



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 26, 1989

The Six Fifty Group
638 Congress Street
Portland, ME 04101

RE: 650 Brighton Avenue - Handicapped accessibility

Gentlemen:

As a result of a recent complaint, an inspection with regard to handicapped accessibility was made of the building at the above location. Our letter to you of January 12, 1988 states that the entire building must meet all ANSI A 117.1 1986 standards providing accessibility and usability for physically handicapped persons.

While there is a handicapped accessible restroom facility on the street level of this building, the rest of the building is inaccessible; and the complaints with regard to lever hardware, restrooms (shower stall, grab bars, etc.), and handrails are justified.

Please have this building brought into compliance at your earliest convenience.

Sincerely,

Kathleen A. Taylor
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services

650 Brighton Ave

Complaints:

No elevator - true

No lever hardware - partially
true - exit to
wheelchair ramp has
hardware. Other exit
does not.

Restrooms - ? ~~rest~~ there are
marked handicapped
accessible restrooms
on street level. There
are other restrooms,
including a shower, in
the bldg which are not
accessible.

Handrail - true

fest

*9/20/89
K2's
G*

alpha One

Center for Independent Living

July 18, 1989

Joseph E. Gray, Jr.
Director of Planning
& Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Adaptive living programs for
handicapped Americans.

*you will follow - Please
read. If any of these letters
are written your area please
look at Mr. DeBour problems and
get back to me. G*

Dear Mr. Gray:

We are writing you, once again, to express our disappointment with the level of compliance with access laws in the City of Portland. Previously, you suggested contacting Mr. Hoffses, which we have done. Consequently, we have worked with members of his staff and have provided training about the Maine Human Rights Act and the ANSI requirements for making buildings fully accessible. We have also met with Mr. Jaegerman and the planning staff.

At the initiation of our discussions, I was working to correct violations in more than 150 buildings where permits issued in 1982 through 1985 did not require accessibility. We are still working on those violations with the building owners. Most of the building owners have identified the fact that they received a permit and a Certificate of Occupancy, and were never told about access. I believe that today more people are being told about access.

Nevertheless, numerous buildings are built today (and in the years since 1985) that do not comply with the Human Rights Act. The following new facilities have been identified by us as having major architectural barriers preventing use by a person with a disability. These buildings have been identified only by informal observation of construction underway.

Panda House (Restaurant) 436 Fore Street: There is a step at the door and all dining is upstairs with no elevator. There is no lever hardware on doors or lavatory. The bathrooms are inaccessible.

650 Brighton Avenue (offices): This four story building has no elevator to the insurance, medical, and other offices. There is no lever hardware. The restrooms have an inadequate shower stall, no grab bars, no lavatory access. The handrail on the stairs is inadequate in that there is only one, it does not extend beyond the top and bottom stair, and is a difficult shape to grip.

85 E Street, Suite #1, South Portland, Maine 04106 207-767-2189 Voice or TDD
South Portland Augusta Brewer Presque Isle

Burger King (restaurant) 449 Forest Avenue: There is no access to the upper level offices. The curb ramp is steep. The restroom door has inadequate maneuvering space, the urinal is too high, the grab bars are too short, there is no lever hardware, and the pipes are not insulated. There is no lever hardware on interior doors.

41 Baxter Blvd. (offices): The entrance has steps and no floor level is accessible. Handrails on the stairs do not extend.

88 Middle Street (offices and restaurant renovation): There is a step at each door. There is no access to the second floor. The bathrooms in Hugo's do not have maneuvering space and have no grab bars.

There are many more buildings than these of recent construction and renovation where similar barriers or lesser barriers have been noted. Typical omissions in the review of plans and construction are:

- 1) no level entrance without a step,
- 2) thresholds that are higher than a 1/2 inch,
- 3) doors that do not have lever hardware,
- 4) incorrect bathroom configurations and fixture installations, and
- 5) handrails on stairs that do not have adequate length, shape, or which are only on one side.

I hope that you will have the City of Portland correct the violations in the buildings which I have indicated. Furthermore, it is incumbent upon the City of Portland to begin complying with the law itself by carrying out its obligations under the Human Rights Act. Please get in touch with me about how this change will be made. It becomes increasingly difficult for us to chase down every violation and convince owners to correct the violations, causing us to receive the brunt of criticism in the process.

I look forward to hearing from you. Thank you.

Sincerely,



Eric Dibner
Access Specialist
ED:db

CITY OF PORTLAND, MAINE

339 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 26, 1989

The Six Fifty Group
638 Congress Street
Portland, ME 04101

RE: 650 Brighton Avenue - Handicapped accessibility

Gentlemen:

As a result of a recent complaint, an inspection with regard to handicapped accessibility was made of the building at the above location. Our letter to you of January 12, 1988 states that the entire building must meet all ANSI A 117.1 1986 standards providing accessibility and usability for physically handicapped persons.

While there is a handicapped accessible restroom facility on the street level of this building, the rest of the building is inaccessible; and the complaints with regard to lever hardware, restrooms (shower stall, grab bars, etc.), and handrails are justified.

Please have this building brought into compliance at your earliest convenience.

Sincerely,

Kathleen A. Taylor
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 12, 1988

RE: 650 Brighton Avenue

The Six Fifty Group
638 Congress Street
Portland, Maine 04101

Gentlemen:

Your application to construct an office building (3,856 square feet) at 650 Brighton Avenue has been reviewed and a permit is herewith issued subject to the following requirement(s):

Site Plan Requirements

Public Works - All curb and sidewalks along Brighton Avenue shall be done in accordance with City standard & specifications. R. Roy 12/17/87

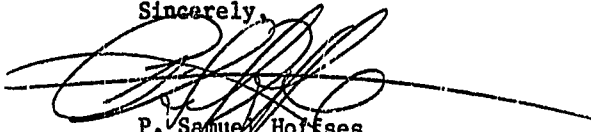
Planning Approved Maureen O'Meara 12/22/87
Inspection Approved Warren J. Turner 1/11/88

Building Code Requirements

1. The lot and all lot lines shall be clearly marked before calling for a foundation inspection.
2. This building must meet all ADA 117.1 1986 standards (Providing accessibility and usability for physically handicapped people.
3. All concrete must be protected from freezing.
4. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street a sidewalk from the time of November 15 of each year to April 15 of the following year.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

CITY OF PORTLAND, MAINE
 Department of Parks and Public Works

~~SWANBURN~~ SITE DEVELOPMENT

COST BREAKDOWN OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

DATE December 15, 1987

Name of Project 650 Professional Building
 Address / Location 650 Brighton Avenue, Portland, Maine
 Developer The Six-Fifty Group
 Form of Performance Guarantee Letter of Credit
 Type of Development- Subdivision Site Plan (~~2305XXX~~ Minor)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>	<u>COMPLETED</u>
1. STREET/SIDEWALK:				
Road				
Granite Curbing	4 Four foot sections (16')	@ \$93.75		1,500.00
Sidewalks	75' Asphalt sidewalk	@ \$5.33/SF		400.00
Esplanades				
Monuments				
Street Lighting				
Other	10 Removable wheel stops	@ \$27.50		275.00
2. SANITARY SEWER:				
Manholes	One 4' diameter manhole and cover and cap	@ \$1,475.00		1,475.00
Piping	130' PVC 3"	@ \$1.15/ft.		150.00
Connections				
Other	Gravel			200.00
3. STORM DRAINAGE				
Manholes				
Catch Basins	2 Type A catch basins w/cover, coating & boot	@ \$700./ea.		1,400.00
Piping	130' PVC 12"	@ \$8.46/ft.		1,100.00
Detention Basin	Crushed stone			400.00
Other				
4. SITE LIGHTING				
	2 12' pole mounted lights	@ \$1,241.50		2,483.00
	4 Building mounted lights	@ \$250.00		1,000.00
5. EROSION CONTROL				
	50 bales of hay and related retaining fencing			250.00
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) <u>see attached</u>				
				17,029.29
8. MISCELLANEOUS				
	Exterior sign			2,000.00
	Hydrant - Materials and related labor			1,800.00
TOTAL AMOUNT OF PERFORMANCE GUARANTEE				<u>\$31,462.29</u>
X 1.7 % = INSPECTION FEE				<u>\$534.86</u>
				<u>\$360.67</u>
			Approved _____	
			Approved _____	
			rev. 9/13/87	

