

274 - Δ - 016001

1071 - 1071 Brighton Ave, Portland, Maine

University Credit Union

University Credit Union

Rangley Rd, Orono, ME 04469

2006 - 0221

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

2006-0221

Application I. D. Number

11/7/2006

Application Date

University Credit Union

Project Name/Description

University Credit Union

Applicant

Rangley Rd , Orono , ME 04469

Applicant's Mailing Address

1071 - 1071 Brighton Ave, Portland, Maine

Address of Proposed Site

274 D016001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 774-7131 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

32234

B2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 11/7/2006

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

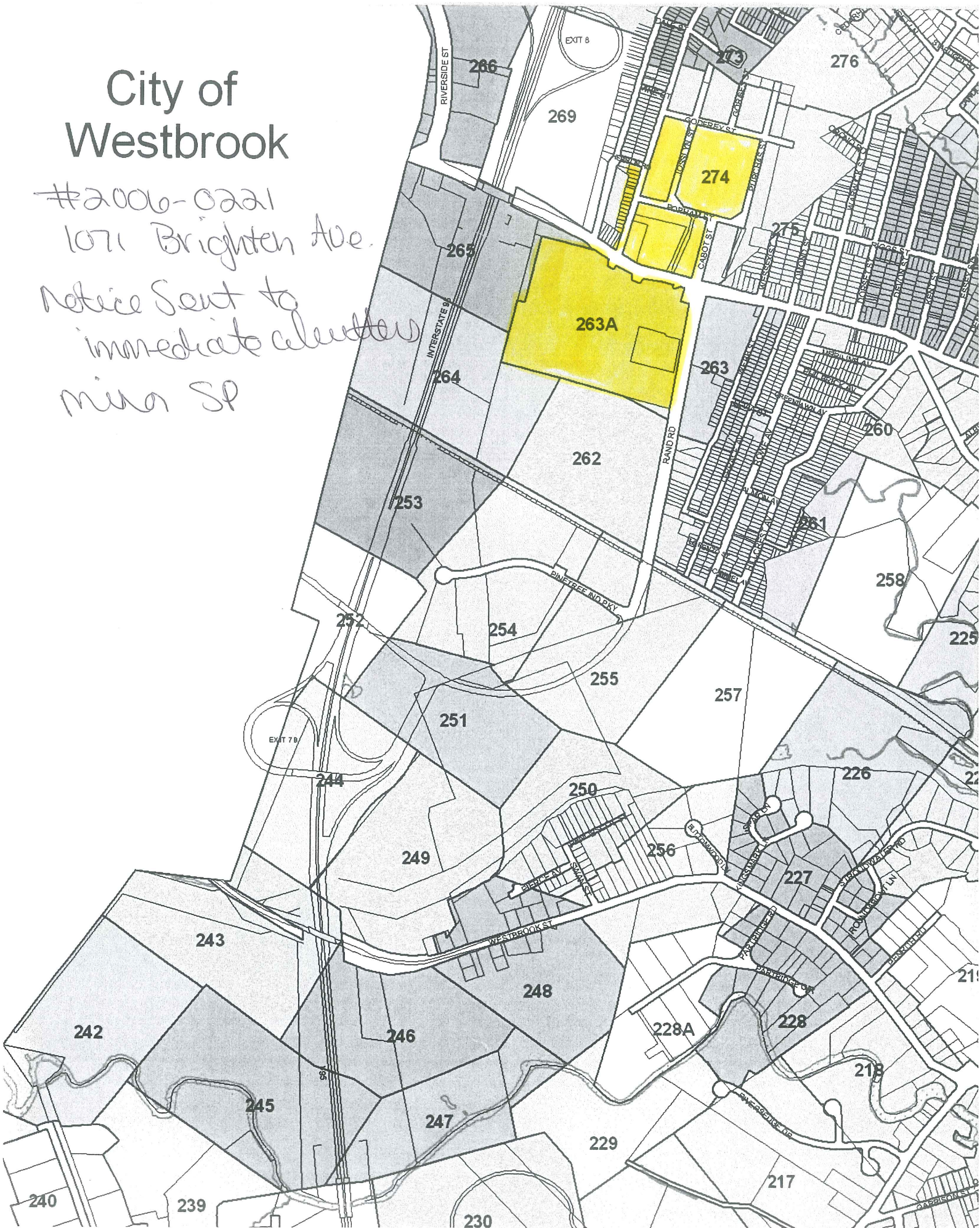
- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_



# City of Westbrook

#2006-0221  
1071 Brighton Ave.

Notice Sent to  
immediate neighbors  
minus SP





# Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief Acct.,  
(ext. 8665) prior to the distribution of this form.

Amount \$ 22,700.00

City Account Number: 710-0000-236-601-00

Project Name: University Credit Union

Project Job Number: 2006-0221  
(from Site Plan Application Form)

Project Location: 1071 Brighton Ave.

Project Description: New single story Credit Union of 3470 square feet with brick and EFIS exterior and 3 lane Drive-up

Funds intended for: Public Works Master Plan contribution

Applicant's Name: University Credit Union

Applicant's Address: Rangley Road, Orono, Maine

### Expiration:

If funds are not expended or encumbered for the intended purpose by \_\_\_\_\_, funds, or any balance of remaining funds, shall be returned to contributor within six months of said date.

Funds shall be permanently retained by the City.

Other (describe in detail) \_\_\_\_\_

### Form of Contribution:

Escrow Account

Cash Contribution

**Interest Disbursement:** Interest on funds to be paid to contributor only if project is not commenced.

**Terms of Draw Down of Funds:** The City shall periodically draw down the funds via a payment requisition from Public Works, which form shall specify use of City Account # shown above.

Date of Form: 5-1-07

Planner: Shukria

Person Completing Form: Adam Gilsdorf (agent Brand Partners)

- Attach the approval letter, condition of approval or other documentation of the required contribution.
- The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.
- The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.
- A copy of all of the above documents shall be given to the following people:

Peggy Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.



**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

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Michael Patterson, Chair  
Janice E. Tevanian, Vice Chair  
Kevin Beal  
Bill Hall  
Lee Lowry III  
Shalom Odokara  
David Silk

March 28, 2007

Joe Gervais  
University Credit Union  
Rangely Road  
University of Maine  
Orono, ME 04469-5779

Lee Feldman  
Sebago Technics  
One Chabot Street  
P.O. Box 1339  
Westbrook, Maine 04098-1339

RE: University Credit Union, 1071 Brighton Avenue, Portland, ME

CBL: 274 -D-016 Application # 2006-0221

Dear Mr. Gervais and Mr. Feldman:

On March 27, 2007, the Portland Planning Board voted 5-0 (Lowry and Silk absent) that the proposed drive-through for the bank facility is in conformance with the Conditional Use Standards of Section 14-174 and Section 14-183 of the Land Use Code. The Portland Planning Board voted 5-0 (Lowry and Silk absent) that the site plan for the above referenced application is in accordance with Portland's Site Plan standards subject to the following conditions:

- i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
- ii. The proposed sign dated March 12, 2007 meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
- iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.
- iv. The lighting fixtures shall be reviewed and approved by the City's Urban Designer prior to issuance of a building permit.
- v. The applicant shall work with Carrie Marsh, Urban Designer on the use of EIFS on the exterior of the building, particularly at the pedestrian level, prior to the issuance of a building permit.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #13-07, which is attached.

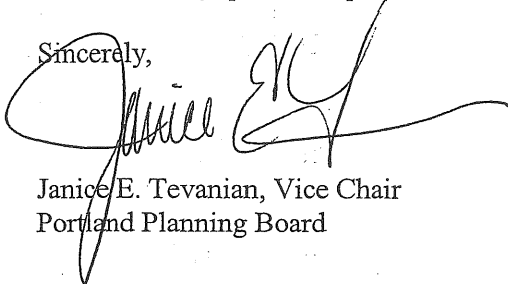
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Janice E. Tevanian, Vice Chair  
Portland Planning Board



cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner/Senior Planner  
Carrie Marsh, Urban Designer  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Jeanie Bourke, Inspections Division  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jessica Hanscom, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

**UNIVERSITY CREDIT UNION**

**VICINITY OF 1071 BRIGHTON AVENUE  
CONDITIONAL USE AND SITE PLAN REVIEW**

**UNIVERSITY CREDIT UNION, APPLICANT**

Submitted to:

Portland Planning Board  
Portland, Maine

March 27, 2007

Submitted by:

Shukria Wiar, Planner  
Barbara Barhydt,  
Development Review Services Manager  
March 22, 2007



## I. INTRODUCTION

University Credit Union is seeking a conditional use permit and site plan approval for a new credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The site is approximately .74 acres in size with frontage on both Brighton Avenue and Taft Avenue. It is located in the B-2 zone. University Credit Union owns the parcel.

The University Credit Union is proposing a three-lane drive-through and it is within 100 feet of a residential zone, thus a conditional use permit is required from the Planning Board under Section 14-183 (a).

Notices were sent to 113 area residents and interested citizens along with a notice in the *Portland Press Herald*.

## II. SUMMARY OF FINDINGS

<b>Zoning:</b>	Business B-2
<b>Parcel Size:</b>	.74 acres (32,301 sq. ft.)
<b>Parking Spaces:</b>	19 parking spaces
<b>Building Floor Area:</b>	3,470 sq. ft.
<b>Building Height:</b>	31.5 feet
<b>Uses:</b>	Banking Facility

## III. PROPOSED DEVELOPMENT

The new structure will consist of a 3,470 sq ft building (some attached plans may reflect a smaller interior sq. footage) with offices and customer banking areas. A three-lane drive-up facility is proposed with two banking lanes and one ATM lane. The parking lot has 19 parking spaces, with two handicap spaces. Access to the site will be from Brighton Avenue and Taft Avenue. The access drive from Brighton Avenue will be right-in only. Two curb cuts are proposed on Taft Avenue: 1) one is proposed as a full movement driveway, entering and exiting; and 2) the other will be an exit only associated with the drive-through facility.

The proposed University Credit Union is located on the westerly corner of the site along Brighton and Taft Avenues. The building plans have been revised significantly since the original submission. The proposed one-story structure is smaller than the original submission, it has a rotunda near Brighton Avenue as the focal point for the building rather than the towers, and two entrances are proposed that are near Brighton and Taft Avenues. Large storefront windows are located along the Brighton Avenue façade (South Elevation). The rotunda with large windows is proposed on the corner of the structure near the parking area and it includes a building entrance. The North elevation along the back parking lot includes an entrance that is at the corner closest to Taft Avenue. The West Elevation along Taft Avenue includes large windows. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and

- A rough genest concrete material is proposed for the base of the building along the foundation.

#### IV. **CONDITIONAL USE REQUIREMENTS (14-183) FOR DRIVE-THROUGHS IN THE BUSINESS B-2 ZONE**

Sec. 14-183. Conditional uses identifies drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone as being a permitted conditional business use if the use meets the following requirements, and *“the Planning Board shall be substituted for the board of appeals as the reviewing authority over conditional business uses”*.

The requirements taken from the Ordinance 14-183 are in italics below, together with an analysis of the proposals.

*a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.*

The signage plan is included as Attachment #21. Three-dimensional back-lit letters are proposed for the rotunda. The blue letters are 1' 5" high and 4" wide, which create a signage band above the rotunda's storefront windows measuring 28 square feet. The initials, UCU, are shown as three-dimensional back lit letters in gold on the East Elevation (facing side parking lot) and the West Elevation (facing Taft Avenue). Each of these signs is 9 square feet in total area. An entrance sign is proposed along Taft Avenue using the proposed building materials to create a planter base and an internally illuminated sign is proposed that has a total area of 27 square feet per side.

