

1e.20

05439POST

Type III 24-hr Rainfall=2.60"

Prepared by {enter your company name here}

Page 1

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=2.60"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: (new node)

Tc=5.7 min CN=77 Area=6,090 sf Runoff= 0.12 cfs 0.009 af

Subcatchment 2S: (new node)

Tc=5.0 min CN=92 Area=4,721 sf Runoff= 0.23 cfs 0.015 af

Subcatchment 3S: (new node)

Tc=5.0 min CN=79 Area=11,355 sf Runoff= 0.27 cfs 0.018 af

Subcatchment 4S: (new node)

Tc=10.1 min CN=84 Area=5,987 sf Runoff= 0.16 cfs 0.013 af

Subcatchment 5S: (new node)

Tc=5.0 min CN=97 Area=4,064 sf Runoff= 0.23 cfs 0.017 af

Reach 5R: (new node)

Inflow= 0.23 cfs 0.017 af
Length= 67.0' Max Vel= 3.8 fps Capacity= 3.74 cfs Outflow= 0.23 cfs 0.017 af

Reach SP1: (new node)

Inflow= 0.12 cfs 0.009 af
Outflow= 0.12 cfs 0.009 af

Reach SP2: (new node)

Inflow= 0.23 cfs 0.015 af
Outflow= 0.23 cfs 0.015 af

Reach SP3: (new node)

Inflow= 0.05 cfs 0.034 af
Outflow= 0.05 cfs 0.034 af

Reach SP4: (new node)

Inflow= 0.16 cfs 0.013 af
Outflow= 0.16 cfs 0.013 af

Pond 1P: (new node)

Peak Storage= 600 cf Inflow= 0.49 cfs 0.035 af
Primary= 0.05 cfs 0.034 af Secondary= 0.00 cfs 0.000 af Outflow= 0.05 cfs 0.034 af

Runoff Area = 0.740 ac Volume = 0.071 af Average Depth = 1.15"

1e.21

05439POST

Type III 24-hr Rainfall=2.60"

Prepared by {enter your company name here}

Page 2

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Subcatchment 1S: (new node)

Runoff = 0.12 cfs @ 12.10 hrs, Volume= 0.009 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=2.60"

Area (sf)	CN	Description
2,640	49	50-75% Grass cover, Fair, HSG A
3,450	98	Paved parking & roofs
6,090	77	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	64	0.0450	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	5	0.0200	2.9		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.1000	2.2		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.7	89	Total			

Subcatchment 2S: (new node)

Runoff = 0.23 cfs @ 12.07 hrs, Volume= 0.015 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=2.60"

Area (sf)	CN	Description
541	49	50-75% Grass cover, Fair, HSG A
4,180	98	Paved parking & roofs
4,721	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: (new node)

Runoff = 0.27 cfs @ 12.09 hrs, Volume= 0.018 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=2.60"

Area (sf)	CN	Description
4,392	49	50-75% Grass cover, Fair, HSG A
6,963	98	Paved parking & roofs
11,355	79	Weighted Average

le. 22

05439POST

Type III 24-hr Rainfall=2.60"

Prepared by {enter your company name here}

Page 3

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S: (new node)

Runoff = 0.16 cfs @ 12.15 hrs, Volume= 0.013 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=2.60"

Area (sf)	CN	Description
1,716	49	50-75% Grass cover, Fair, HSG A
4,271	98	Paved parking & roofs
5,987	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0250	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	6	0.0150	2.5		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.0450	1.5		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.1	126	Total			

Subcatchment 5S: (new node)

Runoff = 0.23 cfs @ 12.07 hrs, Volume= 0.017 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=2.60"

Area (sf)	CN	Description
54	49	50-75% Grass cover, Fair, HSG A
4,010	98	Paved parking & roofs
4,064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Reach 5R: (new node)

Inflow = 0.23 cfs @ 12.07 hrs, Volume= 0.017 af
Outflow = 0.23 cfs @ 12.08 hrs, Volume= 0.017 af, Atten= 2%, Lag= 0.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.8 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.4 fps, Avg. Travel Time= 0.8 min

1e. 23

05439POST

Type III 24-hr Rainfall=2.60"

Prepared by {enter your company name here}

Page 4

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Peak Depth= 0.14'
Capacity at bank full= 3.74 cfs
Inlet Invert= 80.90', Outlet Invert= 79.50'
10.0" Diameter Pipe n= 0.011 Length= 67.0' Slope= 0.0209 '/'

Reach SP1: (new node)

Inflow = 0.12 cfs @ 12.10 hrs, Volume= 0.009 af
Outflow = 0.12 cfs @ 12.10 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

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

Reach SP2: (new node)

Inflow = 0.23 cfs @ 12.07 hrs, Volume= 0.015 af
Outflow = 0.23 cfs @ 12.07 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

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

Reach SP3: (new node)

Inflow = 0.05 cfs @ 12.95 hrs, Volume= 0.034 af
Outflow = 0.05 cfs @ 12.95 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

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

Reach SP4: (new node)

Inflow = 0.16 cfs @ 12.15 hrs, Volume= 0.013 af
Outflow = 0.16 cfs @ 12.15 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

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

Pond 1P: (new node)

Inflow = 0.49 cfs @ 12.08 hrs, Volume= 0.035 af
Outflow = 0.05 cfs @ 12.95 hrs, Volume= 0.034 af, Atten= 89%, Lag= 52.2 min
Primary = 0.05 cfs @ 12.95 hrs, Volume= 0.034 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

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

Peak Elev= 80.25' Storage= 600 cf
Plug-Flow detention time= 113.7 min calculated for 0.034 af (99% of inflow)
Storage and wetted areas determined by Prismatic sections

1e. 24

05439POST

Type III 24-hr Rainfall=2.60"

Prepared by {enter your company name here}

Page 5

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
79.50	500	0	0
80.00	821	330	330
81.00	1,360	1,091	1,421

Primary OutFlow (Free Discharge)

- ↑ 2=Culvert
- ↑ 1=Exfiltration

Secondary OutFlow (Free Discharge)

- ↑ 3=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Device 2	0.00'	0.003350 fpm Exfiltration over entire Surface area
2	Primary	76.34'	4.0" x 95.0' long Culvert CMP, square edge headwall, Ke= 0.500 Outlet Invert= 75.96' S= 0.0040 '/' n= 0.011 Cc= 0.900
3	Secondary	80.50'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.7

1e.25

05439POST

Type III 24-hr Rainfall=4.50"

Prepared by {enter your company name here}

Page 1

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: (new node)

Tc=5.7 min CN=77 Area=6,090 sf Runoff= 0.36 cfs 0.024 af

Subcatchment 2S: (new node)

Tc=5.0 min CN=92 Area=4,721 sf Runoff= 0.44 cfs 0.031 af

Subcatchment 3S: (new node)

Tc=5.0 min CN=79 Area=11,355 sf Runoff= 0.73 cfs 0.048 af

Subcatchment 4S: (new node)

Tc=10.1 min CN=84 Area=5,987 sf Runoff= 0.39 cfs 0.030 af

Subcatchment 5S: (new node)

Tc=5.0 min CN=97 Area=4,064 sf Runoff= 0.41 cfs 0.030 af

Reach 5R: (new node)

Inflow= 0.41 cfs 0.030 af
Length= 67.0' Max Vel= 4.5 fps Capacity= 3.74 cfs Outflow= 0.40 cfs 0.030 af

Reach SP1: (new node)

Inflow= 0.36 cfs 0.024 af
Outflow= 0.36 cfs 0.024 af

Reach SP2: (new node)

Inflow= 0.44 cfs 0.031 af
Outflow= 0.44 cfs 0.031 af

Reach SP3: (new node)

Inflow= 0.89 cfs 0.069 af
Outflow= 0.89 cfs 0.069 af

Reach SP4: (new node)

Inflow= 0.39 cfs 0.030 af
Outflow= 0.39 cfs 0.030 af

Pond 1P: (new node)

Peak Storage= 994 cf Inflow= 1.13 cfs 0.078 af
Primary= 0.06 cfs 0.048 af Secondary= 0.83 cfs 0.021 af Outflow= 0.89 cfs 0.069 af

Runoff Area = 0.740 ac Volume = 0.163 af Average Depth = 2.65"

1e.26

05439POST

Type III 24-hr Rainfall=4.50"

Prepared by {enter your company name here}

Page 2

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Subcatchment 1S: (new node)

Runoff = 0.36 cfs @ 12.09 hrs, Volume= 0.024 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.50"

Area (sf)	CN	Description
2,640	49	50-75% Grass cover, Fair, HSG A
3,450	98	Paved parking & roofs
6,090	77	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	64	0.0450	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	5	0.0200	2.9		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.1000	2.2		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.7	89	Total			

Subcatchment 2S: (new node)

Runoff = 0.44 cfs @ 12.07 hrs, Volume= 0.031 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.50"

Area (sf)	CN	Description
541	49	50-75% Grass cover, Fair, HSG A
4,180	98	Paved parking & roofs
4,721	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: (new node)

Runoff = 0.73 cfs @ 12.08 hrs, Volume= 0.048 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.50"

Area (sf)	CN	Description
4,392	49	50-75% Grass cover, Fair, HSG A
6,963	98	Paved parking & roofs
11,355	79	Weighted Average

1e. 27

05439POST

Type III 24-hr Rainfall=4.50"

Prepared by {enter your company name here}

Page 3

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S: (new node)

Runoff = 0.39 cfs @ 12.14 hrs, Volume= 0.030 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.50"

Area (sf)	CN	Description
1,716	49	50-75% Grass cover, Fair, HSG A
4,271	98	Paved parking & roofs
5,987	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0250	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	6	0.0150	2.5		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.0450	1.5		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.1	126	Total			

Subcatchment 5S: (new node)

Runoff = 0.41 cfs @ 12.07 hrs, Volume= 0.030 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.50"

Area (sf)	CN	Description
54	49	50-75% Grass cover, Fair, HSG A
4,010	98	Paved parking & roofs
4,064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Reach 5R: (new node)

