

13-L-19

147 Congress St.

Parking and landscaping

Congress 127 Apts.

2015-096



- distribute  
- ZBA approval -  
needed -  
scheduled  
June 18th

Jeff Levine, AICP, Director  
Planning & Urban Development Department

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Nancy J. Clair  
Applicant Signature: (AGENT)

6/10/15  
Date:

Nancy J. Clair  
I have provided digital copies and sent them on: (AGENT)

6/10/15  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



## Level I – Site Alteration Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Site Alterations. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Level I: Site Alteration Development includes:

- Alteration of a watercourse or wetland as defined in Section 14-47 of the City Code.
- Alteration of a site. The disturbance of land areas of less than one (1) acre that are stripped, graded, grubbed, filled or excavated. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas.
- The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 sq. ft., or creation of other impervious surface areas between 1,000 and 7,500 sq. ft.
- The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone.
- A site alteration in which vehicle access is proposed from more than one (1) street.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Site Plan - 147 Congress Street

PROPOSED DEVELOPMENT ADDRESS:

147 Congress Street

PROJECT DESCRIPTION:

Proposed parking relocation and landscaping improvements

Please see cover letter for additional details

CHART/BLOCK/LOT: CBL 013 L019 001

CONTACT INFORMATION:

|  |  |
|--|--|
| <b>Applicant – must be owner, Lessee or Buyer</b><br>Name: Congress 127 Apartments LLC<br>Business Name, if applicable:<br>Address: <b>P.O. Box 6285</b><br>City/State : Cape Elizabeth, ME Zip Code: <b>04107</b> | <b>Applicant Contact Information</b><br>Work #<br>Home#<br>Cell # <b>207-767-4915</b> Fax#<br>e-mail: <b>ttoye3@aol.com</b>  |
| <b>Owner – (if different from Applicant)</b><br>Name: <b>Same as Applicant</b><br>Address:<br>City/State : Zip Code:   | <b>Owner Contact Information</b><br>Work # <b>Same as Applicant</b><br>Home#<br>Cell # Fax#<br>e-mail:   |
| <b>Agent/ Representative</b><br>Name: <b>St.Clair Associates</b><br>Address: <b>34 Forest Lane</b><br>City/State : Cumberland, ME Zip Code: <b>04021</b>   | <b>Agent/Representative Contact information</b><br>Work # <b>207-829-5558 (office)</b><br>Cell # <b>207-615-8586 (Nancy St.Clair)</b><br>e-mail: <b>nancy@stclairassociatesmaine.com</b> |
| <b>Billing Information</b><br>Name: <b>See Applicant info above</b><br>Address:<br>City/State : Zip Code:  | <b>Billing Information</b><br>Work # <b>See Applicant info above</b><br>Cell # Fax#<br>e-mail:   |

|   |   |
|---|---|
| <b>Engineer</b><br>Name: <b>St.Clair Associates</b><br>Address: 34 Forest Lane<br>City/State : Cumberland, ME Zip Code: <b>04021</b>  | <b>Engineer Contact Information</b><br>Work # 207-829-5558<br>Cell # 207-615-8586 Fax# 207-829-5558<br>e-mail: nancy@stclairassociatesmaine.com |
| <b>Surveyor</b> For Perimeter Boundary Survey (topo gathered by St.Clair Associates)<br>Name: <b>Owen Haskell, Inc.</b><br>Address: <b>390 US Route One</b><br>City/State : Falmouth, ME Zip Code: <b>04105</b> | <b>Surveyor Contact Information</b> Attn: John Schwanda<br>Work # 207-774-0424<br>Cell # Fax#<br>e-mail: jschwanda@owenhaskell.com              |
| <b>Architect</b> Landscape Architect<br>Name: <b>Anthony Muench</b><br>Address: 94 Commercial Street<br>City/State : Portland, ME Zip Code: 04101   | <b>Architect Contact Information</b> Landscape Architect<br>Work #<br>Cell # 207-761-6621 Fax#<br>e-mail: amuench@maine.rr.com                  |
| <b>Attorney</b> <b>Murray Plumb &amp; Murray</b><br>Name: Attn: John Shumadine<br>Address: 75 Pearl Street P.O. Box 9785<br>City/State : <b>Portland, ME</b> Zip Code: <b>04104-5085</b>                        | <b>Attorney Contact Information</b><br>Work # <b>207-773-5651</b><br>Cell # <b>207-523-8225</b> Fax#<br>e-mail: <b>jshumadine@mpmlaw.com</b>    |

**APPLICATION FEES:**

(Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Level 1 Site Alteration (\$200.00) | The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees. |
|--|---|

**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:


1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

**APPLICANT SIGNATURE:**

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 Planning Authority and Code Enforcement'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.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

|  |                  |
|--|------------------|
| Signature of Applicant: Agent for Applicant<br> | Date:<br>6/10/15 |
|--|------------------|

## PROJECT DATA

The following information is required where applicable, in order to complete the application.

|   |                                     |                |
|---|-------------------------------------|----------------|
| <b>Total Area of Site</b>   | 5,890                               | sq. ft.        |
| <b>Proposed Total Disturbed Area of the Site</b>  | 2,749                               | sq. ft.        |
| If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland |                                     |                |
|   |                                     | Not Applicable |
| <b>Impervious Surface Area</b>  |                                     |                |
| Impervious Area (Total Existing)  | 2,547                               | sq. ft.        |
| Impervious Area (Total Proposed)  | 3,253                               | sq. ft.        |
|   | (net new impervious area = 706 sf)  |                |
| <b>Parking Spaces</b>   |                                     |                |
| # of Parking Spaces (Total Existing)  | 4+ gravel spaces (see cover letter) | sq. ft.        |
| # of Parking Spaces (Total Proposed)  | 5 paved spaces                      | sq. ft.        |
| # of Handicapped Spaces (Total Proposed)  | None-Private Residential            | sq. ft.        |

| Level 1 Site Alteration |                   |             |   |
|-------------------------|-------------------|-------------|---|
| Applicant Checklist     | Planner Checklist | # of Copies | GENERAL WRITTEN SUBMISSIONS CHECKLIST   |
| X                       |                   | 1           | Completed Application form  |
| X                       |                   | 1           | Application fees (under separate cover)   |
| X                       |                   | 1           | Written description of project (see Cover Letter)   |
| X                       |                   | 1           | Evidence of right, title and interest (enclosed Deed)   |
| N/A                     |                   | 1           | Evidence of state and/or federal approvals, if applicable   |
| X                       |                   | 1           | Written assessment of proposed project's compliance with applicable zoning requirements (see cover letter)  |
| X                       |                   | 1           | Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site (see Survey and Cover Letter)                        |
| X                       |                   | 1           | Written requests for waivers from site plan or technical standards, if applicable.  |
| X                       |                   | 1           | Evidence of financial and technical capacity (see Cover Letter)   |
| Applicant Checklist     | Planner Checklist | # of Copies | SITE PLAN SUBMISSIONS CHECKLIST   |
| X                       |                   | 1           | Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual   |
| X                       |                   | 1           | Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)  |
| X                       |                   |             | Proposed grading and contours;  |
| X                       |                   |             | Existing structures with distances from property line;  |
| X                       |                   |             | Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways; |
| X                       |                   |             | Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section); |
| N/A                     |                   |             | Preliminary infrastructure improvements;  |
| X                       |                   |             | Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;  |

### Site Plan Standards for Review of Level I: Site Alteration

Level I: Site alteration plans shall only be subject to the following site plan standards, as applicable, as contained in section 14-526:

- (a) Transportation standards:
  - 1. Impact on surrounding street systems,
  - 2. Access and circulation, and
  - 4. Parking
- (b) Environmental quality standards
  - 1. Preservation of significant natural features,
  - 2. Landscaping and landscape preservation, and
  - 3. Water quality, stormwater management and erosion control.
- (c) Public infrastructure and community safety standards.
  - 1. Consistency with city master plans.
- (d) Site design standards
  - 5. Historic resources,
  - 6. Exterior lighting,
  - 8. Signage and wayfinding, and
  - 9. Zoning related design standards.

