

B-2 Site Plan Standards

a. *Urban Street Wall. Standard: Buildings located in the B-2 zone are encouraged to adhere to guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.*

The proposed University Credit Union meets this standard.

b. *Mixed Uses. Standard: In the B-1, B-2 and B-2b zones building uses are encouraged to adhere to the guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.*

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

c. *Building Entrances. Standard: In the B-1b and B-2 zones building entrances are encouraged to adhere to the guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.*

The building entrances are located on the side East Elevation along the parking lot, and the rear North Elevation at the corner of Taft Avenue and the parking lot. Clarification is needed as to whether both entrances will be fully functional at all times during regular business hours.

d. *Windows. Standard: In the B-1, B-1b, B-2, and B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent and installed at a height to allow views into the building by passersby.*

The proposed building design appears to meet this standard. Clarification is needed as to whether the windows will include transparent glass for the full height.

e. *Facade Character. Standard: In the B-1, B-1b, B-2, B-2b zones, active and public portions of buildings (e.g. doors, windows, entries, retail displays) shall be located adjacent to the public sidewalk to create an active presence along the sidewalk.*

The building entrances are located on the side East Elevation along the parking lot, and the rear North Elevation at the corner of Taft Avenue and the parking lot. The Taft entrance is adjacent to the public sidewalk at the rear of the building. Clarification is needed as to whether both entrances will be fully functional at all times during regular business hours. There is not an entrance oriented to Brighton Avenue directly.

f. *Building Design. Standard: B-1, B-1b, B-2, and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.*

The proposed building design is compatible with the residential and commercial neighbors.

149.2

14 a.3

8. *Building Materials. Standard: Facade materials of buildings located in the B-1, B-1b, B-2, and B-2b zones shall be compatible with those materials of surrounding residential and commercial uses.*

The proposed building materials appear to be brick, which is compatible with the surrounding uses. Proposed materials and specifications of doors, windows, and other features were not provided in the packet.

h. *Building Scale. Standard: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.*

This standard does not apply to this building.

i. *Landscaping and buffers. Standard: In the B-1, B-1b, B-2 and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the yard street line.*

Information on landscaping and buffering was not available at the time of this review.

B-2 Design Standards

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.

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 building entrances are located on the side East Elevation along the parking lot, and the rear North Elevation at the corner of Taft Avenue and the parking lot. The Taft entrance is adjacent to the public sidewalk at the rear of the building. Clarification is needed as to whether both entrances will be fully functional at all times during regular business hours. There is not an entrance oriented to Brighton Avenue directly.

14a.4

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.*

The proposed building design appears to meet this guideline. Clarification is needed as to whether the windows will include transparent glass for the full height.

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.*

The proposed design meets this standard in general, with the exception that there is not an entrance oriented to Brighton Avenue in a manner that provides a strong presence on the street.

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.

IV. Considerations

The following items remain open for consideration:

1. Measured elevations of the building are needed.
2. The location of the building entrance at the side parking lot, rather than oriented to Brighton Avenue, remains open to discussion. Clarification is needed as to whether both entrances will be fully functional at all times during regular business hours.
2. Samples of building materials should be provided.
3. Specification of the windows, doors and other building elements should be provided.
4. The proposed use of transparent and/or spandrel glass should be indicated on the elevations.

17a.5

AH. 14 b.1



Memorandum
Department of Planning and Development
Planning Division

To: Chair Patterson and Members of the City of Portland Planning Board

From: Carrie M. Marsh, 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. It 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 facade 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 facade 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.

1452

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 facade 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 facade 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.

1464

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 facade (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

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

Att: 15a

MEMORANDUM

156

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

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

From: Michael Farmer
To: Labelle, Eric; Wiar, Shukria
Date: 1/3/2007 1:25:21 PM
Subject: University Credit Union

I developed the following cost estimate for public improvements in the Brighton Avenue right of way along the frontage of the University Credit Union project.

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	9,460
TOTAL	\$22,700

My understanding is that the improvements summarized above would be constructed as part of the City's Brighton Ave. project and that the developer of the Credit Union site would give the City the money to pay for these improvements. The developer would also be responsible for constructing new curbing and a sidewalk along the Taft Avenue frontage of the project and these improvements would be completed when the Credit Union project is built.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

Att. 16a

169

From: Michael Farmer
To: Wiar, Shukria
Date: 1/3/2007 5:44:21 PM
Subject: University Credit Union

My understanding is that the developer would be responsible for building new granite curbing and a sidewalk along Taft Avenue as part of its project and that the developer would be responsible for contributing, to the City, the cost of constructing new granite curbing, sidewalk, pedestrian street lights, and the driveway entrance along Brighton Avenue.

I have some comments regarding the sidewalk and curb design details along Taft Avenue on the proposed site plan. The sidewalk on Taft Ave. should be 5 feet wide and constructed of hot mix asphalt pavement (consistent with the City Sidewalk Material Policy Maps). The back edge of the sidewalk should be setback even with the edge of the right of way, with a grass esplanade between the curb and the sidewalk. The proposed stop bar pavement markings and "island" markings near the drive through canopy should be pulled back behind the right of way line and the proposed crosswalk markings. The granite curb alignment should be 9 feet from the edge of the right of way to the front face of the curb, which is essentially what it is now. The developer is proposing a truncated dome warning surface on the sidewalk ramps at the driveways along Taft Ave. I think the proposed location of the truncated dome surface material is awkward, at best. I would like the project designers to reconsider this aspect of the design and consider the following questions. Can the curbing or the location of the truncated dome surface material be reconfigured to get the truncated dome surfaces close to the curb lines? Can the curb radii at the driveways on Taft Avenue be smaller? Are the truncated dome surface materials necessary at the driveways?

