,644	41,457	42,286	43,132	43,994
Market Rate	80,172	81,775	83,411	85,079	86,781
Gross Potential Income	617,736	630,091	642,693	655,546	668,657
Less vacancy	43,242	44,106	44,988	45,888	46,806
Effective Gross Residential Income	574,494	585,984	597,704	609,658	621,851
Commercial (includes parking)	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
Effective Rental Income	574,494	585,984	597,704	609,658	621,851
Other Income: Laundry	5,000	5,100	5,202	5,306	5,412
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Total Gross Income	579,494	591,084	602,906	614,964	627,263
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
Total Effective Income	\$579,494	\$591,084	\$602,906	\$614,964	\$627,263
EXPENSES:					
Management Fee	28,975	29,554	30,145	30,748	31,363
Administrative	106,500	109,695	112,986	116,375	119,867
Maintenance	150,300	154,809	159,453	164,237	169,164
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	32,500	33,475	34,479	35,514	36,579
Natural Gas	12,500	12,875	13,261	13,659	14,069
Oil (heat)	0	0	0	0	0
Water & Sewer	24,000	24,720	25,462	26,225	27,012
Replacement Reserve	16,250	16,738	17,240	17,757	18,290
Operating Reserve	0	0	0	0	0
Real Estate Taxes	15,000	15,450	15,914	16,391	16,883
Other Taxes	0	0	0	0	0
Insurance	45,000	46,350	47,741	49,173	50,648
MIP	0	0	0	0	0
Other:	0	0	0	0	0
Total Operating Expenses	\$431,025	\$443,666	\$456,680	\$470,079	\$483,874
NET OPERATING INCOME	\$148,470	\$147,419	\$146,226	\$144,885	\$143,389
Debt Service	\$118,957	\$118,957	\$118,957	\$118,957	\$118,957
Debt Service Coverage	1.25	1.24	1.23	1.22	1.21
Project Cash Flow	\$29,513	\$28,462	\$27,269	\$25,929	\$24,433
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$148,470	\$147,419	\$146,226	\$144,885	\$143,389

21-Year Operating Proforma (Years 6-10)

NOTE: Do not fill out this section. It is automatically filled in by program.

Calendar Year:	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028
INCOME:					
Low-Income, Rental Assisted	\$75,599	\$77,111	\$78,653	\$80,226	\$81,830
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	473,041	482,502	492,152	501,995	512,035
Other Income Rent Assisted	44,874	45,772	46,687	47,621	48,573
Market Rate	88,516	90,287	92,092	93,934	95,813
<i>Gross Potential Income</i>	682,030	695,671	709,584	723,776	738,252
Less vacancy	47,742	48,697	49,671	50,664	51,678
<i>Effective Gross Residential Income</i>	634,288	646,974	659,914	673,112	686,574
Commercial Income	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
<i>Effective Rental Income</i>	634,288	646,974	659,914	673,112	686,574
Laundry Income	5,520	5,631	5,743	5,858	5,975
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
<i>Total Gross Income</i>	639,809	652,605	665,657	678,970	692,550
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
<i>Total Effective Income</i>	\$639,809	\$652,605	\$665,657	\$678,970	\$692,550
EXPENSES:					
Management Fee	31,990	32,630	33,283	33,949	34,627
Administrative	123,463	127,167	130,982	134,911	138,958
Maintenance	174,239	179,466	184,850	190,396	196,107
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	37,676	38,807	39,971	41,170	42,405
Natural Gas	14,491	14,926	15,373	15,835	16,310
Oil (heat)	0	0	0	0	0
Water & Sewer	27,823	28,657	29,517	30,402	31,315
Replacement Reserve	18,838	19,403	19,985	20,585	21,203
Operating Reserve	0	0	0	0	0
Real Estate Taxes	17,389	17,911	18,448	19,002	19,572
Other Taxes	0	0	0	0	0
Insurance	52,167	53,732	55,344	57,005	58,715
MIP	0	0	0	0	0
Other:	0	0	0	0	0
<i>Total Operating Expenses</i>	\$498,077	\$512,699	\$527,754	\$543,253	\$559,212
NET OPERATING INCOME	\$141,732	\$139,906	\$137,903	\$135,717	\$133,338
Debt Service	\$118,957	\$118,957	\$118,957	\$118,957	\$118,957
Debt Service Coverage	1.19	1.18	1.16	1.14	1.12
Project Cash Flow	\$22,776	\$20,949	\$18,947	\$16,760	\$14,381
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$141,732	\$139,906	\$137,903	\$135,717	\$133,338

21-Year Operating Proforma (Years 11-15)

NOTE: Do not fill out this section. It is automatically filled in by program.

Calendar Year:	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033
INCOME:					
Low-Income, Rental Assisted	\$83,467	\$85,136	\$86,839	\$88,576	\$90,347
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	522,276	532,721	543,376	554,243	565,328
Other Income Rent Assisted	49,545	50,536	51,546	52,577	53,629
Market Rate	97,729	99,684	101,677	103,711	105,785
Gross Potential Income	753,017	768,077	783,439	799,107	815,090
Less vacancy	52,711	53,765	54,841	55,938	57,056
Effective Gross Residential Income	700,306	714,312	728,598	743,170	758,033
Commercial (includes parking)	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
Effective Rental Income	700,306	714,312	728,598	743,170	758,033
Other Income: Laundry	6,095	6,217	6,341	6,468	6,597
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Total Gross Income	706,401	720,529	734,939	749,638	764,631
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
Total Effective Income	\$706,401	\$720,529	\$734,939	\$749,638	\$764,631
EXPENSES:					
Management Fee	35,320	36,026	36,747	37,482	38,232
Administrative	143,127	147,421	151,844	156,399	161,091
Maintenance	201,991	208,050	214,292	220,721	227,342
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	43,677	44,988	46,337	47,727	49,159
Natural Gas	16,799	17,303	17,822	18,357	18,907
Oil (heat)	0	0	0	0	0
Water & Sewer	32,254	33,222	34,218	35,245	36,302
Replacement Reserve	21,839	22,494	23,169	23,864	24,580
Operating Reserve	0	0	0	0	0
Real Estate Taxes	20,159	20,764	21,386	22,028	22,689
Other Taxes	0	0	0	0	0
Insurance	60,476	62,291	64,159	66,084	68,067
MIP	0	0	0	0	0
Other:	0	0	0	0	0
Total Operating Expenses	\$575,642	\$592,558	\$609,974	\$627,906	\$646,368
NET OPERATING INCOME	\$130,759	\$127,971	\$124,965	\$121,732	\$118,262
Debt Service	\$118,957	\$118,957	\$118,957	\$118,957	\$118,957
Debt Service Coverage	1.10	1.08	1.05	1.02	0.99
Project Cash Flow	\$11,802	\$9,014	\$6,008	\$2,775	(\$694)
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$130,759	\$127,971	\$124,965	\$121,732	\$118,262

21-Year Operating Proforma (Years 16-21)

NOTE: Do not fill out this section. It is automatically filled in by program.

Calendar Year:	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038	Year 21 2039
INCOME:						
Low-Income, Rent. Astd.	\$92,154	\$93,997	\$95,877	\$97,795	\$99,751	\$101,746
Low-Income, Below 50%	0	0	0	0	0	0
Low-Income, Below 60%	576,635	588,167	599,931	611,929	624,168	636,651
Other Income Rent Assist	54,701	55,796	56,911	58,050	59,211	60,395
Market Rate	107,901	110,059	112,260	114,505	116,795	119,131
Gross Potential Income	831,391	848,019	864,980	882,279	899,925	917,923
Less vacancy	58,197	59,361	60,549	61,760	62,995	64,255
Eff. Gross Res. Income	773,194	788,658	804,431	820,520	836,930	853,669
Commercial Income	0	0	0	0	0	0
Less vacancy	0	0	0	0	0	0
Net Commercial Income	0	0	0	0	0	0
Effective Rental Income	773,194	788,658	804,431	820,520	836,930	853,669
Other Income: Laundry	6,729	6,864	7,001	7,141	7,284	7,430
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Total Gross Income	779,923	795,522	811,432	827,661	844,214	861,098
Operating Subsidies	0	0	0	0	0	0
Draw on Operating Res.	0	0	0	0	0	0
Total Effective Income	\$779,923	\$795,522	\$811,432	\$827,661	\$844,214	\$861,098
EXPENSES:						
Management Fee	38,996	39,776	40,572	41,383	42,211	43,055
Administrative	165,924	170,901	176,028	181,309	186,748	192,351
Maintenance	234,163	241,187	248,423	255,876	263,552	271,459
Resident Services	0	0	0	0	0	0
Security	0	0	0	0	0	0
Electrical	50,634	52,153	53,718	55,329	56,989	58,699
Natural Gas	19,475	20,059	20,661	21,280	21,919	22,576
Oil (heat)	0	0	0	0	0	0
Water & Sewer	37,391	38,513	39,668	40,858	42,084	43,347
Replacement Reserve	25,317	26,076	26,859	27,665	28,494	29,349
Operating Reserve	0	0	0	0	0	0
Real Estate Taxes	23,370	24,071	24,793	25,536	26,303	27,092
Other Taxes	0	0	0	0	0	0
Insurance	70,109	72,212	74,378	76,609	78,908	81,275
MIP	0	0	0	0	0	0
Other:	0	0	0	0	0	0
Total Operating Expenses	\$665,377	\$684,948	\$705,099	\$725,846	\$747,208	\$769,202
NET OPER. INC.	\$114,546	\$110,573	\$106,333	\$101,815	\$97,006	\$91,896
Debt Service	N/A	N/A	N/A	N/A	N/A	N/A
Debt Service Coverage	N/A	N/A	N/A	N/A	N/A	N/A
Project Cash Flow	N/A	N/A	N/A	N/A	N/A	N/A
Required Debt Coverage	N/A	N/A	N/A	N/A	N/A	N/A
(Gap)/Surplus for Cov.	N/A	N/A	N/A	N/A	N/A	N/A

Operating Expense Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	Residential Total	Residential Per Unit	Residential Per S. F.	Commercial Total	Commercial Per S. F.
Management Fee	\$28,975	\$579.49	\$0.57	\$0	N/A
Payroll, Administrative	\$50,000	\$1,000.00	\$0.99	\$0	N/A
Payroll Taxes & Benefits, Admin.	\$14,000	\$280.00	\$0.28	\$0	N/A
Legal	\$2,500	\$50.00	\$0.05	\$0	N/A
Audit	\$13,600	\$272.00	\$0.27	\$0	N/A
Marketing	\$5,000	\$100.00	\$0.10	\$0	N/A
Telephone	\$4,400	\$88.00	\$0.09	\$0	N/A
Office Supplies	\$6,600	\$132.00	\$0.13	\$0	N/A
Accounting & Data Processing	\$3,500	\$70.00	\$0.07	\$0	N/A
Investor Servicing	\$0	\$0.00	\$0.00	\$0	N/A
DHCD Monitoring Fee	\$2,000	\$40.00	\$0.04	\$0	N/A
Other:	\$1,500	\$30.00	\$0.03	\$0	N/A
Other:	\$3,400	\$68.00	\$0.07	\$0	N/A
Subtotal: Administrative	\$106,500	\$2,130.00	\$2.11	\$0	N/A
Payroll, Maintenance	\$30,000	\$600.00	\$0.59	\$0	N/A
Payroll Taxes & Benefits, Admin.	\$8,400	\$168.00	\$0.17	\$0	N/A
Janitorial Materials	\$6,300	\$126.00	\$0.12	\$0	N/A
Landscaping	\$12,000	\$240.00	\$0.24	\$0	N/A
Decorating (inter. only)	\$12,500	\$250.00	\$0.25	\$0	N/A
Repairs (inter. & ext.)	\$18,700	\$374.00	\$0.37	\$0	N/A
Elevator Maintenance	\$17,400	\$348.00	\$0.34	\$0	N/A
Trash Removal	\$9,000	\$180.00	\$0.18	\$0	N/A
Snow Removal	\$10,000	\$200.00	\$0.20	\$0	N/A
Extermination	\$2,000	\$40.00	\$0.04	\$0	N/A
Recreation	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$24,000	\$480.00	\$0.48	\$0	N/A
Subtotal: Maintenance	\$150,300	\$3,006.00	\$2.98	\$0	N/A
Resident Services	\$0	\$0.00	\$0.00	\$0	N/A
Security	\$0	\$0.00	\$0.00	\$0	N/A
Electricity	\$32,500	\$650.00	\$0.64	\$0	N/A
Natural Gas	\$12,500	\$250.00	\$0.25	\$0	N/A
Oil	\$0	\$0.00	\$0.00	\$0	N/A
Water & Sewer	\$24,000	\$480.00	\$0.48	\$0	N/A
Subtotal: Utilities	\$69,000	\$1,380.00	\$1.37	\$0	N/A
Replacement Reserve	\$16,250	\$325.00	\$0.32	\$0	N/A
Operating Reserve	\$0	\$0.00	\$0.00	\$0	N/A
Real Estate Taxes	\$15,000	\$300.00	\$0.30	\$0	N/A
Other Taxes	\$0	\$0.00	\$0.00	\$0	N/A
Insurance	\$45,000	\$900.00	\$0.89	\$0	N/A
MIP	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$0	\$0.00	\$0.00	\$0	N/A
Subtotal: Taxes, Insurance	\$60,000	\$1,200.00	\$1.19	\$0	N/A
TOTAL EXPENSES	\$431,025	\$8,620.49	\$8.54	\$0	N/A

Development Cost Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	Residential Total	Residential Per Unit	Residential Per S. F.	Commercial Total	Commercial Per S. F.
Acquisition: Land	\$1,400,000	\$28,000	\$27.74	\$0	N/A
Acquisition: Building	\$0	\$0	\$0.00	\$0	N/A
Acquisition Subtotal	\$1,400,000	\$28,000	\$27.74	\$0	N/A
Direct Construction Budget	\$10,601,596	\$212,032	\$210.07	\$0	N/A
Construction Contingency	\$530,080	\$10,602	\$10.50	\$0	N/A
Subtotal: Construction	\$11,131,676	\$222,634	\$220.58	\$0	N/A
General Development Costs:					
Architecture & Engineering	\$873,752	\$17,475	\$17.31	\$0	N/A
Survey and Permits	\$25,000	\$500	\$0.50	\$0	N/A
Clerk of the Works	\$144,440	\$2,889	\$2.86	\$0	N/A
Environmental Engineer	\$50,000	\$1,000	\$0.99	\$0	N/A
Bond Premium	\$0	\$0	\$0.00	\$0	N/A
Legal	\$250,000	\$5,000	\$4.95	\$0	N/A
Title and Recording	\$50,000	\$1,000	\$0.99	\$0	N/A
Accounting & Cost Certificat.	\$37,000	\$740	\$0.73	\$0	N/A
Marketing and Rent Up	\$75,000	\$1,500	\$1.49	\$0	N/A
Real Estate Taxes	\$50,000	\$1,000	\$0.99	\$0	N/A
Insurance	\$152,500	\$3,050	\$3.02	\$0	N/A
Relocation	\$0	\$0	\$0.00	\$0	N/A
Appraisal	\$40,000	\$800	\$0.79	\$0	N/A
Security	\$0	\$0	\$0.00	\$0	N/A
Construction Loan Interest	\$577,386	\$11,548	\$11.44	\$0	N/A
Inspecting Engineer	\$17,400	\$348	\$0.34	\$0	N/A
Fees to: Financing Fees	\$149,100	\$2,982	\$2.95	\$0	N/A
Fees to: Tax Credit Fees	\$90,250	\$1,805	\$1.79	\$0	N/A
MIP	\$0	\$0	\$0.00	\$0	N/A
Credit Enhancement Fees	\$0	\$0	\$0.00	\$0	N/A
Letter of Credit Fees	\$0	\$0	\$0.00	\$0	N/A
Other Financing Fees	\$0	\$0	\$0.00	\$0	N/A
Development Consultant	\$0	\$0	\$0.00	\$0	N/A
Other:	\$200,000	\$4,000	\$3.96	\$0	N/A
Other:	\$0	\$0	\$0.00	\$0	N/A
Soft Cost Contingency	\$75,000	\$1,500	\$1.49	\$0	N/A
Subtotal: Gen. Dev.	\$2,856,828	\$57,137	\$56.61	\$0	N/A
Subtotal: Acquis., Const., and Gen. Dev.	\$15,388,504	\$307,770	\$304.93	\$0	N/A
Capitalized Reserves	\$430,000	\$8,600	\$8.52	\$0	N/A
Developer Overhead	\$834,425	\$16,689	\$16.53	\$0	N/A
Developer Fee	\$834,425	\$16,689	\$16.53	\$0	N/A
Total Development Cost	\$17,487,354	\$349,747	\$346.52	\$0	N/A
Total Net* Development Cost	\$16,380,000	\$327,600	\$324.57	\$0	N/A

(*Does not include any capitalized reserves nor any developer's fees or overhead which are contributed or loaned to the project.)