Inflow = 0.41 cfs @ 12.07 hrs, Volume= 0.030 af
Outflow = 0.40 cfs @ 12.08 hrs, Volume= 0.030 af, Atten= 2%, Lag= 0.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.5 fps, Min. Travel Time= 0.3 min
Avg. Velocity= 1.7 fps, Avg. Travel Time= 0.7 min

1e.28

05439POST

Type III 24-hr Rainfall=4.50"

Prepared by {enter your company name here}

Page 4

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Peak Depth= 0.19'
Capacity at bank full= 3.74 cfs
Inlet Invert= 80.90', Outlet Invert= 79.50'
10.0" Diameter Pipe n= 0.011 Length= 67.0' Slope= 0.0209 '/'

Reach SP1: (new node)

Inflow = 0.36 cfs @ 12.09 hrs, Volume= 0.024 af
Outflow = 0.36 cfs @ 12.09 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min

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

Reach SP2: (new node)

Inflow = 0.44 cfs @ 12.07 hrs, Volume= 0.031 af
Outflow = 0.44 cfs @ 12.07 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

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

Reach SP3: (new node)

Inflow = 0.89 cfs @ 12.17 hrs, Volume= 0.069 af
Outflow = 0.89 cfs @ 12.17 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min

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

Reach SP4: (new node)

Inflow = 0.39 cfs @ 12.14 hrs, Volume= 0.030 af
Outflow = 0.39 cfs @ 12.14 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

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

Pond 1P: (new node)

Inflow = 1.13 cfs @ 12.08 hrs, Volume= 0.078 af
Outflow = 0.89 cfs @ 12.17 hrs, Volume= 0.069 af, Atten= 21%, Lag= 5.4 min
Primary = 0.06 cfs @ 12.17 hrs, Volume= 0.048 af
Secondary = 0.83 cfs @ 12.17 hrs, Volume= 0.021 af

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

Peak Elev= 80.61' Storage= 994 cf
Plug-Flow detention time= 104.4 min calculated for 0.069 af (88% of inflow)
Storage and wetted areas determined by Prismatic sections

le. 29

05439POST

Type III 24-hr Rainfall=4.50"

Prepared by {enter your company name here}

Page 5

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
79.50	500	0	0
80.00	821	330	330
81.00	1,360	1,091	1,421

Primary OutFlow (Free Discharge)

- ↑ 2=Culvert
- ↑ 1=Exfiltration

Secondary OutFlow (Free Discharge)

- ↑ 3=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Device 2	0.00'	0.003350 fpm Exfiltration over entire Surface area
2	Primary	76.34'	4.0" x 95.0' long Culvert CMP, square edge headwall, Ke= 0.500 Outlet Invert= 75.96' S= 0.0040 ' / ' n= 0.011 Cc= 0.900
3	Secondary	80.50'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.7

ve. 30

05439POST

Type III 24-hr Rainfall=5.40"

Prepared by {enter your company name here}

Page 1

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

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

Subcatchment 1S: (new node)

Tc=5.7 min CN=77 Area=6,090 sf Runoff= 0.48 cfs 0.032 af

Subcatchment 2S: (new node)

Tc=5.0 min CN=92 Area=4,721 sf Runoff= 0.54 cfs 0.038 af

Subcatchment 3S: (new node)

Tc=5.0 min CN=79 Area=11,355 sf Runoff= 0.96 cfs 0.064 af

Subcatchment 4S: (new node)

Tc=10.1 min CN=84 Area=5,987 sf Runoff= 0.50 cfs 0.039 af

Subcatchment 5S: (new node)

Tc=5.0 min CN=97 Area=4,064 sf Runoff= 0.49 cfs 0.037 af

Reach 5R: (new node)

Inflow= 0.49 cfs 0.037 af
Length= 67.0' Max Vel= 4.7 fps Capacity= 3.74 cfs Outflow= 0.48 cfs 0.037 af

Reach SP1: (new node)

Inflow= 0.48 cfs 0.032 af
Outflow= 0.48 cfs 0.032 af

Reach SP2: (new node)

Inflow= 0.54 cfs 0.038 af
Outflow= 0.54 cfs 0.038 af

Reach SP3: (new node)

Inflow= 1.44 cfs 0.089 af
Outflow= 1.44 cfs 0.089 af

Reach SP4: (new node)

Inflow= 0.50 cfs 0.039 af
Outflow= 0.50 cfs 0.039 af

Pond 1P: (new node)

Peak Storage= 1,039 cf Inflow= 1.45 cfs 0.101 af
Primary= 0.07 cfs 0.051 af Secondary= 1.38 cfs 0.039 af Outflow= 1.44 cfs 0.089 af

Runoff Area = 0.740 ac Volume = 0.210 af Average Depth = 3.41"

1e.31

05439POST

Type III 24-hr Rainfall=5.40"

Prepared by {enter your company name here}

Page 2

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Subcatchment 1S: (new node)

Runoff = 0.48 cfs @ 12.09 hrs, Volume= 0.032 af

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

Area (sf)	CN	Description
2,640	49	50-75% Grass cover, Fair, HSG A
3,450	98	Paved parking & roofs
6,090	77	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	64	0.0450	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	5	0.0200	2.9		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.1000	2.2		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.7	89	Total			

Subcatchment 2S: (new node)

Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.038 af

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

Area (sf)	CN	Description
541	49	50-75% Grass cover, Fair, HSG A
4,180	98	Paved parking & roofs
4,721	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: (new node)

Runoff = 0.96 cfs @ 12.08 hrs, Volume= 0.064 af

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

Area (sf)	CN	Description
4,392	49	50-75% Grass cover, Fair, HSG A
6,963	98	Paved parking & roofs
11,355	79	Weighted Average

1e.32

05439POST

Type III 24-hr Rainfall=5.40"

Prepared by {enter your company name here}

Page 3

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S: (new node)

Runoff = 0.50 cfs @ 12.14 hrs, Volume= 0.039 af

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

Area (sf)	CN	Description
1,716	49	50-75% Grass cover, Fair, HSG A
4,271	98	Paved parking & roofs
5,987	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0250	0.2		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.0	6	0.0150	2.5		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	20	0.0450	1.5		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.1	126	Total			

Subcatchment 5S: (new node)

Runoff = 0.49 cfs @ 12.07 hrs, Volume= 0.037 af

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

Area (sf)	CN	Description
54	49	50-75% Grass cover, Fair, HSG A
4,010	98	Paved parking & roofs
4,064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Reach 5R: (new node)

Inflow = 0.49 cfs @ 12.07 hrs, Volume= 0.037 af
Outflow = 0.48 cfs @ 12.08 hrs, Volume= 0.037 af, Atten= 2%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.7 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.8 fps, Avg. Travel Time= 0.6 min

05439POST

Type III 24-hr Rainfall=5.40"

Prepared by {enter your company name here}

Page 4

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Peak Depth= 0.20'
Capacity at bank full= 3.74 cfs
Inlet Invert= 80.90', Outlet Invert= 79.50'
10.0" Diameter Pipe n= 0.011 Length= 67.0' Slope= 0.0209 '/'

Reach SP1: (new node)

Inflow = 0.48 cfs @ 12.09 hrs, Volume= 0.032 af
Outflow = 0.48 cfs @ 12.09 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

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

Reach SP2: (new node)

Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.038 af
Outflow = 0.54 cfs @ 12.07 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min

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

Reach SP3: (new node)

Inflow = 1.44 cfs @ 12.12 hrs, Volume= 0.089 af
Outflow = 1.44 cfs @ 12.12 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min

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

Reach SP4: (new node)

Inflow = 0.50 cfs @ 12.14 hrs, Volume= 0.039 af
Outflow = 0.50 cfs @ 12.14 hrs, Volume= 0.039 af, Atten= 0%, Lag= 0.0 min

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

Pond 1P: (new node)

Inflow = 1.45 cfs @ 12.08 hrs, Volume= 0.101 af
Outflow = 1.44 cfs @ 12.12 hrs, Volume= 0.089 af, Atten= 0%, Lag= 2.3 min
Primary = 0.07 cfs @ 12.12 hrs, Volume= 0.051 af
Secondary = 1.38 cfs @ 12.12 hrs, Volume= 0.039 af

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

Peak Elev= 80.65' Storage= 1,039 cf
Plug-Flow detention time= 85.8 min calculated for 0.089 af (89% of inflow)
Storage and wetted areas determined by Prismatic sections

le. 34

05439POST

Type III 24-hr Rainfall=5.40"

Prepared by {enter your company name here}

Page 5

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

11/6/2006

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
79.50	500	0	0
80.00	821	330	330
81.00	1,360	1,091	1,421

Primary OutFlow (Free Discharge)

- ↑2=Culvert
- ↑1=Exfiltration

Secondary OutFlow (Free Discharge)