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

Att. 17a

The revised landscape plan for the University Credit Union is improved from the submission. Tree / shrub types and plant sizes all appear to meet our standards.
In review, this landscape plan is acceptable and is an improvement.
Jeff Tarling
City Arborist

Shukria -
From: Jeff Tarling
To: Shukria Wiar
Date: 1/5/2007 5:00:18 PM
Subject: University Credit Union

Att. 176

From:

Jeff Tarling
Shukria Wiar

To:

11/17/2006 4:45:49 PM

Subject:

University Credit Union Landscape Plan

Shukria -

The University Credit Union's proposed landscape plan drawn by Sebago Technics includes adequate foundation plants and four shade trees (Pin Oaks) near the drive-thru. Since this is a chance to get additional trees along Brighton Avenue I would recommend considering adding two to three shade trees or larger ornamental trees then the proposed single 'Tina' crabapple. This might include one tree before the curb cut on Brighton Avenue. Additional trees / shrubs should be considered for along the parking lot adjacent to 1041 Brighton Avenue. These might be planted in groups vs. a continuous planting. Personally, I would like to see the fourth 'Winter King' Hawthorn closest to the snow storage switched to some type of evergreen, Serbian Spruce / Austrian or Bosnian Pine for example. I would be willing to meet with the project team to review the landscape plan and suggestions.

Jeff Tarling
City Arborist

Att. 18a

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2006-0221

Date: 2/6/2007

Sign information has been submitted to the PB & Zoning. The proposal shows 8 new building signs compared to the allowance under the ordinance, table 2.6, which permits only 3 signs. The square footage of the 8 proposed signs totals up to nearly 200 (199.88) square feet which is over the 120 square feet allowed by ordinance.

The directional signs presented are ok in concept as shown, except the sign off Taft Avenue is being shown on City property. The directional signs should be placed 5' back from the property lines on the applicant's property and not on City property.

Any variance from the sign ordinance may be allowed under section 14-368.5.g pursuant to section 14-526(a)(22) of the site plan standards. Separate permits shall be required from the construction permit(s) even with variance approvals.

Marge Schmuckal

on 11/7/06 Barbara & I reviewed this proposal for completeness - Zoning is not complete - A zoning analysis has not been done - no impervious surface give - side yard on side street not being met (5' instead of 10' shown) - needs to show the averaging setback (should be ok) - needs a conditional use to the PB for the drive-thru.

Date: 11/9/2006

Subject: Application ID: 2006-0221 - University Credit Union

From: Marge Schmuckal

To: FILE

MEMORANDUM

18c

MEMORANDUM

To: FILE

From: Cptn Greg Cass

Dept: Fire

Subject: Application ID: 2006-0221

Date: 12/27/2006

Applicant shall provide location of all hydrants with-in 500'
Hydt. Shown @ Taft 12/18/2006

Att. 19

Att. 20

From: James Carmody

To:

Wiar, Shukria

2/9/2007 11:38:22 AM

Subject:

University Credit Union

I have reviewed the Supplemental Traffic Information, dated 1/30/07, provided by Tom Errico regarding pedestrian accommodations at the intersection of Brighton Avenue & Taff Street. I concur with the conclusions in the supplemental information.

James Carmody, P. E.

City Transportation Engineer

City of Portland

207-874-8894

JFC@portlandmaine.gov

PLANNING BOARD REPORT #13-07

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

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

- iv. 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>
TOTAL	\$22,700

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 of-premise infrastructure improvements planned for the area.

11. Neighborhood Meeting

The applicant held a neighborhood meeting on Tuesday, January 16th, 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.

VIII. FINANCIAL AND TECHNICAL CAPABILITY/RIGHT, TITLE AND INTEREST

Documentation has been submitted and included in Attachment #12.

IV. MOTIONS FOR THE BOARD TO CONSIDER

1. **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.

2. Site Plan:

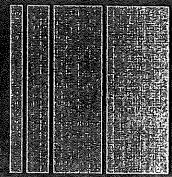
On the basis of plans submitted by the applicant, the information contained in Planning Report #05-07 relevant to standards for site plan regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds:

1. 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 Dated 08.15.2006
 - e) Stormwater Management
 - f) Lighting Catalogue Cuts
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



November 6, 2006
05439

Ms. Barbara Barhydt
Senior Planner, Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

Att. 1a

Proposed University Credit Union, 1071 Brighton Avenue
Minor Site Plan and Conditional Use Applications

Dear Ms. Barhydt:

University Credit Union is seeking to construct a new credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The site is located in the B2 zone and is approximately .74 acres in size with frontage and access along both Brighton Avenue and Taft Avenue. The site is owned by University Credit Union and a deed has been included with the application materials.

The new facility will consist of a 5,541 s.f. building with offices and customer banking areas, a three-lane drive-up with two banking lanes and one ATM lane and 19 parking spaces, with two handicap spaces. The drive-through lanes will accommodate 12 vehicles. The building was sited at the corner of the parcel adjacent to Brighton and Taft Avenues to create the streetscape that is envisioned for this section for Brighton Avenue.

The access to the site will be from Brighton and Taft Avenues. The Brighton Avenue access will be right-in only and no exiting movement. Two curb cuts onto Taft Avenue are proposed, one of which will be a full movement, entering and exiting, and the other will be just exiting associated with the drive thru facility.

The credit union building will require Minor Site Plan review but the drive-thru will require a Conditional Use Permit from the Planning Board under Section 14-183 (a) 4. because the parcel with the drive-thru is within 100 feet of a residential zone.

We have included in this submission executed applications for Minor Site Plan review and Conditional Use Permit along with a check for \$ 700.00 for the application and review fees. In addition, we understand that we will need to hold a Neighborhood Meeting before the Planning Board Public Meeting.