Exhibit 11

Construction Period Sources and Uses

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

Sources of Cash:	Total	Closing	Month 1	Month 2	Month 3	Month 4
Construction Loan	\$10,000,000	\$1,158,999	\$988,235	\$992,352	\$196,487	\$997,306
Proceeds from Sale (Net)*	\$0	\$	\$	\$	\$	\$
Equity: Cash	\$0	\$0	\$	\$	\$	\$
Equity: Tax Credit (Net)	\$10,000,000	\$2,000,000	\$	\$	\$	\$
Subordinate Debt	\$5,200,000	\$0	\$	\$	\$800,000	\$
Permanent Debt	\$1,610,000	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$0	\$	\$	\$	\$	\$
Other Interim Loan	\$0	\$	\$	\$	\$	\$
SUBTOTAL	\$26,810,000	\$3,158,999	\$988,235	\$992,352	\$996,487	\$997,306
Repayment: Construction Loan	\$10,000,000	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
TOTAL SOURCES, NET	\$16,810,000	\$3,158,999	\$988,235	\$992,352	\$996,487	\$997,306
Cumulative Sources		\$3,158,999	\$4,147,234	\$5,139,586	\$6,136,074	\$7,133,379
* Only relevant in the case of for-sale projects.						
Uses of Cash (Expenses):	Total	Closing	Month 1	Month 2	Month 3	Month 4
Acquisition	\$1,400,000	\$1,400,000	\$	\$	\$	\$
Hard Costs:						
Direct Construction	\$10,601,596	\$	\$883,466	\$883,466	\$883,466	\$883,466
Contingency	\$530,080	\$	\$44,173	\$44,173	\$44,173	\$44,173
Total Hard Costs	\$11,131,676	\$0	\$927,640	\$927,640	\$927,640	\$927,640
Soft Costs:						
Construction Loan Interest	\$577,386	\$	\$4,829	\$8,947	\$13,082	\$13,900
Architecture & Engineering	\$873,752	\$678,506	\$16,271	\$16,271	\$16,271	\$16,271
Survey and Permits	\$25,000	\$25,000	\$	\$	\$	\$
Clerk of the Works	\$144,440	\$2,000	\$11,870	\$11,870	\$11,870	\$11,870
Environmental Engineer	\$50,000	\$50,000	\$	\$	\$	\$
Bond Premium	\$0	\$	\$	\$	\$	\$
Legal	\$250,000	\$250,000	\$	\$	\$	\$
Title and Recording	\$50,000	\$50,000	\$	\$	\$	\$
Accounting & Cost Certificat.	\$37,000	\$15,000	\$	\$	\$	\$
Marketing and Rent Up	\$75,000	\$	\$	\$	\$	\$
Real Estate Taxes	\$50,000	\$0	\$	\$	\$	\$
Insurance	\$152,500	\$152,500	\$	\$	\$	\$
Relocation	\$0	\$	\$	\$	\$	\$
Appraisal	\$40,000	\$40,000	\$	\$	\$	\$
Security	\$0	\$	\$	\$	\$	\$
Inspecting Engineer	\$17,400	\$3,000	\$1,200	\$1,200	\$1,200	\$1,200
Financing Fees	\$239,350	\$239,350	\$	\$	\$	\$
Development Consultant	\$0	\$0	\$	\$	\$	\$
Furnishings	\$200,000	\$	\$	\$	\$	\$
Other	\$0	\$	\$	\$	\$	\$
Developer's Overhead	\$834,425	\$247,874	\$20,656.17	\$20,656	\$20,656	\$20,656
Developer's Fee (Net)	\$157,071	\$	\$	\$	\$	\$
Soft Cost Contingency	\$75,000	\$5,769.23	\$5,769	\$5,769	\$5,769	\$5,769
Contribution to Reserves	\$430,000	\$	\$	\$	\$	\$
Subtotal Soft Costs, Fees	\$4,278,324	\$1,758,999	\$60,595	\$64,713	\$68,848	\$69,666
TOTAL USES	\$16,810,000	\$3,158,999	\$988,235	\$992,352	\$996,487	\$997,306
Cumulative Uses		\$3,158,999	\$4,147,234	\$5,139,586	\$6,136,074	\$7,133,379
Budget: Percentage of Funds Expended		18.8%	5.9%	5.9%	5.9%	5.9%
Construction Loan Balance	\$0	\$1,158,999	\$2,147,234	\$3,139,586	\$3,336,074	\$4,333,379
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Page 2

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
Sources of Cash:						
Construction Loan	\$1,001,461	(\$1,019,366)	\$1,001,387	\$1,005,559	\$814,749	\$1,013,144
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$2,000,000	\$	\$	\$	\$
Subordinate Debt	\$	\$500,000	\$	\$	\$195,000	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
SUBTOTAL	\$1,001,461	\$1,480,634	\$1,001,387	\$1,005,559	\$1,009,749	\$1,013,144
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
TOTAL SOURCES, NET	\$1,001,461	\$1,480,634	\$1,001,387	\$1,005,559	\$1,009,749	\$1,013,144
Cumulative Sources	\$8,134,841	\$9,615,475	\$10,616,861	\$11,622,421	\$12,632,170	\$13,645,313
* Only relevant in the case of for-sale projects.						
Uses of Cash (Expenses):						
Acquisition	\$	\$	\$	\$	\$	\$
Hard Costs:						
Direct Construction	\$883,466	\$883,466	\$883,466	\$883,466	\$883,466	\$883,466
Contingency	\$44,173	\$44,173	\$44,173	\$44,173	\$44,173	\$44,173
Total Hard Costs	\$927,640	\$927,640	\$927,640	\$927,640	\$927,640	\$927,640
Soft Costs:						
Construction Loan Interest	\$18,056	\$22,229	\$17,981	\$22,154	\$26,343	\$29,738
Architecture & Engineering	\$16,271	\$16,271	\$16,271	\$16,271	\$16,271	\$16,271
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$11,870	\$11,870	\$11,870	\$11,870	\$11,870	\$11,870
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$75,000	\$	\$	\$	\$
Real Estate Taxes	\$	\$50,000	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Furnishings	\$	\$200,000	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$20,656	\$20,656	\$20,656	\$20,656	\$20,656	\$20,656
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$5,769	\$5,769	\$5,769	\$5,769	\$5,769	\$5,769
Contribution to Reserves	\$	\$150,000	\$	\$	\$	\$
Sub-Total Soft Costs	\$73,822	\$552,994	\$73,747	\$77,919	\$82,109	\$85,504
TOTAL	\$1,001,461	\$1,480,634	\$1,001,387	\$1,005,559	\$1,009,749	\$1,013,144
Cumulative Uses	\$8,134,841	\$9,615,475	\$10,616,861	\$11,622,421	\$12,632,170	\$13,645,313
Percentage of Funds Expended	6.0%	8.8%	6.0%	6.0%	6.0%	6.0%
Construction Loan Balance	\$5,334,841	\$4,315,475	\$5,316,861	\$6,322,421	\$7,137,170	\$8,150,313
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Page 3

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
Sources of Cash:						
Construction Loan	\$1,017,365	(\$1,778,396)	\$30,789	\$30,917	\$31,046	\$31,175
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$2,000,000	\$	\$	\$	\$
Subordinate Debt	\$	\$800,000	\$	\$	\$	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
SUBTOTAL	\$1,017,365	\$1,021,604	\$30,789	\$30,917	\$31,046	\$31,175
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
TOTAL SOURCES, NET	\$1,017,365	\$1,021,604	\$30,789	\$30,917	\$31,046	\$31,175
Cumulative Sources	\$14,662,678	\$15,684,283	\$15,715,071	\$15,745,988	\$15,777,034	\$15,808,209
* Only relevant in the case of for-sale projects.						
Uses of Cash (Expenses):						
Acquisition						
Hard Costs:						
Direct Construction	\$883,466	\$883,466	\$	\$	\$	\$
Contingency	\$44,173	\$44,173	\$	\$	\$	\$
Total Hard Costs	\$927,640	\$927,640	\$0	\$0	\$0	\$0
Soft Costs:						
Construction Loan Interest	\$33,960	\$38,199	\$30,789	\$30,917	\$31,046	\$31,175
Architecture & Engineering	\$16,271	\$16,271	\$	\$	\$	\$
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$11,870	\$11,870	\$	\$	\$	\$
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$1,200	\$1,200	\$	\$	\$	\$
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Furnishings	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$20,656	\$20,656	\$	\$	\$	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$5,769	\$5,769	\$	\$	\$	\$
Contribution to Reserves	\$	\$	\$	\$	\$	\$
Sub-Total Soft Costs	\$89,726	\$93,965	\$30,789	\$30,917	\$31,046	\$31,175
TOTAL	\$1,017,365	\$1,021,604	\$30,789	\$30,917	\$31,046	\$31,175
Cumulative Uses	\$14,662,678	\$15,684,283	\$15,715,071	\$15,745,988	\$15,777,034	\$15,808,209
Percentage of Funds Expended	6.1%	6.1%	0.2%	0.2%	0.2%	0.2%
Construction Loan Balance	\$9,167,678	\$7,389,283	\$7,420,071	\$7,450,988	\$7,482,034	\$7,513,209
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Page 4

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22
Sources of Cash:						
Construction Loan	\$46,305	(\$1,968,502)	\$23,296	\$23,393	\$23,490	\$23,588
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$2,000,000	\$	\$	\$0	\$
Subordinate Debt	\$	\$	\$	\$	\$0	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
SUBTOTAL	\$46,305	\$31,498	\$23,296	\$23,393	\$23,490	\$23,588
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
TOTAL SOURCES, NET	\$46,305	\$31,498	\$23,296	\$23,393	\$23,490	\$23,588
Cumulative Sources	\$15,854,514	\$15,886,012	\$15,909,308	\$15,932,701	\$15,956,192	\$15,979,780
* Only relevant in the case of for-sale projects.						
Uses of Cash (Expenses)						
Acquisition	\$	\$	\$	\$	\$	\$
Hard Costs:						
Direct Construction	\$	\$	\$	\$	\$0	\$
Contingency	\$	\$	\$	\$	\$0	\$
Total Hard Costs	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs:						
Construction Loan Interest	\$31,305	\$31,498	\$23,296	\$23,393	\$23,490	\$23,588
Architecture & Engineering	\$	\$	\$	\$	\$0	\$
Survey and Permits	\$	\$	\$	\$	\$0	\$
Clerk of the Works	\$	\$	\$	\$	\$0	\$
Environmental Engineer	\$	\$	\$	\$	\$0	\$
Bond Premium	\$	\$	\$	\$	\$0	\$
Legal	\$	\$	\$	\$	\$0	\$
Title and Recording	\$	\$	\$	\$	\$0	\$
Accounting & Cost Certificat.	\$15,000	\$	\$	\$	\$0	\$
Marketing and Rent Up	\$	\$	\$	\$	\$0	\$
Real Estate Taxes	\$	\$	\$	\$	\$0	\$
Insurance	\$	\$	\$	\$	\$0	\$
Relocation	\$	\$	\$	\$	\$0	\$
Appraisal	\$	\$	\$	\$	\$0	\$
Security	\$	\$	\$	\$	\$0	\$
Inspecting Engineer	\$	\$	\$	\$	\$0	\$
Financing Fees	\$	\$	\$	\$	\$0	\$
Development Consultant	\$	\$	\$	\$	\$0	\$
Furnishings	\$	\$	\$	\$	\$0	\$
Other	\$	\$	\$	\$	\$0	\$
Developer's Overhead	\$	\$	\$	\$	\$0	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$0	\$
Soft Cost Contingency	\$	\$	\$	\$	\$0	\$
Contribution to Reserves	\$	\$	\$	\$	\$0	\$
Sub-Total Soft Costs	\$46,305	\$31,498	\$23,296	\$23,393	\$23,490	\$23,588
TOTAL	\$46,305	\$31,498	\$23,296	\$23,393	\$23,490	\$23,588
Cumulative Uses	\$15,854,514	\$15,886,012	\$15,909,308	\$15,932,701	\$15,956,192	\$15,979,780
Percentage of Funds Expended	0.3%	0.2%	0.1%	0.1%	0.1%	0.1%
Construction Loan Balance	\$7,559,514	\$5,591,012	\$5,614,308	\$5,637,701	\$5,661,192	\$5,684,780
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Governor Pence Residences

Application Date: 10/1/2016

#VALUE!