Except as provided in article III, or to conditions imposed under section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.



### PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST

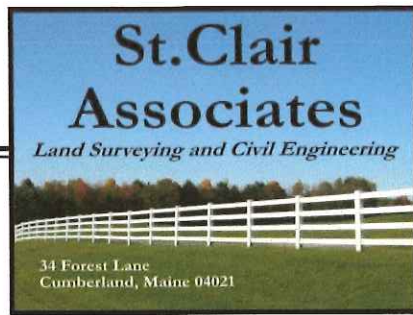


A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**



7. Hydrant locations



14030

June 10, 2015

Barbara Barhydt, Development Review Services Manager  
City of Portland Planning and Urban Development Department  
Planning Division  
Fourth Floor, City Hall  
389 Congress Street  
Portland, ME 04101

**147 Congress Street**  
**Level 1 Site Plan Review**  
**Congress 127 Apartments, LLC**  
**CBL 013 L019 001**

Dear Barbara,

On behalf of Congress 127 Apartments LLC, we have prepared the enclosed Level I Site Alteration Application and supporting plans for the applicant's property located at 147 Congress Street.

This property is located on Map 13 Block L Lot 19. This lot is approximately 5,890 sf (0.135 acres) in size and includes a 2-story brick residence, with a gravel parking area on the westerly side of the property. The City Assessor's database indicates that this house was built in 1857. The majority of the site is in the R-6 Residential District, but, as shown on the Site Plan, the northeasterly corner of the site (roughly where the house is located) is in the B-1 District. This site is not within a mapped Historic District, but in late 2014, the site was identified as an Individual Historic Landmark.

As we have previously discussed, the applicants are seeking approval to remove an existing gravel parking area that is adjacent to Congress Street and to construct a total of 5 parking spaces to the rear of the property. Parking is proposed to accommodate the existing residence on the parcel (2 spaces) and to provide 3 additional spaces for the private use of three nearby residential condominiums.

As part of the proposed site improvements, a dilapidated two-story wooden addition off the rear of the building (which included a porch and stairs) will be torn down. An old shed will also be torn down and the area will be converted to greenspace. A new patio and steps are also proposed, along with additional site landscaping.

### Existing Site Conditions

This approximately 5,890 sf (0.135 acres) property includes a 2-story brick residence, with an approximately 18' wide by 28' long gravel parking area to the side of the house. This existing parking area is located immediately off Congress Street and partially overlaps onto a portion of the adjacent property.

This area currently provides a head-on parking area that is at least two vehicles wide and sometimes two-deep, thus providing 4 possible parking spaces immediately to the side of the house. Based on a review of prior site photos and aerial photos, it appears that sometimes vehicles have even parked three-wide in this area.

Vehicles park in front of an existing approximately 6' tall wooden fence that extends between the house and the abutting property. The rear of the site includes a wooden porch and stairway area that were added on to the original brick residence when it was used as a rooming house. This wooden addition and a free standing shed are in very poor condition and will be torn down as part of the project.

Hardscape features in the yard include a concrete sidewalk that runs along the side and rear of the house. In addition, a stone and rubble wall extends along the area of the porch and stair addition and is approximately 12" to 15" high. A large brick wall extends across the entire rear property line. This brick wall is in relatively good condition and will remain. This brick wall was identified by the HPB as a key site element, in addition to the existing brick house.

Site photos also show the limited vegetation that is remaining in the rear of the site. The majority of the ground cover in the rear yard is hard packed exposed soil and loose rocks. A row of tall evergreens is located immediately to the rear of the fence described above. One mature evergreen tree is located in the northwesterly corner of the site, against the front of the large brick wall. A couple of smaller deciduous trees are located near the house. These two trees are relatively small in caliper (approximately 1" to 2") and appear to have been planted within the past few years.

**Background/Other Approvals**

As noted, this site is not within a mapped Historic District, but in 2014, the site itself was identified as an Individual Historic Landmark. As you know, the Applicant's proposed site improvements at 147 Congress Street were presented to the Historic Preservation Board (HPB) earlier this year. After a series of meetings and detailed evaluation of a variety of alternatives, on March 18, 2015 the HPB issued a Certificate of Appropriateness for the layout shown on the enclosed plans.

As we have discussed, the project also must obtain a Conditional Use Approval from the Zoning Board of Appeals (ZBA), in addition to the Level 1 Site Plan approval through the Planning Staff. The ZBA application has been filed, and is scheduled to be considered at the June 18, 2015 ZBA meeting.

**Proposed Level 1 Site Plan - Overview**

The Applicant's plan proposes the elimination of the highly visible parking immediately off Congress Street (to the side of the house) and provides a total of five spaces at the rear of the property. This layout provides parking for the existing house and accommodates private parking for the nearby residential condominium units on the corner of Congress and North Street that currently do not have off-street parking.

The applicant's original proposal included six spaces at the rear of the site. This reduction in the number of proposed parking spaces down to five was made in direct response to comments received as a result of the HPB review and approval process and reflects a significant change on the part of the applicant's overall program.

Specifically, the existing approximately 18' by 28' gravel parking area will be converted to an approximately 10' wide driveway (constructed of brick pavers) with new lawn and landscaping areas flanking each side. This eliminates the parking that overlapped onto the adjacent property and adds new greenspace to the area adjacent to Congress Street (at the side of the residence). The relocation of the parking to a less prominent spot at the rear of the property will soften the view from Congress Street and will provide better definition of the access into the property. The use of brick pavers will tie into the existing brick sidewalk along the site frontage and will coordinate with the brick structure itself.

The dilapidated wooden addition (the enclosed porch, decks and stairs) that had been constructed when the building had been used as a rooming house will be torn down. The rear windows of the brick residence (that had been converted to doorways to provide access the wooden addition) will be restored to be compatible with the original windows along the rear of the residence. The shed, which is in extremely poor condition, will be torn down and that area will be converted to greenspace. A new patio and steps are also proposed.

At the rear of the site, a total of five parking spaces are proposed in an "L" configuration. This area will be paved, and will tie into the proposed brick paver driveway. In order to maintain the residential setting, the applicant proposes to not stripe individual spaces but rather to identify the locations by more pedestrian scale amenities including small decorative bollards to delineate the limits of each space.

Two spaces are proposed at the rear of house, in the vicinity of the old rubble retaining wall and porch area described above. The existing residence will use these spaces. The new rear stairs and patio area will be constructed adjacent to this area.