UREAN DEVELOPMENT
SECRETARIAL WORK SHEET

1 Original & File Copies

6 No. Xerox Copies

_____ Rough Draft

_____ Form Letter

_____ Envelope (s)

_____ Address Sticker(s)

Complete by (date & time) 22/Dec/87

If PRIORITY, please check _____

Notes: _____

NAME: S

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

The Six-Tifty Group
 Applicant: 638 Congress Street, 04101
 Mailing Address: Professional Offices
 Proposed Use of Site: .53 / 3,856 sq. ft.
 Acreage of Site / Ground Floor Coverage

650 Brighton Avenue
 Address of Proposed Site: 222-A-F-9
 Site Identifier(s) from Assessors Maps: RP
 Zoning of Proposed Site

Date: November 4, 1987

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors: 2 1/2
 Total Floor Area: 9,950 sq. ft.

Other Comments: Inspection Fee: \$ 566.67 pd. 12/22/87

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
APPROVED CONDITIONALLY													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) All curb and sidewalk work along Brighton Ave. shall be done in accordance with city standards & specifications.

(Attach Separate Sheet if Necessary)

Robert Wray 12/17/87
 SIGNATURE OF REVIEWING STAFF / DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

November 4, 1987

The Six-Fifty Group

Date

Applicant 638 Congress Street, 04101

650 Brighton Avenue

Mailing Address Professional offices

Address of Proposed Site 222-A-F-9

Proposed Use of Site .53 3,856 sq. ft.

Site Identifier(s) from Assessors Maps RF

Acreage of Site 7/8 Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (D&P) Required: () Yes () No

Proposed Number of Floors 2 1/2

Board of Appeals Action Required: () Yes () No

Total Floor Area 9,950 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Separate Sheet if Necessary)

Maurice O'Meara 12/22/87

SIGNATURE OF REVIEWING STAFF/DATE

OKA

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

November 4, 1987

The Six-Fifty Group

Applicant
538 Congress Street, 04101

650 Brighton Avenue
Address of Proposed Site

Mailing Address
Professional offices

222-A-F-9
Site Identifier(s) from Assessors Maps

Proposed Use of Site
.53 / 3,856 sq. ft.

RP
Zoning of Proposed Site

Acreage of Site / Ground Floor Coverage

Site Location Review (DEP) Required: () Yes (✓) No

Proposed Number of Floors 2½

Board of Appeals Action Required: () Yes (✓) No

Total Floor Area 9,950 sq. ft.

Planning Board Action Required: (✓) Yes () No

Other Comments:

Date Dept. Review Due:

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS:

Warren Turner Jan 11, 1988
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

December 22, 1987

The Six Fifty Group
638 Congress Street
Portland, ME 04101

Re: 650 Brighton Avenue

Dear Sir:

Your application to construct foundation only for a 2 story professional office building has been reviewed and a permit is herewith issued subject to the following requirements.

Site Plan Requirements

Public Works Approved with condition

1. All curb and sidewalk work along Brighton Avenue shall be done in accordance with City standards and specifications.

Planning Department Approved
Building Inspections Approved

R. J. Roy 12/17/87
M. O'Meara 12/22/87
S. Hoffses 12/22/87

Building Code Requirements

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.
2. All concrete shall be protected from freezing.
3. No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 or each year to April 15 of the following year.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

/ksc

H. ALAN MOONEY AND ASSOCIATES

PROFESSIONAL ENGINEERS AND CONSULTANTS

November 9, 1987

Ms. Carmela Barton
Arborist
City of Portland
Portland, ME 04101

Dear Carmela:

In regard to the site plan for the proposed building at 650 Brighton Avenue, you asked for the sizes of the plantings we propose for landscaping. We have talked with Rick Acker, our landscape consultant, and the following is what he is proposing to use:

Common Lilac	48"-60"
Bush Hydrangea	2 year old #1
Cotoneaster - Cranberry	24"-30"
Blue Rug Juniper	18"-24"
Perennials	6" pots
Mugo Pine	24"-30"
Clump of 3 Lilac	48"-60"
Winged Euonymous	24"-30"
Abbots Wood Potentilla	24"-30"
Green Wave Yew	18"-24"
Birdsnest Spruce	15"-18"
Crimson Pygmy	15"-18"
Gold Thread Cyprus	18"-24"
Perennials	6" pots

I hope this provides the additional information you needed. If you have further questions, you can contact me or Rick (926-3148).

Sincerely,

Alan J. Pethick

AJP/srr

Post Office Box 10179, Portland, Maine 04104 (207) 775-1969

THE SIX FIFTY GROUP

Reply to:
P.O. Box 10179
Portland, ME 04104

November 3, 1987

Doctors Park, Inc.
666 Brighton Avenue
Portland, ME 04101
Attn: Dr. Leighton Philbrook

Dear Dr. Philbrook:

This letter will confirm our conversation regarding the plans of THE SIX FIFTY GROUP to build a professional office building at 650 Brighton Avenue. The site plan we have developed and an exterior elevation of the building are enclosed for your information.

We have taken every effort to design a building which meets our needs and complements your building and land. We are particularly conscious of creating a project which enhances the area.

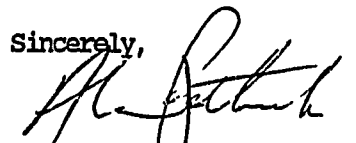
In that regard, there are three aspects of construction that directly concern you and the purpose of this letter is to advise you of the same:

- 1) As site work will be undertaken right to the boundaries of your property, it is agreed that THE SIX FIFTY GROUP will restore all your landscaping and lawn area affected to its original condition. As part of the landscaping plan, the rows of bushes on the line near Brighton Avenue will be extended back along the property line to the vicinity of the new building.
- 2) It is agreed that all surface drainage and runoff developed on the 650 Brighton site will be controlled by on-site drains and appropriate grading of the parking area. By virtue of the site engineering plan, you therefore will not experience any change in runoff characteristics of your property.

In order to facilitate the approval process for this project, we would appreciate your signing the attached letter stating that you are aware of THE SIX FIFTY GROUP'S site plan and agree to the conditions as outlined. Please sign one copy and return to me.

Thank you for your cooperation.

Sincerely,


Alan J. Pethick, Partner

AJP:cap
Enclosure

RECEIVED

NOV - 4 1987

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

City of Portland
Portland, Maine

To whom it may concern:

As owner of 666 Brighton Avenue, which is adjacent to the proposed building at 650 Brighton Avenue, I understand the plans of the owners.

Further, I accept their commitment to provide for on-site drainage for runoff on their property in a manner which will not adversely affect my property.

Further, I agree to permit them to complete site work at the boundary of our properties recognizing their commitment to restore all landscaping to its original condition.