Supporting materials included with the application include the Site Plan package with a Boundary Survey, Site Plan, Grading and Utility Plan, Landscape Plan, Site Lighting Plan and Detail Sheets. A Traffic Assessment, prepared by Tom Errico of Wilbur Smith Associates, is attached and concludes that the proposed use will not result in increased traffic in the vicinity of the project and, therefore, no Traffic Movement Permit is needed and a Traffic Study is also not necessary.

1a.1

A Stormwater Assessment of the proposed site has been prepared and compares the changes in land cover to determine the quantity of storm water that needs to be treated. The assessment provides the calculations of the stormwater quantity and the modeling of the treatment method. The proposed Site Plan will result in a reduction in the amount of impervious surface on the site. Some treatment will be required because of the changes in surfaces on the site and the treatment will be accomplished by an underdrain filter along the northern boundary of the site.

Details of the proposed site lighting have been attached as well, which show the type and style of site lighting proposed for the parking lot and drive-thru area. The parking lot lighting will have house side shields to minimize light spillage onto the adjacent retail site. The parking lot lights will be mounted on 20 tall poles and will be 350 watt, metal halide lights.

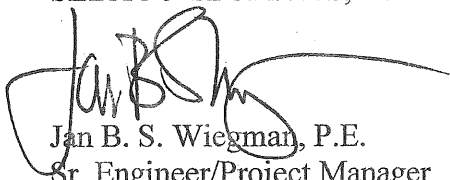
The drive-thru facility is located remotely from the building to allow for better circulation for customers to the building and to segregate the drive-thru traffic from the walk-in traffic. The facility will be screened from the adjoining property by landscaping along the northerly property line.

Architectural elevations of the building have been included in the submission materials. The building will have large display windows along Brighton Avenue and at the corners of the building. The entrance of the building is internal to the site and is oriented towards the customer parking area. Because of security concerns, only one entrance is planned for the facility.

Please review the materials and let us know if there are any further questions that we need to be addressed.

Sincerely,

SEBAGO TECHNICS, INC.



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



JBSW:jbsw/kn
Encl.

cc: Eric Levesque (Brand Partners)



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 1071 Brighton Ave.		Zone: B2
Existing Building Size: 3,128 sq. ft.	Proposed Building Size: 5,541 sq. ft.	
Existing Acreage of Site: 32,234 sq. ft.	Proposed Acreage of Site: 32,234 sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# 274 Block# D Lot# 16	Property owner's mailing address: Rangeley Road University of Maine Orono, ME 04469-5779	Telephone #: 207-774-7131
Consultant/Agent, mailing address, phone # & contact person: Sebago Technics 207-856-0277 One Chabot St. Westbrook, ME 04098	Applicant's name, mailing address, telephone #/Fax#/Pager#: University Credit Union Rangeley Road University of Maine Orono, ME 04469-5779	Project name: University Credit Union, Brighton Ave.

Orono, ME 04469 207-774-7131

Fee For Service Deposit (all applications) X (\$200.00)

Proposed Development (check all that apply)
 New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking lot
 Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other _____

Major Development (more than 10,000 sq. ft.)
 Under 50,000 sq. ft. (\$500.00)
 50,000 - 100,000 sq. ft. (\$1,000.00)
 Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review
 Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments
 Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)
 Joe Gervais
 University Credit Union
 Rangeley Road
 University of Maine
 Orono, ME 04469-5779

Submittals shall include (9) separate folded packets of the following:

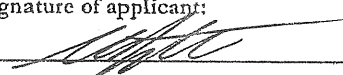
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 11/2/06
--	---------------

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



1a.4

Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

University Credit Union
Name

Rangeley Road, University of Maine
Address

Orono, Maine 04469-5779
207-774-7131 207-842-9170
Phone Fax

2. Subject Property:

1071 Brighton Avenue
Address

Portland, ME

274-D-16
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

University Credit Union
Name

Rangeley Road, University of Maine
Address

Orono, Maine 04469-5779
207-774-7131 207-842-9170
Phone Fax

4. Current Zoning Designation(s):

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Property Owner

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Fast Food Restaurant

8. Type of Conditional Use Proposed:

Drive-thru within 100 ft. of a residential zone located in the B2 zone.

1a.5

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Conditional Use Authorized by: Section 14- 183, (a), 4

11. Standards - Criteria for Conditional Use Appeal

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;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. Application Fee: A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

 X Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

<u> X </u> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. Signature: The above information is true and accurate to the best of my knowledge.

11/2/06
Date of Filing

[Signature]
Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Att. 1b

QUITCLAIM DEED WITH COVENANT

Know All Men By These Presents, That WE, Herbert E. Ginn of Scarborough, Maine, Jean M. Parkhurst of Bangor, Maine, Steven P. Parkhurst of Bangor, Maine, Scott M. Parkhurst of Brewer, Maine, and Scott M. Parkhurst, Trustee of the Ryan Paul Parkhurst Trust of Brewer, Maine AND Trustee of the Meghan Lynn Parkhurst Trust of Brewer, Maine for consideration paid, grant to University Credit Union, a Maine Corporation with a mailing address of Ranglely Road, University of Maine, Orono, Maine, with QUITCLAIM COVENANT, the real property in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land together with the buildings thereon situated on the northerly side of Brighton Avenue and the easterly side of Taft Avenue in the City of Portland, County of Cumberland, State of Maine, more particularly described as follows:

Beginning at an iron marking the intersection of the northerly sideline of Brighton Avenue with the easterly sideline of Taft Avenue;

Thence by the easterly sideline of Taft Avenue on a course of North 30°35' East and a distance of 250.00 feet to an iron; thence by land now or formerly of Leonard M. Nelson, Trustee on the following described courses;

South 59°25' East and a distance of 121.76 feet to an iron; and South 30°35' West and a distance of 278.26 feet to an iron and the northerly side of Brighton Avenue;

Thence by the northerly sideline of Brighton Avenue on a course of North 46°21' West and distance of 125.00 feet to the point of beginning.