Exhibit 11

Construction Period Sources and Uses

Page 5

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28
Sources of Cash:						
Construction Loan	\$23,687	(\$5,954,215)	\$0	\$0	\$245,748	\$0
Proceeds from Sale (Net)*						
Equity: Cash						
Equity: Tax Credit		\$1,750,000			\$250,000	
Subordinate Debt		\$2,905,000				
Permanent Debt		\$1,610,000				
Syndication Bridge Loan		\$0				
Other Interim Loan		\$0				
SUBTOTAL	\$23,687	\$310,785	\$0	\$0	\$495,748	\$0
Repayment: Construction Loan						
Repayment: Syndication Loan						
Repayment: Interim Loan						
TOTAL SOURCES, NET	\$23,687	\$310,785	\$0	\$0	\$495,748	\$0
Cumulative Sources	\$16,003,466	\$16,314,252	\$16,314,252	\$16,314,252	\$16,810,000	\$16,810,000
* Only relevant in the case of for-sale projects.						
Uses of Cash (Expenses):						
Acquisition						
Hard Costs:						
Direct Construction		\$0				
Contingency		\$0				
Total Hard Costs	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs:						
Construction Loan Interest	\$23,687	\$23,785	\$0	\$0	\$0	\$0
Architecture & Engineering		\$0				
Survey and Permits		\$0				
Clerk of the Works		\$0				
Environmental Engineer		\$0				
Bond Premium		\$0				
Legal		\$0				
Title and Recording		\$0				
Accounting & Cost Certificat.		\$7,000				
Marketing and Rent Up		\$0				
Real Estate Taxes		\$0				
Insurance		\$0				
Relocation		\$0				
Appraisal		\$0				
Security		\$0				
Inspecting Engineer		\$0				
Financing Fees		\$0				
Development Consultant		\$0				
Furnishings		\$0				
Other		\$0				
Developer's Overhead		\$0			\$338,677	
Developer's Fee (Net)		\$0			\$157,071	
Soft Cost Contingency		\$0				
Contribution to Reserves		\$280,000				
Sub-Total Soft Costs	\$23,687	\$310,785	\$0	\$0	\$495,748	\$0
TOTAL	\$23,687	\$310,785	\$0	\$0	\$495,748	\$0
Cumulative Uses	\$16,003,466	\$16,314,252	\$16,314,252	\$16,314,252	\$16,810,000	\$16,810,000
Percentage of Funds Expended	0.1%	1.8%	0.0%	0.0%	2.9%	0.0%
Construction Loan Balance	\$5,708,466	(\$245,748)	(\$245,748)	(\$245,748)	(\$0)	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Page 6

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 29	Month 30	Month 31	Month 32	Month 33	Net Balance
Sources of Cash:						\$10,000,000
Construction Loan						\$0
Proceeds from Sale (Net)*						\$0
Equity: Cash						\$0
Equity: Tax Credit						\$0
Subordinate Debt						\$0
Permanent Debt						\$0
Syndication Bridge Loan						\$0
Other Interim Loan						\$0
SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$10,000,000
Repayment: Construction Loan						\$0
Repayment: Syndication Loan						\$0
Repayment: Interim Loan						\$0
TOTAL SOURCES, NET	\$0	\$0	\$0	\$0	\$0	\$10,000,000
Cumulative Sources	\$16,810,000	\$16,810,000	\$16,810,000	\$16,810,000	\$16,810,000	
* Only relevant in the case of for-sale projects.						
	Month 29	Month 30	Month 31	Month 32	Month 33	Net Balance
Uses of Cash (Expenses)						\$0
Acquisition						\$0
Hard Costs:						\$0
Direct Construction						\$0
Contingency						\$0
Total Hard Costs	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs:	\$0	\$0	\$0	\$0	\$0	\$0
Construction Loan Interest						\$0
Architecture & Engineering						\$0
Survey and Permits						\$0
Clerk of the Works						\$0
Environmental Engineer						\$0
Bond Premium						\$0
Legal						\$0
Title and Recording						\$0
Accounting & Cost Certificat.						\$0
Marketing and Rent Up						\$0
Real Estate Taxes						\$0
Insurance						\$0
Relocation						\$0
Appraisal						\$0
Security						\$0
Inspecting Engineer						\$0
Financing Fees						\$0
Development Consultant						\$0
Furnishings						\$0
Other						\$0
Developer's Overhead						\$0
Developer's Fee (Net)						\$0
Soft Cost Contingency						\$0
Contribution to Reserves						\$0
Sub-Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Uses	\$16,810,000	\$16,810,000	\$16,810,000	\$16,810,000	\$16,810,000	
Percentage of Funds Expended	0.0%	0.0%	0.0%	0.0%	0.0%	
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	

Governor Prentice Residences

Application Date: 10/1/2016

#VALUE!

Project Eligibility Application
Governor Prence Residences (the "Property")

(d) A tabulation of proposed buildings with the approximate number, size (number of bedrooms, floor area), and type (ownership or rental) of housing units proposed.

Building 1 (with community room)	Units	Average Net Sq. Feet (NSF) per Unit	Total NSF	GSF
1 BD	17	660	11,220	
2 BD	9	775	6,975	
3 BD	1	950	950	
Total	27	709	19,145 (68.2% of gross sq ft (GSF))	28,037

Building 2	Units	Average Net Sq. Feet per Unit	Total NSF	GSF
1 BD	-	660	-	
2 BD	19	775	14,725	
3 BD	4	950	3,800	
Total	23	805	18,525 (82.6% of GSF)	22,429

Total	Units	Average Net Sq. Feet per Unit	Total NSF	GSF
1 BD	17	660	11,220	
2 BD	28	775	21,700	
3 BD	5	750	4,750	
Total	50	753	37,670 (74.6% of GSF)	50,466

Project Eligibility Application
Governor Prencce Residences (the "Property")

Unit Count by Building			
	Building 1 (with community room)		
	1BR	2BR	3BR
	1 Bath	1 Bath	1.5 Bath
3RD	4	3	0
2ND	7	4	0
1ST	6	2	1
SUB TOTAL	17	9	1
Units In Building	27		
TOTAL SF	28,037 + partial bsmt		
	Building 2		
	1BR	2BR	3BR
	1 Bath	1 Bath	1.5 Bath
3RD	0	8	0
2ND	0	8	0
1ST	0	3	4
SUB TOTAL	0	19	4
Units In Buidling	23		
	22,429 + partial bsmt		
Average SF by Unit Type	660	775	950
Total	17	28	5
Total Units	50		
Total Parking	104		

Project Eligibility Application
Governor Prentice Residences (the "Property")

- (f) Relevant details of the particular Project if not mandated by the housing program (including percentage of units for low or moderate income households, income eligibility standards, the duration of restrictions requiring Low or Moderate Income Housing, and the limited dividend status of the Applicant).

Percentage Affordable:

Of the Property's 50 apartment units, 44 apartment units will be set-aside for tenants making no more than 60% of the AMI, 5 apartment units will be set aside for tenants making no more than 30% of the AMI, and the remaining 6 apartment units will be market rate units:

	1 – Bedroom	2 – Bedroom	3 - Bedroom	Total
30% AMI	1	3	1	5
60% AMI	13	23	3	39
Market Rate	3	2	1	6
Total	17	28	5	50

Duration of Restrictions:

DHCD Allocation Plan Requirement: Sponsor/Owner must commit to: (i) maintain the tax credits project as low income rental housing for at least 30 years and (ii) to offer the state an opportunity to present a "qualified contract", as such term is defined, for the purchase of the project.

Limited Dividend Status:

Limited Dividend	Appraised Value/TDC	First Mortgage	Sub Total	Limitation %	Annual Limitation
Property	17,487,354	(1,610,000)	15,877,354	10%	\$1,587,735

Property	2018	2019	2020	2021	2022*
Cash Flow	-	-	27,970	26,737	25,355
Annual Limitation	\$1,587,735	\$1,587,735	\$1,587,735	\$1,587,735	\$1,587,735
Limitation Met	YES	YES	YES	YES	YES

*Please note, the projected cash flow is declining (projections are negative trending; expenses are growing faster than the revenue); therefore the limitation will be met throughout the projections/life of investment.

Project Eligibility Application
Governor Prence Residences (the "Property")

- (g) Conceptual design drawings of the site plan and exterior elevations of the proposed buildings, along with a summary showing the approximate percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas, the approximate number of parking spaces, and the ratio of parking spaces to housing units.

Below is a summary showing the approximate percentages of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

Total Tract	Total (approx.)	Buildings	Parking (paved areas)	Open Space
Square Feet	266,000	25,340	80,020	160,640
% of Total	100.0%	9.5%	30.1%	60.4%

Parking Spaces	104
Apartment Units	50
Parking/Unit	2.08

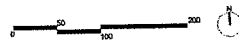
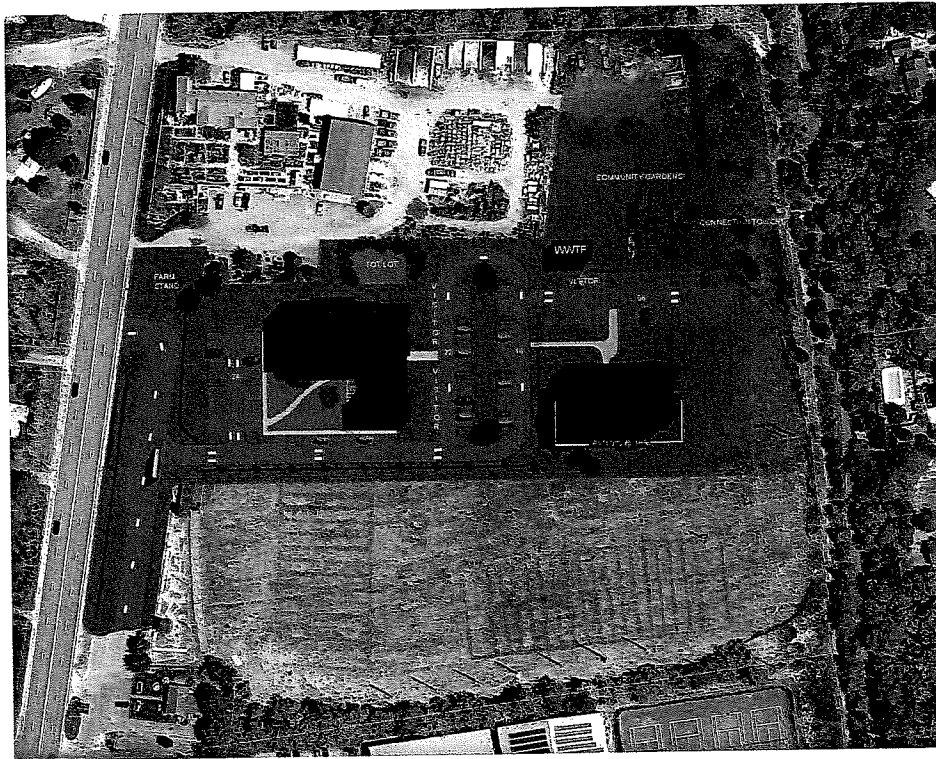


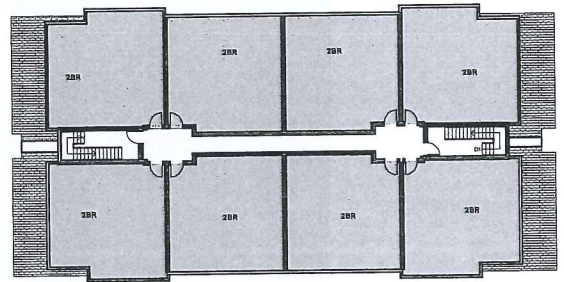
E-ICON
ARCHITECTURE

STRATFORD
CAPITAL GROUP

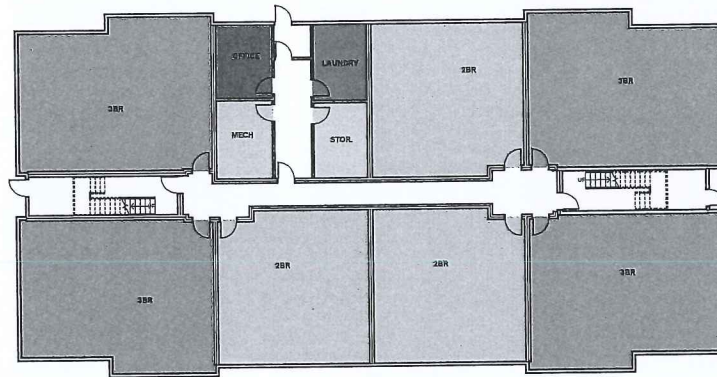
Governor Prence Residences
Eastham, MA

June 15, 2016

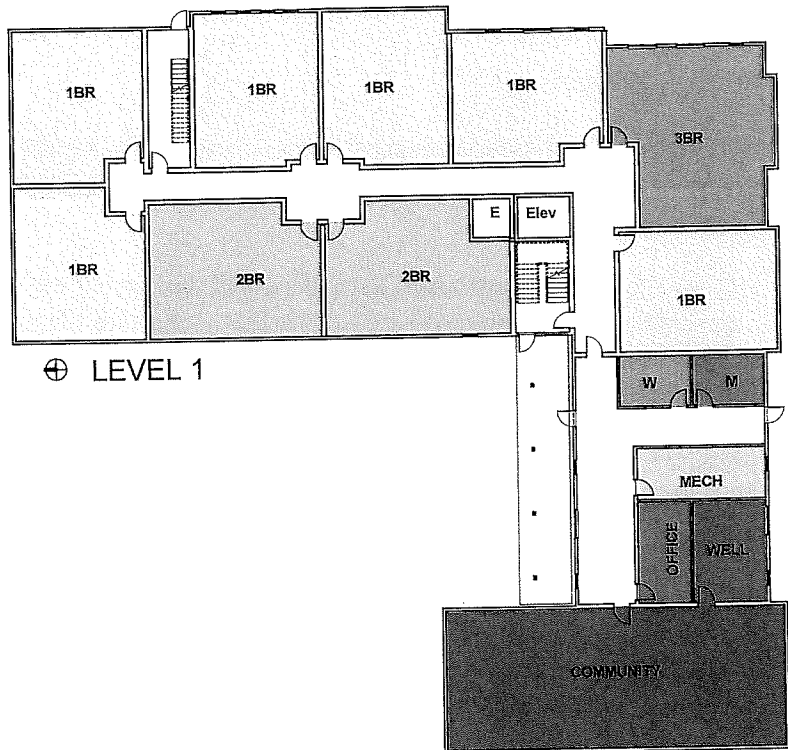
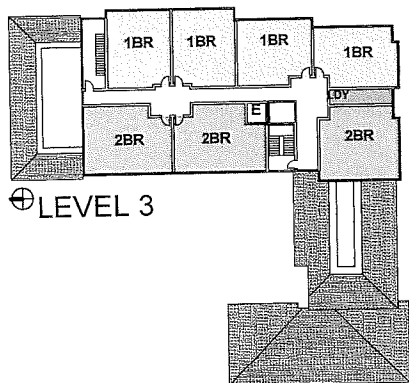
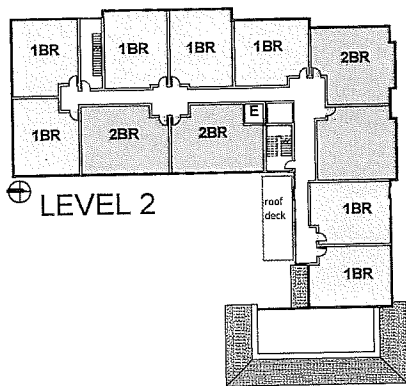




LEVEL 2 & 3



LEVEL 1



LOWER CAPE OUTREACH COUNCIL

PO Box 665, Orleans, MA 02653

08 August, 2016

Robert Sheldon
Chair
Zoning Board of Appeals
Town of Eastham
2500 State Highway
Eastham, MA 02642

Dear Mr. Sheldon:

On behalf of Lower Cape Outreach Council I am writing to express our strong support for the proposed Governor Prentice Residences, a fifty unit affordable housing neighborhood proposed for 4790 State Highway in Eastham.