Sincerely,

Witness

_____ for
Doctors Park, Inc.

THE SIX FIFTY GROUP

Reply to:
P.O. Box 10179
Portland, ME 04104

November 3, 1987

Brighton Avenue Associates
c/o Liberty Group
Attn: Mr. William McCue
38 Preble Street
Portland, ME 04104

RECEIVED

NOV - 4 1987

Re: 640 Brighton Avenue, Portland

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

Dear Mr. McCue:

This letter will confirm our conversation regarding the plans of THE SIX FIFTY GROUP to build a professional office building at 650 Brighton Avenue. The site plan we have developed and an exterior elevation of the building are enclosed for your information.

We have taken every effort to design a building which meets our needs and complements your building and land. We are particularly conscious of creating a project which enhances the area.

In that regard, there are three aspects of construction that directly concern you and the purpose of this letter is to advise you of the same:

- 1) As site work will be undertaken right to the boundaries of your property, it is agreed that THE SIX FIFTY GROUP will restore all your landscaping and lawn area affected to its original condition.
- 2) It is agreed that all surface drainage and runoff developed on the 650 Brighton site will be controlled by on-site drains and appropriate grading of the parking area. By virtue of the site engineering plan, you therefore will not experience any change in runoff characteristics of your property.
- 3) Because of the site characteristics between 640 and 650 Brighton, it is the objective of THE SIX FIFTY GROUP'S site engineering plan to establish a more positive surface drainage pattern than now exists between these two properties. This will require some minor regrading of your property and removal of the existing, deteriorating stone wall. We will, of course, restore all site work and landscaping at our expense.

Brighton Avenue Associates

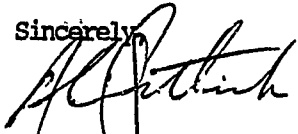
Page #2

October 3, 1987

In order to facilitate the approval process for this project, we would appreciate you signing the attached letter stating that you are aware of THE SIX FIFTY GROUP'S site plan and agree to the conditions as outlined. Please sign one copy and return to me.

Thank you for your cooperation.

Sincerely,



Alan J. Hethick, Partner

AJP'cap

City of Portland
Portland, Maine

To whom it may concern:

As owners of 640 Brighton Avenue, which is adjacent to the proposed building at 650 Brighton Avenue, I understand the plans of the owners.

Further, I accept their commitment to provide for on-site drainage for runoff on their property in a manner which will not adversely affect our property.

Further, I agree to permit them to complete site work at the boundary of our properties recognizing their commitment to restore all landscaping to its original condition.

Sincerely,

Witness

Brighton Avenue Associates for

DRAINAGE MAINTENANCE AGREEMENT

IN CONSIDERATION OF final approval granted by the Planning Board of the City of Portland to a plan entitled 650 Brighton Avenue Office Building, dated November 4, 1987 and filed with the City of Portland, Department of Planning and Urban Development, 389 Congress Street, Portland, Maine, * and pursuant to a condition thereof, The Six Fifty Group, a partnership with a place of business at 638 Congress Street, Portland, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

That it will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the surface water drainage system as shown or said plan, including but not limited to the detention basin or basins and the outlet or outlets therefrom, for the benefit of the said City of Portland, all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland, said persons in lawful possession and said abutters, or any of them, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any portion thereof for the purpose of performing the aforementioned maintenance of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon demand.

This Agreement shall not confer upon the said City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said service water drainage system for any reason whatsoever.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon its successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine this 4th day of November, 1987.

THE SIX FIFTY GROUP

by ALBERT
its

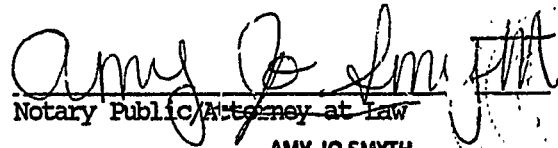
PARTNER

STATE OF MAINE
CUMBERLAND, ss.

November 4, 1987

Personally appeared the above-named Alan J. Pethick,
of The Six Fifty Group and acknowledged
the foregoing instrument to be his free act and deed in his said capacity,
and the free act and deed of said The Six Fifty Group.

Before me,


Notary Public/Attorney at Law

Print name: AMY JO SMYTH
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 25, 1992

* Where this Agreement is a condition of subdivision rather than site plan approval, this clause should instead read "and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____,".

PROFESSIONAL BUILDING
650 BRIGHTON AVENUE

MINOR DEVELOPMENT

Prepared for:

THE SIX FIFTY GROUP
C/O H. ALAN MOONEY & ASSOCIATES
638 CONGRESS STREET
PORTLAND, MAINE 04101

Prepared by:

H. ALAN MOONEY & ASSOCIATES
P.O. BOX 10179
PORTLAND, MAINE 04104

RECEIVED

NOV - 4 1987

NOVEMBER 4, 1987

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

H. ALAN MOONEY AND ASSOCIATES

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INTRODUCTION

The report that follows is to provide the City of Portland with the necessary facts to evaluate the proposed office building project. The proposed project was developed in accordance with Portland zoning and site plan review ordinances and land subdivision ordinances.

DESCRIPTION

The Six Fifty Group, a Maine partnership, is proposing to build a professional office building on this site. One hundred percent (100%) of the building will be used as professional offices for professional engineering/consulting firms, medical offices; etc. The estimated cost of the project is \$600,000.

The office of The Six Fifty Group will be located at 650 Brighton Avenue. Until the proposed building is completed, those offices will be located c/o H. Alan Mooney and Associates, 638 Congress Avenue, Portland.

The proposed site consists of 23,255 square feet or 0.53 acres of land. The proposed building will have a total floor area of 9,950 square feet. The footprint of the building will be 3,856 square feet. The ground coverage of the proposed building and parking area relative to total area is 67.8%.

UTILITIES AND ACCESS

The proposed building will be served by water, sewer and gas, underground telephone and electric. All utilities are available along or under Brighton Avenue which runs in front of the building. We have had preliminary discussions with the appropriate representatives of the various utilities. No problems are anticipated. This project presents no unusual traffic concerns, as the parking area fronts on Brighton Avenue, a major Portland arterial.

SOLID WASTE REMOVAL

All solid waste will be accumulated within a trash room located in the building and regularly removed by private contractors.

EASEMENTS

There are no existing or proposed easements or other burdens now existing to be placed on the property.

STORM WATER MANAGEMENT

The proposed office building development, located at 650 Brighton Avenue in Portland, Maine, is currently a residential property. The water shed in this area is defined by the existing Brighton Avenue and Machigonne Street storm water sewers on the northerly and easterly boundaries. The topography of the area determines the westerly and southerly water shed boundaries and creates natural drainage into the Capisic Pond, as indicated on the pre-development water shed map (see Appendix A). The post development water shed is unchanged by the proposed development (see Appendix A).

The proposed property is not within the flood plain per the Portland Flood Insurance Rate map.

The existing vegetation in the water shed, as indicated on the pre-development water shed map, is brush and typical residential lawn. The proposed development will decrease the lawn area within the proposed property, as indicated on the post development water shed map.

The soils on the property are entirely Buxton silt loam, as indicated on the medium intensity soil survey provided (see Appendix B). A description of this soil survey is also attached for your information.

The storm water runoff calculations were performed using the SCS TR-55 "Urban Hydrology For Small Water Sheds" method. The calculations utilized the two-year and twenty-five year frequency design storms. The calculations are provided in Appendix C. The following are the pre and post development discharges determined:

Pre-development

Q2 year = 5.39 cfs
Q25 year = 15.72 cfs

Post development

Q2 year = 5.84 cfs
Q25 year = 16.16 cfs

The post development runoff increase is .45 cfs and .44 cfs for the two year and twenty five frequency storm, respectively.