Three directional signs are shown on the site and all of the signs are located on the applicant's property. The directional signs are shown in Attachment #21. The sign panels are blue with white lettering and a gold ban. The posts and arch are silver and the base panels are a light gray.

The proposed signs do not adversely affect visibility at intersections or access drives and the signs advertise only the services offered on the premises. Refer to the Site Plan Review (Section VII, subsection 12) for further discussion of the proposed signs for the project.

*b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.*

The ingress and egress access is more than 30 feet from the intersection of Brighton Avenue and Taft Street.

*c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:*

*i. **Location of Drive-throughs:** Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating*



*hazards to vehicular circulation on adjoining streets.*

The three-lane drive-through consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is 25 feet from the Taft Street line (edge of the travel lane) and 29 feet from the property line to the north. The closet point on the drive-through facility to the nearest residentially zoned property is about 82 feet. The distance from the ATM unit and the remote banking vacuum tube to the nearest residentially zoned property is 90 feet (ATM) and 112 feet (remote banking vacuum tube), respectively.

The drive-through is located as far away from the residential properties as possible while promoting acceptable vehicular and pedestrian circulation.

- ii. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.*

Noise from the drive-through facility will be below the limit of 55dB required under this section. A Noise Study (Attachment #9) for the Diebold vacuum tube system specifies that at a distance of 70 feet from the vacuum tube system speaker the sound level is 53 dB for the condition with the volume control set at maximum. The nearest residential property line is 112 feet from the speaker. The ATM will not have a speaker system and will not generate noise.

- iii. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The Lighting Plan (Attachment #2 f) shows the lighting for the site and under the drive-through canopy. There is no light spillage directed to residential uses and lighting plan meets the City's technical standards.

- iv. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts.*

The applicant included additional landscaping along the rear property line and provided an intense landscaped screen along the boundary with residential property.. Both the possible glare and noise from the banking serve window will be mitigated by the provision of the tree planting and landscape (shown on the Landscaping Plan as Attachment #2 e), thus meeting the standard for screening.

The drive-through facility is oriented to the street so that vehicle lights using the facility would be facing the street and not the residential properties and to maximize the distance between the drive-through and the residential properties.

- v. *Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.*

The drive-through has been designed so that the stacking will not block pedestrian access on Taft Avenue. The existing traffic will stop prior to the cross walk along Taft Avenue before turning onto Taft Avenue to leave the site. Crosswalk striping will be installed at the curb opening in front of the drive-through facility to provide for a safe pedestrian condition.

- vi. *Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.*

The hours of operation of the drive-through remote banking will be 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 5:00 PM on Fridays. Hours on Saturday will be 9:00 AM to 12:00 PM. The ATM will be available 24 hours per day. Please refer to Attachment #8.1.

## V. CONDITIONAL USE REVIEW

Section 14-474(c)(2) *Standards: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:*

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use.*

There are no known unique or distinctive characteristics associated with the proposed use.

- b. *There will be an adverse impact up on health, safety or welfare of the public or surrounding area.*

It does not appear that there will be any adverse impacts with the proposed project.

- c. *Such impact differs substantially from the impact, which would normally occur from such a use in that zone.*

The impacts of this site are similar as those normally expected from such a use in this zone.

## VI. SITE PLAN REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinances. Staff comments are highlighted in this report.

### 1/2. Traffic

The Brighton Avenue Traffic and Streetscape Study establishes the street improvements needed for this project. The applicant is required to put street trees, lighting along their street frontage and install a traffic island in Brighton Avenue. In lieu of rebuilding the frontage along Brighton Avenue consistent with the master plan, the applicant has indicated they would rather make a contribution to the City to reconstruct the frontage. This would allow the construction to occur simultaneously with the roadway reconstruction. The cost estimate for this portion of Brighton Avenue is as follows:

1. Granite Curb	\$ 6,140
2. Sidewalk (HMA)	3,740
3. Driveway Apron	2,480
4. Loam, seed, mulch esplanade	880
5. Street lights and conduit	<u>9,460</u>
<b><i>TOTAL</i></b>	<b><i>\$22,700</i></b>

The developer will be responsible for constructing new curbing and a sidewalk along the Taft Avenue frontage of the project. These improvements will need to be completed when the Credit Union project is built. Michael Farmer, City's Project Engineer, email is included as Attachment #16 b. He also has comments regarding the sidewalk and curb design details along Taft Avenue on the proposed site plan. Michael Farmer's comments are included as Attachment #16 a.

3/4. Bulk, Location, Height, Health and Safety Air of Proposed Buildings

The proposed University Credit Union building is a one-story structure with a cornice detail along the flat roof. Large storefront windows are proposed across the South Elevation on the front façade along Brighton Avenue. At the corner of the building, near Brighton Avenue and the side parking lot, a rotunda area is proposed with large windows. The East Elevation along the side parking lot includes an entrance to the building. The North Elevation along the back parking lot includes a building entrance near Taft Avenue. The West Elevation along Taft Avenue includes large storefront windows.

The floor plan and building elevations building are included in Attachment #2. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and
- A rough genest concrete material is proposed for the base of the building along the foundation. The staff has recommended that the applicant present samples of the exterior materials to the Planning Board at the public hearing. Carrie Marsh, Urban Designer, reviewed the revised plan for the last workshop and her memo is included as Attachment #14. Her final comments will be available at the public hearing.

The proposals would not cause health or safety problems for existing uses, and the potential impacts of the drive-through features are covered under the Conditional Use requirements discussed in paragraph VI below. The proposals generally improve the appearance of the site and provide buffering for the adjacent residential uses.

5. Sewers, Stormdrains, Water

The applicant is proposing to use the existing water and sewer lines coming into the site. The applicant has not submitted a sewer or a water capacity letter.

The proposed project site is presently developed. The Burger King Restaurant was the only building located on site, but it has recently been removed. The remainder of the parking area,

sidewalks, and landscaping areas are in tact. The existing topography is flat near the middle of the site with a slope along Taft Avenue and Brighton Avenue of greater than 6%. There are two catch basins located on the site, one near the eastern corner and the other near the existing entrance from Brighton Avenue. A little more than half of the site runoff currently drains to these catch basins.

The proposed drainage infrastructure includes subsurface drainage collection and transport, and under-drained soil filters to provide stormwater quality treatment.

The overall impervious surfaces at this site will be reduced to approximately 0.11 acres. This allows for a significant improvement to landscaping and visual appearance, as well as added treatment for the stormwater. Approximately 10,973 sq. ft. of impervious area will be directed through the under-drained swale located at the rear of the site. More than half of this flow will pass through the swale and drain directly into the existing catch basin. Filtering through the soil media and entering the existing catch basin through the underdrain will treat approximately 4,800 square feet of impervious area.

Stormwater runoff from the site will be treated to meet the MDEP Stormwater Quality Standards. With the incorporation of the water quality treatment measures, no significant impacts to off-site drainage are anticipated due to the development by the site.

6. Landscaping and Existing Vegetation

The applicant has submitted a revised Landscaping Plan as Attachment #2 e. The applicant is proposing intensive landscaping on Brighton Avenue as well as Taft Street. The applicant has shown additional landscaping along the rear property boundary to screen the parking spaces. Jeff Tarling, City Arborist, has reviewed the plan and tree / shrub types and plant sizes all appear to meet our standards. He finds the landscape plan to be acceptable and has no additional comments beyond those previously submitted.

7. Soils and Drainage

Please refer to Paragraph V, Section 5.

8. Exterior Lighting

Catalog cuts (Attachment #1 f) and Photometric Plan (Attachment #2 f) have been submitted for the wall-mounted lights and pole lights. Section XV (4) D of the City's Technical and Design Standards and Guidelines states that for Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1 foot candles, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

The applicant has submitted a revised photometric plan for the site, which meets the City's technical standards.

There are five lighting poles that are proposed on the site, which are located at the north and east sides of the parking lot. These lighting poles will be twenty feet in height. The applicant is also proposing wall-mounted lighting around the building as well as under the drive-through canopy. The height of these wall mounting will be 15 feet above the ground.

9. Fire

The Fire Department has reviewed the submitted proposal and approves it without conditions. See Attachment #19.

10. City Infrastructure

The applicant is contributing \$22,700 toward public improvements along Brighton Avenue. The improvements include street lights, street trees and a traffic island. The proposal is consistent with off-premise infrastructure improvements planned for the area.

11. Neighborhood Meeting

The applicant held a neighborhood meeting on Tuesday, January 16<sup>th</sup>, 2007 at 6:00 pm. Meeting minutes and the attendance sheet is included as Attachment #22.

12. Signage

The applicant has submitted a signage plan that is included as Attachment #21. A description of the signs is also found in this report under the B-2 Conditional Use Review, section IV. The applicant has revised their signage plan significantly and has created a plan that is more compatible with the adjoining residential area and which meets the standards for signs in the Site Plan Ordinance, Sec. 14-526 (22). Marge Schmuckal reviewed the revised plan and her comments are as follows:

The new signage plan meets the requirements of the B-2 single tenant lot requirements. Please note that separate sign permits shall be required. The PB does not substitute for the actual permit process. But what is recently shown can be approved.

**VII. FINANCIAL AND TECHNICAL CAPABILITY/RIGHT, TITLE AND INTEREST**

Documentation has been submitted and included in Attachment #12.

**VIII. MOTIONS FOR THE BOARD TO CONSIDER**

**Conditional Use:**

On the basis of the application, plans, reports and other information submitted by the applicant, staff comments and recommendations contained in Planning Report #13-07 relevant to Portland's Conditional Use Standards, and the testimony presented at the Planning Board hearing:

1. The Planning Board finds the proposed conditional use for a drive-through at the University Credit Union site at 1071 Brighton Avenue (does/does not) meet the standards of Section 14-474 and the standards of Section 14-183.



**Site Plan:**

On the basis of plans submitted by the applicant, the information contained in Planning Report #05-07 relevant to standards for site plan regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds:

2. That the plan (is/is not) in conformance with the Site Plan Standards of the Land Use Code , subject to the following conditions:
  - i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
  - ii. The proposed signs meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
  - iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.