The need for affordable housing in Eastham and throughout the Lower Cape is well documented. As a non-profit agency serving working families that struggle to keep their heads above water in the 8 towns of Brewster, Chatham, Eastham, Harwich, Orleans, Provincetown, Truro and Wellfleet, we hear about the challenges our clients face in securing a year-round, safe and affordable place to live on a daily basis. In addition, we struggle to hire open positions at our agency due to the lack of affordable housing. This proposed project will help our community make a significant step forward in meeting the needs for working families who can't compete with second home owners and retirees in finding an affordable home.

The Governor Prentice Residences will accommodate fifty families in one, two and three bedroom apartments. Forty-six of the units will be for families earning 60% or below of Area Median Income (AMI). A family with a single parent and child working full time for \$20 an hour will qualify to live at the Governor Prentice Residences. Forty-five of the units are one or two bedrooms and all of the units are accessible via an elevator making them ideal for seniors living on a fixed income. Six of the apartments will be open to families earning more than 60% of AMI.

The Community Development Partnership and Stratford Capital Partners have formed a partnership to develop this project ensuring that it will be locally managed and responsive to community needs. This is an exciting and much needed project. We urge the Town of Eastham's Zoning Board of Appeals to approve the comprehensive permit application without delay.

Sincerely,



Lawrence Marsland, CEO
Lower Cape Outreach Council



WE CAN Corporation ♦ 783 Route 28 ♦ Harwich Port MA 02646
Phone: 508-430-8111 ♦ Fax: 888-694-6199
info@wecancenter.org ♦ www.wecancenter.org

9 August, 2016

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Robert Sheldon
Chair
Zoning Board of Appeals
Town of Eastham
2500 State Highway
Eastham, MA 02642

Dear Mr. Sheldon:

On behalf of WE CAN I am writing to express our strong support for the proposed Governor Prence Residences, a fifty unit affordable housing neighborhood proposed for 4790 State Highway in Eastham.

The need for affordable housing in Eastham and throughout the Lower Cape is well documented. As a non-profit agency serving women and families cape-wide, we hear about the challenges our clients face in securing a year-round, safe and affordable place to live on a **daily** basis. And, we are hard pressed to offer many alternatives to our participants—many who are at risk of homelessness or experiencing a housing crisis. This proposed project will help our community make a significant step forward in meeting the needs of working families who can't compete with second home owners and retirees in finding an affordable home.

Executive Director
Andrea Genser

Special Advisors

Carroll Beegan Follas

Judith Cornwell

Suz Karchmer

Anne D. LeClaire

Ro Morrissey

The Governor Prence Residences will accommodate fifty families in one, two and three bedroom apartments. Forty-six of the units will be for families earning 60% or below of Area Median Income (AMI). A family with a single parent and child working full time for \$20 an hour will qualify to live at the Governor Prence Residences. Forty-five of the units are one or two bedrooms and all of the units are accessible via an elevator making them ideal for seniors living on a fixed income. Six of the apartments will be open to families earning more than 60% of AMI.

The Community Development Partnership and Stratford Capital Partners have formed a partnership to develop this project ensuring that it will be locally managed and responsive to community needs. This is an exciting and much needed project. We urge the Town of Eastham's Zoning Board of Appeals to approve the comprehensive permit application without delay. It will be an important step in helping to support and keep our working families on Cape Cod. If you wish further information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Genser". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Andrea Genser, Executive Director



34 Conwell St., Provincetown, MA 02657 (508) 487-4357
Executive Director: Elizabeth Gawron
Office Administrator/Client Advocate: Donna Szeker

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Honorary Board Member
Berta Walker
Donald and Barbara Edwards

August 5, 2016

Robert Sheldon, Chair
Zoning Board of Appeals
Town of Eastham
2500 State Highway
Eastham, MA 02642

Dear Mr. Sheldon:

On behalf of Helping Our Women, I am writing to express our strong support for the proposed Governor Prentice Residences, a fifty unit affordable housing neighborhood proposed for 4790 State Highway in Eastham.

The need for affordable housing in Eastham and throughout the Outer Cape is well documented. As a nonprofit agency that serves women with chronic or life threatening health condition in the towns of Eastham, Wellfleet, Truro and Provincetown, we see the challenges that many of our clients face in securing a year-round, safe and affordable place to live on a daily basis. This proposed project will help our community make a significant step forward in meeting the needs specifically for women on disability or social security who are unable to find or afford rental housing in a market driven by second homeowners and high rents for seasonal vacationers.

The Community Development Partnership and Stratford Capital Partners have formed a partnership to develop this project ensuring that it will be locally managed and responsive to community needs. This is an exciting and much needed project. We urge the Town of Eastham's Zoning Board of Appeals to approve the comprehensive permit application without delay.

Sincerely,

Susan Roderick, CFNP, Chair
Board of Directors



August 5, 2016

14 Old Tote Rd.
P.O. Box 828
Orleans, MA 02653

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EXECUTIVE DIRECTOR

Hadley Luddy,
Interim

Mr. Robert Sheldon
Chair, Zoning Board of Appeals
Town of Eastham
2500 State Highway
Eastham, MA 02642

Dear Mr. Sheldon:

On behalf of Homeless Prevention Council, I am writing to express our strong support for the proposed Governor Prence Residences, a fifty unit affordable housing neighborhood proposed for 4790 State Highway in Eastham.

The need for affordable housing in Eastham and throughout the Lower Cape is well documented. As a non-profit agency serving all 8 towns on the Lower Cape, our mission is to combat and prevent homelessness with the ultimate goal of assisting and empowering near homeless individuals and families to attain sustained self-sufficiency and preserve their housing. We hear about the challenges our clients face in securing a year-round, safe and affordable place to live on a daily basis. In addition, we struggle to hire open positions at our agency due to the lack of affordable housing. This proposed project will help our community make a significant step forward in meeting the needs for working families who can't compete with second home owners and retirees in finding an affordable home.

The Governor Prence Residences will accommodate fifty families in one, two and three bedroom apartments. Forty-six of the units will be for families earning 60% or below of Area Median Income (AMI). A family with a single parent and child working full time for \$20 an hour will qualify to live at the Governor Prence Residences. Forty-five of the units are one or two bedrooms and all of the units are accessible via an elevator making them ideal for seniors living on a fixed income. Six of the apartments will be open to families earning more than 60% of AMI.

The Community Development Partnership and Stratford Capital Partners have formed a partnership to develop this project ensuring that it will be locally managed and responsive to community needs. This is an exciting and much needed project. We urge the Town of Eastham's Zoning Board of Appeals to approve the comprehensive permit application without delay.

Sincerely,

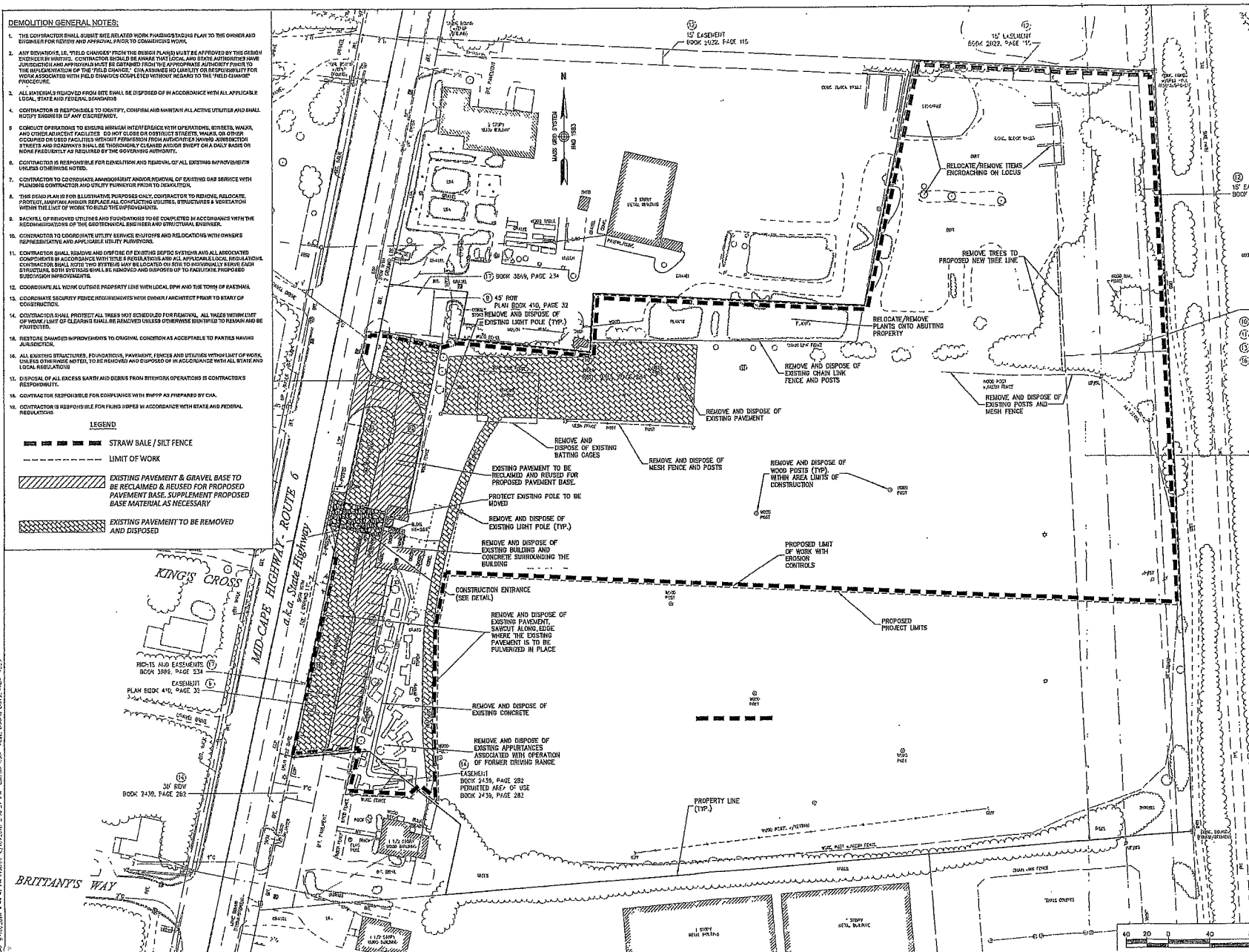
Hadley Luddy,
Interim Executive Director

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL SUBMIT SITE RELATED WORK PLAN/STAGING PLAN TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCED WORK.
2. ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AGENCY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE". CIA ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
3. ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL JURISDICTIONS.
4. CONTRACTOR IS RESPONSIBLE TO IDENTIFY, CONFIRM AND MAINTAIN ALL ACTIVE UTILITIES AND SHALL NOTIFY OWNER OF ANY DISCREPANCY.
5. CONDUCT OF OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREET, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITY HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR BROTT OR LAMINAR BASE OR NONE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO COORDINATE ARRANGEMENTS AND/OR REMOVAL OF EXISTING GAS SERVICE WITH PLUMBING CONTRACTOR AND UTILITY PURVISOR PRIOR TO DEMOLITION.
8. THIS DESIGN PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE, RELOCATE, PROTECT, ADJUST AND/OR REPLACE ALL CONFLICTING UTILITIES, STRUCTURES & VEGETATION WITHIN THE LIMIT OF WORK TO BUILD THE IMPROVEMENTS.
9. SCHEDULE OF REMOVED UTILITIES AND FOUNDATIONS TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.
10. CONTRACTOR TO COORDINATE UTILITY SERVICES AND/OR RELOCATIONS WITH OWNERS REPRESENTATIVE AND APPLICABLE UTILITY PURVISORS.
11. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING SEPTIC SYSTEMS AND ALL ASSOCIATED COMPONENTS IN ACCORDANCE WITH TITLE 8 REGULATIONS AND ALL APPLICABLE LOCAL, REGULATIONS. CONTRACTOR SHALL NOTIFY THE STATE TO TEST TO DETERMINE REMOVAL OF SEPTIC SYSTEMS. BOTH SYSTEMS SHALL BE REMOVED AND DISPOSED OF TO FACILITATE PROPOSED SEPTIC SYSTEMS.
12. COORDINATE ALL VEHICLE OUTSIDE PROPERTY LINE WITH LOCAL DPW AND THE TOWN OF EASTHAM.
13. COORDINATE SECURITY FENCE REQUIREMENTS WITH OWNER/ARCHITECT PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR SHALL PROTECT ALL TREES NOT SCHEDULED FOR REMOVAL. ALL TREES WITHIN LIMIT OF WORK/LIMIT OF CLEARING SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED TO REMAIN AND BE PROTECTED.
15. RESTORE CHANGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
16. ALL EXISTING STRUCTURES, FOUNDATIONS, PAVEMENT, FENCES AND UTILITIES WITHIN LIMIT OF WORK, UNLESS OTHERWISE NOTED, TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
17. DISPOSAL OF ALL EXCESS BARRI AND DEBRIS FROM SITEWORK OPERATIONS IS CONTRACTORS RESPONSIBILITY.
18. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SWPPP AS PREPARED BY CIA.
19. CONTRACTOR IS RESPONSIBLE FOR FILING HOSES IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

LEGEND

- STRAW BALE / SILT FENCE
- LIMIT OF WORK
- EXISTING PAVEMENT & GRAVEL BASE TO BE RECLAIMED & REUSED FOR PROPOSED PAVEMENT BASE. SUPPLEMENT PROPOSED BASE MATERIAL AS NECESSARY
- EXISTING PAVEMENT TO BE REMOVED AND DISPOSED



Governor Prence Residences

4790 State Highway
(Route 6)
Eastham, Massachusetts



ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

CHA

101 Accord Park Drive
Haverhill, MA 01831
Main: (978) 885-8800 • www.demolitionma.com

STAMP



KEY PLAN

AUG 18 2016
cw

8/12/2016

MARK DATE DESCRIPTION

PROJECT NO.: 21101.00

DRAWN BY: DAR

CHECKED BY: KK

SHEET TITLE

DEMOLITION AND
EROSION CONTROL
PLAN

C-200

STORMWATER MANAGEMENT CONSTRUCTION PHASING:

1. BELOW IS PRESENTED A GENERAL CONSTRUCTION PHASING, A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. EXISTENCE OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.
3. EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING Silt FENCE AND Silt Fence Wall, SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONSTRUCTION SHALL BE SCHEDULED TO AVOID THE MOST SENSITIVE PERIODS OF THE YEAR, PREPARED WITH MORE THAN 6 YEARS EXPERIENCE IN EROSION AND SEDIMENTATION CONTROL. TO PREVENT THE REQUIRED INSPECTIONS AND SUBMIT WEEKLY REPORTS TO THE CONTRACTOR, THE HOME AND THE BUREAU OF RECORDS.
4. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOLLERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE REUSED OR RECYCLED. ACCORDING TO FEDERAL, STATE, AND LOCAL REGULATIONS, INACTIVE STOCKPILES OR AREAS OF STORAGE AT ANY TIME, ON TOPSOIL, SHALL BE TEMPORARILY SEED OR MULCH TO PREVENT EROSION, SEDIMENT, AND LAKE RUNOFF.
5. CONTRACTOR IS RESPONSIBLE TO GET OUT UTILITIES AND ANY NECESSARY GRADING.
6. GRADING OF SITE INCLUDING BUILDING PAD, PARKING AREA, AND EROSION OF UTILITY TRENCHES TO DESIRED HEIGHT LEVELS. MATERIAL TO BE STORED ON AN UNDESIRABLE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF BULKY TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED TO BE REUSED ON TOPSOIL ON THE PROJECT.
7. PLACING OF FILL ON SUITABLE MATERIAL FOR EASY ACCESS. SETTING OUT OF FOUNDATIONS AND SUBSEQUENT FOUNDATIONS.
8. LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACKFILL, TANKS, CAME TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.
9. FINE GRADING FOR THE PARKING AREAS AND LANDSCAPE AREAS TO BE COMPLETED.
10. ONCE THE CHANGING STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND WELLS TO PREVENT EROSION FROM EXPOSURE OF THE DRAINAGE SYSTEM.
11. INSTALL BARRIERS COURSE AND SPREAD TOPSOIL AS NEEDED.
12. LIGHT POLES, BRIDGES, ETC. WILL BE INSTALLED.
13. INSTALL TOP COURSE OF PAVING AND DRIVEWAY.
14. THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND ESTABLISHMENT OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED ON REDDIE ADDITIONAL DISCUSSION IN SWPPP. IN THE EVENT THAT NATURE CONSTRUCTION PREVENTS FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TERRAINATION AND STABILIZATION OF THE GRASS GROUND. A FINAL INSPECTION WILL BE CONDUCTED BY THE BUREAU OF RECORDS AND THAT EROSION AND SEDIMENTATION CONTROL MEASURES AND FILLING OF ALL FILLING DEBRIS PILES WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE WHITE PAPERED FINAL ACCEPTANCE. BEFORE TO LANDSCAPE PLANS FOR MORE DETAILED INFORMATION REGARDING ESTABLISHMENT AND MAINTENANCE OF VEGETATION.
15. CONTRACTOR MAY BE REQUIRED TO EXPOSE OFF SITE STORAGE AREA FOR MATERIALS AND SHALL SECURE AND TRANSPORT MATERIALS FROM THE SITE AS NEEDED, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

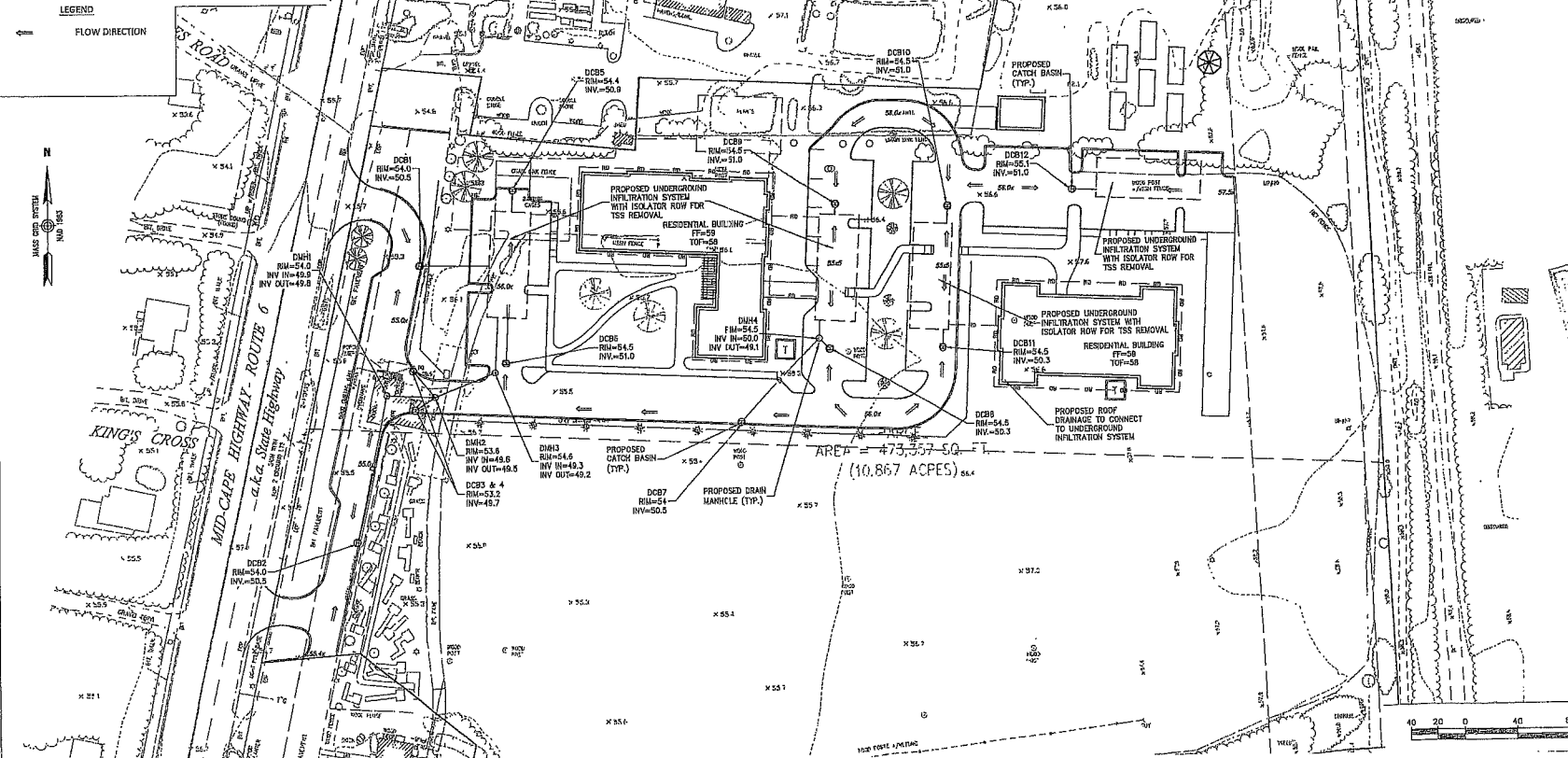
← FLOW DIRECTION

STORMWATER MANAGEMENT NOTES:

1. CONTRACTOR TO ARRIVE BY PROVISIONS OF EPA NON POINT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OF EROSION AND MAINTENANCE PLAN.
2. CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. A CONSTRUCTION FENCE LOCATED PLAN OUTLINE LIMITS OF ALL SITE CONSTRUCTION FENCING AND LOCATION OF ALL ENTRANCE/EXIT DATES.
3. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROL MEASURES AND Silt FENCE AROUND THE PERIMETER. POTENTIAL STOCK PILE AREAS TO BE PROTECTED BY EROSION CONTROL MEASURES.
4. UNDESIRABLE UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLAN. DISCOVERIES MUST BE NOTIFIED (2-000-34-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
5. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION ON PERIODS. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
6. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOODING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT WALLS, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO MAINTAIN SEDIMENT PRIOR TO RETRACTION TO A PUBLIC ROADWAY, IT SHALL BE DONE ON A STABILIZED VERTICALLY GRADED ROAD WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING CITY PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
7. TEMPORARY FILLING ON OTHER METHOD OF STABILIZATION SHALL BE RETAINED WITHIN 14 DAYS OF THE LAST OBSERVANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST OBSERVANCE.
8. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDS AND MAINTAINED UNTIL A LUSCIOUS COVERAGE OF 75% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
9. MAINTENANCE. EROSION CONTROL SHALL BE REPAIRED OR REPLACED AS INSPECTION DEMANDS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL EROSION.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY EROSION CONTROL DEVICE WHICH IS DAMAGED. CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THIS SEDIMENTATION EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, OIL, AND LIQUID OR PESTICIDES, ANY SOLID WASTE MATERIALS.
11. ALL EROSION CONTROL SHALL BE SEEDS WITH GRASS OR INITIAL PLANTING TO PREVENT EROSION.
12. MAINTENANCE EROSION CONTROL SHALL BE REPAIRED OR REPLACED AS INSPECTION DEMANDS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL EROSION.
13. INSPECTIONS, INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. QUALIFIED PERSONNEL ARE DEFINED TO BE PERSON ON

PERSONS WHO HAVE COMPLETED THE CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (C-PECS) COURSE AND WHO HOLD THEIR C-PECS LICENSE. DISTURBED AREAS THAT HAVE NOT BEEN FULLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL, STOCKPILING, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE FOR EROSION DISTURBED AREAS AND STORAGE AREAS. STOCKPILING OF MATERIALS SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EVIDENCE OF POLLUTANTS SHALL BE REPORTED IMMEDIATELY TO THE BUREAU OF RECORDS. INSPECTION LOCATIONS AND DATES SHALL BE CORRECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING POLLUTANT APPEARANCE. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY REQUIRED CHANGES TO THE PLAN WILL BE MADE WITHIN 14 DAYS OF THE INSPECTION ON BEHALF OF THE PROJECT TEAM. ANY CHANGES COVERED MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVENT IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.

14. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
15. PROVIDE TEMPORARY SEDIMENTATION BASINS, MAY BE USED, ETC. AS NECESSARY.
16. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.
17. CONTRACTOR SHALL HAVE A WATER TRUCK AVAILABLE, IF NECESSARY, AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PROJECTS, AS NECESSARY.
18. CONSTRUCTION SHALL REMOVE AND REPAIR OF EROSION CONTROL DEVICES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS WHEN THE FINAL SITE VEGETATION IS ESTABLISHED AND MAINTAINED FOR TWO GROWING SEASONS.



Governor Prence
Residences

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STAMP



KEY PLAN

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8/12/2016
MARK DATE DESCRIPTION
PROJECT NO: 21101.00
DRAWN BY: DAR
CHECKED BY: KK

SHEET TITLE

GRADING AND
DRAINAGE

C-202

1. SEVERAL LATERALS SHALL COMPLY WITH ALL APPLICABLE REGULATIONS. REPROCESSES SHALL BE AN ADDITIONAL 50% OF 20% FOR FARM FOUNDATION AND AGRICULTURE TO THE FARM FOUNDATION TO CONSTRUCTION TO TRUNK LINE LATERALS.
2. UTILITY INFORMATION SHOWN HEREON WAS COPIED/USED USING AVAILABLE PLANS OF PUBLIC RECORD, PHYSICAL PLANS, AND/OR FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, COMMUNICATION TO CONTACT (503) 465-3383 (503) 465-3383 AND FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF PORTLAND THE CONNECTIONS AND DISCONNECTIONS OF THE TOWNSHIP OF WELLSVILLE, THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS PRIOR TO CONSTRUCTION.
4. ALL DISSECTIONS, ELEVATIONS AND LAYOUT SHALL BE KEPT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO BEGINNING WORK.
5. ALL NEW OR ADJUSTED MANHOLES, VALVE BOXES, WATER LATERAL, AND WATER SERVICES TO BE FILLED WITH GRAVEL AND COVERED WITH A MINIMUM OF 18" OF GRAVEL.
6. NOTIFY THE ENGINEER OF ANY INTERFERENCES PRIOR TO CONSTRUCTION.
7. DISPOSAL OF ALL EXCESS AND EXCESS EARTH FROM REMOVING CONNECTIONS SHALL BE CONTRACTORS RESPONSIBILITY.
8. CONSTRUCTION IS RESPONSIBLE TO PROVIDE AND INSTALL ALL NECESSARY BIRDS, FITTINGS & APPROPRIATE MATERIALS TO FURNISH COMPLETE UTILITY SYSTEMS. NOT ALL BIRDS, FITTINGS ARE INDICATED ON THESE PLANS.
9. CONTRACTORS IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY ITEMS REQUIRED TO BE PUT IN THE INTENT OF THE CONTRACT. CONTRACTORS SHALL BE RESPONSIBLE FOR THE CARE AND PROTECTION OF ALL EXISTING RECORD DOCUMENTS.
10. UTILITY LOCATIONS LATERALS & BIRDS TO BE COORDINATED WITH APPLICABLE UTILITY PROVIDERS.


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AUG 18 2016
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MARK	DATE	DESCRIPTION
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CHECKED BY: KK

C-203

GENERAL

- 1. PROTECTION**
 - A. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
 - B. PROTECT IMPROVEMENTS ON ADJACENT PROPERTIES AND ON OWNERS PROPERTY.
 - C. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
 - D. CONDUCT OPERATIONS TO AVOID EXCESSIVE INTERFERENCE WITH ADJACENT PROPERTIES, TREES, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER EXISTING OR FUTURE FACILITIES WITHOUT PERMITS FROM THE APPROPRIATE JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND MAINTAINED ON A DAILY BASIS OR AS FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 2. UNLESS SPECIFIC OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE WISLEYLEY DEPARTMENT OF PUBLIC WORKS (PW) THE WISLEYLEY BUREAU OF ENGINEERING AND SURVEYING (BES) AND THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS AND BRIDGES (DHB) AND THE APPROPRIATE LOCAL AUTHORITIES.**
- 3. ALL EXPOSED, UNLESS OTHERWISE SPECIFIED, SHALL BE PROTECTED AND BEARED FOR PROTECTION AS BOTH AS POSSIBLE TO PREVENT EROSION INTO NEARBY EXISTING AREAS, AND WHERE PROTECTED, ON PUBLIC HIGHWAYS, BRIDGES, CULVERTS, AND OTHER AREAS AS REQUIRED FOR ALL DRIVEWAYS, ROADS AND NOT EXCEED 18 INCHES.**
- 4. ANY EXCAVATIONS (E.G. YIELD CHANGES FROM THE DESIGN PLANS) MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHALL BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE YIELD CHANGES. CONTRACTOR SHALL ASSUME NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COVERED WITHOUT RECORDS TO THE YIELD CHANGES PROCEDURE.**
- 5. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND REGULATORY AGENCIES.**
- 6. "NO SHOT RITE" - IN ACCORDANCE WITH MGL, C.M. SEC. 27C INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL HAVE A QUALIFIED PERSONNEL (E.G. ENGINEER, SURVEYOR, OR OTHER QUALIFIED PERSONNEL) ON SITE DURING ALL EXCAVATION OPERATIONS TO INSURE THAT ALL EXCAVATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS AND BRIDGES, AND THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.**
- 7. EXISTING UTILITY LOCATIONS AND ELEVATIONS BROWN SHALL BE SURVEYED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.**
- 8. ADDITIONAL DESIGNATIONS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.**
- 9. ANY EXISTING AND/OR EXISTING DESIGN SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION TO MONITOR EXISTING DESIGN AND DESIGN TO ENSURE PROPER DESIGN AND DESIGN OF FUTURE DESIGN.**
- 10. UNLESS OTHERWISE LABELED, ALL REINFORCED CONCRETE PIPE, RCP, SHALL BE CLASS B OR CLASS III RCP. ALL RCP SHALL BE CLASS B OR CLASS III RCP. ALL RCP SHALL BE CLASS B OR CLASS III RCP. ALL RCP SHALL BE CLASS B OR CLASS III RCP.**

SITE WORK

1. EXISTING UTILITIES AND CONDITIONS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE LATEST INFORMATION. THE CONTRACTOR IS NOT TO BE HELD FOR ANY DESIGN OR CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 10 BUSINESS DAYS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.