Reference is hereby by made to the following Deeds:

A certain Trustee's Deed from Leonard M. Nelson, Trustee to Herbert E. Ginn dated October 30, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3318, Page 210;

A certain Warranty Deed from Herbert E. Ginn to Jean M. Parkhurst and Herbert E. Ginn dated March 30, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3376, Page 140;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a nine percent interest as tenants in common and Scott M. Parkhurst a nine percent interest as tenants in common dated January 31, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9916, Page 206;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a three percent interest as tenants in common and Scott M. Parkhurst a three percent interest as tenants in common dated January 31, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11284, Page 265;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common and Scott M. Parkhurst a one and a half percent interest as tenants in common dated January 10, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11811, Page 73;

MAINE REAL ESTATE TAX PAID

1b.1

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common and Scott M. Parkhurst a one and a half percent interest as tenants in common dated January 2, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12420, Page 233;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common and Scott M. Parkhurst a one and a half percent interest as tenants in common dated January 2, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13302, Page 295;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Scott M. Parkhurst as Trustee of the Ryan Paul Parkhurst Trust a one and a half percent interest as tenants in common and Scott M. Parkhurst as Trustee of the Meghan Lynn Parkhurst Trust a one and a half percent interest as tenants in common dated July 1, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13302, Page 296;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst as Trustee of the Ryan Paul Parkhurst Trust a one and a half percent interest as tenants in common and Scott M. Parkhurst as Trustee of the Meghan Lynn Parkhurst Trust a one and a half percent interest as tenants in common dated July 1, 2000 and recorded in the Cumberland County Registry of Deeds in Book 16859, Page 255;

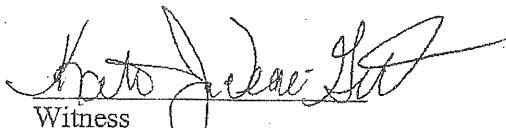
A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst as Trustee of the Ryan Paul Parkhurst Trust a one and a half percent interest as tenants in common and Scott M. Parkhurst as Trustee of the Meghan Lynn Parkhurst Trust a one and a half percent interest as tenants in common dated January 2, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16912, Page 247;

A certain Warranty Deed from Herbert E. Ginn and Jean M. Parkhurst to Steven P. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst a one and a half percent interest as tenants in common, Scott M. Parkhurst as Trustee of the Ryan Paul Parkhurst Trust a one and a half percent interest as tenants in common and Scott M. Parkhurst as Trustee of the Meghan Lynn Parkhurst Trust a one and a half percent interest as tenants in common dated January 2, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17305, Page 341.

In Witness Whereof, We have hereunto set our hands this 14th day of September, 2005 in our individual capacities and Scott M. Parkhurst in his individual capacity and his said capacity as Trustee of the Ryan Paul Parkhurst Trust and Trustee of the Meghan Lynn Parkhurst Trust.


Witness


Herbert E. Ginn


Witness


Jean M. Parkhurst

Kath Pearce
Witness

Stephen P. Parkhurst
Stephen P. Parkhurst
(Steven) SPP

Kath Pearce
Witness

Scott M Parkhurst
Scott M. Parkhurst

Kath Pearce
Witness

Ryan Paul Parkhurst Trust
Scott M Parkhurst
Scott M. Parkhurst, TRUSTEE

Kath Pearce
Witness

Meghan Lynn Parkhurst Trust
Scott Parkhurst
Scott M. Parkhurst, TRUSTEE

State of Maine
County of Cumberland

On this 15 day of September, 2005 personally appeared before me the above-named Herbert E. Ginn, and acknowledged the foregoing to be his free act and deed.

SEAL

Before me,
Davelyn H. Hayes
Notary Public/Attorney at Law
Exp: DAVELYN H. HAYES
Notary Public, Maine
My Commission Expires January 14, 2006

State of Maine
County of Penobscot

On this 14 day of September, 2005 personally appeared before me the above-named Jean M. Parkhurst, and acknowledged the foregoing to be her free act and deed.

SEAL

Before me,
Pennie L. Duff
Notary Public/Attorney at Law
Exp: PENNIE L. DUFF
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 22, 2012

State of Maine
County of Penobscot

On this 14 day of September, 2005 personally appeared before me the above-named Stephen P. Parkhurst, and acknowledged the foregoing to be his free act and deed.

SEAL

Before me,
Pennie L. Duff
Notary Public/Attorney at Law
Exp: PENNIE L. DUFF
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 22, 2012

163

Exp:

State of Maine
County of Penobscot

On this 14 day of September, 2005 personally appeared before me the above-named Scott M. **SEAL**
Parkhurst, and acknowledged the foregoing to be his free act and deed.

Before me, *Pennie L. Duff*
Notary Public/Attorney at Law
Exp:

PENNIE L. DUFF
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 22, 2012

State of Maine
County of Penobscot

On this 14 day of September, 2005 personally appeared before me the above-named Scott M.
Parkhurst, Trustee of the Ryan Paul Parkhurst Trust and acknowledged the foregoing to be his free act and
deed and his free act and deed in his said capacity of said Trust. **SEAL**

Before me, *Pennie L. Duff*
Notary Public/Attorney at Law
Exp:

PENNIE L. DUFF
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 22, 2012

State of Maine
County of Penobscot

On this 14 day of September, 2005 personally appeared before me the above-named Scott M.
Parkhurst, Trustee of the Meghan Lynn Parkhurst Trust and acknowledged the foregoing to be his free act
and deed and his free act and deed in his said capacity of said Trust.