**Attachments:**

**1. Application**

Dated: 11.06.2006

- a) Site Plan and Conditional Use Application
- b) Copy of Deed
- c) Vicinity Map
- d) Traffic Analysis
- e) Stormwater Management
- f) Lighting Catalogue Cuts

Dated 08.15.2006

**2. Revised Site Plans**

- a) Cover Sheet
- b) Existing Conditions Plan
- c) Site Plan
- d) Grading & Utilities Plan
- e) Landscaping Plan
- f) Lighting Plan
- g) Details
- h) Details
- i) A1.1- Floor Plan
- j) A2.1- South Elevation
- k) A2.2- West and Drive Up Elevations
- l) A2.3- East Elevation
- m) A2.4- North and Monument Sign Elevations

**3. Photographs of the Site & Surrounding Neighborhood**

**4. Letter from Planner, Shukria Wiar**

Dated 11.14.2006

**5. Correspondence from Applicant**

Dated 12.12.2006

**6. Pedestrian Traffic Information Requested**

Dated 01.30.2007

**7. Narrative on Building Design Standards**

Dated 01.19.2007

**8. Narrative on Drive-thru Conditional Use**

**9. Audio System Sound Specification**

**10. Catalog Cut of 'Vacuum Air Tube 23'**

**11. Removal of Construction Solid Water**

- 12. Financial Capacity Letters
  - a) University Credit Union Dated 11.16.2006
  - b) Tricorp Federal Credit Union Dated 11.20.2006
- 13. B-2 Design Guidelines
  - a) Zoning Ordinance
  - b) Technical and Design Standards and Guidelines
- 14. Carrie Marsh
  - a) Memorandum Dated 02.23.2007
  - b) Memorandum Dated 12.27.2006
- 15. Dan Goyette Memo
  - a) Memorandum Dated 12.20.2006
  - b) Memorandum Dated 11.16.2006
- 16. Michael Farmer
  - a) Memorandum Dated 01.03.2007
  - b) Memorandum/Comments Dated 01.03.2007
- 17. Jeff Tarling
  - a) Memorandum Dated 01.05.2007
  - b) Memorandum Dated 11.17.2006
- 18. Marge Schmuckal Memo
  - a) Memorandum Dated 02.06.2007
  - b) Memorandum Dated 12.14.2006
  - c) Memorandum Dated 11.09.2006
- 19. Captain Greg Cass Memorandum Dated 12.27.2006
- 20. Jim Carmody memorandum Dated 02.09.2007
- 21. Revised Signage Plan and Elevations Dated 03.06.2007
- 22. Neighborhood Meeting Minutes Dated 01.06.2007





UNIVERSITY CREDIT UNION  
*The Way Finances Should Be*

391 Forest Avenue  
Portland, Maine 04101-2001

TRICORP Federal Credit Union  
Westbrook, Maine 2112

(VOID AFTER 90 DAYS)

034075

02-91166

2112

CHECK DATE

04/30/07

CHECK AMOUNT

\$22,700.00

PAY TO THE ORDER OF Twenty Two Thousand Seven Hundred and 00/100 DOLLARS

TO THE CITY OF PORTLAND

RE: UCU BRIGHTON AVE BRANCH PUBLIC WORKS

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑆ 211207906⑆⑆⑆ 211291666⑆⑆⑆ 900000007⑆⑆ 034075

THIS DOCUMENT CONTAINS A VOID PANTOGRAPH AND MICROPRINT SIGNATURE LINE

27 June 2007

Mr. Lee Jay Feldman,  
Director of Planning,  
Sebago Technics, Inc.,  
P. O. Box 1339,  
Westbrook, Maine 04098-1339

**RE: The Capacity to Handle Wastewater Flows, from the Proposed  
University Credit Union Project, at 1071 Brighton Avenue.**

Dear Mr. Feldman:

The existing twelve-inch diameter vitrified clay sewer pipe located in Brighton Avenue has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the total decrease in wastewater flows of **(281) GPD**, from the proposed building project.

**Anticipated Wastewater Flows from the Proposed Building Project:**

12 Proposed Employees @ 15 GPD/Employee	= 180 GPD
12 Proposed Employees @ 15 GPD/Kitchen Privileges	= 180 GPD
Less Previous Flows from Former Proprietors	= <u>(641) GPD</u>
Total Proposed Decrease in Wastewater Flows for this Project	= <b>(281) GPD</b>

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**

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

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland  
Phil Dipierro, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland  
Shukria Wiar, Planner, Department of Planning, and Urban Development, City of Portland  
Michael Farmer, P.E., Project Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Stephen K. Harris, Assistant Engineer, City of Portland  
Jane Ward, Administrative Assistant, City of Portland  
Nick McKenney, Project Manager, Brand Partners  
Desk file





SITE PLAN  
PERFORMANCE GUARANTEE  
LETTER OF CREDIT  
ACCOUNT NUMBER: 211288161

May 15, 2007

Lee Urban  
Director of Planning and Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: **University Credit Union**  
**1071 Brighton Ave., Portland, Maine**

**Tricorp Federal Credit Union** ("Bank") hereby issues its Irrevocable Letter of Credit for the account of University Credit Union, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of **One Hundred Fifty-Eight Thousand, Eight Hundred and Thirty Eight dollars and 00/100 cents [\$158,838.00]**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan**, approved on **3/27/07** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan** approval, dated **3/27/07**; or

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize **Tricorp Federal Credit Union**, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on [                     May15, 2008                     ] ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **2 Ledgeview Drive, Westbrook, ME 04092**, stating that:

this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 211288161.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the **site plan** approval, dated **3/27/07** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

**Planning and Development Department  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: 4/11/07

Name of Project: University Credit Union

Address/Location: 1091 Brighton Ave, Portland, ME

Developer: University Credit Union

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision Single Story/Commercial Site Plan (Major/Minor) Major

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

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas				<u>1000SY</u>	<u>\$19.00/SY</u>	<u>\$19,000.00</u>
Curbing <i>Per/18"x6"</i>	<u>98LF</u>	<u>\$21.00/LF</u>	<u>\$2,058.00</u>	<u>862LF</u>	<u>\$29.00/LF</u>	<u>\$24,998.00</u>
Sidewalks	<u>106 SY</u>	<u>\$35/SY</u>	<u>\$3,710.00</u>	<u>106 SY</u>	<u>\$35.00/SY</u>	<u>\$3,710.00</u>
Esplanades	<u>52 SY</u>	<u>\$9.00/SY</u>	<u>\$468.00</u>			
Monuments						
Street Lighting						
Street Opening Repairs	<u>48 SY</u>	<u>\$38.00/SY</u>	<u>\$1,824.00</u>			
Other						
<b>2. EARTH WORK</b>						
Cut	<u>75CY</u>	<u>\$9.00/CY</u>	<u>\$675.00</u>	<u>2800CY</u>	<u>\$9.00/CY</u>	<u>\$25,200.00</u>
Fill	<u>70CY</u>	<u>\$24.00/CY</u>	<u>\$1,680.00</u>	<u>1240CY</u>	<u>\$21.00/CY</u>	<u>\$26,040.00</u>
<b>3. SANITARY SEWER</b>						
Manholes						
Piping				<u>1LN.</u>	<u>\$375.00</u>	<u>\$375.00</u>
Connections						
Main Line Piping				<u>35LF</u>	<u>\$40.00/LF</u>	<u>\$1,400.00</u>
House Sewer Service Piping						
Pump Stations						
Other						
<b>4. WATER MAINS</b>				<u>70LF</u>	<u>\$43.00/LF</u>	<u>\$3,010.00</u>
<b>5. STORM DRAINAGE</b>						
Manholes				<u>1LN.</u>	<u>\$250.00</u>	<u>\$250.00</u>
Catchbasins				<u>8.5LF</u>	<u>\$50.00/LF</u>	<u>\$425.00</u>
Piping				<u>1LN.</u>	<u>\$305.00/LN</u>	<u>\$305.00</u>
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING	_____	_____	_____	410LF	*18.44	*750.00
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	305Y	*30.96	*900.00
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	34	*195.76	*585.00
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	N/A	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	13,480.00
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	10,715	_____	_____	148,423
GRAND TOTAL:	_____	_____	_____	_____	_____	_____

**INSPECTION FEE (to be filled out by the City)**

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

## Landscape Services Bid Sheet

Site Address; University Credit Union, 1071 Brighton Ave., Portland, ME

**Bid submitted for**  
Landscape Installation  
Lawn Installation

*Landscape Installation (using revised drawings)*

Plant Material (as listed by David J. Billham, Landscape Architect); \$8220.00  
50 yards, loam; \$1250.00  
14 yards, compost; \$800.00  
40 yards, dark bark mulch; \$1260.00  
Total materials; \$11530.00

*Lawn Installation (by sod) 2350 sq ft (using revised drawings)*

Sod; \$950.00  
39 yards, loam; \$975.00  
Starter fertilizer; \$25.00  
Total Materials; \$1950.00



# PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1'-8' HGT. (LIMB UP)
AB	ARONIA A. 'BRILLIANTISIMA'	RED CHOKEBERRY	2'-3' HGT.
ARC	ARCTOSTAPHYLOS UVA URSI	BEARBERRY GROUNDCOVER	NO. 1 CONT. - plant 2'oc
BT	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	15"-18"
CA	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	NO. 1 CONT.
CR	CLETHRA ANIFOLIA 'ROSEA'	PINK SUMMERSWEET	2'-3' HGT.
CC	CRATAEGUS CRUSGALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	6-8' multi-stem, full specimen
EF	EUONYMUS F. 'MOONSHADOW'	MOONSHADOW EUONYMUS	NO. 2 CONT.
EK	ENKIANTHUS CAMPANULA	REDVIEN ENKIANTHUS	2'-3' HGT.
FM	FOTHERGILLA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLA	2'-3' HGT.
HB	HOSTA TARDIANA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	NO. 1 CONT.
HGC	HOSTA 'GINGKO CRAIG'	GINGKO CRAIG HOSTA	NO. 1 CONT.
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1 CONT.
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	NO. 1 CONT.
HSS	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	2'-3' HGT.
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"
MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	24"-30"
PC	PYRUS CALLERY 'REDSPIRE'	REDSPIRE CALLERY PEAR	2"-2 1/2" CAL.
PB	PIERIS J. 'DOROTHY WYCOFF'	DOROTHY WYCOFF ANDROMEDA	24"-30"
PH	PINUS HELDREICHII 'LEUCODERMIS'	BOSNIAN PINE	4'-5'
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	FLAT - plant 1'oc
QP	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CAL.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC 'GRO-LOW'	24"-30"
RC	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	NO. 2 CONT.
RF	RUDEBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	NO. 1 CONT.
RP	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	NO. 2 CONT.
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	24"-30"
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2'-3' HGT.
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"-30"
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2'-3' HGT.
SA	SEDUM 'AUTUMN JOY'	STONE CROP	NO. 1 CONT.

Lee Feldman -  
other applicants -

Brown

Shank 2,400 sq ft - shrunk bldg -  
- lost 2 parking spaces  
- 3 spaces to road for staff

Stormwater + layout - essential / site pretty  
moved closer to front stable

kept up landscaping - more areas

Building access - 2 accesses -

- near of rotunda -  
- to accommodate cars at

### Architecture

stone base  
brick columns - upper part - stucco -  
at human scale - real material

- break up module

metal canopies - exterior lights

rotunda / 1/2 conf - door to rear/side

simulated concrete block  
concrete cap above stone -  
- frame display windows - contemp.  
rotunda

**CITY OF PORTLAND, MAINE**

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

Bill - different design - appreciate

David Sill - ditto

KB

Hawthorne - buffer for rear of property - something - rubble

stronger  
- good DJ

JT / 50 - looks good

Lee howry

- light poles - height -

- do another lighting plan

- no spill over

meets - B-2

fully operable doors -

- no splintered

- tinted glass - / too dark

measured drawings - doors - windows -

Shalem - get us to speed w/

LL - Effon - durability - subject to chipping -  
- upper

33" of concrete before effon - durability  
stucco - milder more

At -  
MP -

tinted windows - more or less -  
styrofoam - dental / glass  
- bank - Appleby

**CITY OF PORTLAND, MAINE**

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

- all efforts blogs -

- give more of a presence - entrance

strong presence

drive through across st

Bank - same privacy -

Such an improvement -

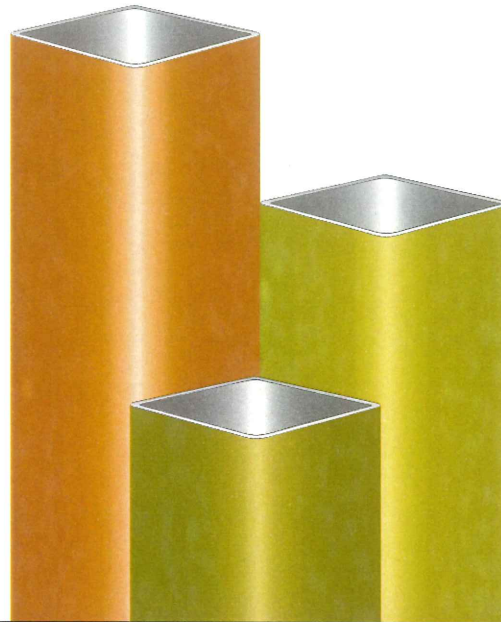
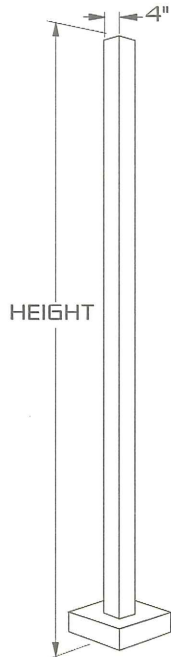
- no spill over light