2. FILL MATERIAL

- A. DRAINAGE THAT AREAL TO BE FILLED ARE FREE OF STANDING WATER, PESTS, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.
- B. PLACE APPROPRIATE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DRY WEIGHT AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT TO THE DENSITY OF OR DISCREPANCY BY A DETERMINED ENGINEER.
- C. ADJACENT EXISTING FILL OR DRAINAGE.

3. 20% OF THE EXCAVATION DRAINAGE OF THE EXCAVATION MATERIAL, AS DETERMINED BY A DETERMINED METHOD, THE METHOD IS:

4. EXCAVATIONS

- A. GRADE ALL AREAS WITHIN FILLING GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXISTING AREAS, FILLED AND THEREAFTER AREAS, AND LANDSCAPED AREAS. UNLESS OTHERWISE SPECIFIED, ALL EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS. UNLESS OTHERWISE SPECIFIED, ALL EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS.
- B. EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS. UNLESS OTHERWISE SPECIFIED, ALL EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS.

5. GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES, OR GRADE AS INDICATED ON THE PLANS AFTER FULL PLACEMENT AND COMPACTION.

THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT. EXISTING EXISTING, EXISTING EXISTING, ETC. SHALL NOT BE PERMITTED TO BE LEFT OPEN UNLESS THE CONTRACTOR HAS A DAILY BASIS OR AS FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.

6. APPROPRIATE TRAFFIC CONTROL, SIGNS, BARRIERS, AND OTHER MEANS WILL BE SUPPLIED BY THE CONTRACTOR IN ACCORDANCE WITH ALL PERSONAL, STATE AND LOCAL AGENCIES.

UNLESS OTHERWISE SPECIFIED, ALL EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS. UNLESS OTHERWISE SPECIFIED, ALL EXCAVATIONS SHALL BE FILLED WITH FILL MATERIAL, AND THEREAFTER AREAS, AND LANDSCAPED AREAS.

PROPER DESIGN AND DESIGN SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION TO MONITOR EXISTING DESIGN AND DESIGN TO ENSURE PROPER DESIGN AND DESIGN OF FUTURE DESIGN.

ALL UTILITIES EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR AT AN ADDITIONAL COST TO THE OWNER.

SEWER NOTES

1. THESE NOTES ARE INTENDED TO SUPPLEMENT THE LOCAL REQUIREMENTS FOR MATERIALS AND WORKMANSHIP.
2. WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE CODES INCLUDING THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION AND THE NEW ENGLAND WATER POLLUTION CONTROL COMMISSION TECHNICAL REPORT 18. CONSTRUCTION SHALL PROCEED IN A MANNER WHICH MINIMIZES THE IMPACT ON THE ADJACENT CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN WATER AND SEWER MAINS AS INDICATED ON THE PLANS OR WHEN DESIGN OR CONSTRUCTION REQUIREMENTS DEVIATE, ALLOWED TO OCCUR ABOVE THE PRESENT LINE. PROCEEDURE AND INSTALLATION OF PIPE INSULATION SHALL CONFORM TO THE RECOMMENDATIONS LISTED IN THE LATEST LOCAL OR STATE CODES OR THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION.
4. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CONSTRUCTION PROCEDURES WHEN DESIGN OR CONSTRUCTION REQUIREMENTS DEVIATE FROM THE PRESENT LINE. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CONSTRUCTION PROCEDURES WHEN DESIGN OR CONSTRUCTION REQUIREMENTS DEVIATE FROM THE PRESENT LINE.
5. THE DEPTH OF ALL EXCAVATIONS SHALL BE TESTED USING A 10-10-10 METHOD TEST TO ENSURE THAT PROPER INSTALLATION HAS OCCURRED. TEST SHALL CONFORM WITH PIPE INSULATION REQUIREMENTS AND SHALL NOT EXCEED MORE THAN 10% OF THE DESIGN LINE.
6. ALL TESTING SHALL CONFORM TO TOWN OF WILLEYLEY REQUIREMENTS.
7. EACH SECTION OF THE SEWER MAIN INCLUDING MANHOLES SHALL BE TESTED AND OBSERVED BY A REPRESENTATIVE OF THE TOWN AND ENGINEER IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

EXHAUSTION TESTS (SEWER MANHOLES ONLY, CANNOT BE PERFORMED ON THE DOG HOUSE MANHOLES)

1. PREPARATION OF TEST: AFTER THE MANHOLE HAS BEEN ASSEMBLED, ALL LIFTING HOLES AND OTHER EXISTING JOINTS WITHIN 10 FEET OF THE EXCAVATION SHALL BE FILLED AND FORTIFIED WITH AN APPROVED SEAL. THE TEST SHALL BE MADE PRIOR TO THE START OF ANY CONSTRUCTION.
2. TEST PROCEDURE: THE MANHOLE SHALL BE FILLED WITH WATER TO THE TOP OF THE COLE SECTION. IF THE EXCAVATION HAS NOT BEEN DITCHED AND THE EXCAVATION IS NOT VISIBLE MANHOLE, THE WATER SHALL BE FORTIFIED WITH AN APPROVED SEAL. THE WATER SHALL BE FORTIFIED WITH AN APPROVED SEAL.
3. AT THE END OF THE TEST PERIOD, THE MANHOLE SHALL BE REFERRED TO THE TOP OF THE COLE. IF NECESSARY, AND THE MEASUREMENT TAKEN AT LEAST 10 FEET ABOVE THE EXCAVATION. THE MANHOLE SHALL BE REFERRED TO THE TOP OF THE COLE. IF NECESSARY, AND THE MEASUREMENT TAKEN AT LEAST 10 FEET ABOVE THE EXCAVATION.
4. BACKFILLING: THE TEST SHALL BE CONDUCTED EITHER BEFORE OR AFTER BACKFILLING AROUND THE MANHOLE. HOWEVER, IF THE CONTRACTOR ELECTS TO BACKFILL PRIOR TO TESTING, IT SHALL BE AT A MINIMUM 18 INCHES ABOVE THE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.

VACUUM TESTS (DRAINAGE MANHOLES ONLY, CANNOT BE PERFORMED ON THE DOG HOUSE MANHOLES)

1. THE VACUUM TESTING SYSTEM SHALL BE SUPPLIED BY RCP SYSTEMS, INC. OR EQUIVALENT AS APPROVED BY THE ENGINEER. THE TESTING SHALL BE DONE IMMEDIATELY AFTER THE EXCAVATION OF THE MANHOLE. ALL UTILITY LINES SHALL BE PLUGGED WITH A HIGH-DENSITY POLYETHYLENE (HDPE) PLUG. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.
2. A VACUUM OF 10 INCHES OF MERCURY (HG) IS 10 INCHES. THE VACUUM SHALL BE DONE AND THE VACUUM PUMP SHUT OFF. THE MANHOLE SHALL BE FILLED WITH WATER TO THE TOP OF THE COLE. IF NECESSARY, AND THE MEASUREMENT TAKEN AT LEAST 10 FEET ABOVE THE EXCAVATION.
3. IF THE MANHOLE FAILS THE INITIAL TEST, THE CONTRACTOR SHALL LOCATE THE LEAKS AND MAKE REPAIRS. LEAKS MAY BE FILLED WITH A TEST IF THE CONTRACTOR IS UNABLE TO LOCATE THE LEAKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.

LEAKAGE TESTS

1. THE PIPE SHALL BE MADE AS HEAVY WATERPROOF AS PRACTICABLE, AND LEAKAGE TESTS AND MEASUREMENTS SHALL BE MADE AFTER THE PIPE LINE HAS BEEN BACKFILLED.
2. WHERE THE EXCAVATION LENGTH IS MORE THAN 1 FT ABOVE THE TOP OF THE PIPE AT 18 INCHES, THE CONTRACTOR SHALL CONDUCT EXHAUSTION TESTS (LOW PRESSURE AIR TEST).
3. WHERE THE EXCAVATION LENGTH IS MORE THAN 1 FT ABOVE THE TOP OF THE PIPE AT 18 INCHES, THE CONTRACTOR SHALL CONDUCT EXHAUSTION TESTS (LOW PRESSURE AIR TEST).
4. AT THE TIME OF THE TEST, THE CONTRACTOR SHALL DETERMINE THE EXCAVATION ELEVATION FROM OBSERVATION WALK, EXCAVATIONS OR OTHER MEANS, ALL SUBJECT TO REVIEW BY THE ENGINEER.
5. EXHAUSTION TESTS (LOW PRESSURE AIR TEST): THE CONTRACTOR SHALL USE EQUIPMENT SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE PURPOSE OF TESTING SEWER PIPES UNDER LOW PRESSURE AIR. THE EQUIPMENT SHALL BE PROVIDED WITH AN AIR REGULATORY VALVE OR AIR SAFETY SET THAT THE INTERNAL AIR PRESSURE IN THE PIPE CANNOT EXCEED 1 PSI.
6. THE LEAKAGE TEST SHALL BE CONDUCTED UNDER LOW PRESSURE AIR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WHICH COULD BE DAMAGED BY THE EXCAVATION OPERATIONS.
7. FUGITIVE PLUGS SHALL HAVE A SEALING LENGTH 10 FT OR GREATER THAN THE DIAMETER OF THE PIPE TO BE TESTED. FUGITIVE PLUGS SHALL BEAT INTERNAL TEST PRESSURES WITHOUT REQUIRING EXISTING JOINTS OR BULGES.
8. ALL AIR USED SHALL PASS THROUGH A FUGITIVE PLUG, FUGITIVE PLUG.
9. LOW PRESSURE AIR SHALL BE INTRODUCED INTO THE BEADED LINE UNTIL THE INTERNAL AIR PRESSURE REACHED 4 PSI. GREATER THAN THE MAXIMUM PRESSURE EXERTED BY THE EXCAVATION THAT MAY BE ABOVE THE INVERT OF THE PIPE AT 18 INCHES.
10. LEAKAGE TESTS (LOW PRESSURE AIR TEST): THE CONTRACTOR SHALL DETERMINE THE EXCAVATION ELEVATION FROM OBSERVATION WALK, EXCAVATIONS OR OTHER MEANS, ALL SUBJECT TO REVIEW BY THE ENGINEER.

PIPE DIAMETER IN INCHES VS. LEAKAGE

PIPE DIAMETER IN INCHES VS. LEAKAGE	
6" 6.0 INCH 40 SEC.	
8" 8.0 INCH 30 SEC.	
10" 10.0 INCH 25 SEC.	
12" 12.0 INCH 20 SEC.	
14" 14.0 INCH 15 SEC.	
16" 16.0 INCH 10 SEC.	
18" 18.0 INCH 5 SEC.	
20" 20.0 INCH 5 SEC.	
22" 22.0 INCH 5 SEC.	
24" 24.0 INCH 5 SEC.	

1. FOR MANHOLE INSPECTION AND OBSERVATION TESTS, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
2. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
3. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
4. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
5. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
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8. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
9. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
10. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.

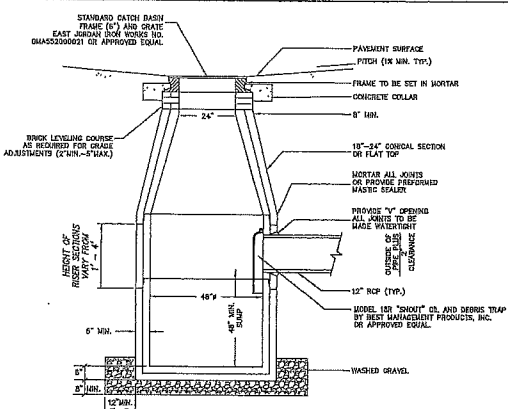
WATER NOTES

1. ALL WATER PIPING, VALVES, HYDRANTS, AND FITTINGS ETC. TO CONFORM TO LOCAL CODES OR AS DIRECTED BY THE WILLEYLEY WATER DEPARTMENT. CONSTRUCTION OF WATER LINE TO CONFORM TO ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION.
2. ALL WATER PIPE SHALL BE THICKNESS CLASS B DUCTILE IRON. ALL PIPE AND FITTINGS SHALL HAVE A MINIMUM LEAKAGE RATE OF 100 GPM PER 1000 FT OF PIPE. THE LEAKAGE RATE SHALL BE TESTED USING A 10-10-10 METHOD TEST TO ENSURE THAT PROPER INSTALLATION HAS OCCURRED. TEST SHALL CONFORM WITH PIPE INSULATION REQUIREMENTS AND SHALL NOT EXCEED MORE THAN 10% OF THE DESIGN LINE.
3. REMOVED TESTS FOR WATERLEAKS AND FORCE MAINS:
 - A. PERFORM THE FOLLOWING AFTER THE PIPE HAS BEEN INSTALLED AND PRIOR TO FINAL ACCEPTANCE:
 - B. PRESSURE TEST
 - C. LEAKAGE TEST
 - D. PRESSURE TEST
 - E. PRESSURE TEST
4. TEST PERIOD TO 15 MINUTES THE PIPE WORKING PRESSURE. ON THE PIPE WORKING PRESSURE IS GREATER, MEASURE TEST PRESSURES AT THE FOLLOWING POINTS IN THE PIPE SECTION AND CONNECT TO THE REMOVAL OF THE GAUGE.
 - A. REMOVED TRAPPED AIR AT THE SECTION AIR POINTS THROUGH HYDRANTS, ON TAPS INSTALLED FOR THIS PURPOSE, PROVIDED TEMPORARY INSTALLATIONS ARE REMOVED AND PLUGGED AFTER ACCEPTANCE.
 - B. MEASURE THE TEST PRESSURE FOR A PERIOD OF TWO (2) HOURS. AT THE END OF THE TEST PERIOD, IF THE TEST PRESSURE REMAINS CONSTANT, THE PIPE SECTION SHALL HAVE PASSED THE TEST. IF THE PRESSURE HAS DECREASED, IT SHALL BE BROUGHT BACK TO THE TEST PRESSURE BY PUMPING A KNOWN VOLUME OF WATER BY PUMPING FROM A DISCHARGE CONTAINER OR BY LETTING BACK INTO THE PIPE. THE VOLUME OF WATER TEST USED, IMPROVING LEAKAGE FROM THE PIPE, SHALL HAVE PASSED THE TEST. IF THE LEAKAGE IS LESS THAN THE ALLOWABLE LEAKAGE, THE CONTRACTOR SHALL LOCATE THE LEAK. IF THE LEAKAGE EXCEEDS THE ALLOWABLE LEAKAGE, THE CONTRACTOR SHALL LOCATE THE LEAK. IF THE LEAKAGE EXCEEDS THE ALLOWABLE LEAKAGE, THE CONTRACTOR SHALL LOCATE THE LEAK. IF THE LEAKAGE EXCEEDS THE ALLOWABLE LEAKAGE, THE CONTRACTOR SHALL LOCATE THE LEAK.
 - C. PRESSURE TEST
5. LEAKAGE TESTS:
 - A. CONDUCT THE LEAKAGE TEST CONCURRENTLY WITH THE PRESSURE TEST.
 - B. THE LEAKAGE ALLOWED LEAKAGE IS DETERMINED BY THE FOLLOWING FORMULA:

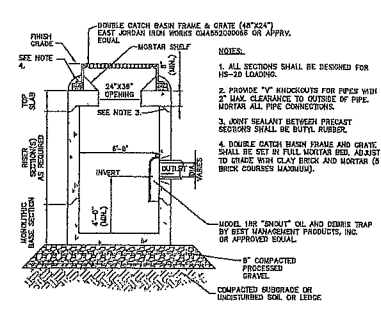
$$L = \frac{P \times D \times L \times P}{140}$$

WHERE L = ALLOWABLE LEAKAGE IN GPM
 WHERE P = 100 PSI TEST PRESSURE
 WHERE D = NOMINAL PIPE DIAMETER IN INCHES
 WHERE L = ALLOWABLE LEAKAGE IN GPM

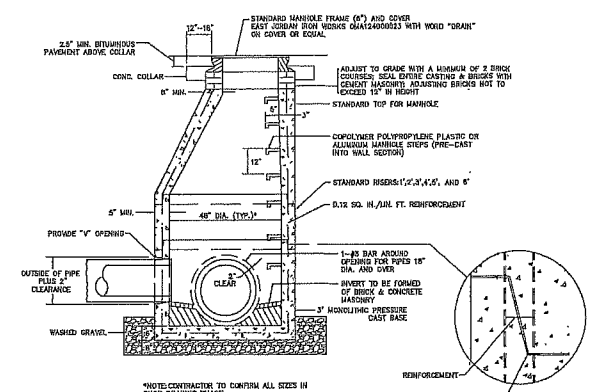
6. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF THE PIPE SECTION DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED, LOCAL, STATE AND FEDERAL AGENCIES SHALL BE NOTIFIED. THE LEAKAGE IS WITHIN THE LIMITS SPECIFIED.
7. MAKE ALL VISIBLE LEAKS THAT REQUIRE THE AMOUNT OF LEAKAGE, AND IF THE LEAKS DO NOT MEET THE ABOVE LEAKAGE TEST, REPAIR AND RETEST AS NECESSARY UNTIL THE LEAKAGE REQUIREMENTS ARE MET. REPAIR OR REPLACE ALL EXISTING LEAKS.
8. CONSTRUCTION OF FUTURE WATER MAINS
9. EXHAUSTION TESTS (LOW PRESSURE AIR TEST): THE CONTRACTOR SHALL USE EQUIPMENT SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE PURPOSE OF TESTING SEWER PIPES UNDER LOW PRESSURE AIR. THE EQUIPMENT SHALL BE PROVIDED WITH AN AIR REGULATORY VALVE OR AIR SAFETY SET THAT THE INTERNAL AIR PRESSURE IN THE PIPE CANNOT EXCEED 1 PSI.
10. FUGITIVE PLUGS SHALL HAVE A SEALING LENGTH 10 FT OR GREATER THAN THE DIAMETER OF THE PIPE TO BE TESTED. FUGITIVE PLUGS SHALL BEAT INTERNAL TEST PRESSURES WITHOUT REQUIRING EXISTING JOINTS OR BULGES.
11. ALL AIR USED SHALL PASS THROUGH A FUGITIVE PLUG, FUGITIVE PLUG.
12. LOW PRESSURE AIR SHALL BE INTRODUCED INTO THE BEADED LINE UNTIL THE INTERNAL AIR PRESSURE REACHED 4 PSI. GREATER THAN THE MAXIMUM PRESSURE EXERTED BY THE EXCAVATION THAT MAY BE ABOVE THE INVERT OF THE PIPE AT 18 INCHES.
13. LEAKAGE TESTS (LOW PRESSURE AIR TEST): THE CONTRACTOR SHALL DETERMINE THE EXCAVATION ELEVATION FROM OBSERVATION WALK, EXCAVATIONS OR OTHER MEANS, ALL SUBJECT TO REVIEW BY THE ENGINEER.
14. FOR MANHOLE INSPECTION TESTS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH SUFFICIENT TEST PLUGS, WATER, PLUGS, AND APPROPRIATE, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
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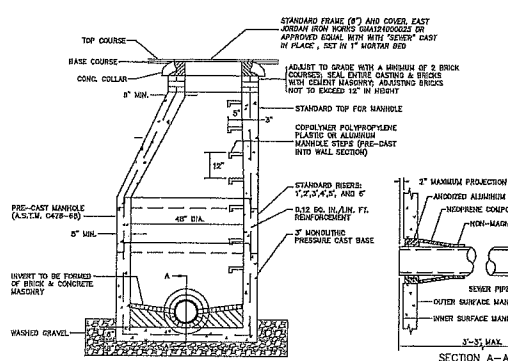
1 PRECAST CONCRETE SINGLE GRATE CATCH BASIN
SCALE: NO SCALE



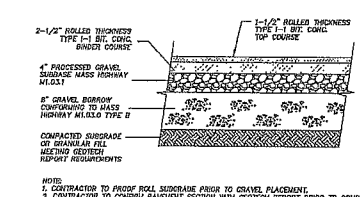
2 DOUBLE GRATE CATCH BASIN
SCALE: NO SCALE



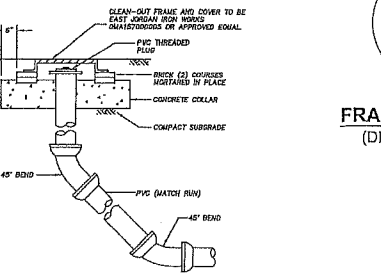
3 STANDARD PRE-CAST DRAIN MANHOLE
SCALE: NO SCALE



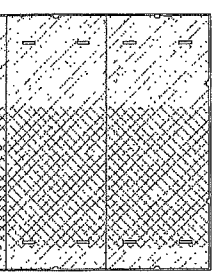
4 STANDARD PRE-CAST SEWER MANHOLE
SCALE: NO SCALE



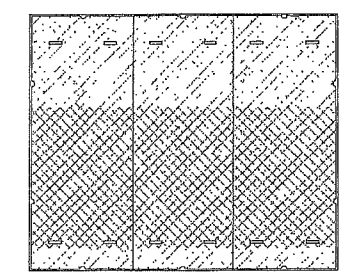
5 STANDARD DUTY BITUMINOUS PAVEMENT
SCALE: NO SCALE



6 TYPICAL SEWER SERVICE CLEANOUT
SCALE: NO SCALE



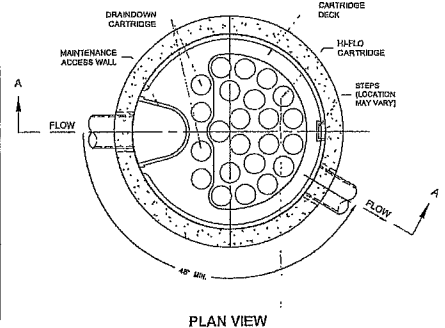
7 JELLYFISH STORMWATER TREATMENT UNIT
SCALE: NO SCALE



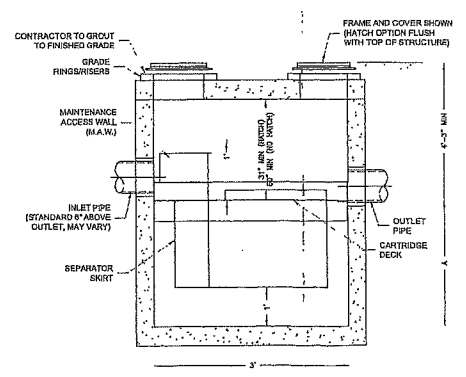
HATCH
(84' x 102' WITH SLAB)
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



PLAN VIEW



SECTION A-A

Governor Prence Residences

4790 State Highway
(Route 6)
Eastham, Massachusetts



ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT



STAMP



KEY PLAN

AUG 18 2016
cw

8/12/2016

MARK DATE DESCRIPTION

PROJECT NO.: 21101.00
DRAWN BY: DAR
CHECKED BY: KK

SHEET TITLE

DETAIL SHEET 1

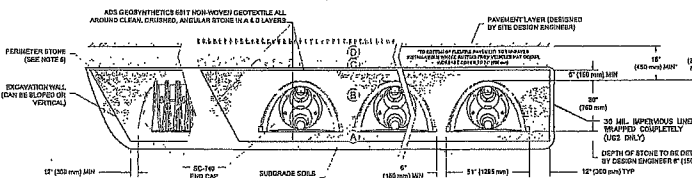
C-301

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 12 STOPS FROM THE TOP OF THE 12" LAYER TO THE BOTTOM OF LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLAN. FILLING MATERIALS MUST BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12.
C	FINAL FILL MATERIAL FOR LAYER 12 STOPS FROM THE TOP OF THE 12" LAYER TO THE BOTTOM OF LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12.	AASHTO M141 A1, A2.4, A3 OR AASHTO M141 A1, A2.4, A3 OR AASHTO M141 A1, A2.4, A3	BEGIN COMPACTING AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 4" (100 mm) LIFT TO A MAX. 8% FRICTION LOSS. IF THE FRICTION LOSS IS GREATER THAN 8%, THE MATERIAL IS NOT SUITABLE FOR PROPOSED APPLICATION. MATERIALS SHALL BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12.
B	EMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (LAYER 12) TO THE 12" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" & 2" (19-50 mm)	NO COMPACTION REQUIRED.
A	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" & 2" (19-50 mm)	FLAT COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A 5% FRICTION LOSS. IF THE FRICTION LOSS IS GREATER THAN 8%, THE MATERIAL IS NOT SUITABLE FOR PROPOSED APPLICATION. MATERIALS SHALL BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12. THIS LAYER IS TO BE COMPACTED TO THE SAME DENSITY AS THE LAYER 12.
- CHAMBERS COMPACTION REQUIREMENTS ARE MET FOR 'X' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 4" (100 mm) LIFT. USING TWO FULL COVERS WITH A VIBRATORY COMPACTION EQUIPMENT FOR SPECIAL, CAN BE USED, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- WHEN INSTALLATION SURFACES MAY BE COMPACTIONED BY COMPACTION FOR STANDARD DESIGN CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY BARRING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL, CAN BE USED, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



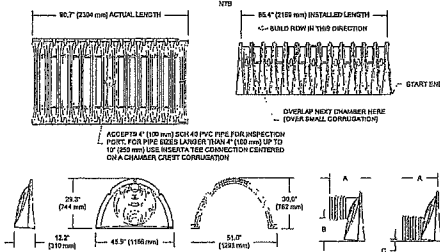
NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2611 STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS, OR ASTM F2622 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2611 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS TABLE" PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ADDRESSING THE BEARING CAPACITY OF THE SURROUNDING SOIL AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE WEIGHT OF EXPECTED SOIL MOVEMENTS.
- FOUNDATION STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- CHAMBER LAYERS 12" IN THICKNESS, ANY WEATHERED MATERIAL CAN BE PLACED IN LAYER 12 UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 12 OR 12" AT THE SITE DESIGN ENGINEER'S DISCRETION.
- STORMTECH SC-740 UNITS TO BE RATED FOR VEHICLE LOADS.

1 STORMTECH SC-740 CHAMBER UNIT SYSTEM

SCALE: NO SCALE

SC-740 TECHNICAL SPECIFICATION



NORMAL CHAMBER SPECIFICATIONS

CHAMBER STORAGE	81.0" x 36.0" x 16.5"	(1280 mm x 914 mm x 418 mm)
MINIMUM INSTALLED STORAGE	45.0 CUBIC FEET	(1.26 m³)
WEIGHT	74.0 CUBIC FEET	(2.08 m³)

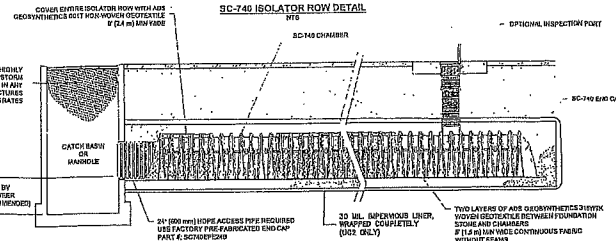
*ASSUMER 1" (25 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"	STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"	STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"	STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"
PART #	STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"	PART #	STOPS AT BOTTOM OF END CAP PER PART NUMBER ENDS WITH "D"
SC740P001 / SC740P002	8" (200 mm)	SC740P003 / SC740P004	12" (300 mm)
SC740P005 / SC740P006	12" (300 mm)	SC740P007 / SC740P008	16" (400 mm)
SC740P009 / SC740P010	16" (400 mm)	SC740P011 / SC740P012	20" (500 mm)
SC740P013 / SC740P014	20" (500 mm)	SC740P015 / SC740P016	24" (600 mm)
SC740P017 / SC740P018	24" (600 mm)	SC740P019 / SC740P020	28" (700 mm)
SC740P021 / SC740P022	28" (700 mm)	SC740P023 / SC740P024	32" (800 mm)
SC740P025 / SC740P026	32" (800 mm)	SC740P027 / SC740P028	36" (900 mm)
SC740P029 / SC740P030	36" (900 mm)	SC740P031 / SC740P032	40" (1000 mm)

ALL STOPS, EXCEPT FOR THE BOTTOM STOP, ARE PLACED AT BOTTOM OF END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-834-3334.

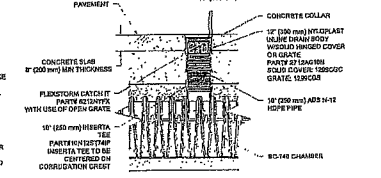
*FOR THE SC740P001 THE 32" (800 mm) STOP IS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.5" (38 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE H-12 STOP SO THAT THE FITTING IS VISIBLE.