In lieu of an hydraulic analysis, as these .45 and .44 cfs increases are insignificant in comparison with the contributions of all water sheds ultimately contributing to Capisic Pond, a visual analysis of the site conditions and the natural swale leading to Capisic Pond was performed. The property is approximately 340' from the pond and a clear gravity flow with no evident restrictions is apparent. This indicates no adverse

effect will occur on downstream areas. There are no existing culverts, drain pipes or catch basins within this natural flow path.

The on-site storm water management plan will utilize this existing natural drainage pattern. The parking area is divided in half with the storm water runoff of each area being directed to a catch basin. The catch basins and associated drainage pipe then directs the runoff to the existing natural swale. The outlet will be riprapped, as indicated on the site plan to stabilize this existing drainage area.

The catch basins were designed to adequately handle the storm water runoff from a twenty-five year, twenty-four hour storm. The catch basins to be installed will be Maine Type A Labaron Number LK123 or equivalent.

The standard drainage maintenance agreement, for management of these privately owned facilities, is attached (Appendix D).

EROSION CONTROL

Erosion and sedimentation control will be achieved by utilizing existing drainage patterns as much as possible, minimizing the clearing required and reseeding any disturbed areas.

The storm water drain outlet will be riprapped as shown on the site plan to stabilize the existing natural drainage.

At the time of any clearing, silt bale barriers will be installed at the downslope perimeter at a distance that will allow excavation and on-site movement.

As winter construction is anticipated, special winter erosion control will be provided. Any areas finished prior to the spring seeding will be mulched with sprayed hay to provide winter erosion protection.

Periodic inspections, by the site engineer, will be made to ensure that both temporary and permanent soil conservation techniques and procedures are being effectively utilized.





The developer will guarantee the establishment of all seeded areas.

APPENDIX A

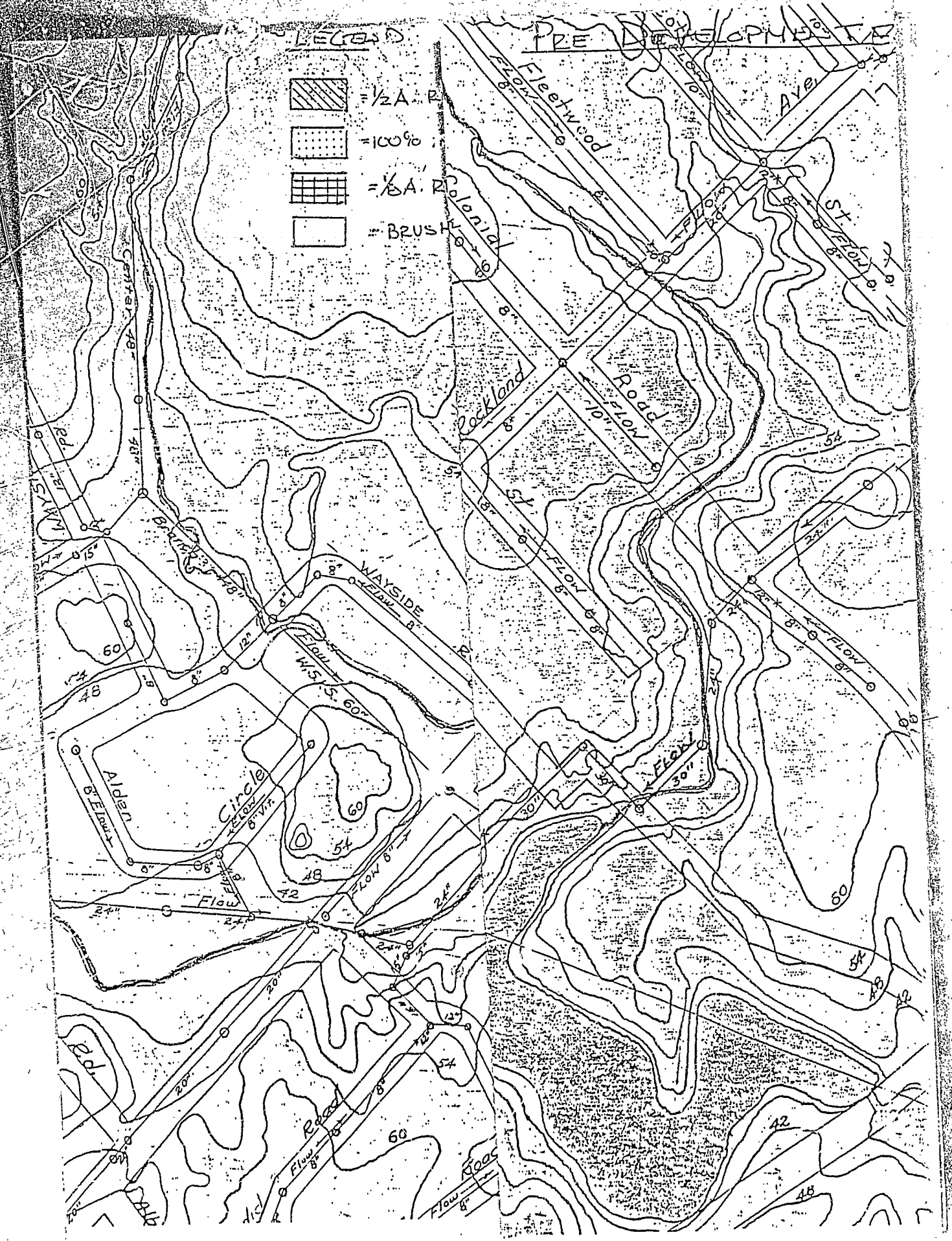
PRE AND POST DEVELOPMENT WATER SHED MAPS

H. ALAN MOONEY AND ASSOCIATES

LEGEND

-  = 1/2 A.P.
-  = 100%
-  = 1/4 A.P.
-  = BRUSH

PRE DEVELOPMENT



APPENDIX B
MEDIUM INTENSITY SOIL SURVEY

H ALAN MOONEY AND ASSOCIATES

clay. Reaction in B3g horizon ranges from neutral to mildly alkaline.

In the Cg horizon hue is 5Y, 5BG, 5G, or 5B; value is 4 or 5; and chroma is 1 or less. The Cg horizon ranges from silty clay loam to clay. In this horizon structure ranges from massive to weak, medium, platy that generally breaks into weak and very weak, very fine, blocky. The mottles range from common to many, fine to medium, and distinct to prominent. This horizon ranges from neutral to mildly alkaline in reaction.

Associated with Biddeford soils in the landscape are Buxton, Scantic, and Suffield soils. Biddeford soils are similar to these soils, but Suffield soils are well drained, Buxton soils are moderately well drained, and Scantic soils are poorly drained.

Biddeford silt loam (8c).—This is the only Biddeford soil mapped in the county. It is in depressional areas adjacent to or surrounded by Scantic soils and in drainageways near steeper soils that are better drained. Runoff is very slow or ponded and permeability is very slow. Included in mapping are small areas of poorly drained Scantic soils and areas of soils that are sandy throughout.

This soil is too wet for most kinds of farming, but it is suitable for use as pasture if water-tolerant plants are grown. It is not suitable for the production of timber for commercial purposes. Limitations are severe on this soil for community and recreational uses because of wetness and a high water table. This soil is suitable for ponds and shallow-water impoundments for waterfowl and for use as habitat for other wildlife. Capability unit VIw-7; woodland group not suited to growing trees for commercial purposes; wildlife group 4.

Buxton Series

The Buxton series consists of deep, moderately well drained to somewhat poorly drained, gently sloping to moderately sloping, medium-textured soils. These soils formed in silty and clayey marine lacustrine sediment in the central lowland and coastal areas of the county. They are on terraces and plains.