Before me, *Pennie L. Duff*
Notary Public/Attorney at Law
Exp:

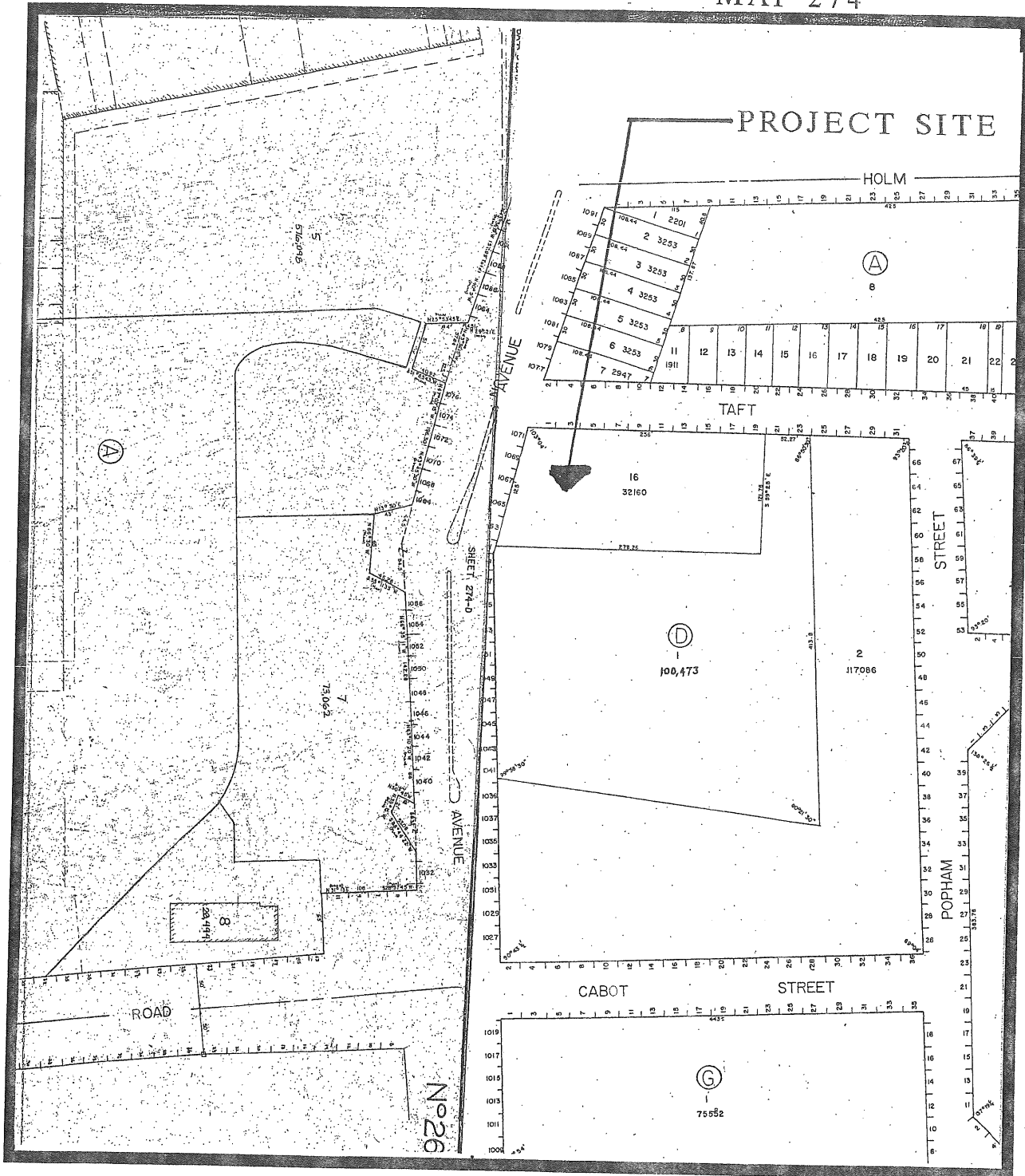
PENNIE L. DUFF
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 22, 2012

Received
Recorded Register of Deeds
Sep 19, 2005 03:48:58P
Cumberland County
John B O'Brien

Att. 1C

MAP 263A

MAP 274

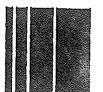


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Wilbur Smith Associates

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Portland, Maine 04101
(207) 871-1785
(207) 871-5825 fax
www.wilbursmith.com

Att. 1d

August 15, 2006

Mr. Joseph Gervais
Executive Vice President
University Credit Union
391 Forest Avenue
Portland, Maine 04101

RE: Traffic Assessment – 1071 Brighton Avenue, Portland, Maine

Dear Mr. Gervais:

In accord with your request, we are pleased to submit this traffic assessment associated with the proposed University Credit Union project to be located on Brighton Avenue in Portland, Maine. The assessment focuses on estimating traffic generation for both the former Burger King Restaurant and the proposed University Credit Union project in an effort to determine whether traffic levels will increase and warrant a Traffic Movement Permit and a Traffic Impact Study.