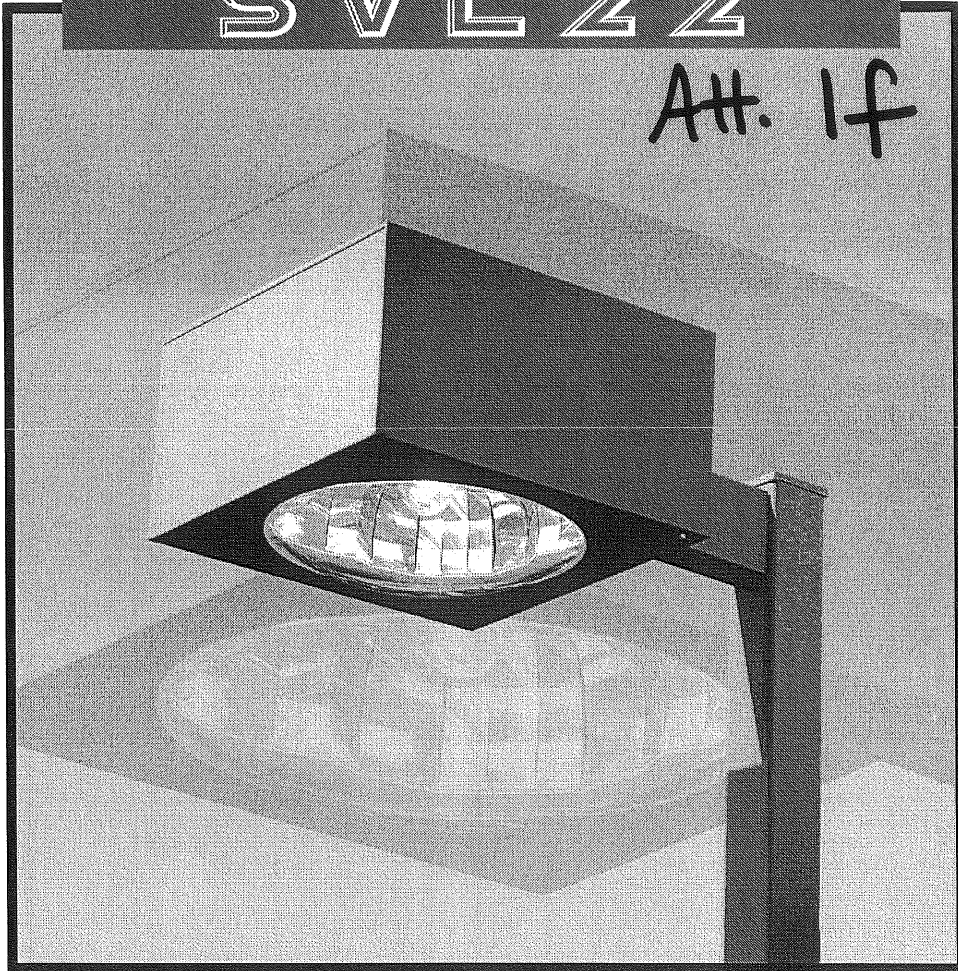
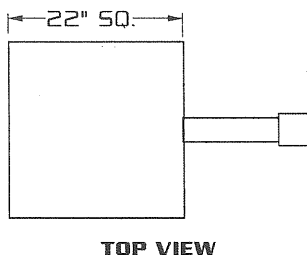
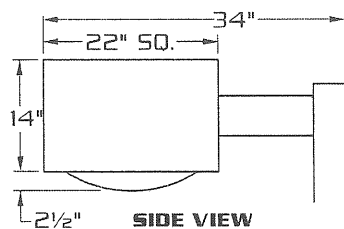
- ↑3=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Device 2	0.00'	0.003350 fpm Exfiltration over entire Surface area
2	Primary	76.34'	4.0" x 95.0' long Culvert CMP, square edge headwall, Ke= 0.500 Outlet Invert= 75.96' S= 0.0040 '/' n= 0.011 Cc= 0.900
3	Secondary	80.50'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.7

SVL22

Att. 1f

[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.

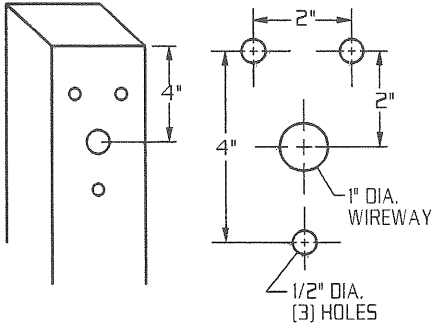
FINISH: POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR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



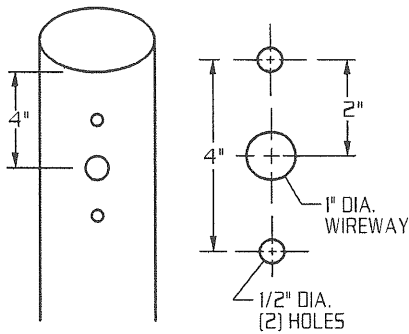
680 WEST AVENUE O, PALMDALE, CA. 93561
 (661) 233-2000
 FAX NO. (661) 233-2001
 www.usalgtg.com

A5-1
REV 14 / 03

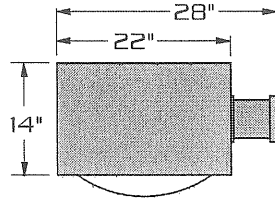
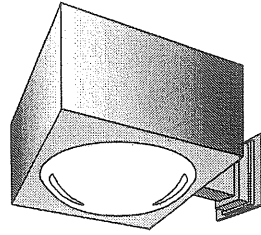
TYPICAL SQUARE POLE TEMPLATE



TYPICAL ROUND POLE TEMPLATE

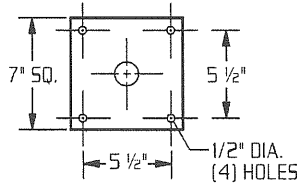


WALL MOUNT

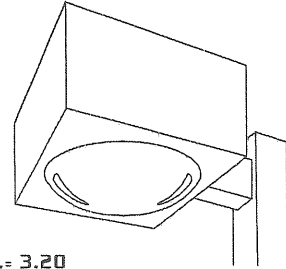


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

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

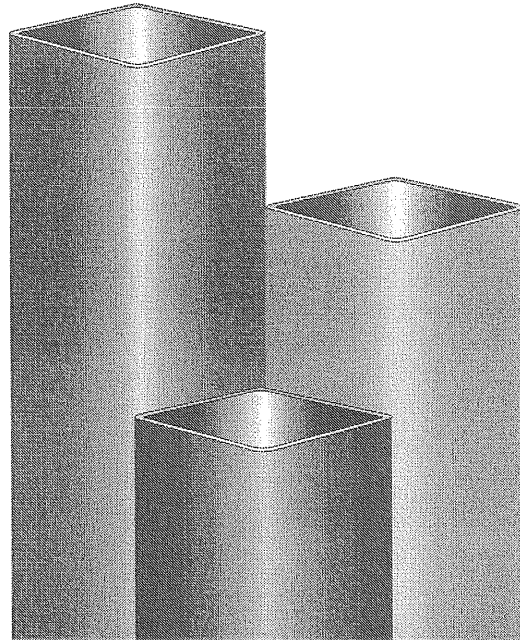
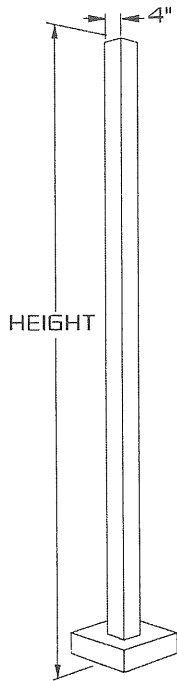
MODEL NO.:	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
SVL22					
MODEL NO.:	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
S V L 2 2	<input type="checkbox"/> ASYMMETRIC ASY...	<input type="checkbox"/> 1000 MH (BT37) <input type="checkbox"/> 120 <input type="checkbox"/> 1000 PSMH (BT37) <input type="checkbox"/> 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	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.)	<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	<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"/> TYPE IV (FORWARD THROW) IV..... <input type="checkbox"/> TYPE V V-SQ...	<input type="checkbox"/> 750 HPS (BT37) <input type="checkbox"/> 400 HPS (ED18)	WALL MOUNT <input type="checkbox"/> WM SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	<input type="checkbox"/> ANODIZED AZ ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM SEE PAGE 3 FOR ADDITIONAL COLORS	<input type="checkbox"/> SINGLE FUSE (120V., 277V)..... SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V)..... DF



600 WEST AVENUE O, PALMDALE, CA 93551
 (661) 233-2000
 FAX NO. (661) 233-2001
 www.usaltg.com

SNTS 4"

1f.2



4" SQUARE STRAIGHT STEEL

SPECIFICATIONS

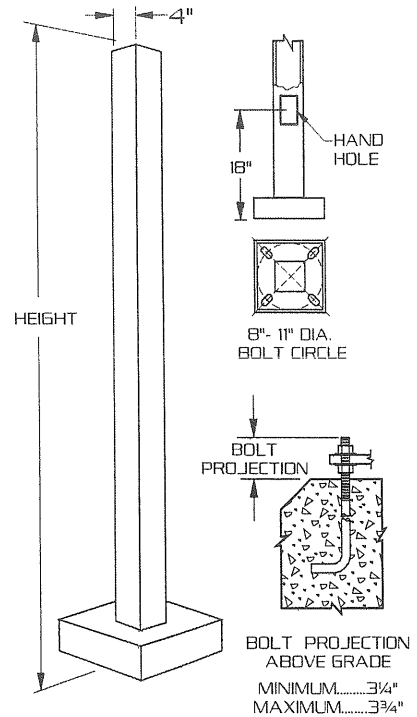
- SHAFT:** 4" SQUARE, FABRICATED FROM HIGH GRADE STRUCTURAL STEEL TUBE. SHAFT CONFORMS TO ASTM-A-501-68 SPECIFICATIONS. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 46,000 P.S.I. WALL THICKNESS 11 GA. (.120 WALL) OR 7 GA. (.180 WALL) AS SPECIFIED. REINFORCED HAND HOLE IS FURNISHED WITH COVER. SHAFT IS 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)



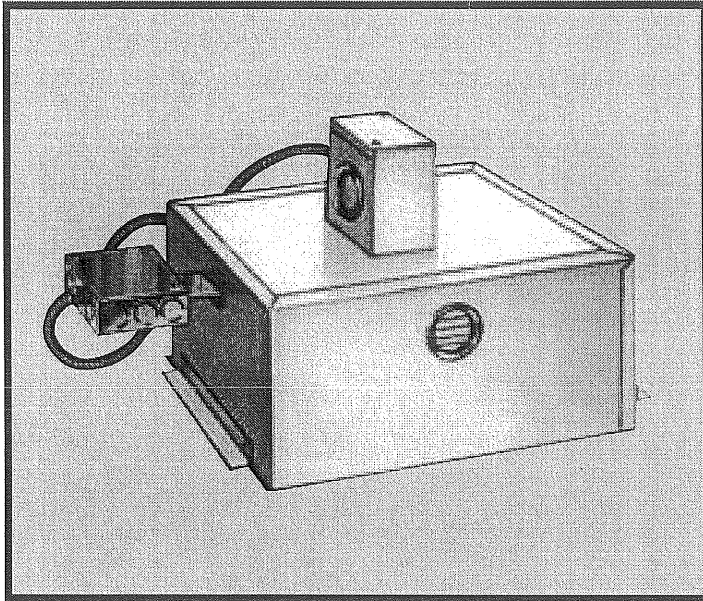
ORDERING INFORMATION

MODEL NO. :	POLES	MOUNTING	FINISH	OPTIONS				
SNTS								
MODEL NO. :	POLES	MOUNTING	FINISH	OPTIONS				
S N T S	POLE HEIGHT	WALL THICKNESS	BOLT CIRCLE	ANCHORAGE	<input type="checkbox"/> 2 3/8"x4" TENON PT23 <input type="checkbox"/> 2 7/8"x4" TENON PT27 <input type="checkbox"/> OTHER TENON MT _____	<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	<input type="checkbox"/> DUPLEX RECEPTACLE DUP <input type="checkbox"/> GFI RECEPTACLE GFI <input type="checkbox"/> 3 WAY ADAPTER T3120	
	<input type="checkbox"/> 104-11	10'	11	9"	3/4"x18"x3"	DRILL MOUNT <input type="checkbox"/> 1..... <input type="checkbox"/> 3-90... <input type="checkbox"/> 2-180... <input type="checkbox"/> 4-90... <input type="checkbox"/> 2-90... <input type="checkbox"/> 3-120...	<input type="checkbox"/> PRIME PAINT PP <input type="checkbox"/> GALVANIZED GLV <input type="checkbox"/> THERMOSET POLYESTER POWDER PDR	<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)
	<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"				
				3-120 REQUIRES PT27 AND T3120 ADAPTER	<input type="checkbox"/> OPTION: SEE PAGE 3 FOR ADDITIONAL COLORS	SEE ACCESSORIES SECTION FOR OTHER OPTIONS.		