A representative profile of a Buxton soil in a cultivated area has a layer of dark-brown silt loam, 9 inches thick, that overlies a layer of yellowish-brown, friable silt loam. The next 4 inches is light olive-gray, friable silty clay loam. Below this is 22 inches of olive-gray to gray, firm silty clay that has gray, olive, olive-brown, and light olive-brown mottles. The underlying material, at a depth of 38 inches, is olive-gray silty clay that has a few light olive-brown mottles.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. These soils have high available water capacity. Permeability is moderately slow to slow above the fine-textured layer and slow to very slow within it.

Most of the acreage of Buxton soils is used for farming, but many areas are wooded. Common species are white pine, yellow birch, gray birch, ground juniper, and poplar.

Representative profile of Buxton silt loam, 3 to 8 percent slopes, 2.75 miles south-southeast of North Scarborough on macadam road connecting Holmes Road with Beech Ridge Road, 80 feet to 45° east azimuth from N.E.T.&T. Co. pole #8, 70 feet from center of road in Scarborough Township:

A₁—0 to 9 inches, dark-brown (10YR 4/3) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

B₂—0 to 12 inches, yellowish-brown (10YR 5/6) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

A₂—12 to 16 inches, light olive-gray (5Y 6/2) silty clay loam; moderate, fine, subangular blocky structure; friable when moist; some tonguing; medium acid; abrupt, wavy boundary.

B₂₁—16 to 21 inches, olive-gray (5Y 5/2) silty clay; a few, fine, faint, gray (5Y 5/1) and olive (5Y 5/6) mottles; moderate, medium, blocky structure; slightly firm; tops of prisms in this horizon; a few fine manganese stains on ped; medium acid; clear, smooth boundary.

B₂₂—21 to 23 inches, olive (5Y 4/3) silty clay; common, fine, distinct, olive-brown (2.5Y 4/4) and gray (5Y 5/1) mottles; moderate to strong, coarse, prismatic structure that parts to moderate, medium and coarse, subangular blocky structure; firm when moist, very sticky when wet; thick, continuous, olive-gray (5Y 5/2) coating on prism faces; a few, thin, black manganese coats on faces of ped; slightly acid; gradual, smooth boundary.

B₃—23 to 38 inches, olive (5Y 4/3) silty clay; common, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate to strong, very coarse, prismatic structure; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) coatings on prism faces; a few, thin, black manganese films on faces of ped; slightly acid; abrupt, smooth boundary.

C—38 to 60 inches, olive-gray (5Y 4/2) silty clay; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; weak, coarse, blocky structure becoming massive in lower part; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) films on ped faces and in some pores; some, thin, very dusky red (2.5YR 2/2) manganese coats; slightly acid to neutral.

The solum ranges from 24 to 50 inches in thickness. Depth to mottling ranges from 15 to 24 inches. The solum ranges from very strongly acid to neutral in reaction, and the C horizon ranges from slightly acid to neutral in reaction.

Associated with Buxton soils in the landscape are Hartland, Elmwood, Melrose, Suffield, Scantic, Biddeford, and Hollis soils. Buxton soils are similar to these soils, but Hartland and Suffield soils are well drained, Scantic soils are poorly drained, and Biddeford soils are very poorly drained. The subsoil of Buxton soil is finer textured than that of Hartland soils. Also, Hollis soils are shallow and Melrose and Elmwood soils are fine sandy loam over silty clay.

Buxton silt loam, 3 to 8 percent slopes (8u3).—This soil has the profile described as representative of the series. It is on terraces adjacent to natural drainageways, streams and rivers, and on plains. Included in mapping are small areas of a soil that has a few large stones or boulders on the surface and areas of a soil that has a thinner surface layer. Also included are small areas of Hartland, Hollis, Scantic, and Suffield soils.

This soil is likely to become cloddy if cultivated when wet, and it is very hard when dry. During periods of heavy rainfall, this soil is subject to ponding in places. This Buxton soil can be used for hay, pasture, row crops, or woodland. White pines and white spruce are suitable for planting. Limitations are severe on this soil for community and recreational uses because of a seasonal high water table, seasonal wetness, and slow to very slow permeability. Capability unit IIw-7; woodland group 4ol; wildlife group 2.

Buxton silt loam, 8 to 15 percent slopes, eroded (8u2).—This soil is on the sides of terraces adjacent to

APPENDIX C
STORM WATER RUNOFF CALCULATIONS

H. ALAN MOONEY AND ASSOCIATES

Worksheet 2: Runoff curve number and runoff

Project 650 BRIGHTON By DV Date 10-29-87
 Location PTLD Checked _____ Date _____
 Circle one: Present Developed _____

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/			Area <input checked="" type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
BUXTON						
SILT LOAM/C	BRUSH	77			1.97	151.69
BUXTON						
SILT LOAM/C	1/2 ACRE RESIDENTIAL	80			1.45	116
BUXTON						
SILT LOAM/C	1/8 ACRE RESIDENTIAL	90			.26	23.4
BUXTON						
SILT LOAM/C	100% IMPERVIOUS	98			2.00	196.0
Totals =					5.68	487.09

1/ Use only one CN source per line.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{487.09}{5.68} = 85.7$$
 Use CN = 86

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency	2	25	
Rainfall, P (24-hour)	2.6	5.4	
Runoff, Q	1.32	3.84	

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project 650 GHTON By DV Date 10-29-87

Location PTLC Checked _____ Date _____

Circle one: Present Developed _____

Circle one: T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include _____ schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

	Segment ID			
1. Surface description (table 3-1)	A-B			
2. Manning's roughness coeff., n (table 3-1) ..	GRASS			
3. Flow length, L (total L \leq 300 ft) .....	.24			
4. Two-yr 24-hr rainfall, P_2	200'	ft		
5. Land slope, s	2.6	in		
6. $T_c = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_c .....	.03	ft/ft		
	.391	hr	+	.391

Shallow concentrated flow

	Segment ID				
7. Surface description (paved or unpaved)	BC	CD			
8. Flow length, L	UNPAVED	UNPAVED			
9. Watercourse slope, s	200'	350'	ft		
10. Average velocity, V (figure 3-1) .....	.526	.026	ft/s		
11. $T_t = \frac{L}{3600 V}$ Compute T_t	4.0	2.6	ft/s		
	.014	.037	hr	+	.051

Channel flow

	Segment ID				
12. Cross sectional flow area, a			ft ²		
13. Wetted perimeter, P_w			ft		
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r			ft		
15. Channel slope, s			ft/ft		
16. Manning's roughness coeff., n					
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V			ft/s		
18. Flow length, L			ft		
19. $T_c = \frac{L}{3600 V}$ Compute T_c			hr		
20. Watershed or subarea T_c or T_t (add T_c in steps 6, 11, and 19)			hr		.442

Worksheet 5b: Tabular hydrograph discharge summary

Project 650 BRIGHTON Location PTLD by DV Date 10-30-87
 Circle one: Present Developed _____ Frequency (yr) 2 Checked _____ Date _____

Subarea name	Basic watershed data used ^{1/}				Select and enter hydrograph times in hours from exhibit 5-111 ^{2/}											
	Sub-area T _c (hr)	E _T to outlet (hr)	I _a /P	A _m Q (mi ² -in)		12.4	12.5	12.6								
PT1	.4	0	.1	.012		5.06	5.39	5.00								
Composite hydrograph at outlet							5.39									

- ^{1/} Worksheet 5a. Rounded as needed for use with exhibit 5.
^{2/} Enter rainfall distribution type used.
^{3/} Hydrograph discharge for selected times is $A_m Q$ multiplied by tabular discharge from appropriate exhibit 5.