In addition, three parking spaces are proposed facing the brick wall along the back property line. These three spaces are allocated to the individual homeowners within the three-unit Condominium located nearby (at the corner of Congress Street and North Street).

It is important to note that all parking proposed as part of this plan is, and shall remain, private and for residential purposes only. There will be no public parking allowed and no parking will be allowed for customers or employees of the store located at the corner.

The legal right to use these specific spaces is addressed by the establishment of easements for the individual owners of the Condominium Units. Easement documents have been prepared and approved by the HPB which identify that the Condominium is responsible for the maintenance of the entire parking area including winter maintenance, and maintenance of the two spaces for the existing residence. Any damages that occur as a result of the Condominium's use and maintenance of this area must be rectified by the Condominium. The homeowner shall maintain the landscaping on the remainder of the site.

Each space was originally sized at 9' wide by 18' long, based on standard stall sizing in Portland's Technical Standards. As part of the review of the series of site alternatives evaluated during the HPB process, it was noted by the City staff that parking dimensions could be reduced, given the setting and the fact that the site is an Individual Historic Landmark.

Provisions for reduction in overall impervious areas to increase greenspace around the site improvements and provide additional buffering of the house and the brick wall along the rear of the site were key elements in the HPB's consideration of the project.

As a result, the dimensions for the parking spaces shown on the plan were modified to 8' wide by 15' long, which is the dimension for a compact parking space noted in the Technical Standards. This layout consolidates the parking and maneuvering area to the extent practicable, thus providing for a larger greenspace area to the rear of the house and a larger block of greenspace in the northeasterly corner of the site.

Please consider this letter as a formal request for a waiver (if necessary) of the Technical Standards regarding parking stall dimensions, to allow the five compact size spaces on the site, in lieu of full size spaces, as required by the HPB review process. This waiver request is being made, based on the fact that the site is an Individual Historic Landmark, and staff and the HPB have requested that the reductions be made to provide additional buffering of the historic elements of the site. As noted, these five spaces are all private and solely for residential use.

### **Landscaping Plan**

A landscape plan has been prepared for the site by the project's Landscape Architect, Anthony Muench. Plantings are proposed along each side of the brick paver driveway that will be constructed from Congress Street to the rear parking area. These plantings (junipers, hydrangeas, viburnum and perennials) will help to enhance the view of the home and the adjacent property as seen from Congress Street.

The new plantings also define the driveway limits and access to the rear of the site. In addition, the new plantings will provide a degree of separation between the driveway and sidewalk along the side of the residence, as well as some buffering of the adjacent property.

A new, generally crescent shaped, greenspace has been added immediately behind the building, in the vicinity of the existing angled sidewalk to the rear of the site. This new greenspace area encompasses the two existing deciduous trees that remain on the site. The two existing trees will be accented by additional plantings in this area. It is envisioned that low growth plantings in the proposed island area, coupled with the preservation of two of the existing cedars (in the location of the existing fence) will offer buffering of the majority of the parking spaces at the rear of the site.

The installation of low growth plantings softens the view of the rear of the site and allows a view of the upper portions of the existing wall at the rear of the property. Efforts to maintain the view of the historic brick wall from Congress Street were the subject of much discussion during the HPB review process.

The three proposed parking spaces that face the existing brick wall are set approximately 5.5' (min.) from the wall and allow for a continuous greenspace corridor along the rear of the site. The existing evergreen in the northwest corner of the site is proposed to remain.

As was recommended by the HPB, a new tree is proposed at the "L" point of the parking area. This tree forms a focal point as you enter the site and will accentuate the view of the existing brick wall as seen from Congress Street. The block of greenspace in the northerly corner (in the area of the old addition and shed) provides a sizeable area for the homeowner's use as a garden or other outdoor living activities.

Mr. Muench has selected proposed plantings based on their hardiness for the setting, as well as their compatibility with the types of plantings that would likely have been installed during the era when the house was originally built.

### **Grading and Drainage**

The existing site features (i.e. the brick house, the gravel parking area, the sidewalk to the rear of the site, the wooden porch and stair addition, and the shed) equate to approximately 2,547 sf of existing impervious area. With the proposed site improvements, including removal of the gravel parking, and demolition of the porch and shed, the total impervious area on the site will be approximately 3,253 sf, which is only approximately 706 sf greater than the current impervious area on the site.

The site currently drains in a general southerly to southeasterly direction from the rear of the property toward Congress Street. Runoff sheet flows from the rear of the site, over the existing gravel parking area and onto Congress Street and the gutter line via the existing curb cut. There are no existing catch basins or stormdrains within the site.

As the enclosed Site and Grading Plan shows, the proposed grading design reflects the overall site drainage pattern that currently exists on the parcel. The site has been designed to match existing grades in the vicinity of the existing brick wall at the rear of the site and around the perimeter of the property, particularly adjacent to the rear yard of the abutting building. The design intent is that no new runoff will enter adjacent properties.

The new paved parking area has been designed to generally drain inward and then to disperse along the edges of the brick paver driveway to the landscaped islands that flank the driveway. Runoff will then flow toward Congress Street, similar to the current drainage pattern. No new drainage structures are proposed. Given the limited increase in overall impervious area, no additional drainage elements are proposed.

### **Erosion and Sediment Control**

The enclosed Detail Sheet includes an Erosion and Sediment Control Plan with instructions for the contractor to provide measures to protect downgradient areas. Given the size and scope of this project, all Erosion and Sediment Control notes are shown directly on the Detail Sheet, with no separate narrative.

Perimeter erosion control measures will be installed to protect the surrounding areas during the construction of the proposed site improvements. As the enclosed Plans demonstrate, silt fence is proposed along the westerly sideline of the site, in areas where the site is above the abutting property. As the side slopes down toward Congress Street, the parcel actually becomes lower than the adjacent property, thus silt fence is not necessary in this area. A detail for proper silt fence installation is shown on the enclosed Detail Sheet, along with details for the pavement section and instructions on pavement saw cut joints. City details for the installation of a brick driveway apron are also shown on the enclosed Detail Sheet.



### Summary of Site Design Attributes

The attributes to this design include:

- the removal of the highly visible parking from the frontage of the site
- the addition of new landscaping and greenspace to the side of the residence
- conversion of an existing expanse of gravel to a defined brick paver driveway
- the reduction in the potential for vehicles backing into Congress Street
- a reduction in demand for on-street parking in the Munjoy Hill neighborhood
- the removal of a non-historic wooden addition and shed in poor condition
- proposed site grades generally reflect current drainage patterns

### Site Plan Standards for Review of Level I: Site Alteration

In accordance with the review process for Level I: Site alteration plans, the following section 14-526 site plan standards (in *italics* below) apply, as appropriate. Our responses follow each item:

*(a) Transportation standards:*

*1. Impact on surrounding street systems,*

The existing home on the property had once been a multi-tenant building, which is being converted to a single residence. The Applicants are proposing to relocate existing parking at the Congress Street frontage to the rear of their property, and to add private spaces to accommodate a nearby existing residential condominium that currently has no off-street parking. No new residential units are proposed.

This provision of additional off-street parking is expected to reduce the burdens on the surrounding street systems and afford an overall benefit to the neighbors and residents in the Munjoy Hill neighborhood who compete for available parking on the street.