851/852/8614 SERIES

17.4



The 851/852 Series is a universal mount recessed fixture that requires no framing and is perfect for new construction or retrofit in any type of ceiling material. It features a removable top for easy installation and maintenance, and is available with a vented cover-up to hide previously existing fixture openings in retrofit applications. Aluminum housing and door frame provide specification grade quality and longevity in a competitively priced and in-stock luminaire.

The 8614 Series offers the same features in a smaller housing for narrow soffits. Like its 851 Series counterpart, it requires no framing and is perfect for new construction or retrofit in any type of ceiling material.

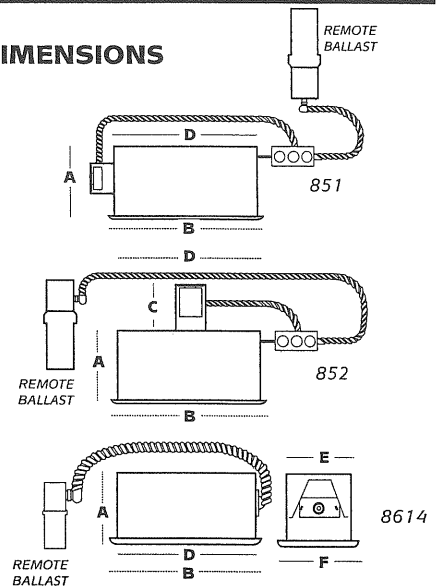


Fixture Specifications

FEATURES

- One-piece, corrosion resistant aluminum door frame with retainer cable
- Weatherproof powder-coat finish
- Aluminum housing
- UL listed, suitable for damp locations
- Available vented cover-up
- Mounting hardware included
- Vertical lamp has 60% longer lamp life (852 Series)
- Lamp included
- Pre-wired junction box (14GA, CRS)
- Removable outlet box and socket assembly (852 Series)

DIMENSIONS



	A	B	C	D	E	F
851	6.0"	14.5"	-	13.0"	-	-
852	6.0"	14.5"	4.0"	13.0"	-	-
8614	6.0"	14.5"	-	13.0"	6.5"	8.0"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

8XXX XX XXXXXX XX XX XX XXX

Series Mounting Wattage/Source Lens Application Finish Voltage

SERIES	
852	Vertical Lamp
851	Horizontal Lamp
8614	Horizontal Lamp

MOUNTING	
WW	Wall Wash
DL	Downlight
SM	Surface Mount (not avail. for 8614)

WATTAGE/SOURCE ¹	
100MH	100 watt metal halide
175MH	175 watt metal halide
250MH	250 watt metal halide (surface only)
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
250HPS	250 watt high pressure sodium (surface only)

LENS	
FP	Flat temp. Prismatic
DO	Drop Opal (851/852 only)

APPLICATION	
OW	Plywood, Drywall, Plaster
AL	Aluminum

FINISH ²	
WH	White
AD	Almond
DB	Dark Bronze

VOLTAGE	
120	120 Volt
277	277 Volt

¹ Consult factory for other lamp wattage/source options.
² Consult factory for other finishes.



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylightingsystems.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Att. 3

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

November 14, 2006

Jan Wiegman, PE
Sebago Technics
One Chabot Street
Westbrook, ME 04098

**RE: Site Plan Review: 1071 Brighton Ave.
University Credit Union Bank & Drive-through
Application # 2006-0221; CBL 274 D016001**

Dear Mr. Wiegman,

I refer to the Site Plan Review Application for a proposed credit union facility with a drive-through located on corner of Brighton Avenue and Taft Street, as submitted on November 7, 2006.

The various departments are reviewing the proposal and any comments will be forwarded to you. There are a number of issues that need to be addressed prior to consideration at December 12th Planning Board Workshop:

Zoning:

- a) Zoning analysis has to be submitted
- b) Show the other corner lot building on Taft Street. The proposed building cannot be no further back than the building on each side of the building.
- c) Need a structural plan
- d) Show the imperious surface ratio. It cannot be more than 80% impervious
- e) There is a minimum setback of ten (10) feet for the B2 zone; the north side of the building (Taft side) is not meeting the minimum setback (5' instead of 10' shown).
- f) Need to show the averaging setback
- g) Please address Section 14-183 (a)(6)(c) of the Land Use Code.

Architectural Design:

- a) Need full set of the building elevations (including floor plans) instead of the reduced copies to due a complete review of the design.
- b) What is being proposed for exterior materials, please submit a narrative addressing these and/or submit samples.
- c) Show building height on the elevations plans.

Fire Department:

- a) Show location of fire hydrants, existing and proposed within 500'

Landscaping:

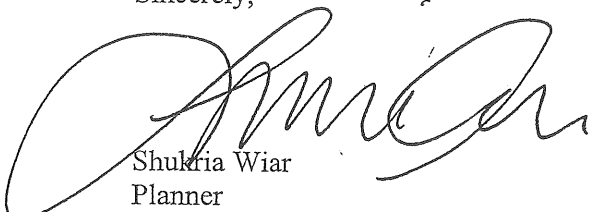
- a) More landscaping needs to be proposed on the bump outs and islands.
- b) Please refer to the City of Portland's Technical and Design Standards and Guidelines, Section VI, 5.4 (Industrial and Commercial Development) and 7 (Buffering of Contrasting Land Use).

Miscellaneous Items:

- a) What is being proposed for solid waste collection?
- b) Submit an estimate of the time period required for completion of the development.
- c) Need to submit 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 it approved.
- d) Turn off the 'existing conditions' layer on the site plan; the site plan is too busy and hard to read.

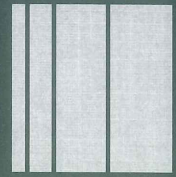
Please submit the information at your earliest convenience. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,



Shukria Wiar
Planner

Cc Barbara Barhydt, Interim Development Review Manager



December 12, 2006
05439

Shukria Wiar, Planner
Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

Att. 4

University Credit Union, 1071 Brighton Avenue
Minor Site Plan and Conditional Use Applications Review
Application # 2006-0221, CBL 274 D016001

Dear Shukria:

Sebago Technics, on behalf of University Credit Union, is pleased to submit review comments pertaining to a letter from you dated November 14, 2006. We are submitting our responses to be considered for the December 12th Planning Board Workshop.

Zoning:

- a) *Zoning analysis has to be submitted.*

Response: A table showing the required and provided space and bulk requirements under the B2 Zone has been added to the Site Plan.

- b) *Show the other corner lot building on Taft Street. The proposed building cannot be no further back than the building on each side of the building.*

Response: The building on the opposite corner of Taft Avenue has been added to the plan. The setback from the right-of-way line to the front of the building has also been added to the Site Plan. The proposed setback of the UCU building has also been added to the plan and is less than the setback for the neighboring lot. The shopping center building to the east is setback well over 60 feet from the right-of-way.

- c) *Need a structural plan.*

Response: A structural plan for the building is included with this submission.

- d) *Show the impervious surface ratio. It cannot be more than 80% impervious.*

Response: The following table accounts the impervious surface ratio for the site.

Impervious Surface on Site		
Building	5541	s.f.
Drive-through roof	964	s.f.
Sidewalk	1056	s.f.
Parking	14967	s.f.
Retaining Wall	346	s.f.
Total	22874	s.f.
	0.53	acres
Total Site Area =		0.74 acres
Total Impervious Area =		0.53 acres
% Impervious of Total Site Area =		71.0%

- e) *There is a minimum setback of ten (10) feet for the B2 zone; the north side of the building (Taft side) is not meeting the minimum setback (5' instead of 10' shown).*

Response: The Site Plan has been revised and the building moved so that it conforms to the 10-foot setback from Taft Avenue.

- f) *Need to show the averaging setback.*

Response: The average setback from Brighton Avenue has been added to the Site Plan.

- g) *Please address Section 14-183 (a)(6)(c) of the Land Use Code.*

Response: Enclosed is a description of how the particular items asked in this section are addressed.

Architectural Design:

- a) *Need full set of the building elevations (including floor plans) instead of the reduced copies to due a complete review of the design.*

Response: Full-scale preliminary architectural elevations and floor plans for the building and the drive-thru have been prepared and are included with this submission.

- b) *What is being proposed for exterior materials, please submit a narrative addressing these and/or submit samples.*

Response: A description of the building materials is shown on the architectural elevations and a materials sample board has been included with this submission.

- c) *Show building height on the elevations plans.*

Response: The architectural elevations show the proposed height of the building.

Fire Department:

- a) *Show location of fire hydrants, existing and proposed within 500'.*

Response: There are two hydrants on Brighton Avenue that are within 500 feet of the site and are noted on the plans.

Landscaping:

- a) *More landscaping needs to be proposed on the bump outs and islands.*

Response: The Landscaping Plan has been revised to show additional plantings in the islands and bump-outs.