- huge improvement -

- entrance a little bit more -

go to public hearing

# SNTS 4"



## 4" SQUARE STRAIGHT STEEL

### SPECIFICATIONS

- SHAFT:** 4" SQUARE, FABRICATED FROM HIGH GRADE STRUCTURAL STEEL TUBE. SHAFT CONFORMS TO ASTM-A-501-68 SPECIFICATIONS. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 46,000 P.S.I. WALL THICKNESS 11 GA. (.120 WALL) OR 7 GA. (.180 WALL) AS SPECIFIED. REINFORCED HAND HOLE IS FURNISHED WITH COVER. SHAFT IS FURNISHED WITH GROUND LUG LOCATED INSIDE POLE ON WALL OPPOSITE HAND HOLE.
- BASE PLATE:** FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 36,000 P.S.I. BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO POLE SHAFT. SLOTTED BOLT HOLES PROVIDE 1" FLEXIBILITY ON EITHER SIDE OF BOLT CIRCLE CENTERLINE.
- ANCHORAGE:** (4) ANCHOR BOLTS FABRICATED FROM HOT ROLLED STEEL BAR. MINIMUM YIELD STRENGTH OF 50,000 P.S.I. BOLTS HAVE "L" BEND ON ONE END AND ARE THREADED ON THE OTHER END. BOLTS ARE FULLY GALVANIZED AND ARE FURNISHED WITH TWO NUTS AND TWO WASHERS.
- BASE COVER:** FABRICATED FROM HEAVY GAUGE QUALITY CARBON STEEL. TWO PIECE COVER CONCEALS BASE.
- FINISH:** POLYESTER POWDER COAT. THE METAL SURFACE IS PRETREATED BY SAND BLAST PROCESS FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

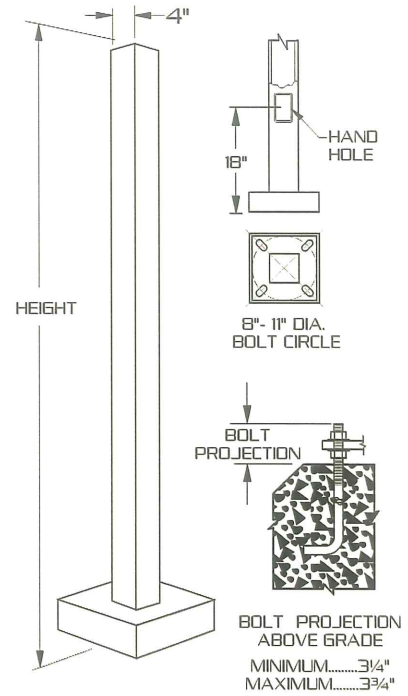


# SNTS SERIES

## ENGINEERING DATA Maximum EPA - Square Feet

Catalog Number	Maximum Fixt. wgt.	100 MPH	90 MPH	80 MPH	70 MPH
SNTS 104-11	400	16.7	20.5	26.1	33.4
SNTS 124-11	400	12.2	16.1	20.4	25.8
SNTS 144-11	400	9.9	12.8	16.1	20.2
SNTS 154-11	400	8.9	11.4	14.4	17.9
SNTS 164-11	400	7.9	10.1	12.8	15.9
SNTS 184-11	400	6.2	8.2	10.1	13.8
SNTS 204-11	400	4.8	6.2	7.9	11.6
SNTS 204-7	450	8.8	11.3	14.0	17.4
SNTS 254-11	350	1.6	3.2	5.5	8.8
SNTS 254-7	450	4.3	6.1	9.1	11.2

All above design calculations are based on sustained wind forces plus additional 1.3 wind gust  
[Example: Pole rated at 80 MPH withstands 104 MPH gusts]



## ORDERING INFORMATION

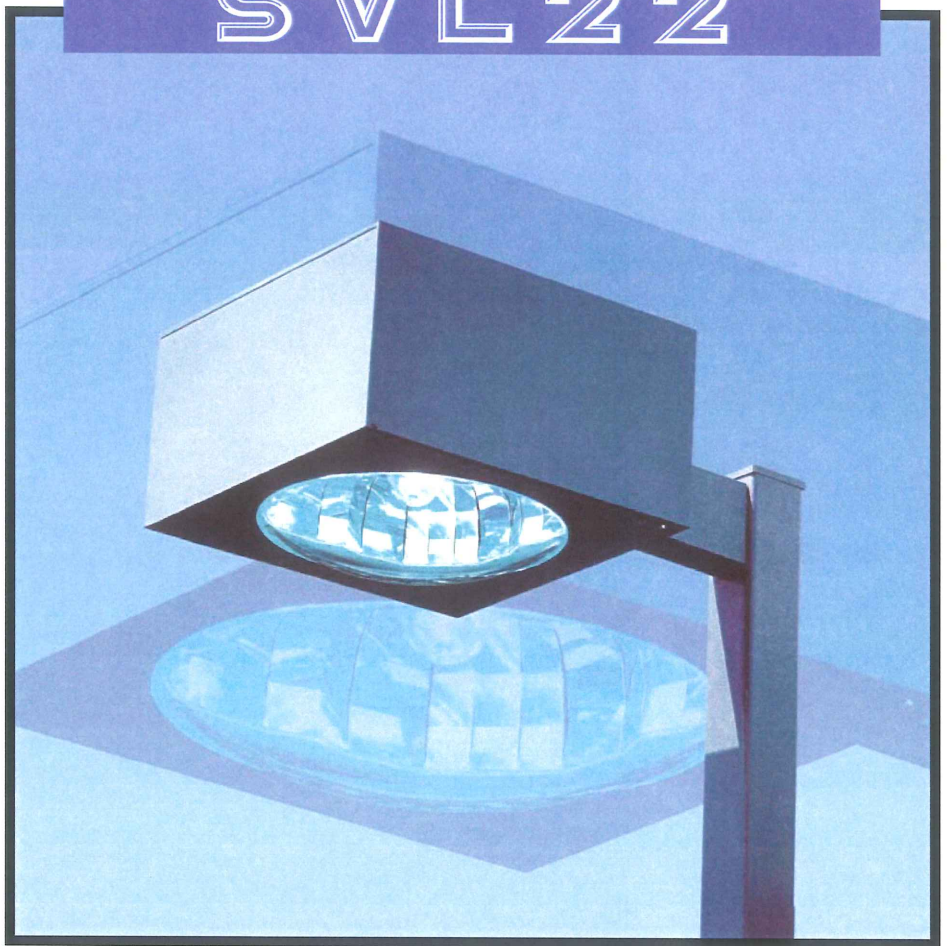
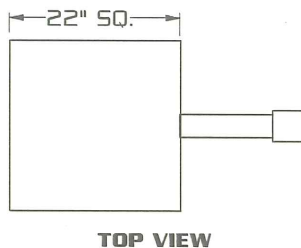
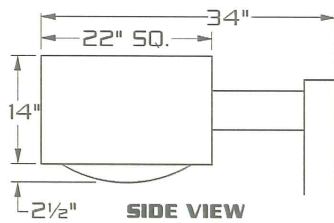
MODEL NO. : SNTS	POLES	MOUNTING	FINISH	OPTIONS
<b>S</b>	<b>POLES</b>	<b>MOUNTING</b>	<b>FINISH</b>	<b>OPTIONS</b>
<b>N</b>	POLE HEIGHT	2 3/8"x4" TENON PT23	DARK BRONZE DBM	DUPLEX RECEPTACLE DUP
<b>T</b>	WALL THICKNESS	2 7/8"x4" TENON PT27	MEDIUM BRONZE MBM	GFI RECEPTACLE GFI
<b>S</b>	BOLT CIRCLE	OTHER TENON MT _____	BLACK BKM	3 WAY ADAPTER T3120
	ANCHORAGE	DRILL MOUNT	WHITE WTM	
	<input type="checkbox"/> 104-11 10' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 1.....	SILVER SLM	<input type="checkbox"/> 1/2" COUPLING CPLN1/2
	<input type="checkbox"/> 124-11 12' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 2-180...	OPTION: PRIME PAINT PP	<input type="checkbox"/> 3/4" COUPLING CPLN3/4
	<input type="checkbox"/> 144-11 14' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 3-90...	GALVANIZED GLV	<input type="checkbox"/> 2" COUPLING CPLN2
	<input type="checkbox"/> 154-11 15' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 4-90...	THERMOSET POLYESTER POWDER PDR	(SPECIFY COUPLING LOCATION)
	<input type="checkbox"/> 164-11 16' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 2-90...	SEE PAGE 3 FOR ADDITIONAL COLORS	SEE ACCESSORIES SECTION FOR OTHER OPTIONS.
	<input type="checkbox"/> 184-11 18' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 3-120...		
	<input type="checkbox"/> 204-11 20' 11 10" 3/4"x24"x3"	3-120 REQUIRES PT27 AND T3120 ADAPTER		
	<input type="checkbox"/> 204-7 20' 7 11" 3/4"x30"x3"			
	<input type="checkbox"/> 254-11 25' 11 11" 3/4"x24"x3"			
	<input type="checkbox"/> 254-7 25' 7 11" 3/4"x30"x3"			





# SVL22

(1000 WATT MAX.)



E.P.A.- 3.20



WM



1



2-180



2-90



3-90



3-120



4-90

## SPECIFICATIONS

- HOUSING:** ONE PIECE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.
- LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR CONVEX GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.
- OPTICS:** COMPUTER DESIGNED ONE PIECE SEGMENTED SPECULAR REFLECTOR COMBINES WITH CLEAR CONVEX LENS TO PRODUCE A HIGHLY EFFICIENT WIDE SYMMETRIC LIGHT DISTRIBUTION WITH OUTSTANDING UNIFORMITY.
- GASKETING:** CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.
- LAMP HOLDER:** MOGUL BASE PORCELAIN.
- LAMP:** (BY OTHERS)
- BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE.
- ARM:** 3"X5"X12" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.
- FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

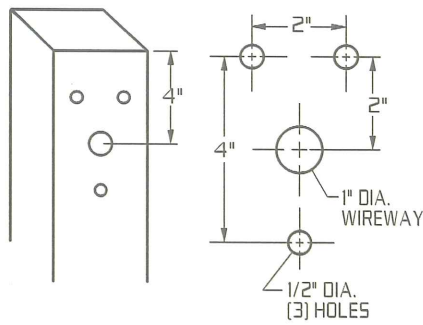


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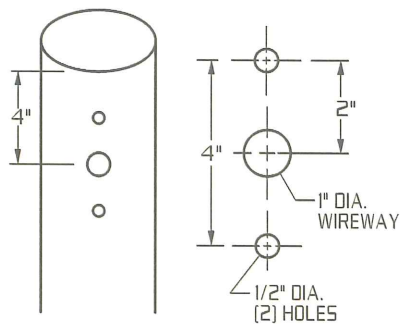
A5-1  
REV. 10 / 03



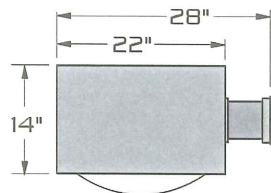
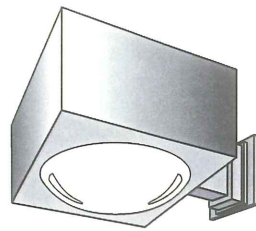
**TYPICAL SQUARE POLE TEMPLATE**



**TYPICAL ROUND POLE TEMPLATE**

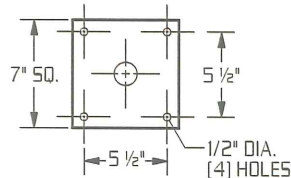


**WALL MOUNT**

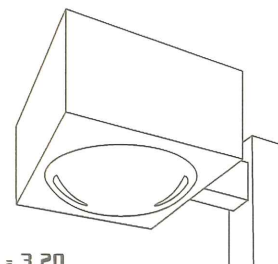


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

**WALL PLATE**



**LAMP SIZE:  
250 - 1000 WATT**



E.P.A. = 3.20

- WIDE THROW BEAM PATTERN.
- VERTICAL LAMP.
- COMPUTER DESIGNED SEGMENTED OPTICS.
- THREE OPTICAL CONFIGURATIONS.
- FLAT GLASS OPTION FOR FULL CUTOFF OPTICS.