NOTED: ALL DIMENSIONS ARE NOMINAL.



INSPECTION & MAINTENANCE

- INSPECT ISOLATOR ROW FOR EVIDENCE
 - INSPECT FOR EVIDENCE OF FLOODING OR OTHER DAMAGE TO THE ISOLATOR ROW.
 - REMOVE AND CLEAN FLEXITON FILTER IF NEEDED.
 - USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
 - IF SEDIMENT IS AT OR ABOVE 5" (125 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW.
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGHOUT THE PIPE.
 - 1.1 BARBERS OR POLES ON CHAMBERS MAY BE USED TO AVOID A CONFINED SPACE ENTRY.
 - 2.1 FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
 - IF SEDIMENT IS AT OR ABOVE 5" (125 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- CLEAN OUT ISOLATOR ROW USING THE ASTM PROCESS
 - A FLEXI-CLEANER CLEANING HOZZE WITH REAR PAGING BRUSH OF 4" (100 mm) HOLES IS REQUIRED.
 - APPLY MULTIPLE PASSES OF JETWASH UNTIL SUCRUMING WATER IS CLEAR.
 - VACUUM STRUCTURE FLAP AN ALLOWED.
- REPLACE ALL COVERS, GRATES, FILTERS, AND LOGS, RECORD OBSERVATIONS AND ACTIONS.
- INSPECT AND CLEAN MANHOLE AND MANHOLE UPSTREAM OF THE STORMTECH SYSTEM.

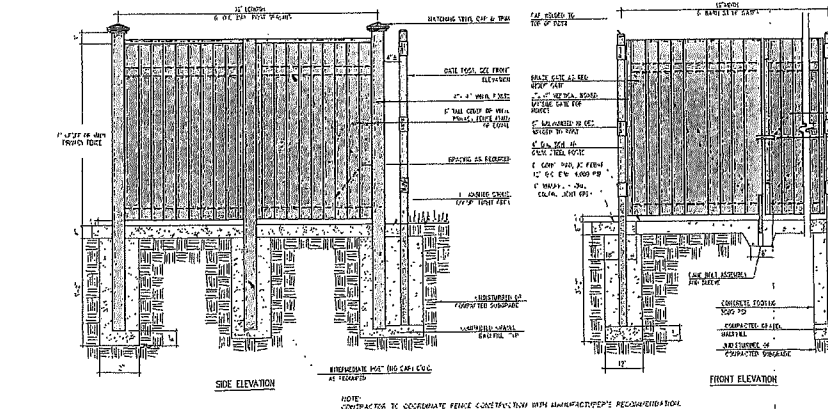


NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

2 TRASH AND RECYCLING AREA W/CONG. PAD DETAIL

SCALE: NO SCALE



Governor Prence Residences

4790 State Highway
(Route 6)
Eastham, Massachusetts



ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

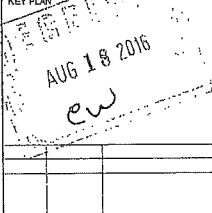
CONSULTANT



STAMP



KEY PLAN

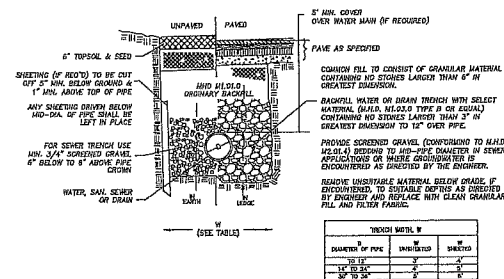


MARK	DATE	DESCRIPTION
PROJECT NO.:	21101.00	
DRAWN BY:	DAR	
CHECKED BY:	KK	

SHEET TITLE

DETAIL SHEET 2

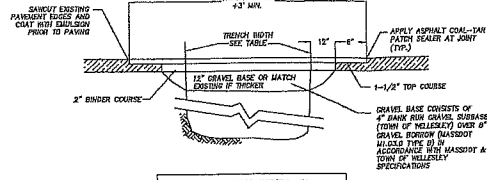
C-302



NOTES

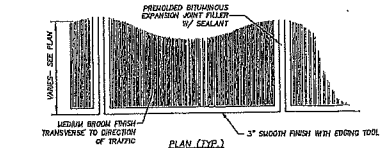
1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. COMPACT FILL AND TAMP PIPE TO SIX HAZ. DRY DENSITY IN 6\"/>

TRENCH WIDTH, W		
D DIAMETER OF PIPE	W UNWEIGHTED	W WEIGHTED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



TRENCH WIDTH, W		
D DIAMETER OF PIPE	W UNWEIGHTED	W WEIGHTED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

1. CONTRACTOR TO PROVIDE PAVEMENT PATCH TO MEET TOWN OF WELLESLEY SPECIFICATIONS.
2. PAVEMENT TO BE MINIMUM 3\"/>



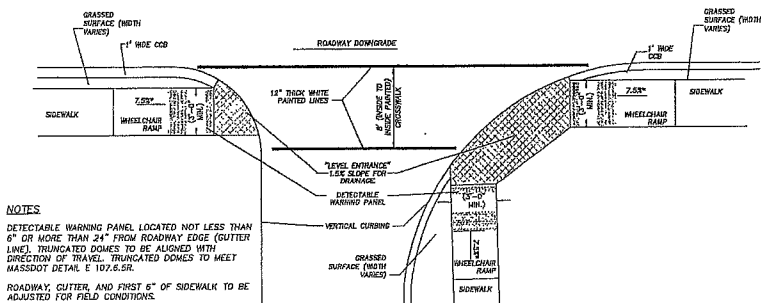
NOTES

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 8\"/>

1 TYPICAL TRENCH SECTION
SCALE: NO SCALE

2 PAVEMENT PATCH DETAIL FOR TRENCH SECTIONS
SCALE: NO SCALE

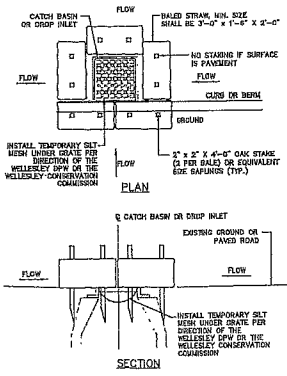
3 CONCRETE SIDEWALK
SCALE: NO SCALE



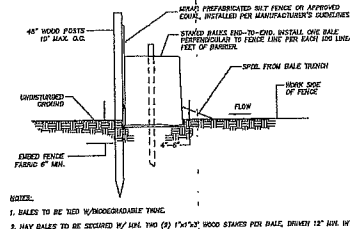
NOTES

1. DETECTABLE WARNING PANEL, LOCATED NOT LESS THAN 6\"/>

4 CONCRETE CURB RAMP AND CROSSWALK DETAIL
SCALE: NO SCALE



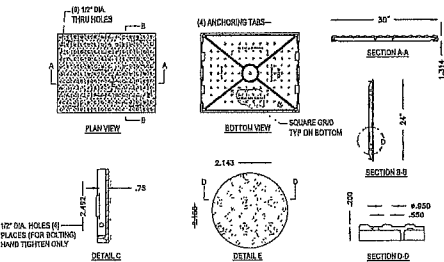
5 DRAIN INLET PROTECTION
SCALE: NO SCALE



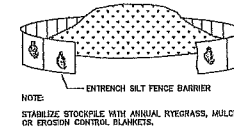
NOTES

1. BALES TO BE TIED TO BODIES/ANCHORS.
2. BAY BALES TO BE SECURED BY 1\"/>

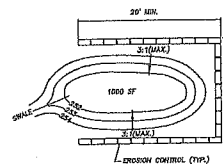
6 STRAWBALE SILT FENCE
SCALE: NO SCALE



7 DURALAST DETECTABLE WARNING PLATE
SCALE: NO SCALE



8 SOIL STOCKPILE
SCALE: NO SCALE



9 TEMPORARY SEDIMENTATION BASIN
SCALE: NO SCALE

1. SEDIMENT BASINS AND TRAPS SHALL BE SIZED IN ACCORDANCE WITH TPA GUIDELINES.
2. SEDIMENT TRAPS ARE LIMITED FOR DRAINAGE AREAS SMALLER THAN 5 ACRES. THE SEDIMENT TRAP SHOULD HAVE A MINIMUM VOLUME BASED ON 1\"/>

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(Route 6)
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ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

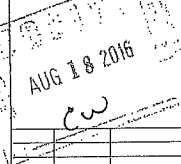


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STAMP



KEY PLAN



8/12/2016

MARK DATE DESCRIPTION

PROJECT NO.: 21101.00

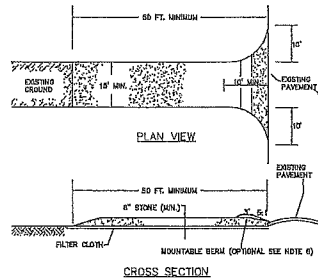
DRAWN BY: DAR

CHECKED BY: KK

SHEET TITLE

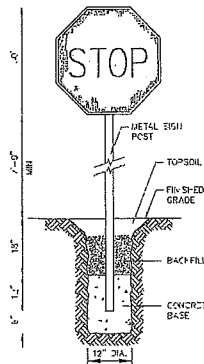
DETAIL SHEET 3

C-303



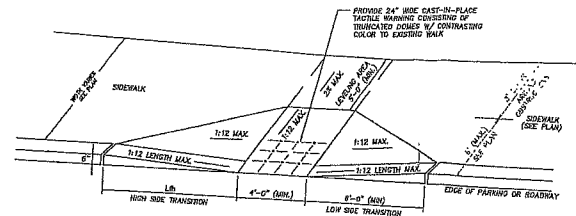
- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE-ONE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH-RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
 3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
 4. WIDTH-FIFTY (50) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE DRAINAGE OCCURS.
 5. FILTER CLOTH-SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DUMPED TOWARD CONSTRUCTION ENTRANCES SHALL BE Piped ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
 7. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONSIDERED NECESSARY AND REPAIR OR REPLACEMENT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NO SCALE



NOTE:
1. PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS
AND LOCAL AUTHORITY'S REQUIREMENTS AND PREDICTIONS

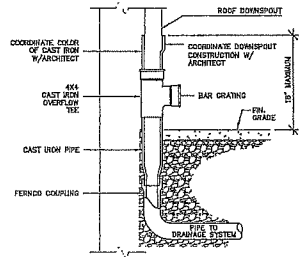
2 STOP SIGN (R1-1) DETAIL
SCALE: NO SCALE



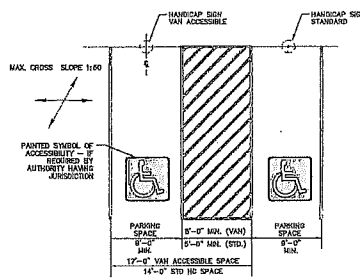
- LEGEND:**
- LS = HIGH SIDE FRONT TRANSITION LENGTH (SEE EQUATION)
 - LS = (PT) = $\frac{R}{15-120}$
 - MIN. LS = 6'
 - MAX. LS = 16'
- NOTES:**
- R = CURB REVEAL (INCHES)
 - TS = TRANSITION SLOPE (INCHES/FEET)
 - G = ROAD PROFILE (FEET/FEET)

NOTE:
ALL SIDEWALK AND RAMP CONSTRUCTION TO CONFORM TO 203 CMR ARCHITECTURAL ACCESS BOARD AND APPLICABLE ADA REGULATIONS.

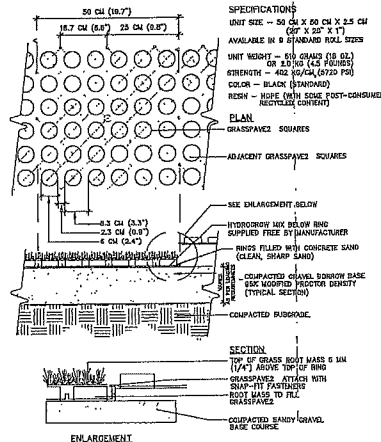
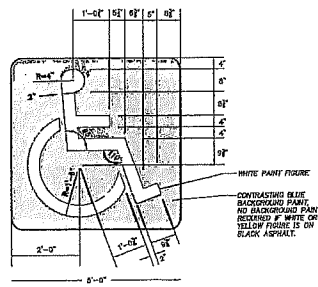
3 ADA CURB RAMP TYPE A
SCALE: NO SCALE



5 TYP. DOWNSPOUT CONNECTION
SCALE: NO SCALE



- 6 HANDICAP PARKING SPACE AND SYMBOL**
SCALE: NO SCALE
- A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING SPACE.
 - B. BOTTOM OF SYMBOL TO BE LOCATED 2'-0" FROM ACCESS DRIVE INTO PARKING SPACE.
 - C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.



NOTE: GRASS/PLANT TYPE SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

7 TYPICAL GRASSPAVE2 INSTALLATION DETAIL
SCALE: NO SCALE

Governor Prencce Residences

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(Route 6)
Eastham, Massachusetts



ARCHITECT



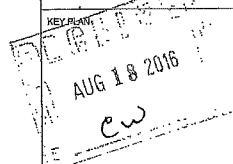
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CONSULTANT



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Haverhill, MA 02345
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8/12/2016

MARK DATE DESCRIPTION

PROJECT NO.: 21101.00

DRAWN BY: DAR

CHECKED BY: KK

SHEET TITLE

DETAIL SHEET 4

C-304

CORRESPONDENCE

Benjamin E. Zehnder LLC

177 Route 6A
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U.S. Postal Address:

P.O. Box 2128
Orleans, MA 02653
Tel: (508) 255-7766
Fax: (508) 255-6649

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com

September 2, 2016

Eastham Board of Selectmen
Town of Eastham Town Hall
2500 State Highway
Eastham, MA 02642

Re: **The Beach Association, Inc. / License Application / Crest Avenue**

Dear Members of the Board:

As you may be aware, the Board's recent approval of a license for construction of a stairwell over Crest Avenue at the end of Eastham Avenue will result in stairway and walkway construction also over land of the Williamson and McKeown families. This construction is necessary to connect the stairway portion on the Town land with the top of the bank located on the families' lands. This construction and use creates liability concerns for the Williamsons and McKeowns.

I am respectfully requesting that the Board include in the license a condition that the licensee maintain liability insurance in the amounts of \$1,000,000.00 per person / \$2,000,000.00 per occurrence for those portions of the stairway and walkway located on 25 Eastham Avenue (owned by the estate of Lucetta R. Williamson) and 215 Thumpertown Road (owned by GMK Trust) and that these landowners be named as additional insureds on the policies. It may be simpler to incorporate this requirement in the insurance requirements for the Town property.

Thank you for your attention and consideration of this request. Should you have any technical questions please feel free to contact our insurance specialist Scott Kerry at 508-255-8000.

Thank you for your attention.

Very truly yours,

Benjamin E. Zehnder

BEZ/

cc via email only:

Richard McKeown	Scott Kerry
Client	Sheila Vanderhoef
Jacqui Wildes Beebe	Sarah Turano-Flores, Esq.