- b) *Please refer to the City of Portland's Technical and Design Standards and Guidelines, Section VI, 5.4 (Industrial and Commercial Development) and 7 (Buffering of Contrasting Land Use).*

Response: The Landscape Plan has been revised to conform to the Technical Design Standards and Guidelines as suggested.

Miscellaneous Items:

- a) *What is being proposed for solid waste collection?*

Response: An evaluation of the solid waste generated by the construction and operation is enclosed. The primary generation of solid waste will be the construction activities on the site. The operational solid waste will be handled by the cleaning contractor and removed daily from the premises.

- b) *Submit an estimate of the time period required for completion of the development.*

Response: The construction of the facility will commence after Site Plan approval is obtained and is expected to be completed within 5 months of the start of construction. The site work will be done concurrently with the building construction.

- c) *Need to submit 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 it approved.*

Response: A letter from both the University Credit Union and TriCorp Federal Credit Union describing the financing of the project has been included with this submission. In addition, University Credit Union has engaged Brand Partners, a national architectural and construction management firm, to design and build the proposed project. Sebago Technics has been hired to prepare the Site Plans, survey, and Geotechnical Study for the project. Jan Wiegman is the Senior

Engineer assigned to prepare the site design and has over 20 years experience. Wilbur Smith Associates is performing the Traffic Analysis for the site and Tom Errico has performed the assessment.

- d) *Turn off the 'existing conditions' layer on the site plan; the site plan is too busy and hard to read.*

Response: The existing parking lot striping layer has been turned off and the plans have been printed in a manner that the gray tones remain gray to enhance the clarity of the copies.

Additional comments made by Dan Goyette of Woodard and Curran and by Katherine Earley are shown below.

Dan Goyette's comment:

The frontage along the proposed project shall be reconstructed in accordance with the Warren Avenue (Brighton Avenue) master plan. In lieu of reconstructing the frontage, a contribution to reconstruct the frontage may be accepted by the City Engineer.

Response: The Brighton Avenue plans call for modification to the center island and moving the curb line along the northern side of the street into the existing street. The sidewalk width is reduced and a grass esplanade is created between the new curb line and the sidewalk. In the esplanade, two new lights are added. In order to construct the new esplanade and install the lights as planned, the center island in the roadway would need to be reconstructed to allow the traffic lanes to be shifted and the curbing along the project side of the road to move out into the existing road. The schedule for the roadway work is not yet known and we would suggest that a contribution be made toward the construction of the esplanade and the two light fixtures.

Katherine Earley's comment:

Should also note that style of crosswalk markings over Taft Ave. is not supported - instead applicant shall install 8" wide white parallel lines that meet the Transportation Engineer's approval.

Response: A note has been added that indicates that the crosswalk striping shall be 8-inch wide stripes, conforming to the City of Portland standards.

Lighting Comment e-mailed November 30, 2006:

"In the City's standards, it states that for wattage: No fixture shall exceed 250 watts, except in industrial areas. On the catalogue cuts, the proposed lighting will have 350 watts. This needs to be changed to meet the standards."

Response: The site lighting has been redesigned to use lower wattage fixtures in compliance with the ordinance. A new Photometric Plan is enclosed.

Shukria Wiar

-5-

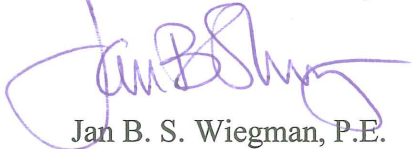
December 12, 2006

4.4

If you have further questions or require additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Jan B. S. Wiegman, P.E.
Sr. Engineer/Project Manager



JBSW:kn

Encl.

cc: Joe Gervais, University Credit Union
Eric Levesque, Brand Partners

05439

DRIVE-THRU CONDITIONAL USE University Credit Union

Drive-Thru Description

University Credit Union is proposing to construct a new credit union facility at 1071 Brighton Avenue, consisting of a 5,541 square foot building and a remote three lane drive-thru banking center. The property is located in the B2 Zone and the nearest residentially zoned parcel is approximately 52 feet from the boundary of the site. The Site Plan was developed to promote safe and efficient circulation and to feature the building along Brighton Avenue and locate the drive-thru as far from the residential area as possible while promoting acceptable vehicular and pedestrian circulation.

Location

The Site Plan was developed by first sighting the building close to Brighton Avenue as is dictated by the building setback requirements. The parking was located proximate to the building to promote safe pedestrian access while maintaining access to the site from Brighton Avenue (one way in) and from Taft Avenue. The drive-thru was sighted to provide adequate stacking and to orient the facility 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-thru and the residential properties.

The three-lane drive-thru consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is covered by a canopy that is 25 feet from the street line (edge of the travel lane) and 29 feet from the property line to the north. The closest point on the drive-thru facility (the roof) to the nearest residentially zoned property is approximately 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.

Noise

Noise from the facility will be below the limit of 55dB required under Section 14-183. An attached Noise Study for the Diebold vacuum tube system indicates 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.

Lighting

The lighting under the drive-thru canopy is modeled on the lighting plan which shows that the lighting levels at the northerly property line range from 0.2 to 0.5 foot candles. This property line is at least 52 feet from the nearest residential property line. A catalog sheet of the lights was

previously submitted and has been enclosed with submission as well. The lights are mounted under the canopy at a height of 12 feet and are full cut-off with flush-mounted lenses.

Screening

The drive-thru facility will be screened on the side of the residential properties by the use of a landscaped screen. The landscaping screening includes evergreen shrubs and deciduous trees, as recommended in the Portland Landscaping Guidelines. The property does not directly abut the residentially zoned property but is separated by a distance of greater than 50 feet containing an access drive to a commercial retail center and landscaped areas.

Pedestrian Access

The drive-thru facility has been designed so that the stacking will not block pedestrian access on Taft Avenue. The exiting 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-thru facility to provide for a safe pedestrian condition.

Hours of Operation

The hours of operation of the drive-thru 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 is available 24 hours per day.

JBSW:jbsw/kn
November 29, 2006



Physical Security Division

01/23/01

DIEBOLD 816™ Audio System Sound Specifications

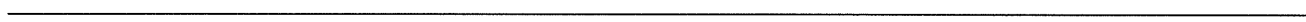
DIEBOLD engineering has taken sound level measurements on our audio products associated with our VATs (Vacuum Air Tube Systems); VAT 21, VAT 23, and VAT 30/Easy-air 10 systems. These pneumatic tube systems are equipped with DIEBOLD 816™ Audio Systems.

In order to simulate a worst case configuration, all lane volume controls were set to the maximum levels and the person talking into the microphone stayed within one inch of the microphone. Normally, the lane volume potentiometers are adjusted on a per site basis to allow for normal ambient noise levels. Normal procedure also calls for the person speaking to be within three inches of the microphone.

<i>dB</i>	<i>Distance from Customer Unit (Feet)</i>
75 dB	3
72 dB	10
64 dB	20
61 dB	30
57 dB	40
55 dB	50
53 dB	60
53 dB	70

Please note that these are maximum values and the 816 Audio System is completely adjustable down to zero output. Also, these measurements were taken with no vehicle present, which will block a significant portion of the audio. Normal site conditions require less than maximum levels of output. The system is adjustable to local conditions. Once adjustments are made for the customer terminal (outside), they cannot be changed from outside of the building. In addition, changes made inside the building require a technician to remove a latched panel and make any adjustments for the outside terminal with a tool. The operator makes the inside operator terminal volume adjustments to his/her preference using the volume control.

Continued



For your convenience, the following table is included:

<i>DB level</i>	<i>Description</i>
0 dB	Threshold of Hearing
10 dB	Rustle of Leaves
20 dB	Quiet Studio or Auditorium
30 dB	Quiet Office
60 dB	Conversation at 3 feet
70 dB	Conversation at 1 foot
80 dB	Orchestra Average Level
90 dB	Vanaxial Ventilating Fan
100 dB	Gas Powered Lawn Mower
110 dB	Rock Concert
120 dB	Jet Takeoff at 1,500 feet
130 – 1400 dB	Threshold of Physical Pain

DIEBOLD, INCORPORATED

Dan McIntyre
Product Manager
Pneumatic Systems

The Vacuum Air Tube (VAT) 23 underground pneumatic system provides highly dependable operation within a small footprint.

Small 10" (25.4cm) square customer terminal footprint fits virtually any drive-up application

Overhead or underground tubing with true 20" (50.8cm) radius bends and cast clamps for smooth operation

Undercounter operator terminal controls all system functions

Suspended operator terminal for overhead tubing applications, keeps countertop clear for a more efficient work environment



AH. 7
VAT 23 Underground Pneumatic System
DIEBOLD DRIVE-UP SOLUTIONS

VAT 23 Underground Pneumatic System

FEATURES

Durable Low-maintenance Design

The VAT 23 underground customer terminal is protected by a weather-resistant, low-maintenance epoxy finish. A single efficient blower package housed in the customer unit and long-life electronic components ensure reliable trouble-free operation. The system also features tubing with uniform connections that promote smooth operation to minimize carrier wear, extend the life of the blower system and eliminate the need for periodic realignment of connections. During extensive testing, the VAT 23 system successfully completed a quarter of a million round-trip cycles without failure.

Construction Flexibility

A small footprint allows the VAT 23 customer unit to be installed on virtually any new or existing drive-up island. The tubing and wiring can be installed overhead or underground in either a culvert or direct buried configuration. Compact 20" (50.8cm) radius bends reduce the required excavation depth, resulting in significant cost savings.

Operator Workstation

The operator workstation fits neatly under the counter, or can be suspended above. The workstation facilitates efficient transaction processing and allows operators to power on, power off, and close and lock the system from within the facility.

Customer Terminal

The compact, ergonomically designed terminal features familiar "Send" and "Call" buttons and end-opening carrier for customer convenience and efficient throughput. An optional base raises the terminal for convenient access from vans and trucks.