Worksheet 5b: Tabular hydrograph discharge summary

Project 650 BRISHTON

Location PTLD

By DV

Date 10/30/87

Circle one: Present Developed

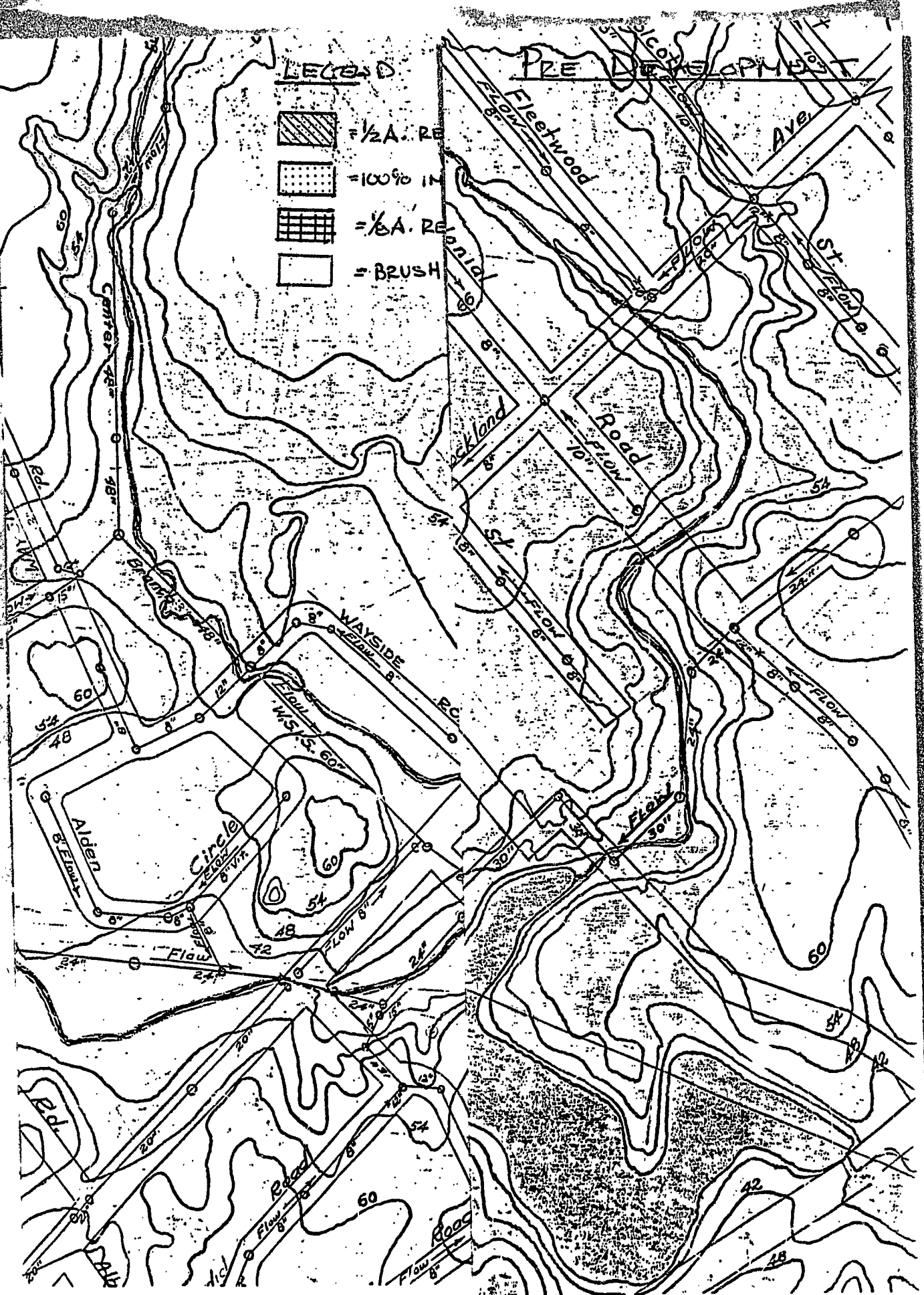
Frequency (yr) 25

Checked





Date

Subarea name	Basic watershed data used ^{1/}				Select and enter hydrograph times in hours from exhibit 5-III ^{2/}													
	Sub-area T _c (hr)	ET _t to outlet (hr)	I _a /P	A _m Q _m (mi ² -in)			12.4	12.5	12.6									
PT1	.4	0	.1	.035			1477	1572	1460									
Composite hydrograph at outlet																		

- ^{1/} Worksheet 5a. Rounded as needed for use with exhibit 5.
- ^{2/} Enter rainfall distribution type used.
- ^{3/} Hydrograph discharge for selected times is A_mQ multiplied by tabular discharge from appropriate exhibit 5.