**ORDERING INFORMATION**

MODEL NO. : SVL22	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
<b>S V L 2 2</b>	<input type="checkbox"/> ASYMMETRIC ASY...  <input type="checkbox"/> TYPE IV (FORWARD THROW) IV...  <input type="checkbox"/> TYPE V V-SQ...	<p>WATTAGE TYPE VOLTAGE</p> <input type="checkbox"/> 1000 MH (BT37) <input type="checkbox"/> 120 <input type="checkbox"/> 1000 PSMH (BT37) <input type="checkbox"/> 208 <input type="checkbox"/> 750 PSMH (BT37) <input type="checkbox"/> 240 <input type="checkbox"/> 450 PSMH (ED37) <input type="checkbox"/> 277 <input type="checkbox"/> 400 MH (ED37) <input type="checkbox"/> 480 <input type="checkbox"/> 400 PSMH (ED37) <input type="checkbox"/> MT  <input type="checkbox"/> 750 HPS (BT37) <input type="checkbox"/> 400 HPS (ED18)	<p>ARM MOUNT</p> <input type="checkbox"/> 1 .....  <p>STREET LIGHTING ARM MOUNT</p> <input type="checkbox"/> ST 23 ..... (TO FIT OVER 2 3/8" O.D. ARM)	<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM  <p>OPTION: <input type="checkbox"/> ANODIZED AZ</p> <p>ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM</p>	<input type="checkbox"/> FLAT TEMPERED GLASS..... FG <input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER ..... LEX <input type="checkbox"/> HOUSE SIDE SHIELD ..... HS  <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V <input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) ..... TPC+ V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY..... TPR  <input type="checkbox"/> SINGLE FUSE (120V., 277V) ..... SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V) ..... DF
			<p>ADJUSTABLE KNUCKLE</p> <input type="checkbox"/> NKLE23 ..... (TO FIT OVER 2 3/8" O.D. )	<p>SEE PAGE 3 FOR ADDITIONAL COLORS</p>	
			<p>WALL MOUNT</p> <input type="checkbox"/> WM .....  <p>SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS</p>		



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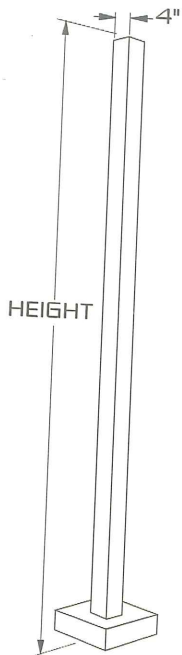
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# SNTS 4"



## 4" SQUARE STRAIGHT STEEL

### SPECIFICATIONS

- SHAFT:** 4" SQUARE, FABRICATED FROM HIGH GRADE STRUCTURAL STEEL TUBE. SHAFT CONFORMS TO ASTM-A-501-68 SPECIFICATIONS. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 46,000 P.S.I. WALL THICKNESS 11 GA. (.120 WALL) OR 7 GA. (.180 WALL) AS SPECIFIED. REINFORCED HAND HOLE IS FURNISHED WITH COVER. SHAFT IS FURNISHED WITH GROUND LUG LOCATED INSIDE POLE ON WALL OPPOSITE HAND HOLE.
- BASE PLATE:** FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 36,000 P.S.I. BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO POLE SHAFT. SLOTTED BOLT HOLES PROVIDE 1" FLEXIBILITY ON EITHER SIDE OF BOLT CIRCLE CENTERLINE.
- ANCHORAGE:** (4) ANCHOR BOLTS FABRICATED FROM HOT ROLLED STEEL BAR. MINIMUM YIELD STRENGTH OF 50,000 P.S.I. BOLTS HAVE "L" BEND ON ONE END AND ARE THREADED ON THE OTHER END. BOLTS ARE FULLY GALVANIZED AND ARE FURNISHED WITH TWO NUTS AND TWO WASHERS.
- BASE COVER:** FABRICATED FROM HEAVY GAUGE QUALITY CARBON STEEL. TWO PIECE COVER CONCEALS BASE.
- FINISH:** POLYESTER POWDER COAT. THE METAL SURFACE IS PRETREATED BY SAND BLAST PROCESS FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

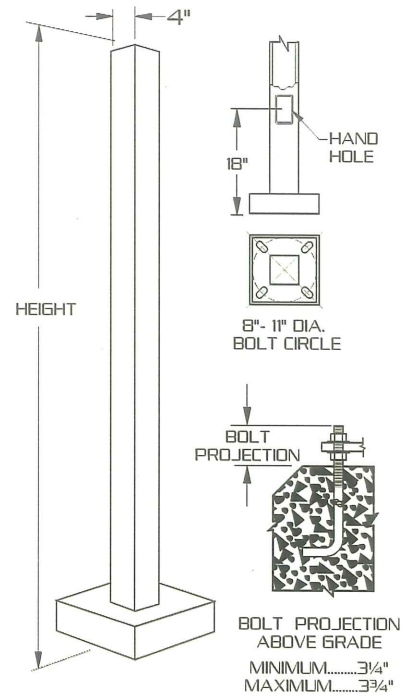


# SNTS SERIES

## ENGINEERING DATA Maximum EPA - Square Feet

Catalog Number	Maximum Fixt. wgt.	100 MPH	90 MPH	80 MPH	70 MPH
SNTS 104-11	400	16.7	20.5	26.1	33.4
SNTS 124-11	400	12.2	16.1	20.4	25.8
SNTS 144-11	400	9.9	12.8	16.1	20.2
SNTS 154-11	400	8.9	11.4	14.4	17.9
SNTS 164-11	400	7.9	10.1	12.8	15.9
SNTS 184-11	400	6.2	8.2	10.1	13.8
SNTS 204-11	400	4.8	6.2	7.9	11.6
SNTS 204-7	450	8.8	11.3	14.0	17.4
SNTS 254-11	350	1.6	3.2	5.5	8.8
SNTS 254-7	450	4.3	6.1	9.1	11.2

All above design calculations are based on sustained wind forces plus additional 1.3 wind gust  
(Example: Pole rated at 80 MPH withstands 104 MPH gusts)



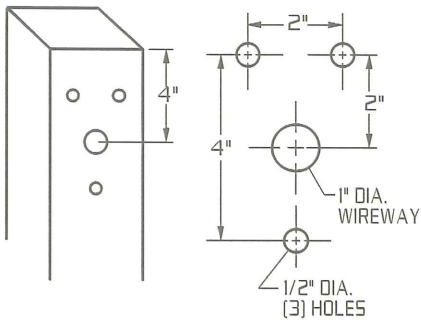
## ORDERING INFORMATION

MODEL NO. : SNTS	POLES	MOUNTING	FINISH	OPTIONS																																												
<b>S N T S</b>	<table border="1"> <thead> <tr> <th>POLE HEIGHT</th> <th>WALL THICKNESS</th> <th>BOLT CIRCLE</th> <th>ANCHORAGE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> 104-11</td> <td>10'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 124-11</td> <td>12'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 144-11</td> <td>14'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 154-11</td> <td>15'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 164-11</td> <td>16'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 184-11</td> <td>18'</td> <td>11</td> <td>9" 3/4"X18"X3"</td> </tr> <tr> <td><input type="checkbox"/> 204-11</td> <td>20'</td> <td>11</td> <td>10" 3/4"X24"X3"</td> </tr> <tr> <td><input type="checkbox"/> 204-7</td> <td>20'</td> <td>7</td> <td>11" 3/4"X30"X3"</td> </tr> <tr> <td><input type="checkbox"/> 254-11</td> <td>25'</td> <td>11</td> <td>11" 3/4"X24"X3"</td> </tr> <tr> <td><input type="checkbox"/> 254-7</td> <td>25'</td> <td>7</td> <td>11" 3/4"X30"X3"</td> </tr> </tbody> </table>	POLE HEIGHT	WALL THICKNESS	BOLT CIRCLE	ANCHORAGE	<input type="checkbox"/> 104-11	10'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 124-11	12'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 144-11	14'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 154-11	15'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 164-11	16'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 184-11	18'	11	9" 3/4"X18"X3"	<input type="checkbox"/> 204-11	20'	11	10" 3/4"X24"X3"	<input type="checkbox"/> 204-7	20'	7	11" 3/4"X30"X3"	<input type="checkbox"/> 254-11	25'	11	11" 3/4"X24"X3"	<input type="checkbox"/> 254-7	25'	7	11" 3/4"X30"X3"	<input type="checkbox"/> 2 3/8"X4" TENON PT23 <input type="checkbox"/> 2 7/8"X4" TENON PT27 <input type="checkbox"/> OTHER TENON MT _____  <b>DRILL MOUNT</b> <input type="checkbox"/> 1..... <input type="checkbox"/> 2-180..... <input type="checkbox"/> 2-90..... <input type="checkbox"/> 3-90..... <input type="checkbox"/> 4-90..... <input type="checkbox"/> 3-120.....  3-120 REQUIRES PT27 AND T3120 ADAPTER	<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM <b>OPTION:</b> <input type="checkbox"/> PRIME PAINT PP <input type="checkbox"/> GALVANIZED GLV <input type="checkbox"/> THERMOSET POLYESTER POWDER PDR SEE PAGE 3 FOR ADDITIONAL COLORS	<input type="checkbox"/> DUPLEX RECEPTACLE DUP <input type="checkbox"/> GFI RECEPTACLE GFI <input type="checkbox"/> 3 WAY ADAPTER T3120  <input type="checkbox"/> 1/2" COUPLING CPLN1/2 <input type="checkbox"/> 3/4" COUPLING CPLN3/4 <input type="checkbox"/> 2" COUPLING CPLN2 (SPECIFY COUPLING LOCATION)  SEE ACCESSORIES SECTION FOR OTHER OPTIONS.
	POLE HEIGHT	WALL THICKNESS	BOLT CIRCLE	ANCHORAGE																																												
	<input type="checkbox"/> 104-11	10'	11	9" 3/4"X18"X3"																																												
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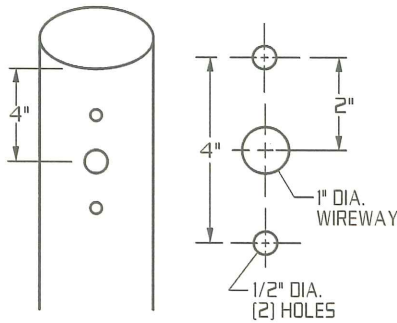




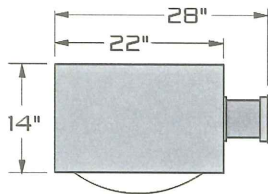
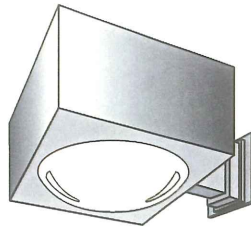
**TYPICAL SQUARE POLE TEMPLATE**