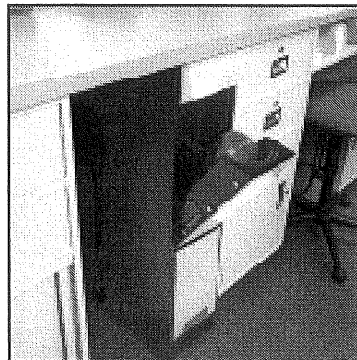
Clear Two-way Communication

Each VAT 23 system is supplied with the 816 Audio™ System for efficient two-way communication. The system allows the operator to select the customer with whom they wish to communicate.

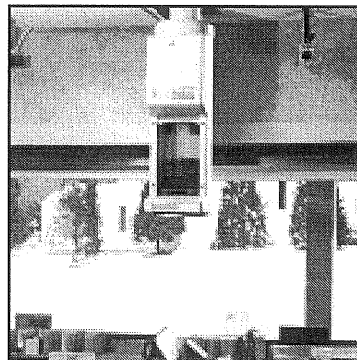
Options

Customer Terminal Base Riser 8" (20.32cm) high

Diebold CCTV provides video capabilities for operator only, or operator and customer.



Undercounter Operator Terminal



Suspended Operator Workstation

SPECIFICATIONS

Customer terminal
 10.75" W x 10.75" D x 55.37" H
 (27.31 cm x 27.31 cm x 162.56 cm)
 Noise level: less than 68 dBA
 Operating temperature:
 -30°F to 131°F (-48°C to 54°C)
 Relative Humidity: 15% to 100% non-condensing

Operator workstation
 Undercounter terminal
 7.44" W x 14" D x 38" H
 (18.90 cm x 35.56 cm x 96.52 cm)

Suspended terminal
 9" W x 9.43" D x 28.375" H
 (22.86 cm x 23.97 cm x 72.07 cm)

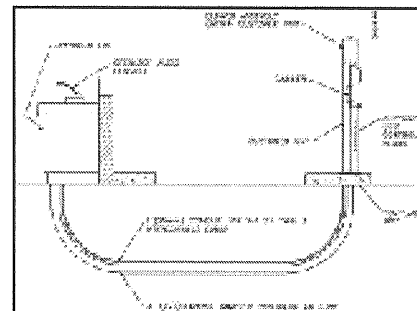
Noise level: less than 68 dBA
 Operating temperature:
 50°F to 100°F (10°C to 22.8°C)
 Relative Humidity: 15% to 80% non-condensing

Tubing
 Standard 4.5" (11.43cm) diameter tubing with 20" (50.8cm) radius bends

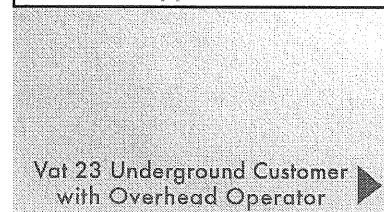
Propulsion design
 Blower package is located in the customer terminal.
 Supports payloads of up to 6 lbs. (2.72kg)

Power Requirements
 115VAC, 60Hz
 1 AMP
 220VAC, 50Hz
 Optional step-down transformer

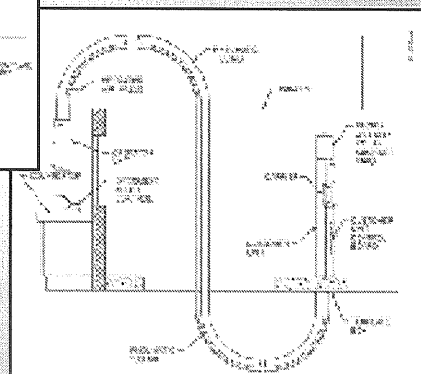
Listings and Approvals
 UL 114, Office Appliance & Business Equipment
 UL 291 Rain Test Specification
 C22 (CSA) No. 950



Vat 23 Underground Customer with Under Counter Operator



Vat 23 Underground Customer with Overhead Operator



VAT 23 Underground Pneumatic System
DIEBOLD DRIVE-UP SOLUTIONS

Diebold, Incorporated
 Post Office Box 3077
 Dept. 9-B-16
 North Canton, Ohio
 44720-8077

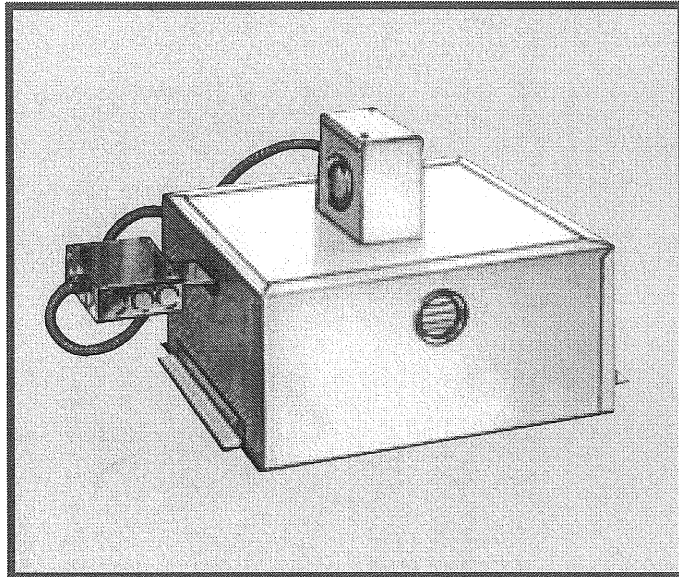
800.999.3600 USA
 888.545.9444 Canada
 330.490.4000 Outside N. America
 e-mail:
 productinfo@diebold.com
 www.diebold.com

DIEBOLD
We won't rest.

©Diebold, Incorporated 2004
 All rights reserved, Lihio in U.S.A.
 .5M 0104 File No. 78-583 r.3

7.2

851/852/8614 SERIES



The 851/852 Series is a universal mount recessed fixture that requires no framing and is perfect for new construction or retrofit in any type of ceiling material. It features a removable top for easy installation and maintenance, and is available with a vented cover-up to hide previously existing fixture openings in retrofit applications. Aluminum housing and door frame provide specification grade quality and longevity in a competitively priced and in-stock luminaire.

The 8614 Series offers the same features in a smaller housing for narrow soffits. Like its 851 Series counterpart, it requires no framing and is perfect for new construction or retrofit in any type of ceiling material.

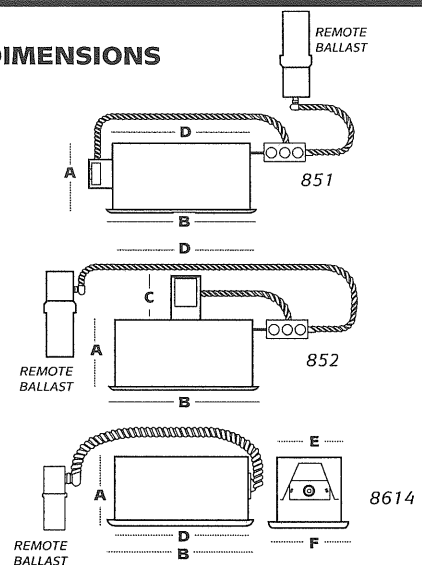


Fixture Specifications

FEATURES

- One-piece, corrosion resistant aluminum door frame with retainer cable
- Weatherproof powder-coat finish
- Aluminum housing
- UL listed, suitable for damp locations
- Available vented cover-up
- Mounting hardware included
- Vertical lamp has 60% longer lamp life (852 Series)
- Lamp included
- Pre-wired junction box (14GA, CRS)
- Removable outlet box and socket assembly (852 Series)

DIMENSIONS



	A	B	C	D	E	F
851	6.0"	14.5"	-	13.0"	-	-
852	6.0"	14.5"	4.0"	13.0"	-	-
8614	6.0"	14.5"	-	13.0"	6.5"	8.0"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

8XXX XX XXXXXX XX XX XX XXX

Series Mounting Wattage/Source Lens Application Finish Voltage

SERIES	
852	Vertical Lamp
851	Horizontal Lamp
8614	Horizontal Lamp

MOUNTING	
WW	Wall Wash
DL	Downlight
SM	Surface Mount (not avail. for 8614)

WATTAGE/SOURCE ¹	
100MH	100 watt metal halide
175MH	175 watt metal halide
250MH	250 watt metal halide (surface only)
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
250HPS	250 watt high pressure sodium (surface only)

LENS	
FP	Flat temp. Prismatic
DO	Drop Opal (851/852 only)

APPLICATION	
OW	Plywood, Drywall, Plaster
AL	Aluminum

FINISH ²	
WH	White
AD	Almond
DB	Dark Bronze

VOLTAGE	
120	120 Volt
277	277 Volt

¹ Consult factory for other lamp wattage/source options.
² Consult factory for other finishes.



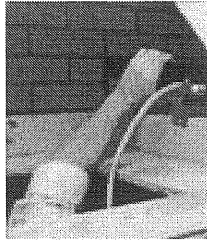
A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylightingsystems.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

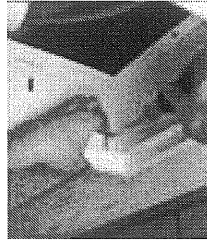
INSTALLATION INSTRUCTIONS



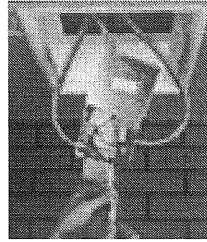
Place remote ballast on nearest ceiling joist.



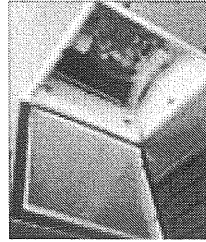
Disengage fixture top, raise fixture through opening and insert (4) "L" angles through crossed slots.



Use tab and bottom of fixture to sandwich ceiling material. Tighten screw. (No framing required.)



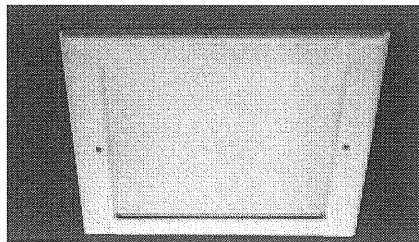
Drop flex through top of fixture and make all connections to 1900 box provided.



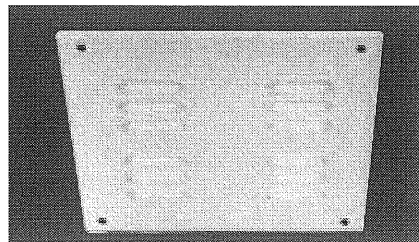
Install lamp, hinged door frame and lens.