Traffic Generation

Wilbur Smith Associates (WSA) conducted a trip generation comparison between the former Burger King Restaurant and the proposed University Credit Union project. The trip generation estimates were based upon data contained in the publication Trip Generation, Institute of Transportation Engineers (ITE), 7th Edition and local traffic data collected at existing University Credit Union facilities. The purpose of this effort is to determine the change in traffic levels when comparing the previously operating Burger King Restaurant and the proposed University Credit Union. Traffic generation from the Burger King Restaurant was based upon data from Land Use Code 934 - Fast-Food with Drive-Through Window from ITE. Attached to this letter is data that summarizes the traffic generation estimates using the ITE data. Traffic from the proposed University Credit Union was based upon transaction data (see attached) at existing facilities on Forest Avenue in Portland and on Union Street in Bangor. Because ATM transaction data is not provided on an hourly basis, we estimated peak hour usage by applying the ratio of hourly transactions to daily transactions for Over the Counter customers to the daily ATM transaction data. This estimate overstates peak ATM usage, because ATM usage occurs over a twenty-four hour period. The local data indicated the following:

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Forest Avenue – Portland

- AM Peak Hour
 - Over the Counter Transactions = 45
 - ATM Transactions = 25
 - Total Transactions = 70
 - Total Entering Vehicles = 70 Transactions/1.8 Transactions per vehicles = 39 vehicles
- PM Peak Hour
 - Over the Counter Transactions = 60
 - ATM Transactions = 33
 - Total Transactions = 93
 - Total Entering Vehicles = 93 Transactions/1.8 Transactions per vehicles = 52 vehicles

Union Street – Bangor

- AM Peak Hour
 - Over the Counter Transactions = 37
 - ATM Transactions = 19
 - Total Transactions = 56
 - Total Entering Vehicles = 56 Transactions/1.8 Transactions per vehicles = 32 vehicles
- PM Peak Hour
 - Over the Counter Transactions = 55
 - ATM Transactions = 28
 - Total Transactions = 83
 - Total Entering Vehicles = 83 Transactions/1.8 Transactions per vehicles = 46 vehicles

Using the higher traffic data from the above data, it is estimated that the site will generate 39 entering vehicles during the AM peak hour and 52 entering vehicles during the PM peak hour for customer traffic. In addition, traffic generation will occur for employees. The proposed site is expected to have fourteen (14) employees. Assuming half impact the peak hour of traffic (some will arrive before the morning peak hour and leave after the afternoon peak hour), 7 vehicles will enter the site during the morning peak hour and 7 vehicles will exit the site during the afternoon peak hour.

The following table summarizes the trip generation comparison from the site during the Weekday AM and PM peak hours.

1 d. 2

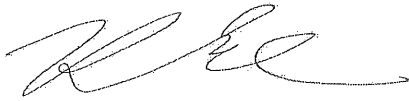
Time Period	Burger King (3,228 sf)			Credit Union (5,400 sf)			Change in Total Trips
	Enter	Exit	Total	Enter	Exit	Total	
Weekday AM Peak Hour	90	87	177	46	39	85	-92
Weekday PM Peak Hour	60	55	115	52	59	111	-4

As noted in the above table, the proposed project will generate less traffic during both Weekday AM and PM peak hours as compared to the former Burger King Restaurant. Accordingly, the project does not require a Traffic Movement Permit and a Traffic Study is not warranted.

Please do not hesitate to call if you have any questions or wish to discuss the work.

Respectfully submitted,

WILBUR SMITH ASSOCIATES



Thomas A. Errico, P.E.
Senior Transportation Engineer

Registered Professional Engineer
Maine Number 6618

1d.3

PROJECT TRIP GENERATION CALCULATION - EXISTING CONDITIONS

	Burger King (3,328 sf)			Drive-in Bank (5,400 sf)			Change in Total Trips	Change in New Trips
	Total Trips (ITE)	Pass-By Trips	Net New Trips	Total Trips (ITE)	Pass-By Trips	Net New Trips		
Daily	1651	826	380	1331	626	346	-320	-86
AM Peak	In 90 Out 87 Total 177	45 44 89	21 20 41	37 29 66	17 14 31	10 8 17	-53 -68 -111	-14 -16 -30
PM Peak	In 60 Out 55 Total 115	30 28 58	14 13 26	52 52 104	24 24 49	14 14 27	-8 -3 -11	-2 -1 -3
Saturday Daily	2403	1202	553	405	190	105	-1998	-539
Saturday Midday Peak	In 100 Out 97 Total 197	50 49 99	23 22 45	102 98 200	48 46 94	27 25 52	2 1 3	1 0 1

Drive-in Bank Non-Primary Trip Rates:

Weekday AM:	PassBy	DivLink
Weekday PM:	47%	26%
Saturday PH:	47%	26%
Weekday Daily	47%	26%
Saturday Daily	47%	26%

Burger King Non-Primary Trip Rates:

Weekday AM:	PassBy	DivLink
Weekday PM:	50%	23%
Saturday PH:	50%	23%
Weekday Daily	50%	23%
Saturday Daily	50%	23%

ITE TRIP GENERATION WORKSHEET
 (Based on ITE Trip Generation Manual, 7th Edition)

LANDUSE: Fast-Food with Drive-Through Window
 Independent Variable --- 1,000 square feet GLA
 LANDUSE CODE: 934

JOB NAME: _____
 JOB NUMBER: _____
 SIZE (ksf): 3.328

WEEKDAY

RATES:	# Studies	R ²	Total Trip Ends			Independent Variable Range			Directional Distribution	
			Average	Low	High	Average	Low	High	Enter	Exit
DAILY	21	*	496.12	195.98	1132.92	3	*	9	50%	50%
AM PEAK	59	*	53.11	6.54	163.33	4	*	9	51%	49%
PM PEAK	110	*	34.64	8.15	117.15	3	*	9	52%	48%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	1,651	826	826	*	*	*
AM PEAK (ADJACENT ST)	177	90	87	*	*	*
PM PEAK (ADJACENT ST)	115	60	55	*	*	*