**TYPICAL ROUND POLE TEMPLATE**

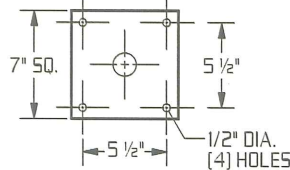


**WALL MOUNT**

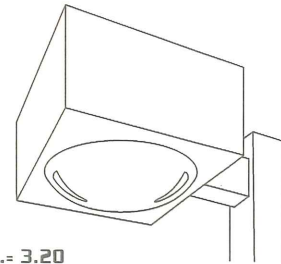


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

**WALL PLATE**



**LAMP SIZE:  
250 - 1000 WATT**



E.P.A. = 3.20

**WIDE THROW BEAM PATTERN.  
VERTICAL LAMP.**

**COMPUTER DESIGNED SEGMENTED OPTICS.**

**THREE OPTICAL CONFIGURATIONS.**

**FLAT GLASS OPTION FOR FULL CUTOFF OPTICS.**

**ORDERING INFORMATION**

MODEL NO. : SVL22	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
<b>S V L 2 2</b>	<input type="checkbox"/> ASYMMETRIC ASY... <input type="checkbox"/> TYPE IV (FORWARD THROW) IV... <input type="checkbox"/> TYPE V V-SQ...	WATTAGE TYPE VOLTAGE <input type="checkbox"/> 1000 MH (BT37) <input type="checkbox"/> 120 <input type="checkbox"/> 1000 PSMH (BT37) <input type="checkbox"/> 208 <input type="checkbox"/> 750 PSMH (BT37) <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 450 PSMH (ED37) <input type="checkbox"/> 480 <input type="checkbox"/> 400 MH (ED37) <input type="checkbox"/> MT <input type="checkbox"/> 400 PSMH (ED37) <input type="checkbox"/> 750 HPS (BT37) <input type="checkbox"/> 400 HPS (ED18)	ARM MOUNT <input type="checkbox"/> 1 ..... STREET LIGHTING ARM MOUNT <input type="checkbox"/> ST23 ..... (TO FIT OVER 2 3/8" O.D. ARM) ADJUSTABLE KNUCKLE <input type="checkbox"/> NKLE23 ..... (TO FIT OVER 2 3/8" O.D.) <input type="checkbox"/> NKLE27 ..... (TO FIT OVER 2 7/8" O.D.) WALL MOUNT <input type="checkbox"/> WM ..... SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM OPTION: <input type="checkbox"/> ANODIZED AZ ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM SEE PAGE 3 FOR ADDITIONAL COLORS	<input type="checkbox"/> FLAT TEMPERED GLASS ..... FG <input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER ..... LEX <input type="checkbox"/> HOUSE SIDE SHIELD ..... HS <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V <input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) ..... TPC+V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY ..... TPR <input type="checkbox"/> SINGLE FUSE (120V., 277V) ..... SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V) ..... DF

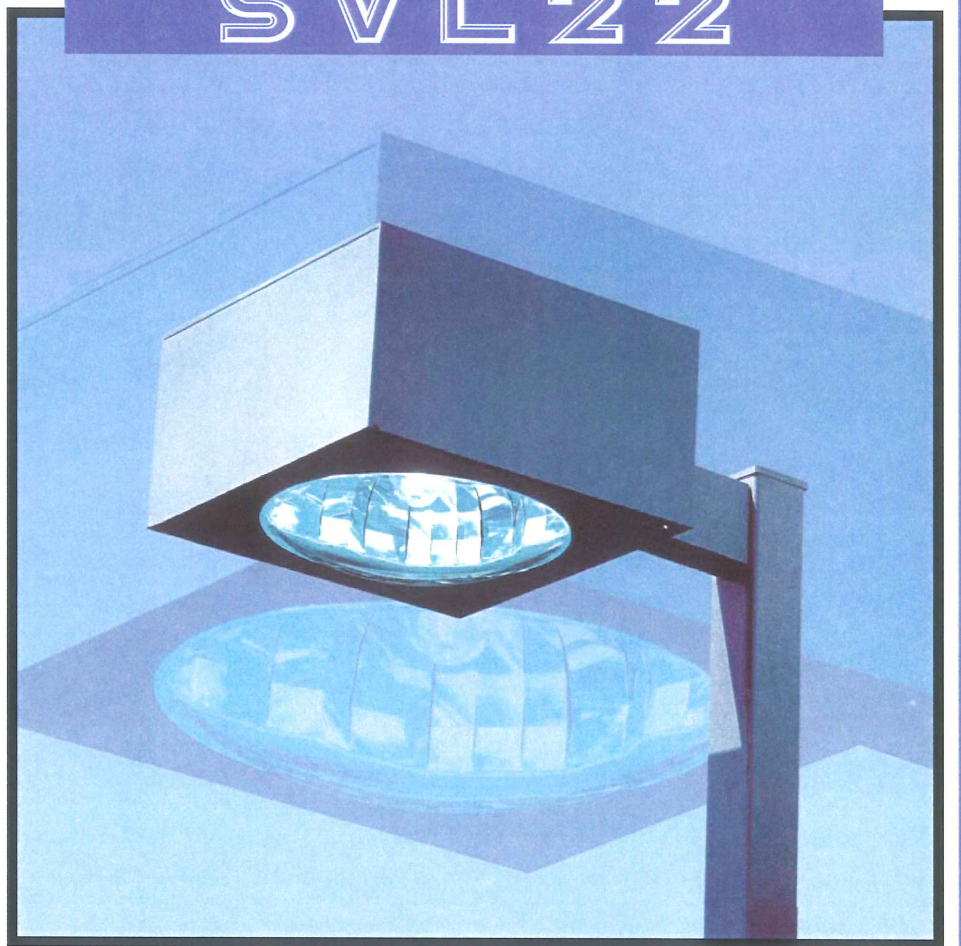
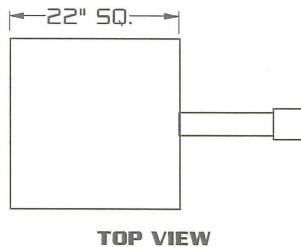
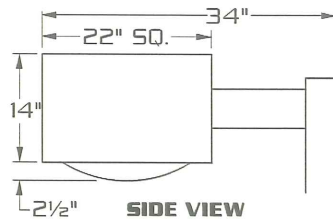


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# SVL22

[1000 WATT MAX.]



E.P.A.= 3.20



## SPECIFICATIONS

**HOUSING:** ONE PIECE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.

**LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR CONVEX GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.

**OPTICS:** COMPUTER DESIGNED ONE PIECE SEGMENTED SPECULAR REFLECTOR COMBINES WITH CLEAR CONVEX LENS TO PRODUCE A HIGHLY EFFICIENT WIDE SYMMETRIC LIGHT DISTRIBUTION WITH OUTSTANDING UNIFORMITY.

**GASKETING:** CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.

**LAMP HOLDER:** MOGUL BASE PORCELAIN.

**LAMP:** (BY OTHERS)

**BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE.

**ARM:** 3"X5"X12" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.

**FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

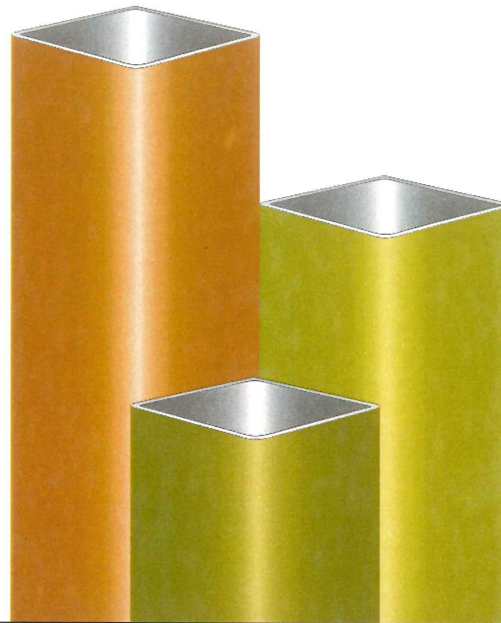
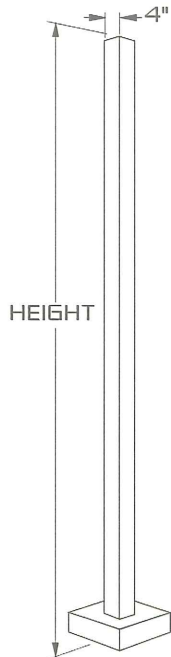


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A5-1  
REV. 10 / 03



# SNTS 4"



## 4" SQUARE STRAIGHT STEEL

### SPECIFICATIONS

- SHAFT:** 4" SQUARE, FABRICATED FROM HIGH GRADE STRUCTURAL STEEL TUBE. SHAFT CONFORMS TO ASTM-A-501-68 SPECIFICATIONS. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 46,000 P.S.I. WALL THICKNESS 11 GA. (.120 WALL) OR 7 GA. (.180 WALL) AS SPECIFIED. REINFORCED HAND HOLE IS FURNISHED WITH COVER. SHAFT IS FURNISHED WITH GROUND LUG LOCATED INSIDE POLE ON WALL OPPOSITE HAND HOLE.
- BASE PLATE:** FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 36,000 P.S.I. BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO POLE SHAFT. SLOTTED BOLT HOLES PROVIDE 1" FLEXIBILITY ON EITHER SIDE OF BOLT CIRCLE CENTERLINE.
- ANCHORAGE:** (4) ANCHOR BOLTS FABRICATED FROM HOT ROLLED STEEL BAR. MINIMUM YIELD STRENGTH OF 50,000 P.S.I. BOLTS HAVE "L" BEND ON ONE END AND ARE THREADED ON THE OTHER END. BOLTS ARE FULLY GALVANIZED AND ARE FURNISHED WITH TWO NUTS AND TWO WASHERS.
- BASE COVER:** FABRICATED FROM HEAVY GAUGE QUALITY CARBON STEEL. TWO PIECE COVER CONCEALS BASE.
- FINISH:** POLYESTER POWDER COAT. THE METAL SURFACE IS PRETREATED BY SAND BLAST PROCESS FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

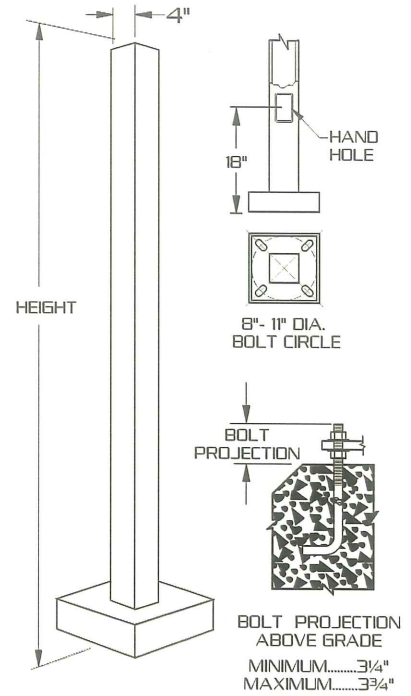


# SNTS SERIES

## ENGINEERING DATA Maximum EPA - Square Feet

Catalog Number	Maximum Fixt. wgt.	100 MPH	90 MPH	80 MPH	70 MPH
SNTS 104-11	400	16.7	20.5	26.1	33.4
SNTS 124-11	400	12.2	16.1	20.4	25.8
SNTS 144-11	400	9.9	12.8	16.1	20.2
SNTS 154-11	400	8.9	11.4	14.4	17.9
SNTS 164-11	400	7.9	10.1	12.8	15.9
SNTS 184-11	400	6.2	8.2	10.1	13.8
SNTS 204-11	400	4.8	6.2	7.9	11.6
SNTS 204-7	450	8.8	11.3	14.0	17.4
SNTS 254-11	350	1.6	3.2	5.5	8.8
SNTS 254-7	450	4.3	6.1	9.1	11.2