Swing door frame to closed position and tighten screws.



Hinged aluminum door frame with FTP lens



Vented cover-up with screen



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylightingsystems.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

05439

**SOLID WASTE
University Credit Union**

Anticipated Solid Waste Generation

The proposed credit union will generate minimal solid waste from its operation and the waste material will be handled on a daily basis by the cleaning contractor and disposed of in an off-site licensed facility. During construction solid waste will be generated during the site work and the building construction. The former Burger King building has already been demolished and removed from the site.

Construction Phase: The site is primarily pavement and some concrete features. The construction of the proposed building and parking area will generate a limited amount of construction debris.

Type	Estimated Quantity
Demolition	
Pavement:	125 CY
Miscellaneous:	30 CY
Construction Debris (<i>Assume 6,000 SF x 7 CY/1000 SF</i>)	42 CY

Solid Waste Disposal

Solid waste will be disposed as follows:

Construction Phase:

Demolition

- Steel will be sent to a recycling facility.
- Pavement will be sent to a pavement recycling facility where it will be used in pavement materials.
- Miscellaneous debris will be recycled if possible and the materials that cannot be recycled will be disposed of at a licensed solid waste disposal facility.

Construction debris will be recycled on site if possible. If any material is not suitable for this process, it will be disposed at a local construction material recycling facility.

Licensed haulers that may be used by the applicant:

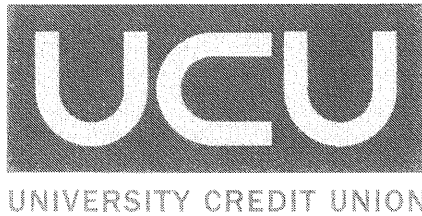
- Waste Management – Portland, Maine
- Pine Tree Waste Services – South Portland, Maine

- Trojano Waste Services – South Portland, Maine
- BBI Waste Industries – Old Orchard Beach, Maine

Local recycling and/or disposal facilities include:

- Regional Waste Systems – Portland, Maine
- Commercial Recycling Services on Pleasant Hill Road - Scarborough, Maine
- Riverside Recycling Facility - Portland, Maine
- MERC - Biddeford, Maine

JBSW:jbsw/kn
November 29, 2006



Att. 9a

Telephone: (207) 772-1906
Facsimile: (207) 772-1852
Toll-Free: (800) 696-2626

November 16, 2006

City of Portland
Planning Division
Attn: Shukria Wiar
389 Congress Street
Portland, ME 04101

RE: 1071 Brighton Avenue / University Credit Union Project
Application # 2006-0221; CBL 274 D0116001

M. Wiar,

I am writing in response to your letter to Jan Wiegman of Sebago Technics dated November 14, 2006. More specifically, I am addressing your concerns under the subsection of Miscellaneous Items, Item C. University Credit Union [UCU] is Maine's 5th largest credit union with over \$153 million in assets and over 20,000 members. A state chartered credit union incorporated in 1967, UCU exists to serve the financial needs of the students, employees and alumni of the University of Maine system schools statewide and their immediate family members.

It is the intent of UCU to fund the construction project at hand with existing cash resources and established lines of credit. The attached balance sheet details our current liquidity position and we presently have a \$14 million available line of credit with Tricorp Federal Credit Union of Westbrook, ME and a \$51 million line of credit (of which approximately \$20 million is unused) with the Federal Home Loan Bank of Boston.

I believe that the enclosed information is sufficient evidence that UCU is a well capitalized institution with more than adequate means to finance the projected \$2.3 million project at hand.

If I can be of further service, please do not hesitate to contact me directly at 207-772-1906 x2231 or joe.gervais@maine.edu.

Respectfully,

A handwritten signature in dark ink, appearing to read "Joe R. Gervais", is written over a light-colored background.

Joseph R. Gervais
Executive Vice President

391 Forest Avenue
Portland, Maine 04101-2001
www.ucu.maine.edu

9a.1

University Credit Union
Consolidated Statements of Financial Condition
Month Ended October 31, 2006
In Thousands

	Current	Last Month		Last Year			
	As of 10/31/06	As of 09/30/06	\$ Change	% Change	As of 10/31/05	\$ Change	% Change
Assets							
Real Estate Loans	\$85,398	\$85,472	(\$74)	-0.09%	\$82,499	\$2,899	3.51%
Commercial Loans	4,256	4,564	(308)	-6.76%	5,587	(1,332)	-23.84%
Other Secured Loans	32,579	32,006	573	1.79%	33,177	(597)	-1.80%
Other Unsecured Loans	3,457	3,425	32	0.94%	3,282	175	5.33%
Participation Loans	5,265	455	4,810	1056.66%	239	5,026	2099.23%
Allow for Loan Losses	(323)	(314)	(10)	3.05%	(459)	136	-29.62%
Loans, Net	130,631	125,608	5,023	4.00%	124,324	6,307	5.07%
Tricorp & Escorp FCUs	2,167	5,849	(3,683)	-62.96%	4,991	(2,824)	-56.58%
Investments HTM & AFS	5,244	5,377	(133)	-2.48%	6,169	(926)	-15.00%
CDs & Debentures	837	935	(98)	-10.48%	1,755	(918)	-52.30%
Other Investments	1,929	2,090	(162)	-7.75%	2,146	(218)	-10.14%
Total Investments	10,176	14,251	(4,076)	-28.60%	15,060	(4,885)	-32.43%
Cash & Cash Equivalents	3,418	3,169	249	7.85%	2,961	457	15.42%
Investment in PMC	326	333	(8)	-2.26%	372	(46)	-12.39%
Accrued Interest Receivable	611	621	(11)	-1.70%	584	27	4.63%
Loans held for sale, net	120	0	120	N/A	(2)	122	-5837.45%
Premises, Net	3,491	3,453	38	1.12%	3,770	(278)	-7.39%
Furniture & Fixtures, Net	458	409	49	11.97%	484	(26)	-5.34%
NCUSIF Deposit	1,015	1,015	-	0.00%	967	48	4.96%
Assets acquired in liquidation of loans, Net	0	0	-	N/A	24	(24)	-100.00%
Other Assets	2,881	2,381	499	20.97%	943	1,937	205.31%
Total Assets	\$153,126	\$151,242	\$1,885	1.25%	\$149,488	\$3,638	2.43%
Liabilities							
Accounts Payable	\$786	\$1,362	(\$576)	-42.28%	\$794	(\$8)	-0.97%
Notes Payable	31,750	28,750	3,000	10.43%	33,500	(1,750)	-5.22%
Accrued & Other Liabilities	206	217	(11)	-5.00%	264	(58)	-21.94%
Total Liabilities	32,742	30,329	2,413	7.96%	34,558	(1,816)	-5.25%
Member Deposits							
Shares	29,833	30,303	(470)	-1.55%	31,132	(1,299)	-4.17%
Drafts	19,092	20,640	(1,548)	-7.50%	19,366	(274)	-1.42%
Premier Checking	2,537	2,932	(395)	-13.48%	3,072	(535)	-17.42%
Clubs, IOLTAs, & Escrows	4,918	4,090	828	20.25%	2,761	2,158	78.15%
SuperShares	5,063	5,398	(335)	-6.21%	6,646	(1,583)	-23.82%
Money Markets	1,037	1,178	(141)	-11.93%	1,487	(450)	-30.23%
Preferred Money Markets	6,707	6,883	(176)	-2.56%	8,071	(1,363)	-16.89%
Share Certificates	31,188	29,620	1,569	5.30%	24,184	7,004	28.96%
IRA Clubs	1,416	1,424	(8)	-0.53%	1,643	(227)	-13.81%
IRA Certificates	4,015	3,979	36	0.91%	3,265	750	22.98%
Total Member Deposits	105,808	106,447	(640)	-0.60%	101,827	4,181	4.11%
Reserves							
Regular Reserves	6,478	6,434	44	0.68%	5,965	493	8.26%
Accum Unrealized Gain (Loss) on AFS Invest	(58)	(63)	5	-8.65%	(104)	47	-44.82%
Undivided Earnings	8,156	8,094	62	0.76%	7,423	733	9.87%
Total Reserves	14,576	14,465	111	0.77%	13,303	1,273	9.57%
Total Liabilities, Deposits and Reserves	\$153,126	\$151,242	\$1,885	1.25%	\$149,488	\$3,638	2.43%

AH. 96



P.O. Box 1429
Portland, Maine 04104

2 Ledgeview Drive
Westbrook, Maine 04092

(207) 761-0774
1-800-346-1936

November 20, 2006

Mr. Joseph Gervais, EVP
University Credit Union
Rangely Road
Orono, ME 04469-5779

Re: University Credit Union Line of Credit

Dear Joe:

Pursuant to your request this letter is written to outline University Credit Union's line of credit relationship and creditworthiness with Tricorp FCU.

University Credit Union has a considerable relationship with Tricorp FCU and is considered among the most creditworthy. University Credit Union currently has a contract for a revolving line of credit totaling \$14 Million. As of November 20, 2006 there was no outstanding balance. The overnight deposit relationship is significant as well, with average balances exceeding \$1 Million in most months.

Please do not hesitate to contact me at 800-346-1936 Ext. 209 should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Fred M. Johnson', written in dark ink.

Fred M. Johnson
Vice President/CFO

Section 7
B-1, B-1b, B-2, B-2b Design guidelines

1. INTENTION

These guidelines are intended to provide direction for proposed development in the B-1, B-1b, B-2, B-2b zones in order to meet the Site Plan Standards specific to construction in these zones.

The guidelines are meant to highlight the important qualities of design and construction in the B-1 and B-2 zones, in order to encourage the development of quality design which is consistent with the surrounding business and residential community.

2. APPLICABILITY

The following development proposals will be required to meet the Site Plan Standards specific to development in the B-1 and B-2 zones and, as such, will be encouraged to address and be consistent with the following guidelines:

- A. All major and minor development in the B-1, B-1b, B-2, and B-2b zones.

3. GUIDELINES

1. Building Location and Form

Buildings shall be located near the street so as to create an urban street wall.