*2. Access and circulation, and*

It is expected that the elimination of the gravel parking area at the edge of Congress Street and the creation of a defined area at the rear of the site will reduce the potential for vehicles backing onto Congress Street.

This plan also controls the site's point of access to a single 10' wide driveway (made of brick pavers) which will coordinate with the existing brick building and sidewalks. The existing sidewalk to the rear of the residence will be maintained and will be better defined with the integration of landscaping islands. Stepping stones provide connectivity to the parking spaces at the rear of the site.

#### *4. Parking*

As noted above, the applicants are proposing to relocate the existing parking from the edge of Congress Street to the rear of their property. The existing gravel pad area will be converted to a driveway (with brick pavers) flanked by landscaped areas. A new bituminous parking area at the rear of the site will provide two spaces for the residence on the lot, and an additional three spaces for the existing nearby residential condominiums at the corner of Congress and North Street (that currently have no off-street parking). It is expected that the proposed relocation of the parking on the site to the rear of the property, coupled with the conversion of the home to a single residence, and the accommodation of parking for the nearby condominiums (which have no parking now) will help to address parking in the area and alleviate the competition for on-street parking in the project vicinity.

#### *(b) Environmental quality standards*

##### *1. Preservation of significant natural features,*

There are no known significant natural features on the site. However, there are manmade structures that are of particular importance as part of the designation of the site as an Individual Historic Landmark. The preservation, protection and enhancement of the existing brick residence and the brick wall along the entire rear property line have been reviewed in detail as part of the HPB's issuance of a Certificate of Appropriateness for this project.

The prior landowners removed a significant amount of the existing landscaping when they sold the property to the applicant. The majority of the rear of the property is hard packed earth and rubble. There is an existing tree along the Congress Street frontage and an evergreen tree immediately in front of the existing brick wall that will remain. Two small deciduous trees near the rear of the residence will also be preserved and integrated into a new landscaping plan as described below.

*2. Landscaping and landscape preservation, and*

The existing landscaping along the Congress Street frontage will remain and will be maintained. Additional landscaping will be added along the side of the residence, in the area that is now a gravel parking pad. As noted above, there is limited existing landscaping that remains within the proposed work area. The project has been designed to retain two deciduous trees near the rear of the residence, and two of the existing evergreen trees located behind the fence on the site. The existing evergreen tree that is immediately in front of the existing brick wall at the rear of the site will also remain. The applicant's Landscape Architect, Anthony Muench, has prepared the enclosed Landscape Plan which addresses the proposed plantings identified to provide screening and buffering and to augment the existing landscaping to remain.

*3. Water quality, stormwater management and erosion control.*

As discussed above, the proposed new impervious area equates to approximately 706 sf. Given the limited extent of new impervious area, it is not anticipated that the proposed site improvements will have a significant adverse impact on water quality or the peak rate of stormwater runoff in the overall area. The enclosed Site Grading Plan includes details and contractor instructions to address Erosion and Sediment Control during construction.

*(c) Public infrastructure and community safety standards.*

*1. Consistency with city master plans.*

Given the limited nature of the proposed site design improvements, and no proposed changes in site use (i.e. residential), this work would be considered consistent with the City master plan.

*(d) Site design standards*

*5. Historic resources,*

This site is not within a mapped Historic District, but in 2014, the site itself was identified as an Individual Historic Landmark. As you know, this project has been reviewed in detail by the HPB, and the proposed Plan was issued a Certificate of Appropriateness by the HPB on March 18, 2015.

6. *Exterior lighting,*

No exterior lighting changes are proposed. Residential scale building-mounted lighting fixtures will provide lighting for this area.

8. *Signage and wayfinding, and*

The proposed site improvements will not require any new signage. Each parking space will be assigned to a specific unit ownership and will be included as an exhibit to the individual deeds. In order to maintain the residential nature of the project, parking spaces will not be striped, but will be identified on the site with small decorative bollards.

9. *Zoning related design standards.*

As noted in Portland's Land Use Ordinance, since this site is associated with a historic landmark, the City's historic preservation standards supersede the Ordinance criteria for this District. As noted, the HPB granted a Certificate of Appropriateness for the proposed site improvements on March 18, 2015. As noted in the City of Portland Design Manual, any proposal that is required to obtain a Certificate of Appropriateness under the City's Historic Preservation Ordinance is exempt from the R-6 design review standards.

As the above narrative demonstrates, we are confident that the proposed site improvements can be considered consistent with the standards for Level I Site Alterations.

**Application Materials**

In addition to this cover letter, we have included the following items in support of this Level I: Site Alteration Application:

- Level I: Site Alteration Application
- Copy of Deed
- Boundary Survey by Owen Haskell Inc.
- Site and Grading Plan by St.Clair Associates
- Detail Sheet by St.Clair Associates
- Landscaping Plan by Anthony Muench

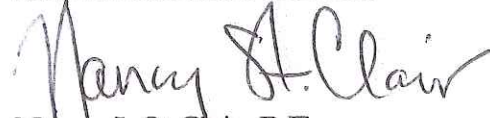
**Closure**

We look forward to working with you and other staff members in the City, to complete the local review process. It is our understanding from our recent conversation with you, that you do not anticipate the need for us to meet with staff to review this application package. Please let us know if you or any staff members have any questions, and if a need arises to meet to review the materials in person, we are available at your earliest convenience.

In the interim, please contact me if you have any questions, or require any additional information. We look forward to hearing from you.

Sincerely,

ST.CLAIR ASSOCIATES



Nancy J. St.Clair, P.E.

Vice President

NJS:njs

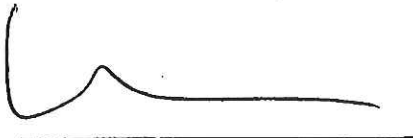
c: Congress 127 Apartments, LLC  
Project Team

**QUITCLAIM DEED WITH COVENANTS**

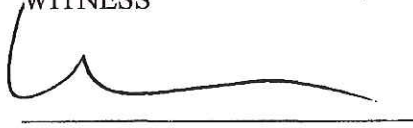
**KNOW ALL PERSONS BY THESE PRESENTS**, that **KAREN E. RASMUSSEN and MANUEL PENA**, Joint Tenants, of Portland, County of Cumberland, State of Maine, for consideration paid, grant to **CONGRESS 127 APARTMENTS, LLC**, a Maine limited liability company, with a mailing address of Post Office Box 6285, Cape Elizabeth, ME 04107 with QUITCLAIM COVENANTS that certain real property located in **Portland, Maine** more particularly described in Schedule A annexed hereto and incorporated by reference herein.

WITNESS my hand and seal this 24th day of November, 2014.

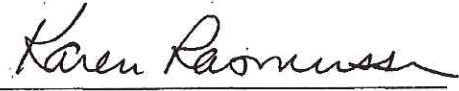
MAINE REAL ESTATE TAX PAID



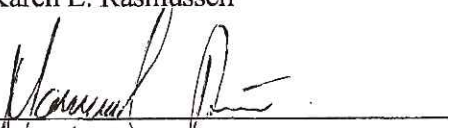
WITNESS



WITNESS



Karen E. Rasmussen

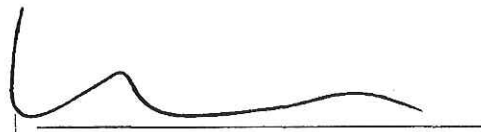


Manuel Pena

STATE OF MAINE  
County of Cumberland, SS

November 24, 2014

Personally appeared before me the above-named Karen E. Rasmussen and Manuel Pena and acknowledged the foregoing to be their free act and deed.



