

File: 15150

August 30, 2016

Ms. Barbara Barhydt, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: INFINITY CREDIT UNION, 29 BAXTER BOULEVARD
LEVEL II SITE PLAN APPLICATION

Dear Barbara,

We are pleased to submit the Level II Site Plan for Infinity Credit Union for 29 Baxter Boulevard. This 2,834 sq. ft. building will replace the existing 6,835 sq. ft. building currently on site. Attached is the supporting data for our application including:

1. Floor Plans and Elevation Views of the new building
2. Site Plans
3. Existing Survey
4. Photometric Plan
5. Traffic Analysis
6. Zoning Compliance

What we have not submitted is a Stormwater Report. We are pleased to say that this project will reduce the impervious cover on the lot from 14,759 sq. ft. to 11,740 sq. ft. This will reduce the stormwater flows from the site.

We are asking for two parking waivers. In order to meet our needs, we are providing 9 regular spaces and 2 ADA compliant spaces at the side of the credit union. We are using one way traffic flow with diagonal spaces. The drive aisle is 14 feet wide to meet common standards. It is not referenced in the city standards.

The second waiver is from the 35 foot front setback for parking. We have the spaces starting behind the front building line creating the space between the street and parking. We want to reduce this to 21feet.

Please note we are locating the mechanical HVAC units at the back of the building, internal to the parking area. We feel this is the least disruptive to the neighborhood.

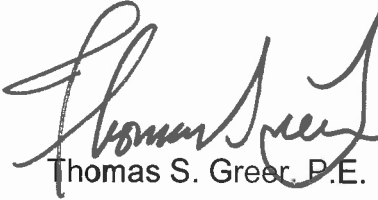
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Please review our application and let me know if anything is missing.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is fluid and cursive, with a large initial "T" and "G".

Thomas S. Greer, P.E.

Enclosures

cc: Jim Durgin, Ryan Wing, File

TSG/rjs