An urban street wall is created by a pattern of buildings which line the street in a consistent manner, thereby establishing a desirable spatial relationship between the building in the commercial district and the major street. The location of buildings is one of several related factors defining the street environment.

The desired condition is to have the building frame and enclose the street, which is achieved by providing building height that is proportionate to the width of the adjoining major street.

Shorter buildings of one story facing broad streets will not achieve the desired relationship. (Street width for this purpose is defined as the distance measured from curb to curb.)

By way of example, for a fifty-foot street right-of-way, a minimum building height of 15' is acceptable, with 25' height preferred. Buildings located as close as possible to the street right-of-way will provide better definition and proportion than buildings set further back.

2. Building Function

An urban street and business district requires a substantial intensity and variety of uses.

It is beneficial to have mixed uses within portions of buildings situated near the street. For example, a retail first floor might have office or residential on the second or third floors. This provides both the scale of building height desired, as well as the economic vitality of the business district.

3. Orientation of Buildings and their Entrances to the Street

Major building entries should be designed and located to provide the primary building access oriented to the public street and sidewalk.

Doorways should be prominent and obvious in appearance, so as to attract the users toward the entry. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate. Major entries should be adjacent to, or very close to, the street and public sidewalk.

4. Windows

Windows should be located in all building facades visible from the public way, especially on building facades along the major public street.

Retail uses with storefronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent, and interesting windows contribute the maximum value. Limitations on transparency, such as dark or reflective glass, or interior coverings, should be avoided. Where uses (such as office) are not conducive to transparent viewing from the public way, windows can still convey a sense of activity and presence along the street. Even these more private windows can convey occupancy and habitation when lighted from within, as during evening hours, even if the interior is screened from view.

5. Building Character, Detail, Scale, and Graphic Qualities

Building design should include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community.

Awnings, canopies, and flags may be utilized to highlight entryways and to further identify the activity and identity of a use. Facade lighting may be used to highlight entryways or to provide visual interest along an

otherwise blank facade. Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.

6. Signage and Building Entrances

Building entrances and building signage in the B-1, B-1b, and B-2b zones should be designed and constructed at the pedestrian scale.

7. Development Relationship to Street

Building facades and site amenities should form a cohesive wall of enclosure along a street.

Where buildings are not located at the street line, site amenities, including masonry walls, fences, and landscaping, should be placed along the street to provide a sense of enclosure or definition.

8. Parking Lots

Parking Lots should be buffered from view of the public way.

Landscaping or ornamental fencing should be used to buffer parking lots from public ways and residential neighbors. Where parking is located within the front yard, or side yard of a corner lot, a landscaped buffer or ornamental fence should be placed along the street line to distinguish the private space from the public space and to help define the street wall.

Parking lots should be screened from neighboring properties.

A densely planted landscape buffer or fencing should be installed to protect neighboring properties from the impacts associated with the parking lot and the use it serves.

Crosswalks should be provided within parking lots and across entrance driveways, directing pedestrians to building entrances.

Street trees should be planted along property street frontage 25ft. on center.

9. Transit Connections

Development proposed along established transit corridors should be designed to provide uninterrupted access from the proposed development to the transit stop.

10.3

An easement to place a transit shelter may be requested for development located along a transit corridor.

AH. 11



Memorandum
Department of Planning and Development
Planning Division

To: Chair Patterson and Members of the City of Portland Planning Board
From: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division
Date: 12/27/06
Re: Proposed University Credit Union, 1071 Brighton Avenue

Introduction

The University Credit Union building is proposed for 1071 Brighton Avenue. This building is in the B2 Zone. Elevations dated 08/30/06 were reviewed for this memo.

Description

The proposed University Credit Union building is a one story structure with two tower elements, and a monitor roof with clerestory windows that define its design. The proposed materials include a prominent roof with charcoal colored asphalt shingles. There is standing seam metal roofing that is royal blue. The siding is 4" clapboards and stained shingles that are yellow or teal in color. The trim is composite panel aluminum. There is siding that is CMU rough concrete texture that is sand color, and smooth CMU which is grey. White spandrel glass is proposed on some parts of the building. The doors are aluminum storefront, with a blue metal canopies.

South Elevation – Brighton Avenue

The South Elevation along Brighton Avenue includes a tower element with a large panel of glass lit signage on the upper portion. No building entrance is shown on Brighton Avenue. There is fenestration shown on this elevation at the first floor level which appears to be windows. It is not clear if translucent glass or spandrel glass is proposed. There is a bay window feature on this façade which wraps around to the East Elevation.

West Elevation – Taft Avenue

The West Elevation along Taft Avenue has a tower. It is not clear if signage is proposed for the upper portion of this tower, as shown on the façade along Brighton Avenue. There is a monitor roof with a clerestory windows visible. It is not clear if these are spandrel glass. A band of windows is shown on the first floor which appears to be above the pedestrian level. The elevations are not measured so this could not be determined. There is a free standing drive-thru.

North Elevation

The North Elevation facing the parking lot is indicated as the “Entrance”. There is a tower with an entrance door and a curved blue metal canopy. This entrance tower is on the northeast corner with doors on each side of the building. There is signage above the door, and on the upper level of the tower. Fenestration is shown, but it is not clear if this is translucent or spandrel glass.

East Elevation

The East Elevation is indicated as the “Entrance” on the elevations. There is a tower with an entrance door and a blue metal canopy. The elevations indicate that the signage on this façade is to be determined. There is a monitor roof with a clerestory windows. It is not clear if these are translucent or spandrel glass. Fenestration is shown, but it is not indicated whether this is translucent or spandrel glass. There is a bay window that wraps the southeast corner – again the glass needs to be specified.

Discussion

This building is reviewed under the B2 Design Guidelines which encourage development of quality design which is consistent with the surrounding business and residential community. The Guidelines for review are presented below, with discussion of the proposed project.

1. *Building Location and Form – Buildings shall be located near the street so as to create an urban street wall.*

This guideline is met with regard to the location of the building on the lot.

It is not clear whether the height of the building meets the desired goal to create a strong urban street wall by providing building height that is proportionate to the width of the adjoining street. This particular guideline may warrant further discussion.

2. *Building Function – An urban street and business district requires a substantial intensity and variety of uses. It is beneficial to have mixed uses within portions of buildings situated near the street. This provides the scale of the building height desired, as well as the economic vitality of the business district.*

This building is a single use of a credit union and does not contain a mix of uses.

3. *Orientation of Buildings and Entrances to the Street. – Major buildings should be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance.*

The entrance to this building is on the northeast corner facing the parking lot. There is no entrance at Brighton Avenue, or along Taft Avenue.

4. *Windows – Windows should be located in all building facades visible from the public way, especially on building facades along the major public street. Retail uses with storefronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent, and interesting windows contribute the maximum value. Limitations on transparency should be avoided.*

It is not clear whether transparent or spandrel glass is proposed for the façade of this building. The West Elevation along Taft Avenue includes a narrow band of windows that appear to be higher than pedestrian level.

5. *Building Character, Detail, Scale and Graphic Qualities - Building design should include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community. Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.*

This particular guideline may warrant further discussion. It is not clear whether the proposed design meets this requirement.

6. *Signage and Building Entrances – Building entrances and building signage should be designed and constructed at the pedestrian scale.*

This guideline does not apply to the B-2 Zone.

7. *Development Relationship to the Street – Building facades and site amenities should form a cohesive wall of enclosure along a street.*

This proposed building will contribute to the existing wall of enclosure along the street.

8. *Parking Lots*

This issue is discussed elsewhere in this report to the Planning Board.

9. *Transit Connections – Development proposed along established transit corridors should be designed to provide uninterrupted access from the proposed development to the transit stop.*

This matter needs to be determined.

Considerations

The following items remain open for consideration:

1. Measured elevations of the building are needed.
2. No building entrance is shown on Brighton Avenue. This is open to discussion.
3. The plans indicate that a curved blue metal canopy will be installed over the entrance door. More information is requested as to the design, materials and construction of this canopy.
4. Specification of the windows systems should be provided.
5. The proposed use of transparent and/or spandrel glass should be shown on the elevations.
6. This building includes several bold colors on the façade (royal blue, light teal, dark teal and yellow). It would be helpful to have a colored rendering of the building as proposed.
7. Detailing and specifications of the proposed signage on all applicable facades is requested.

MEMORANDUM

TO: Shukria Wiar, City of Portland Planner

FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran

DATE: December 20, 2006

RE: University Credit Union

AH.12

Woodard & Curran has reviewed the Major Site Plan submission for the proposed University Credit Union on Brighton Avenue. The project proposes to demolish the existing Burger King and construct a credit union, 19 parking spaces and a three lane drive-up.

Documents Reviewed

- Response to Comments document dated December 12, 2006 by Sebago Technics.
- Engineering Plan Sheets, 1 thru 8. Sheets 3 and 4 dated December 7, 2006, the remaining sheets dated November 3, 2006 by Sebago Technics.
- Architectural Plan Sheets, A1.2, 1.2, 2.1, 2.2 and sheet S1.1 plotted November 16, 2006 by Shremshock Architects.

Comments

- The proposed underdrain is labeled as a 6" diameter but is called out as a 4" diameter pipe. The size should be confirmed.
- 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 applicant should contact Mike Farmer at the City of Portland Engineering Department to coordinate the construction cost estimate.

Please contact our office if you have any questions.

DRG
203848.84

MEMORANDUM

TO: Eric Labelle, City Engineer
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: November 16, 2006
RE: University Credit Union

12a

Woodard & Curran has reviewed the Major Site Plan submission for the proposed University Credit Union on Brighton Avenue. The project proposes to demolish the existing Burger King and construct a credit union, 19 parking spaces and a three lane drive-up.

Documents Reviewed

- Major Site Plan Review Application dated November 7, 2006.
- Engineering Plan Sheets, C1 to C5, A1, A2 and A3 dated October 6, 2006 by Land Use Consultants.

Comments

- The frontage along the proposed project shall be reconstructed in accordance with the Warren Avenue master plan. In lieu of reconstructing the frontage, a contribution to reconstruct the frontage may be accepted by the City Engineer.

Please contact our office if you have any questions.

DRG
203848