Notary Public/Attorney at Law  
Printed Name: ELIZABETH BOERDLE  
My commission expires: 11

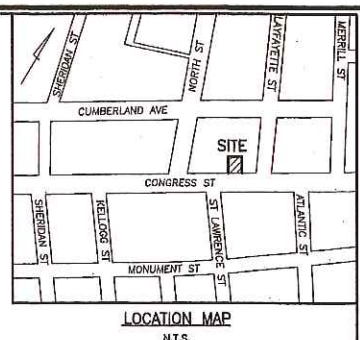
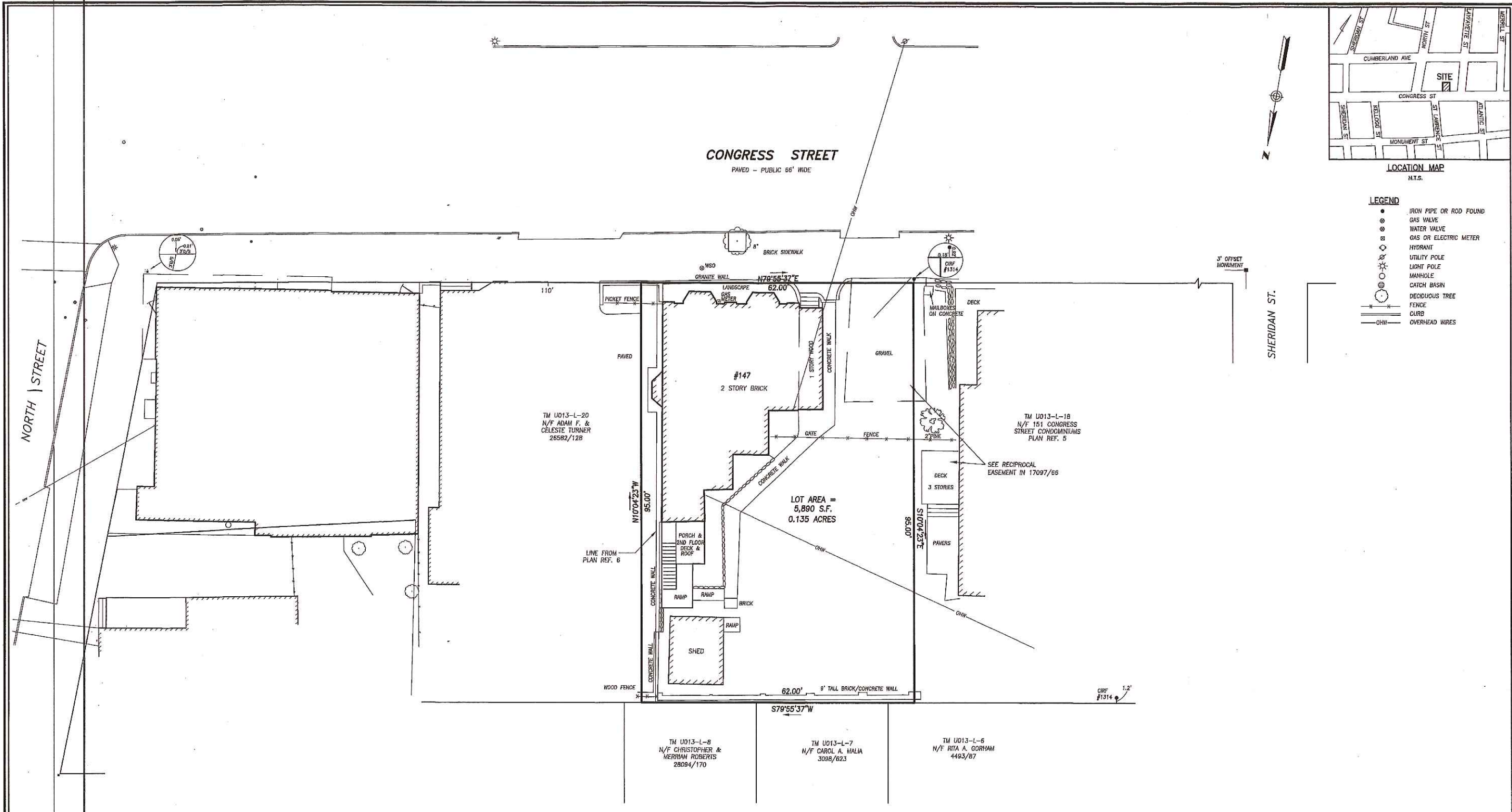
Schedule A  
145-147 Congress Street, Portland, Maine

A certain lot or parcel of land with the buildings thereon situated on the Northerly side of Congress Street, City of Portland, Cumberland County, Maine, bounded and described as follows: Beginning on said Northerly side of Congress Street at a point one hundred ten (110') feet West from the intersection of said Northerly side of Congress Street with the Westerly side of North Street, and running Westerly by Congress Street sixty-two (62') feet to land now or formerly of Steven D. Waltman, and from these points extending back Northerly a distance of ninety-five (95') feet holding the width of sixty-two (62') feet. Also conveying a parcel two (2') by ten (10') feet on the Northeasterly side of the above described premises as was conveyed to Georgie M. Farnsworth by John F. Hamilton by deed dated July 17, 1903, and recorded in the Cumberland County Registry of Deeds in Book 727, Page 87, to which deed reference may be had for a further description.

Also conveyed herein a Reciprocal Easement by and between Steven D. Mairs and Karen Rasmussen, dated July 17, 2001, and recorded in Book 16540, Page 313 and corrective Reciprocal Easement, dated December 18, 2001, recorded in Book 17097, Page 66.

Being the same premises as conveyed to Karen E. Rasmussen and Manuel Pena as joint tenants by Quitclaim Deed dated June 4, 2009 from Karen Rasmussen and recorded in the Cumberland County Registry of Deeds in Book 27015, Page 137.

Received  
Recorded Register of Deeds  
Dec 02, 2014 10:53:20A  
Cumberland County  
Pamela E. Lovley



- LEGEND**
- IRON PIPE OR ROD FOUND
  - GAS VALVE
  - WATER VALVE
  - GAS OR ELECTRIC METER
  - HYDRANT
  - UTILITY POLE
  - LIGHT POLE
  - MANHOLE
  - CATCH BASIN
  - DECIDUOUS TREE
  - FENCE
  - CURB
  - OHW OVERHEAD WIRES

NORTH STREET

CONGRESS STREET  
PAVED - PUBLIC 66' WIDE

SHERIDAN ST.