LEGEND

-  = 1/2 A. RE
-  = 100% IN
-  = 1/8 A. RE
-  = BRUSH

PRE DEVELOPMENT

Fleetwood Ave

Ave

ST FLEETWOOD

Rockland Road

Road

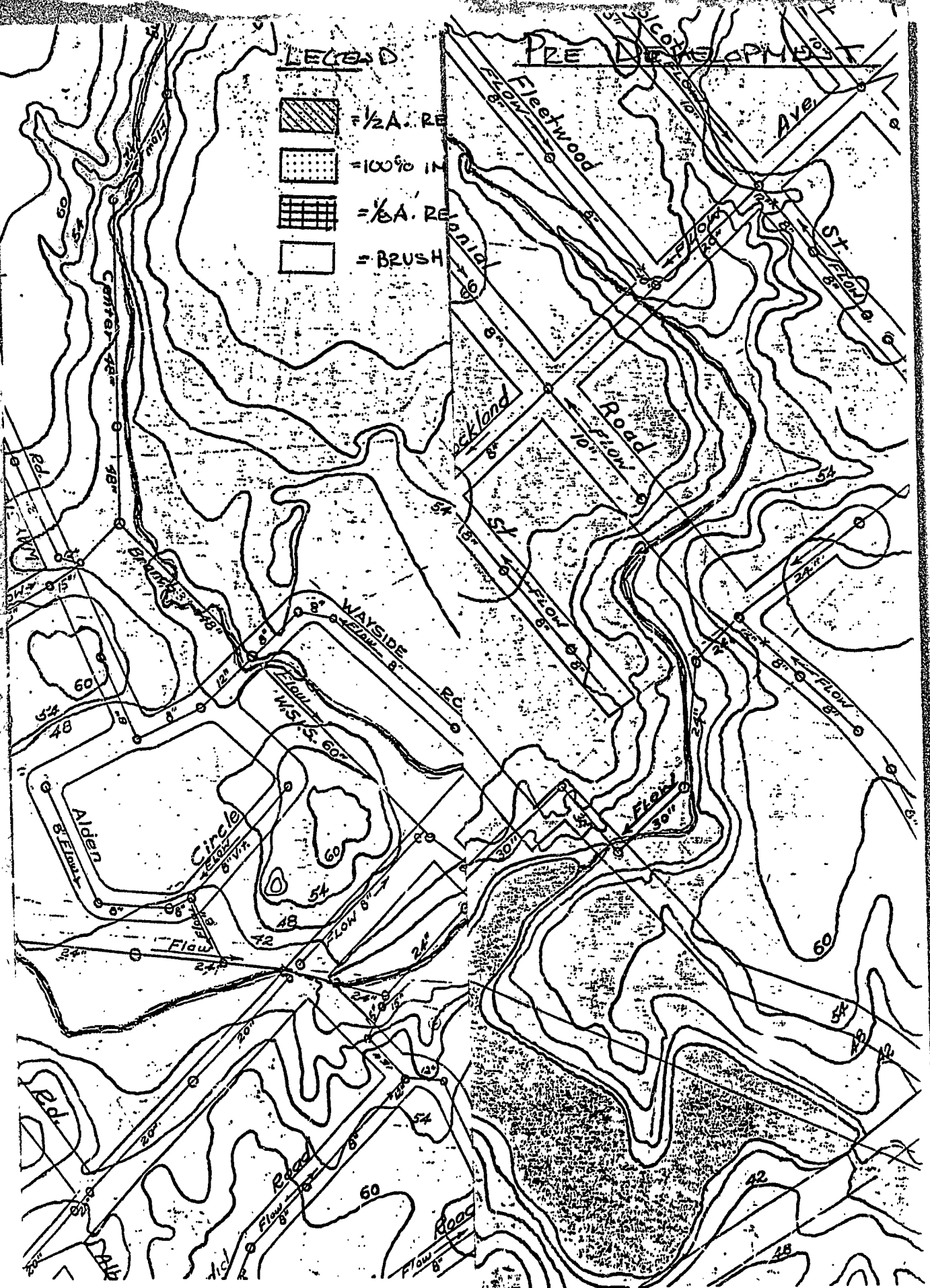
WAYSIDE

Alden Circle

Rd

Road

Road



Worksheet 2: Runoff curve number and runoff

Project 650 BRIGHTON By DV Date 10-29-87

Location DTLD Checked _____ Date _____

Circle one: Present Developed

1. Runoff curve number (CN)

Soil name and hydrologic group <small>(appendix A)</small>	Cover description <small>(cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)</small>	CN ^{1/}			Area <small>acres mi² %</small>	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
BUXTON SILT LOAM/C	BRUSH	77			1.96	150.92
BUXTON SILT LOAM/C	1/2 ACRES RESIDENTIAL	80			.94	75.20
BUXTON SILT LOAM/C	1/3 ACRES RESIDENTIAL	70			.26	23.40
BUXTON SILT LOAM/C	100% IMPERVIOUS	98			2.40	235.2
BUXTON SILT LOAM/C	LAWN	74			.12	8.88

^{1/} Use only one CN source per line. Totals = 5.68 493.60

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{493.60}{5.68} = 86.90$; Use CN = 87

2. Runoff

Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
2	25	
2.6	5.4	
1.40	3.95	

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project 650 BRIGHTON By DV Date 10-29-87

Location PTLD Checked _____ Date _____

Circle one: Present Developed

Circle one: T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

	Segment ID		
1. Surface description (table 3-1)	AB		
2. Manning's roughness coeff., n (table 3-1) ..	GRASS		
3. Flow length, L (total L \leq 300 ft) .....	.24		
4. Two-yr 24-hr rainfall, P_2	200'	ft	
5. Land slope, s	2.6	in	
6. $T_c = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_c .....	.03	ft/ft	
	.391	hr	+ [] = .391

Shallow concentrated flow

	Segment ID			
7. Surface description (paved or unpaved)	BC	CD		
8. Flow length, L	UNPAVD	UNPAVD		
9. Watercourse slope, s	200'	350'	ft	
10. Average velocity, V (figure 3-1) .....	.06	.026	ft/ft	
11. $T_c = \frac{L}{3600 V}$ Compute T_c	4.0	2.6	ft/s	
	.014	.037	hr	+ [] = .051

Channel flow

	Segment ID			
12. Cross sectional flow area, a			ft ²	
13. Wetted perimeter, P_w			ft	
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r			ft	
15. Channel slope, s			ft/ft	
16. Manning's roughness coeff., n				
17. $v = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V			ft/s	
18. Flow length, L			ft	
19. $T_c = \frac{L}{3600 V}$ Compute T_c			hr	
20. Watershed or subarea T_c or T_t (add T_c in steps 6, 11, and 19)			hr	+ [] = .442

Worksheet 5b: Tabular hydrograph discharge summary

Project 650 BRIGHTON Location PTLD By DV Date 10/30/87
 Circle one: Present Developed Frequency (yr) 25 Checked _____ Date _____

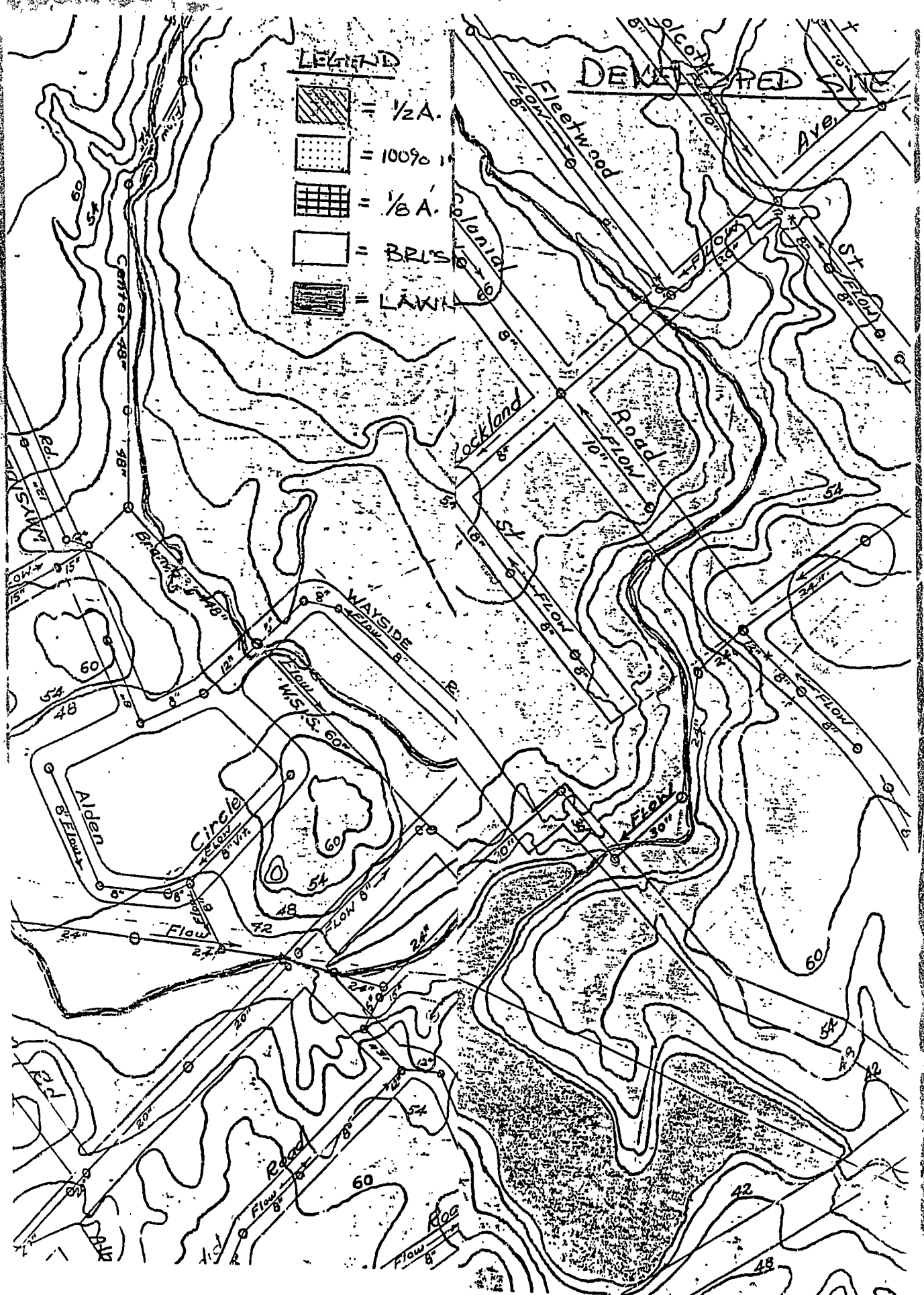
Subarea name	Basic watershed data used ^{1/}				Select and enter hydrograph times in hours from exhibit 5-111 ^{2/}													
	Sub-area T (hr)	ET _c to outlet	I _a /P	A _m Q (mi ² -in)				12.4	12.5	12.6								
					Discharges at selected hydrograph times ^{3/}													
					----- (cfs) -----													
PT1	4	0	0.1	0.536				15.72	16.16	15.01								
Composite hydrograph at outlet																		16.16