All above design calculations are based on sustained wind forces plus additional 1.3 wind gust  
(Example: Pole rated at 80 MPH withstands 104 MPH gusts)



## ORDERING INFORMATION

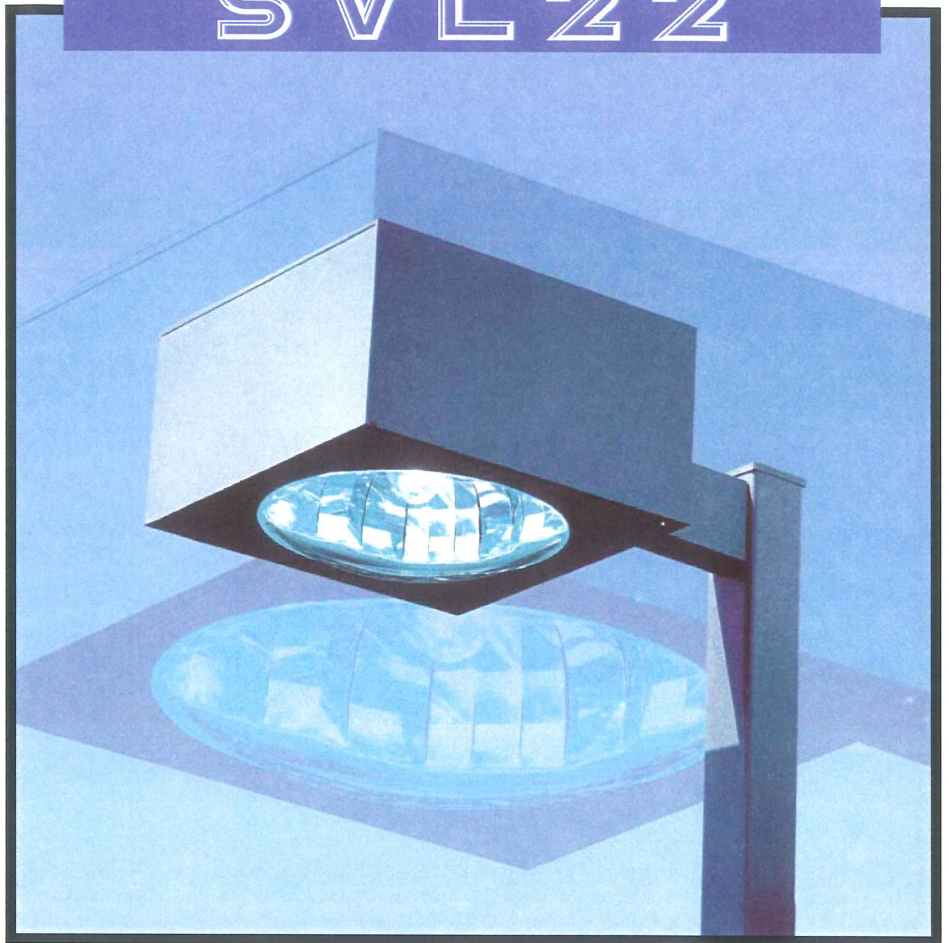
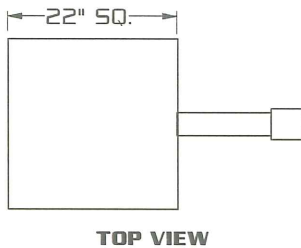
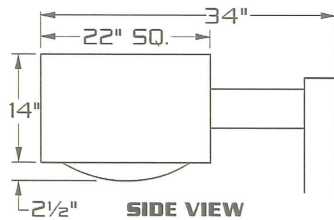
MODEL NO. : SNTS	POLES	MOUNTING	FINISH	OPTIONS
<b>S</b>	<b>POLES</b>	<b>MOUNTING</b>	<b>FINISH</b>	<b>OPTIONS</b>
<b>N</b>	POLE HEIGHT	<input type="checkbox"/> 2 3/8"x4" TENON PT23	<input type="checkbox"/> DARK BRONZE DBM	<input type="checkbox"/> DUPLEX RECEPTACLE DUP
<b>T</b>	WALL THICKNESS	<input type="checkbox"/> 2 7/8"x4" TENON PT27	<input type="checkbox"/> MEDIUM BRONZE MBM	<input type="checkbox"/> GFI RECEPTACLE GFI
<b>S</b>	BOLT CIRCLE	<input type="checkbox"/> OTHER TENON MT _____	<input type="checkbox"/> BLACK BKM	<input type="checkbox"/> 3 WAY ADAPTER T3120
	ANCHORAGE	<b>DRILL MOUNT</b>	<input type="checkbox"/> WHITE WTM	<input type="checkbox"/> 1/2" COUPLING CPLN1/2
	<input type="checkbox"/> 104-11 10' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 1.....	<input type="checkbox"/> 3-90....	<input type="checkbox"/> 3/4" COUPLING CPLN3/4
	<input type="checkbox"/> 124-11 12' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 2-180..	<input type="checkbox"/> 4-90....	<input type="checkbox"/> 2" COUPLING CPLN2
	<input type="checkbox"/> 144-11 14' 11 9" 3/4"x18"x3"	<input type="checkbox"/> 2-90.....	<input type="checkbox"/> 3-120...	(SPECIFY COUPLING LOCATION)
	<input checked="" type="checkbox"/> 154-11 15' 11 9" 3/4"x18"x3"		<b>OPTION:</b>	
	<input type="checkbox"/> 164-11 16' 11 9" 3/4"x18"x3"		<input type="checkbox"/> PRIME PAINT PP	
	<input type="checkbox"/> 184-11 18' 11 9" 3/4"x18"x3"		<input type="checkbox"/> GALVANIZED GLV	
	<input type="checkbox"/> 204-11 20' 11 10" 3/4"x24"x3"		<input type="checkbox"/> THERMOSET POLYESTER POWDER PDR	
	<input type="checkbox"/> 204-7 20' 7 11" 3/4"x30"x3"		SEE PAGE 3 FOR ADDITIONAL COLORS	
	<input type="checkbox"/> 254-11 25' 11 11" 3/4"x24"x3"			
	<input type="checkbox"/> 254-7 25' 7 11" 3/4"x30"x3"			
		3-120 REQUIRES PT27 AND T3120 ADAPTER		SEE ACCESSORIES SECTION FOR OTHER OPTIONS.





# SVL22

[1000 WATT MAX.]



E.P.A.= 3.20



## SPECIFICATIONS

**HOUSING:** ONE PIECE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.

**LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR CONVEX GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.

**OPTICS:** COMPUTER DESIGNED ONE PIECE SEGMENTED SPECULAR REFLECTOR COMBINES WITH CLEAR CONVEX LENS TO PRODUCE A HIGHLY EFFICIENT WIDE SYMMETRIC LIGHT DISTRIBUTION WITH OUTSTANDING UNIFORMITY.

**GASKETING:** CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.

**LAMP HOLDER:** MOGUL BASE PORCELAIN.

**LAMP:** (BY OTHERS)

**BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE.

**ARM:** 3"X5"X12" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.

**FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

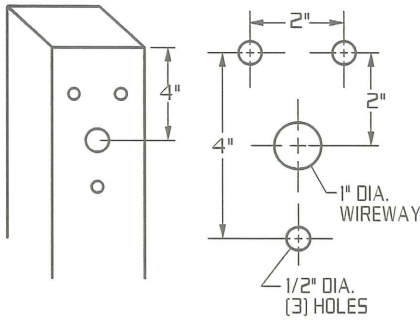


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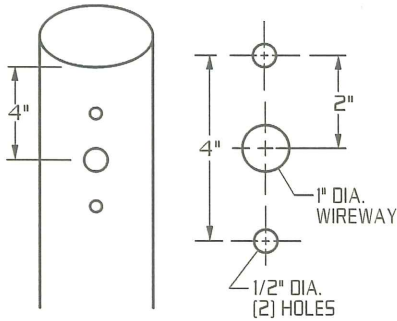
A5-1  
REV. 10 / 03



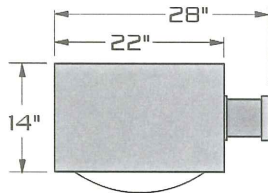
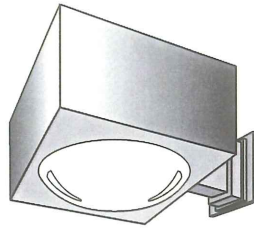
**TYPICAL SQUARE POLE TEMPLATE**



**TYPICAL ROUND POLE TEMPLATE**

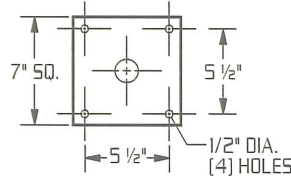


**WALL MOUNT**

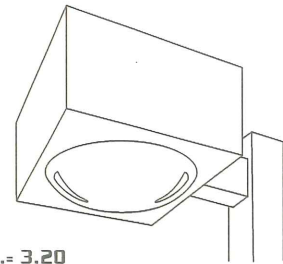


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

**WALL PLATE**



**LAMP SIZE:  
250 - 1000 WATT**



E.P.A. = 3.20

WIDE THROW BEAM PATTERN.

VERTICAL LAMP.

COMPUTER DESIGNED SEGMENTED OPTICS.

THREE OPTICAL CONFIGURATIONS.

FLAT GLASS OPTION FOR FULL CUTOFF OPTICS.

**ORDERING INFORMATION**

MODEL NO. : SVL22	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
MODEL NO. : <b>S V L 2 2</b>	<input type="checkbox"/> ASYMMETRIC ASY... <input type="checkbox"/> TYPE IV (FORWARD THROW) IV..... <input type="checkbox"/> TYPE V V-SQ..	<b>WATTAGE TYPE VOLTAGE</b> <input type="checkbox"/> 1000 MH (BT37) <input type="checkbox"/> 120 <input type="checkbox"/> 1000 PSMH (BT37) <input type="checkbox"/> 208 <input checked="" type="checkbox"/> 750 PSMH (BT37) <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 450 PSMH (ED37) <input type="checkbox"/> 480 <input type="checkbox"/> 400 MH (ED37) <input type="checkbox"/> MT <input type="checkbox"/> 400 PSMH (ED37) <input type="checkbox"/> 750 HPS (BT37) <input type="checkbox"/> 400 HPS (ED18)	<b>ARM MOUNT</b> <input type="checkbox"/> 1 ..... <b>STREET LIGHTING ARM MOUNT</b> <input type="checkbox"/> ST23..... (TO FIT OVER 2 3/8" O.D. ARM) <b>ADJUSTABLE KNUCKLE</b> <input type="checkbox"/> NKLE23..... (TO FIT OVER 2 3/8" O.D.) <input type="checkbox"/> NKLE27..... (TO FIT OVER 2 7/8" O.D.) <b>WALL MOUNT</b> <input type="checkbox"/> WM ..... SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM <b>OPTION:</b> <input type="checkbox"/> ANODIZED AZ ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM SEE PAGE 3 FOR ADDITIONAL COLORS	<input type="checkbox"/> FLAT TEMPERED GLASS..... FG <input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER..... LEX <input type="checkbox"/> HOUSE SIDE SHIELD..... HS <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)..... PC+V <input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V)..... TPC+V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY..... TPR <input type="checkbox"/> SINGLE FUSE (120V. , 277V)..... SF <input type="checkbox"/> DOUBLE FUSE (208V. , 240V)..... DF



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option for setback

11/7/06

# City of Portland, Maine Site Plan Checklist

2006-0221

University Credit Union

Project Name, Address of Project

Number *1071 Brighton Ave*

Application

Submitted  & Date (b,c)