TM U013-L-20  
N/F ADAM F. &  
CELESTIE TURNER  
26582/128

TM U013-L-18  
N/F 151 CONGRESS  
STREET CONDOMINIUMS  
PLAN REF. 5

LOT AREA =  
5,890 S.F.  
0.135 ACRES

TM U013-L-8  
N/F CHRISTOPHER &  
MERRIAN ROBERTS  
28094/170

TM U013-L-7  
N/F CAROL A. MALIA  
3098/823

TM U013-L-6  
N/F RITA A. CORHAM  
4493/87

- PLAN REFERENCES**
- CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING PLANS OF CITY STREETS.
  - "BOUNDARY & TOPOGRAPHIC SURVEY AT 42 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD JOHN BERGES FEB. 29, 2012 OWEN HASKELL, INC. JOB NO. 2012-013P"
  - "PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER" RECORDED IN PLAN BOOK 4 PAGE 9 1/2.
  - "BOUNDARY SURVEY AT 135 CONGRESS STREET, PORTLAND, MADE FOR CONGRESS 135 MARKET LLC DATED JULY 30, 2013 BY OWEN HASKELL, INC.
  - "151 CONGRESS STREET CONDOMINIUM, 149-151 CONGRESS STREET, PORTLAND, MAINE PREPARED FOR: JOSEPH H. MORGAN SEPTEMBER 20, 2005 NORTHEAST CIVIL CONSULTANTS INCORPORATED" RECORDED IN PLAN BOOK 205 PAGE 614.
  - "SURVEYED FOR JOHN F. HAMILTON APRIL 1908 BY E.C. JORDAN & CO."

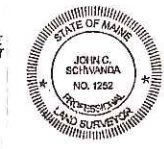
- NOTES**
- OWNER OF RECORD: CONGRESS 135 MARKET, LLC, C/O TOM TOYE, P.O. BOX 6285, CAPE ELIZABETH, ME 04107, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 30896 PAGE 15.
  - LOCUS IS SHOWN AS LOT 19 BLOCK L ON PORTLAND PROPERTY MAP 13.
  - BEARINGS ARE MAGNETIC AS PER MARKERS FOUND AS SHOWN ON PLAN REFERENCE 2.
  - SEE REPORT OF SURVEY.

**CERTIFICATE**

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF IRONS NOT SET AT ALL CORNERS.

10-1-2014  
DATE

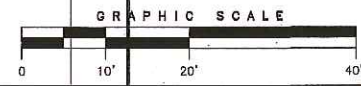
John C. Schwanda  
JOHN C. SCHWANDA, PLS #1252



**BOUNDARY SURVEY**  
AT  
147 CONGRESS STREET, PORTLAND, MAINE  
MADE FOR  
CONGRESS 135 MARKET, LLC  
C/O TOM TOYE, P.O. BOX 6285, CAPE ELIZABETH, ME

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04106 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

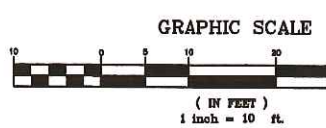
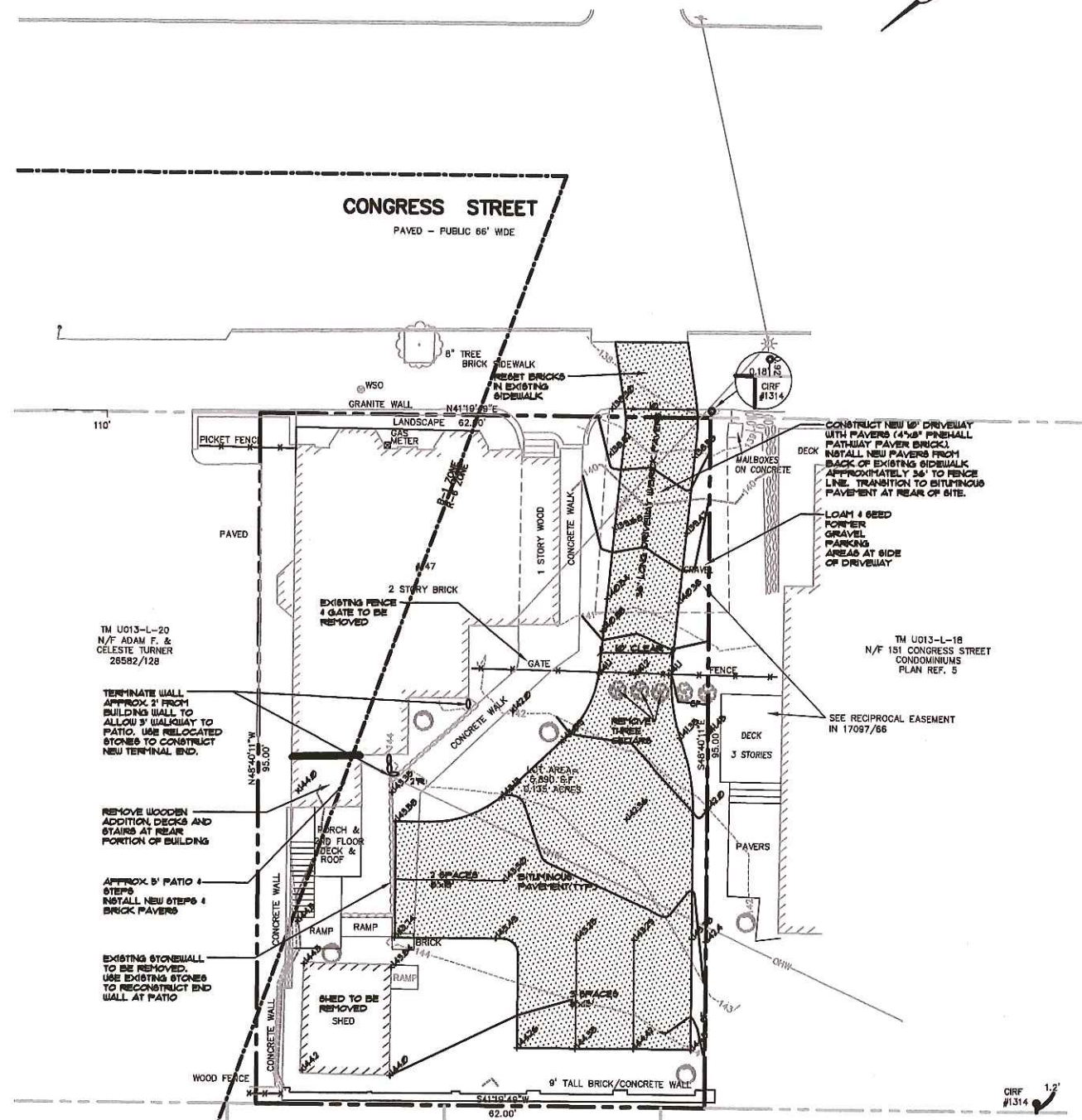
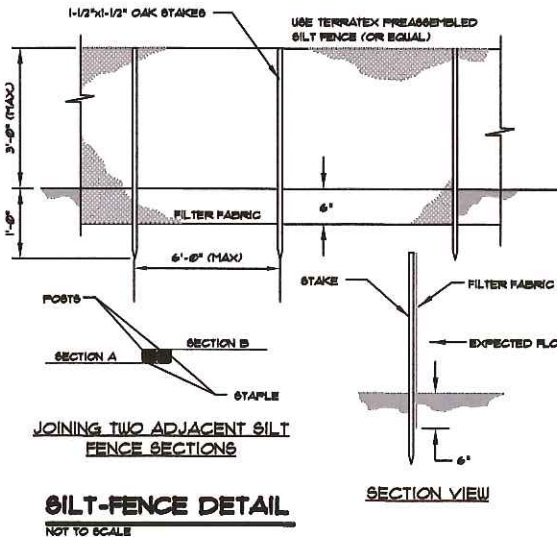
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| Trace By JLW  | Scale 1" = 10'      | Drwg. No. 18ND    |
| Check By JCS  |                     |                   |
| Book No. FILE |                     |                   |