- ^{1/} Worksheet 5a. Rounded as needed for use with exhibit 5.
- ^{2/} Enter rainfall distribution type used.
- ^{3/} Hydrograph discharge for selected times is A_mQ multiplied by tabular discharge from appropriate exhibit 5.






$$\Delta \text{VOL} = 16.16 - 15.72 = 0.44 \text{ cfs}$$

$$\Delta \% = \frac{0.44}{15.72} = 2.8\%$$

210-VI-TN-55 Second Ed. June 1986



LEGEND

-  = 1/2 A.
-  = 100% L.
-  = 1/8 A.
-  = BRIS
-  = LAWNS

DEVELOPED SITE

Fleetwood Ave

Rockland Road

WAYSIDE

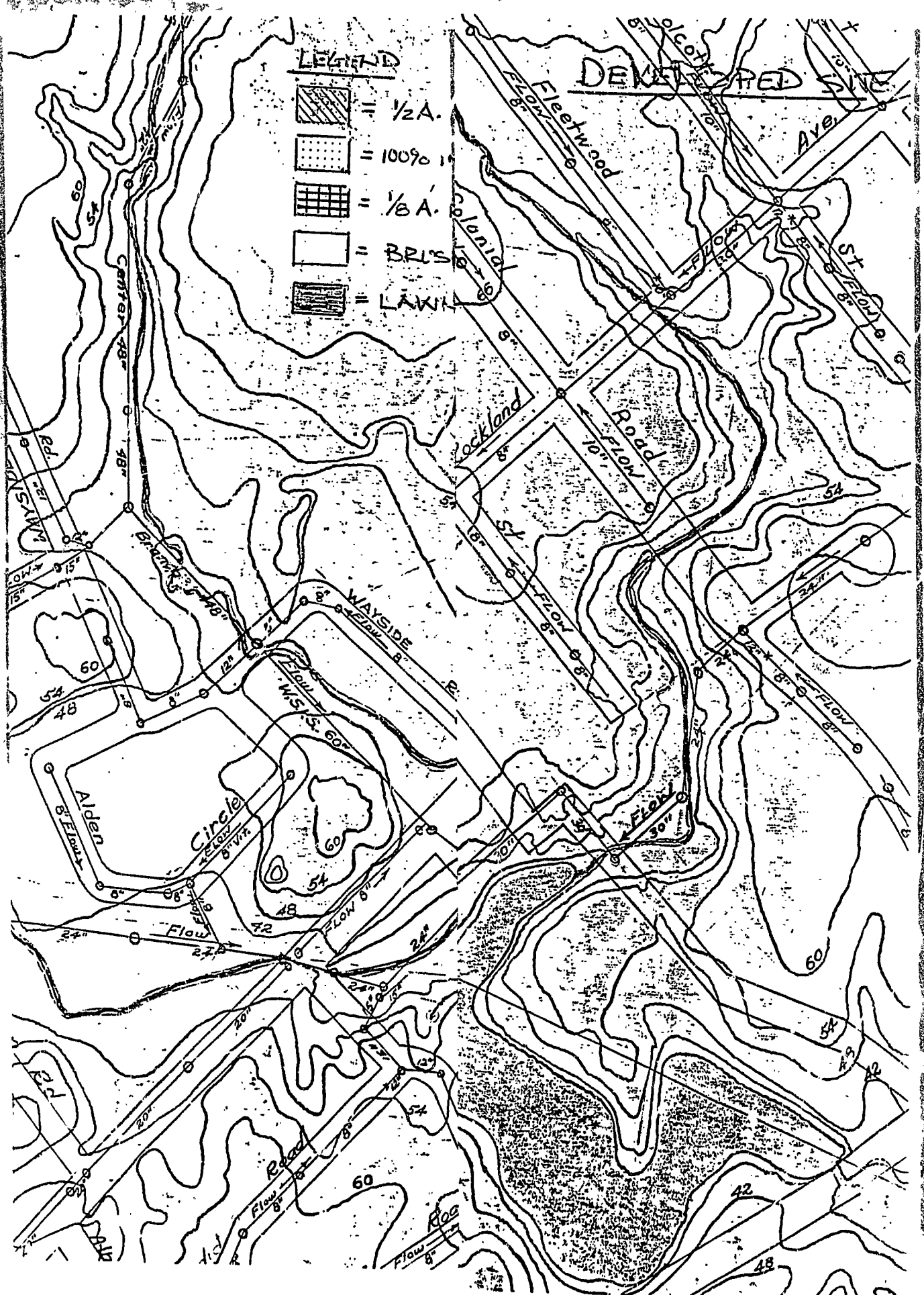
Alpen Circle

Flow

Flow

Flow

Flow



APPENDIX D
DRAINAGE MAINTENANCE AGREEMENT

H ALAN MOCNEY AND ASSOCIATES

DRAINAGE MAINTENANCE AGREEMENT

IN CONSIDERATION OF final approval granted by the Planning Board of the City of Portland to a plan entitled 650 Brighton Avenue Office Building, dated November 4, 1987 and filed with the City of Portland, Department of Planning and Urban Development, 389 Congress Street, Portland, Maine, * and pursuant to a condition thereof, The Six Fifty Group, a partnership with a place of business at 638 Congress Street, Portland, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

That it will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the surface water drainage system as shown on said plan, including but not limited to the detention basin or basins and the outlet or outlets therefrom, for the benefit of the said City of Portland. all persons in lawful possession of said premises and abutters thereco; further, that the said City of Portland, said persons in lawful possession and said abutters, or any of them, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any portion thereof for the purpose of performing the aforementioned maintenrnce of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon demand.

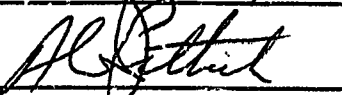
This Agreement shall not confer upon the said City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said service water drainage system for any reason whatsoever.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon its successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine this 4th day of November, 1987.

THE SIX FIFTY GROUP

by
its

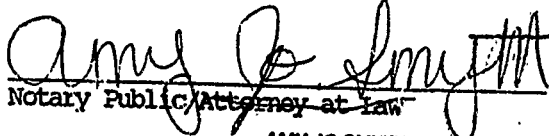

PARTNER

STATE OF MAINE
CUMBERLAND, ss.

November 4, 1987

Personally appeared the above-named Alan J. Petrick,
of The Six Fifty Group and acknowledged
the foregoing instrument to be his free act and deed in his said capacity,
and the free act and deed of said The Six Fifty Group.

Before me,


Notary Public/Attorney at Law

Print name: AMY JO SMYTH
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 26, 1992

* Where this Agreement is a condition of subdivision rather than site plan approval, this clause should instead read "and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____,".