Item

Required Information

Section 14-525

*\* need structural Plans - no more than 50% improvements*  
*\* other corner lot bldg - 10' side yard on side st - no meeting min setback*  
*\* no further back than in each side - blue house*

<input checked="" type="checkbox"/>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/>	(2)	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	(3)	Scale and north points	b
<input checked="" type="checkbox"/>	(4)	Boundaries of the site	c
<input checked="" type="checkbox"/>	(5)	Total land area of site	d
<input checked="" type="checkbox"/>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<input checked="" type="checkbox"/>	(7)	Plans based on the boundary survey including:	2
<input checked="" type="checkbox"/>	(8)	Existing soil conditions	a
<input checked="" type="checkbox"/>	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
<input checked="" type="checkbox"/>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<input checked="" type="checkbox"/>	(11)	Approx location of buildings or other structures on parcels abutting the site	d
<input checked="" type="checkbox"/>	(12)	Location of on-site waste receptacles	e
<input checked="" type="checkbox"/>	(13)	Public utilities	e
<input checked="" type="checkbox"/>	(14)	Water and sewer mains	e
<input checked="" type="checkbox"/>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<input checked="" type="checkbox"/>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
<input checked="" type="checkbox"/>	(18)	Parking areas	g
<input checked="" type="checkbox"/>	(19)	Loading facilities	g
<input checked="" type="checkbox"/>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<input checked="" type="checkbox"/>	(21)	Curb and sidewalks	g
<input checked="" type="checkbox"/>	(22)	Landscape plan showing:	g
<input checked="" type="checkbox"/>	(23)	Location of existing proposed vegetation	h
<input checked="" type="checkbox"/>	(24)	Type of vegetation	h
<input checked="" type="checkbox"/>	(25)	Quantity of plantings	h
<input checked="" type="checkbox"/>	(26)	Size of proposed landscaping	h
<input checked="" type="checkbox"/>	(27)	Existing areas to be preserved	h
<input checked="" type="checkbox"/>	(28)	Preservation measures to be employed	h
<input checked="" type="checkbox"/>	(29)	Details of planting and preservation specifications	h
<input checked="" type="checkbox"/>	(30)	Location and dimensions of all fencing and screening	i
<input checked="" type="checkbox"/>	(31)	Location and intensity of outdoor lighting system	j
<input checked="" type="checkbox"/>	(32)	Location of fire hydrants, existing and proposed	k
<input checked="" type="checkbox"/>	(33)	Written statement	k
<input checked="" type="checkbox"/>	(34)	Description of proposed uses to be located on site	c
<input checked="" type="checkbox"/>	(35)	Quantity and type of residential, if any	1
<input checked="" type="checkbox"/>	(36)	Total land area of the site	1
<input checked="" type="checkbox"/>	(37)	Total floor area and ground coverage of each proposed building and structure	b2
<input checked="" type="checkbox"/>	(38)	General summary of existing and proposed easements or other burdens	b2
<input checked="" type="checkbox"/>	(39)	Method of handling solid waste disposal	c3
<input checked="" type="checkbox"/>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	4
<input checked="" type="checkbox"/>	(41)	Description of any problems of drainage or topography, or a representation that there are none	5
<input checked="" type="checkbox"/>	(42)	An estimate of the time period required for completion of the development	6
<input checked="" type="checkbox"/>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	7

*19 spans OK*  
*question on spans*  
*old*

*Sub/drain height*

*partial*  
*need bldg elevations*  
*interior materials*  
*(extension trash)*

*NO/need*

*yes*  
*yes*  
*NA*

*2*  
*2*  
*No*

*NO/need*



- (44) The status of any pending applications
- (45) Anticipated timeframe for obtaining such permits
- (46) A letter of non jurisdiction
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

8  
h8  
h8

\_\_\_\_\_  
\_\_\_\_\_  
*need*  
\_\_\_\_\_

**\*\* If project consists of soil disturbance of over one acre, a Maine Construction General Permit is required from the Maine Department of Environmental Protection.**

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
  - erosion and sedimentation controls to be used during construction;
  - a parking and/or traffic study;
  - emissions; and
  - a wind impact analysis.
- an environmental impact study;
  - a sun shadow study;
  - a study of particulates and any other noxious
  - a noise study;

Other comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning and Development Department  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: 4/11/07

Name of Project: University Credit Union

Address/Location: 1091 Brighton Ave, Portland, ME

Developer: University Credit Union

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision Single Story/Commercial Site Plan (Major/Minor) Major

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

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas				<u>1020SY</u>	<u>\$19.00/SY</u>	<u>\$19380.00</u>
Curbing <i>Rem/Inst</i>	<u>98LF</u>	<u>\$21.00/LF</u>	<u>\$2058.00</u>	<u>862LF</u>	<u>\$29.00/LF</u>	<u>\$24998.00</u>
Sidewalks	<u>106SY</u>	<u>\$35/SY</u>	<u>\$3710.00</u>	<u>106SY</u>	<u>\$35.00/SY</u>	<u>\$3710.00</u>
Esplanades	<u>52SY</u>	<u>\$9.00/SY</u>	<u>\$468.00</u>			
Monuments						
Street Lighting						
Street Opening Repairs	<u>48SY</u>	<u>\$36.00/SY</u>	<u>\$1728.00</u>			
Other						
<b>2. EARTH WORK</b>						
Cut	<u>75CY</u>	<u>\$9.00/CY</u>	<u>\$675.00</u>	<u>250CY</u>	<u>\$9.00/CY</u>	<u>\$2250.00</u>
Fill	<u>70CY</u>	<u>\$24.00/CY</u>	<u>\$1680.00</u>	<u>1240CY</u>	<u>\$21.00/CY</u>	<u>\$26040.00</u>
<b>3. SANITARY SEWER</b>						
Manholes						
Piping						
Connections				<u>100</u>	<u>\$375.00</u>	<u>\$37500.00</u>
Main Line Piping						
House Sewer Service Piping				<u>35LF</u>	<u>\$40.00/LF</u>	<u>\$1400.00</u>
Pump Stations						
Other						
<b>4. WATER MAINS</b>				<u>70LF</u>	<u>\$43.00/LF</u>	<u>\$3010.00</u>
<b>5. STORM DRAINAGE</b>						
Manholes				<u>100</u>	<u>\$250.00</u>	<u>\$25000.00</u>
Catchbasins				<u>8.5LF</u>	<u>\$50.00/LF</u>	<u>\$425.00</u>
Piping				<u>100</u>	<u>\$305.00</u>	<u>\$30500.00</u>
Detention Basin						
Stormwater Quality Units						
Other						



6. SITE LIGHTING	_____	_____	_____	410LF	18.44	7500.00
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	305Y	30.90	900.00
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	3 in.	195.70	585.00
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	N/A	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	13480.00
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	10415	_____	148423
GRAND TOTAL:	_____	_____	_____	_____	_____	_____

**INSPECTION FEE (to be filled out by the City)**

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

## Landscape Services Bid Sheet

Site Address; University Credit Union, 1071 Brighton Ave., Portland, ME

**Bid submitted for**  
Landscape Installation  
Lawn Installation

*Landscape Installation (using revised drawings)*

Plant Material (as listed by David J. Billham, Landscape Architect); \$8220.00  
50 yards, loam; \$1250.00  
14 yards, compost; \$800.00  
40 yards, dark bark mulch; \$1260.00  
Total materials; \$11530.00

*Lawn Installation (by sod) 2350 sq ft (using revised drawings)*

Sod; \$950.00  
39 yards, loam; \$975.00  
Starter fertilizer; \$25.00  
Total Materials; \$1950.00

## PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8' HGT. (LIMB UP)
AB	ARONIA A. 'BRILLIANTISIMA'	RED CHOKEBERRY	2'-3' HGT.
ARC	ARCTOSTAPHYLOS UVA URSI	BEARBERRY GROUNDCOVER	NO. 1 CONT. - plant 2'oc
BT	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	15"-18"
CA	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	NO. 1 CONT.
CR	CLETHRA ANIFOLIA 'ROSEA'	PINK SUMMERSWEET	2'-3' HGT.
CC	CRATAEGUS CRUSGALLI VAR INERMIS	COCKSPUR THORNLESS HAWTHORN	6-8' multi-stem, full specimen
EF	EUONYMUS F. 'MOONSHADOW'	MOONSHADOW EUONYMUS	NO. 2 CONT.
EK	ENKIANTHUS CAMPANULA	REDVIEN ENKIANTHUS	2'-3' HGT.
FM	FOTHERGILLA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLA	2'-3' HGT.
HB	HOSTA TARDIANA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	NO. 1 CONT.
HGC	HOSTA 'GINGKO CRAIG'	GINGKO CRAIG HOSTA	NO. 1 CONT.
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1 CONT.
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	NO. 1 CONT.
HSS	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	2'-3' HGT.
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"
MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	24"-30"
PC	PYRUS CALLERY 'REDSPIRE'	REDSPIRE CALLERY PEAR	2"-2½" CAL.
PB	PIERIS J. 'DOROTHY WYCOFF'	DOROTHY WYCOFF ANDROMEDA	24"-30"
PH	PINUS HELDREICHII LEUCODERMIS	BOSNIAN PINE	4'-5'
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	FLAT - plant 1'oc
QP	GUERCUS PALUSTRIS	PIN OAK	½" CAL.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC 'GRO-LOW'	24"-30"
RC	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	NO. 2 CONT.
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	NO. 1 CONT.
RP	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	NO. 2 CONT.
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	24"-30"
SP	STRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2'-3' HGT.
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"-30"
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2'-3' HGT.
SA	SEDUM 'AUTUMN JOY'	STONE CROP	NO. 1 CONT.

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Michael Patterson, Chair  
Janice E. Tevanian, Vice Chair  
Kevin Beal  
Bill Hall  
Lee Lowry III  
Shalom Odokara  
David Silk

March 28, 2007

Joe Gervais  
University Credit Union  
Rangely Road  
University of Maine  
Orono, ME 04469-5779

Lee Feldman  
Sebago Technics  
One Chabot Street  
P.O. Box 1339  
Westbrook, Maine 04098-1339

RE: University Credit Union, 1071 Brighton Avenue, Portland, ME

CBL: 274 -D-016 Application # 2006-0221

Dear Mr. Gervais and Mr. Feldman:

On March 27, 2007, the Portland Planning Board voted 5-0 (Lowry and Silk absent) that the proposed drive-through for the bank facility is in conformance with the Conditional Use Standards of Section 14-174 and Section 14-183 of the Land Use Code. The Portland Planning Board voted 5-0 (Lowry and Silk absent) that the site plan for the above referenced application is in accordance with Portland's Site Plan standards subject to the following conditions:

- i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
- ii. The proposed sign dated March 12, 2007 meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
- iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.
- iv. The lighting fixtures shall be reviewed and approved by the City's Urban Designer prior to issuance of a building permit.
- v. The applicant shall work with Carrie Marsh, Urban Designer on the use of EIFS on the exterior of the building, particularly at the pedestrian level, prior to the issuance of a building permit.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #13-07, which is attached.

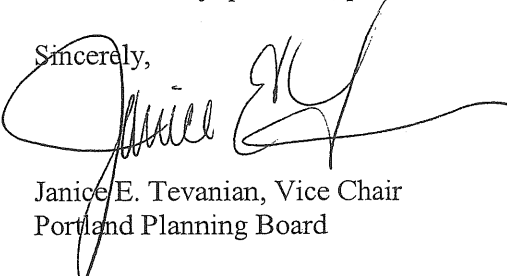
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Janice E. Tevanian, Vice Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner/Senior Planner  
Carrie Marsh, Urban Designer  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Jeanie Bourke, Inspections Division  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jessica Hanscom, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File