**CONSTRUCTION NOTES**

1. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
3. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
5. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYORS OF VISIBLE STRUCTURES SUCH AS HYDRANTS, VALVES, MANHOLES, AND CATCH BASINS, AND BY INFORMATION PROVIDED BY UTILITY COMPANIES AND OTHER DATABASES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
6. CONTRACTOR SHALL BE CAUTIONED THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. OTHER UTILITIES MAYBE PRESENT IN THE WORK AREA. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE LOCAL WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 29 MRS 3869-A (PROTECTION OF UNDERGROUND FACILITIES). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MANE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
10. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
11. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY DURING CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A HDOT PERMIT AS WELL AS PERMITS FROM THE MUNICIPALITY AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROPRIATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING OR OTHER SITE WORK. NO GRUBBING OR STUMP REMOVAL SHALL OCCUR OUTSIDE OF THE CLEARING LIMITS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN ORDER TO ADDRESS EROSION AND SEDIMENT CONTROL OR STORMWATER MANAGEMENT.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS. ALL ERODED AREAS SHALL BE REPAIRED BY THE CONTRACTOR AND THE SURFACE SHALL BE STABILIZED USING THE MEASURES OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVES INCLUDED AS PART OF THIS CONSTRUCTION SET.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF ST. CLAIR ASSOCIATES IN CONJUNCTION WITH THE OWNER.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
22. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
23. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER AND/OR CLIENT/OWNER.
24. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
25. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



**LEGEND**

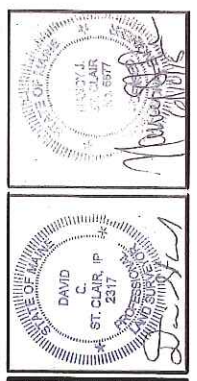
| EXISTING  | DESCRIPTION           | PROPOSED  |
|-----------|-----------------------|-----------|
| ---       | BOUNDARY LINE/ROW     | ---       |
| ---       | ABUTTER LINE/ROW      | ---       |
| —○—       | MONUMENT              | —○—       |
| —○—       | IRON PIPE/POD         | —○—       |
| —○—       | BUILDING              | —○—       |
| —○—       | EDGE PAVEMENT         | —○—       |
| —○—       | PAVEMENT PAINT        | —○—       |
| —○—       | EDGE OF GRAVEL        | —○—       |
| ---122--- | CONTOURS              | ---122--- |
| —○—       | SPOT GRADE            | —○—       |
| —○—       | OVERHEAD ELEC. & TEL. | —○—       |
| —○—       | UTILITY POLE          | —○—       |
| —○—       | SILT FENCE            | —○—       |
| —○—       | WOOD FENCE            | —○—       |
| —○—       | ZONE LINE             | —○—       |



- GENERAL NOTES**
- 1) THE RECORD OWNER OF THE PROPERTY IS CONGRESS 127 APARTMENTS, LLC AS DESCRIBED IN A DEED OF KAREN E. RANBYSEN & HANSEL MENA DATED DECEMBER 2, 2014 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31946 PAGE 190.
  - 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP IS, BLOCK L BEING SHOWN AS LOT 18-24.
  - 3) THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE.
- CONTOURS AND ELEVATION DATA SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY ST. CLAIR ASSOCIATES DURING NOVEMBER OF 2014. TOPOGRAPHIC DATA IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A TOPCON GR5-1 DUAL-FREQUENCY GPS RECEIVER CAPABLE OF CENTIMETER ACCURACY AND HAS BEEN TIED TO HORIZONTAL AND VERTICAL CONTROL PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING OFFICE.
- 4) PLAN REFERENCES:
    - A) BOUNDARY SURVEY AT 141 CONGRESS STREET, PORTLAND, MAINE MADE FOR CONGRESS 127 MARKET, LLC, DATED SEPTEMBER 30, 2014 BY OREN HASKELL, INC.
    - B) THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE 4A ABOVE AND HAS BEEN ROTATED INTO NAD 83 AS REQUIRED BY THE CITY OF PORTLAND FOR SITE PLAN REVIEW. THE BASIS OF BEARINGS SHOWN ON PLAN 4A IS MAGNETIC NORTH. ST. CLAIR ASSOCIATES HAS NOT COMPLETED ANY BOUNDARY SURVEY WORK ON THIS SITE. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED IN PART ON THE BOUNDARY SURVEY PLAN REFERENCED IN NOTE 4A TOGETHER WITH A LIMITED FIELD SURVEY COMPLETED BY ST. CLAIR ASSOCIATES DURING NOVEMBER OF 2014.
    - C) CONTRACTOR IS HEREBY ADVISED THAT EXISTING WALLS ALONG THE NORTHERLY AND EASTERLY PROPERTY LIMITS SHALL REMAIN. THE CONTRACTOR SHALL EXERCISE CAUTION INCLUDING THE PROPER INSTALLATION OF SHORING AND BRACING DURING EARTHWORK OPERATIONS TO MINIMIZE POTENTIAL DISTURBANCE TO THESE FEATURES, INCLUDING ANY BELOW GRADE FOOTINGS OR FOUNDATIONS. SHORING AND BRACING SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE COMPACTED, BROUGHT TO FINAL GRADE AND THE WALL AND SURROUNDING SITE AREA ARE STABILIZED.
    - D) DURING CONSTRUCTION THE CONTRACTOR SHALL INCORPORATE TREE PRESERVATION MEASURES AS OUTLINED IN SECTION 4 OF PORTLAND'S TECHNICAL DESIGN STANDARDS TO AVOID UNDUE DISTURBANCE OF THE EXISTING MATURE TREES ON THE SITE.
    - E) THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTLAND COMMUNITY PANEL NUMBER 226951 694 B HAVING AN EFFECTIVE DATE OF JULY 17, 1996.
    - F) THE LOCATION OF THE ZONE LINE SHOWN HEREON IS BASED UPON INFORMATION IN THE CITY OF PORTLAND GIS ONLINE DATABASE.

**AREA CALCULATIONS**  
AREA CALCULATIONS FOR THE PROPERTY ARE AS FOLLOWS:

| DESCRIPTION   | AREA (SQ. FT.) |
|---|----------------|
| TOTAL PARCEL AREA:  | 5,990 SF.      |
| TOTAL EXISTING IMPERVIOUS AREA (BUILDINGS, DECK, STEPS, WALKWAY, GRAVEL PARKING): | 2,341 SF.      |
| EXISTING BUILDINGS + DECK/STEPS AREA:   | 1,750 SF.      |
| EXISTING GRAVEL PARKING + WALKWAY:  | 781 SF.        |
| TOTAL IMPERVIOUS TO BE REMOVED (BUILDINGS + DECK/STEPS + GRAVEL):                 | 830 SF.        |
| TOTAL NUMBER OF PROPOSED PARKING SPACES (3 NEW SPACES):                           | 5 SPACES       |
| PROPOSED IMPERVIOUS AREA (BUILDINGS, STEPS, WALKWAY, PAVEMENT + PAVERS):          | 3,293 SF.      |
| TOTAL AREA OF DISTURBANCE:  | 2,746 SF.      |



| NO. | DATE     | BY  | FOR                              | STATUS |
|-----|----------|-----|----------------------------------|--------|
| E   | 6-10-15  | DCS | SUBMIT FOR CITY REVIEW           |        |
| D   | 1-06-15  | DCS | ADDED ZONE LINE                  |        |
| C   | 12-02-14 | DCS | SUBMIT FOR CITY REVIEW           |        |
| B   | 11-25-14 | DCS | ADD PROPOSED FENCE               |        |
| A   | 11-12-14 | DCS | FOR HISTORIC PRESERVATION REVIEW |        |

THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES.