SATURDAY

RATES:	# Studies	R ²	Total Trip Ends			Independent Variable Range			Directional Distribution	
			Average	Low	High	Average	Low	High	Enter	Exit
DAILY	11	*	722.03	338.92	1405.00	3	0	4	50%	50%
PEAK OF GENERATOR	37	*	59.20	19.21	122.49	4	0	8	51%	49%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	2,403	1,201	1,201	*	*	*
PEAK OF GENERATOR	197	100	97	*	*	*

ITE TRIP GENERATION WORKSHEET
(Based on ITE Trip Generation Manual, 7th Edition)

LANDUSE: Drive-in Bank
LANDUSE CODE: 912

Independent Variable --- 1000 s.f. Gross Floor Area

JOB NAME:
JOB NUMBER:

SIZE (KSF): 5.400

WEEKDAY

RATES:

	# Studies	Total Trip Ends			Independent Variable Range			Directional Distribution	
		Average	Low	High	Average	Low	High	Enter	Exit
DAILY	19	246.49	68.23	817.00	4	*	14	50%	50%
AM PEAK	23	12.34	3.00	45.39	4	*	14	56%	44%
PM PEAK	*	*	*	*	*	*	*	*	*

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	1,331	666	666	1,242	621	621
AM PEAK (ADJACENT ST)	67	37	29	*	*	*
PM PEAK (ADJACENT ST)	*	*	*	*	*	*

SATURDAY

RATES:

	# Studies	Total Trip Ends			Independent Variable Range			Directional Distribution	
		Average	Low	High	Average	Low	High	Enter	Exit
DAILY	18	71.21	5.00	255.00	4	*	14	50%	50%
PEAK OF GENERATOR	26	37.08	1.25	462.50	3	*	14	51%	49%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	385	192	192	405	202	202
PEAK OF GENERATOR	200	102	98	*	*	*

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University Credit Union
Branch Transactional Data by Hour

Branch 1: Rangeley Road, University of Maine, Orono, Maine (Main Office)

Year Opened: 1967
Building Sq. Footage: 6200
Retail Employees: 16
Operational Employees: 7
Total Employees: 23

Average Over the Counter Transactions by Hour (Sample Period January 1, 2004 thru October 31, 2005)												
	7:00-7:59 A.M.	8	9	10	11	12 P.M.	1	2	3	4	5	Average Daily OTC
	11.31	64.84	106.29	98.96	98.13	104.88	102.60	101.65	111.17	33.85	4.32	838.00
Average Monthly ATM Transactions at Location												
	7600											
Average Over the Counter by Day (Sample Period January 1, 2004 thru October 31, 2005)												
Day of Week	OTC Ave	ATM Ave	Ave Daily Totals	Max # OTC	Min # OTC							
Mondays	933	250	1182.54	588	1318							
Tuesdays	734	250	983.96	342	1448							
Wednesdays	666	250	916.08	347	1031							
Thursdays	679	250	929.00	444	1158							
Fridays	1135	250	1385.07	263	1549							
Saturdays	0.00	250	250.00	0	0							
Sundays	0.00	250	250.00	0	0							
												Average Daily Totals
												1091.33

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Branch 2: 391 Forest Ave, Portland, ME 04101
 Year Opened: 1994
 Building Sq. Footage: 3500
 Retail Employees: 12
 Operational Employees: 2
 Total Employees: 14

Average Over the Counter Transactions by Hour (Sample Period: January 1, 2004 thru October 31, 2005)
 7:00-7:59 A.M. 2.84 8 44.57 9 55.79 10 50.42 11 57.76 12 P.M. 54.84 1 55.53 2 56.27 3 59.78 4 17.93 5 3.74 Average Daily OTC 459.48

Average Monthly ATM Transactions at Location
 7500 Average Daily ATM 250.00

Average Over the Counter by Day (Sample Period: January 1, 2004 thru October 31, 2005)

Day of Week	OTC Ave	ATM Ave	Ave Daily Totals	Max # OTC	Min # OTC
Mondays	484	250	734.17	382	617
Tuesdays	415	250	665.02	275	790
Wednesdays	369	250	618.96	268	505
Thursdays	390	250	640.23	248	584
Fridays	572	250	821.95	248	852
Saturdays	247	250	497.05	168	344
Sundays	0.00	250	250.00	0	0

Branch 3: 977 Union Street, Bangor, ME
 Year Opened: 2002
 Building Sq. Footage: 5298 (Approximately 3500 sq. ft. is retail, 1800 sq. ft. operational space)
 Retail Employees: 10
 Operational Employees: 8
 Total Employees: 18

Average Over the Counter Transactions by Hour (Sample Period: January 1, 2004 thru October 31, 2005)
 7:00-7:59 A.M. 6.02 8 36.51 9 47.99 10 45.88 11 52.28 12 P.M. 49.43 1 50.18 2 47.84 3 55.08 4 28.07 5 4.89 Average Daily OTC 424.17

Average Monthly ATM Transactions at Location
 6500 Average Daily ATM 216.67

Average Over the Counter by Day (Sample Period: October 21, 2002 thru October 31, 2005)

Day of Week	OTC Ave	ATM Ave	Ave Daily Totals	Max # OTC	Min # OTC
Mondays	295	216.67	511.57	382	617
Tuesdays	252	216.67	468.75	275	790
Wednesdays	202	216.67	419.12	268	505
Thursdays	252	216.67	468.93	248	584
Fridays	374	216.67	590.80	248	852
Saturdays	97	216.67	314.00	168	344
Sundays	0	216.67	216.67	0	0

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STORMWATER MANAGEMENT

University Credit Union
Brighton Avenue
Portland, Maine

General

This Stormwater Management Plan has been prepared on behalf of University Credit Union for a proposed credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The proposed project site is 0.74 acres and is situated in the B2 zone. The new facility will consist of a 5,541 s.f. building with offices and customer banking areas, a three lane drive-up with two banking lanes and one ATM lane and 19 parking spaces. The site will be serviced by underground utilities, including sewer, water, electric, telephone and cable. The development will result in the following:

- Total Area of Parcel = 0.74 acres
- Existing Developed Area = 0.74 acres
- Proposed Disturbed Area = 0.74 acres
- Existing Impervious Area = 0.64 acres
- Proposed Impervious Area = 0.53 acres
- Total Reduction in Impervious Area = 0.11 acres

The proposed drainage infrastructure includes subsurface drainage collection and transport, and underdrained soil filters designed to provide stormwater quality treatment.

Existing Site Conditions

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 landscape 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 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.

Soils

Soils information used for the stormwater evaluation was based on the Medium Intensity Soil Survey for Cumberland County. The soil survey maps the soils on the site as Hinckley, which is classified with a hydrologic soil group of A.

1e.1

Post-development Site Conditions

The proposed facility will consist of a 5,541 s.f. building with offices and customer banking areas, a three-lane drive-up with two banking lanes and one ATM lane and associated sidewalks and parking. As part of the development, the overall impervious surfaces at the site will be reduced to approximately 0.11 acres, with a significant improvement to landscaping and visual appearance as well as added treatment for the stormwater.

Stormwater runoff will generally follow the same flow patterns as in the pre-development conditions. Approximately 10,973 s.f. of impervious area will be directed through the underdrained 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. Approximately 4,800 s.f. of impervious area will be treated by filtering through the soil media and entering the existing catch basin through the underdrain.

Stormwater Quality

The stormwater treatment of the site has been designed using the underdrained swale Best Management Practice (BMP) standards as defined by the Maine DEP designed to reduce channel erosion from smaller storm events, provide effective pollutant removal and lessen temperature impacts. For the redevelopment project, these BMP standards are designed to treat those proposed land cover changes, which are a more intense use at the site than the existing site conditions. Specific to this redevelopment, this includes areas which are currently building and will be converted to pavement, and landscape areas which will be converted to either building or pavement. Those areas where the existing site coverage, when converted to the proposed site coverage, will result in a similar ground cover (i.e. gravel/paved converted to paved), or a less intense use (i.e. paved converted to landscaped areas) will not require site-specific treatment. A summary of surface coverage for this redevelopment project is detailed below, and represented on the attached Stormwater Redevelopment Summary Plan.

<u>Existing Site Coverage</u>	<u>Proposed Site Coverage</u>	<u>Total Area</u>
Building	Building	2,897 s.f.
Building	Landscaped	224 s.f.
Paved/Gravel	Building	1,227 s.f.
Paved/Gravel	Paved	16,248 s.f.
Paved/Gravel	Landscaped	7,038 s.f.
Landscaped	Landscaped	2,090 s.f.
<i>Building</i>	<i>Paved</i>	<i>7 s.f.</i>
<i>Landscaped</i>	<i>Paved</i>	<i>1,416 s.f.</i>
<i>Landscaped</i>	<i>Building</i>	<i>1,102 s.f.</i>

The BMP standards must be achieved by using one or more of the Department approved methods to control runoff from no less than 95% of the impervious area and no less than 80% of the developed area associated with a portion of the project that is impervious or landscaped. For this redevelopment project, this pertains to those areas where proposed cover results in a higher intensity land use. Based on the water quality calculations to meet the Departments requirement of 95% treatment of impervious area and 80% treatment of developed area, treatment would be

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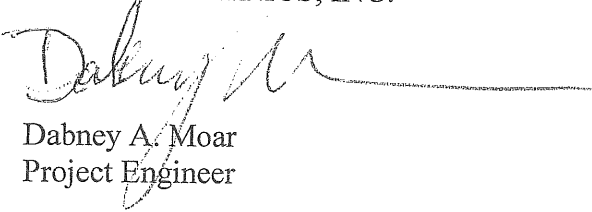
required on 2,399 s.f. of impervious area and no landscaped areas associated with the project. This would require a water quality treatment volume of 200 c.f. for treatment through an underdrained soils filter pond. Since paved parking and drives produce a greater pollutant load, the portion of the redeveloped property to be treated will consist of mainly paved parking and drives. The underdrained swale has been designed to treat approximately 4,800 s.f. of impervious surface from paved drives and parking, with a water quality volume of 400 c.f. This water quality volume proposed exceeds the water quality volume required. A copy of the water quality calculations is provided.

Summary

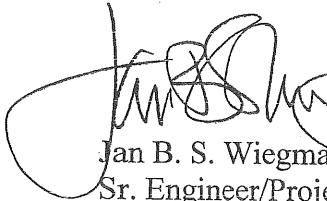
Stormwater runoff from the site will be treated to meet the MDEP Stormwater Quality Standards. The reduction in the overall curve numbers for the property results in a reduced peak flow and discharge from the site under the post-development conditions for all areas of the site except a small area draining to Brighton Avenue. The flow rates associated are very small, only 0.48 cfs in the 25-year storm for the post-development model, and are not anticipated to create a significant impact. With incorporation of the water quality treatment measures, no significant impacts to off-site drainage are anticipated due to the development of the site.

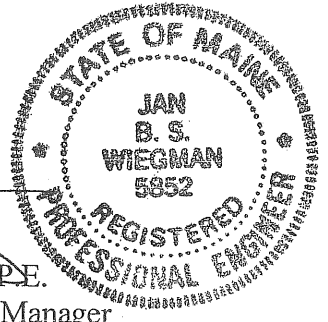
Prepared by,

SEBAGO TECHNICS, INC.


Dabney A. Moar
Project Engineer

Reviewed by,


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



DAM/JBSW:dam/kn
November 6, 2006