**ST. CLAIR ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
34 Forest Lane  
Portland, ME 04103  
Tel: (207) 839-5559

PROJECT NO. 14030  
FIELD BOOK  
DESIGN  
CHKD  
DRAWN  
NJS  
NJS  
DCS

**SITE & GRADING PLAN**  
OF: 147 CONGRESS STREET  
147 CONGRESS STREET  
PORTLAND, MAINE  
FOR: CONGRESS 127 APARTMENTS, LLC  
P.O. BOX 6285  
CAPE ELIZABETH, ME 04107

DATE: 11-11-14  
SCALE: 1"=10'

**SHEET 1 OF 2**

14030S TAB 14030S

# EROSION & SEDIMENTATION CONTROL

## ACQUISITION PREVENTION AND GENERAL REQUIREMENTS

- 1. IDENTIFICATION OF EXPOSED SOIL AREAS:** IN ORDER TO PROTECT DOWNSTREAM AREAS AND BARRIERS, AND TO AVOID POTENTIAL EROSION OF ANY OTHER EXPOSED SOIL AREAS, THE CONTRACTOR SHALL, BEFORE ANY CONSTRUCTION OR OTHER MAINTENANCE OPERATIONS, IDENTIFY AND MARK ALL AREAS OF EXPOSED SOIL TO ONLY THOSE AREAS NECESSARY TO EFFECTIVELY CONSTRUCT THE PROPOSED IMPROVEMENTS. TO THE EXTENT PRACTICABLE, THE CONTRACTOR SHALL MAINTAIN NATURAL COVER AND PERMANENTLY STABILIZE AREAS AS SOON AS PRACTICABLE. EXPOSED SOIL SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO INSTALL AND MAINTAIN WORK WITHIN AN AREA IS NOT ANTICIPATED TO BE EXPOSED TO EROSION, THE CONTRACTOR SHALL CONSIDER LEAVING NATURAL COVER IN ITS NATURALLY EXISTING CONDITION.
- 2. SOIL PROTECTION:** CONTROL MEASURES MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORE-WATER AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND REMEDIATION PLANS AND PROCEDURES.
- 3. SEDIMENTATION PREVENTION:** DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE ARE NOT TO BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING INTO AN INFILTRATION AREA. THE INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOIL TYPICALLY AND OTHER RELEVANT FACTORS ACCUMULATED RUNOFF THAT INFILTRATES INTO THE SOIL. OTHER AREAS, INCLUDING AREAS OF SECONDARY CONTAMINATION THAT PREVENT DISCHARGE TO RECEIVING WATER, SHALL BE USED TO ISOLATE PORTIONS OF THE SITE FROM THE INFILTRATION AREA.
- 4. SEDIMENTATION AND EROSION CONTROL:** THE CONTRACTOR SHALL TAKE ALL NECESSARY PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING CONSTRUCTION OR AFTER CONSTRUCTION. THE CONTRACTOR SHALL NOT BE USED FOR DUST CONTROL FOR OPERATIONS DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS.
- 5. EROSION AND OTHER HAZARDOUS MATERIALS:** LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORE-WATER MUST BE PREVENTED FROM BEING DISCHARGED INTO STORE-WATER.
- 6. NON-STORE-WATER DISCHARGES:** IDENTIFY AND PREVENT CONTAMINATION BY NON-STORE-WATER DISCHARGES.

## STRUCTURAL AND NON-STRUCTURAL MEASURES

- 1. SEDIMENT BARRIERS:** PRIOR TO SOIL DISTURBANCE, THE CONTRACTOR SHALL PERMANENTLY INSTALL SEDIMENT BARRIERS ACROSS OR AT THE TOE OF A SLOPE AND AT THE DOWNSTREAM EDGE OF ANY DISTURBED AREA. SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS WHERE EROSION IS MOST LIKELY TO OCCUR. SEDIMENT BARRIERS SHALL BE CAPABLE OF STOPPING STORMWATER, UNDERSTANDING ADJACENT WETLANDS AND WATERCOURSES, AND OTHER AREAS THAT MAY BE AFFECTED BY EROSION. SEDIMENT BARRIERS SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOOD SEDIMENTATION. SEDIMENT BARRIERS MAY BE SILT FENCE, OR A BERRY OF EROSION CONTROL FENCE, OR OTHER APPROVED FILTER MATERIALS.
- 2. SILT FENCES:** SILT FENCES SHALL BE INSTALLED AT LEAST 10 FEET FROM THE EDGE OF EXPOSED SOIL. SILT FENCES SHALL BE USED FOR 60 DAYS OR LONGER DEPENDING ON MANUFACTURER'S RECOMMENDATIONS. PROPER INSTALLATION OF SILT FENCES IS CRITICAL TO ITS FUNCTION (SEE DETAIL).
- 3. EROSION CONTROL FENCE BERRIES:** EROSION CONTROL FENCE BERRIES SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE. EROSION CONTROL FENCE SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLES SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. THE FENCE CONSTRUCTION SHALL MEET THE MAJOR DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS FOR ORGANIC MATTER AND PARTICLE SIZE BY WEIGHT, SOLUBLE AND NON-SOLUBLE SOLIDS, AND TOXIC MATERIALS. EROSION CONTROL FENCE SHALL BE USED TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS.
- 4. CHECK DAMS:** CHECK DAMS SHALL BE CONSTRUCTED AT THE TOE OF A SLOPE OR AT THE DOWNSTREAM EDGE OF ANY DISTURBED AREA. CHECK DAMS SHALL BE CONSTRUCTED OF 2 TO 3 HIGH STONE, SAND OR MECHANICAL PLACEMENT IS NECESSARY TO PROPERLY INSTALL. SEE DETAIL. THE CONTRACTOR SHALL PERMANENTLY INSTALL CHECK DAMS TO AVOID UNDERCUTTING AND STYPAGE OF THE FLOW AROUND THE ENDS OF THE CHECK DAMS.
- 5. SIGNS AND PLACEMENT:** THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL BE 2 FEET. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES. THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM. CHECK DAMS SHALL BE NATURAL OR MECHANICAL. CHECK DAMS SHALL BE CONSTRUCTED OF 2 TO 3 HIGH STONE, SAND OR MECHANICAL PLACEMENT IS NECESSARY TO PROPERLY INSTALL. SEE DETAIL. THE CONTRACTOR SHALL PERMANENTLY INSTALL CHECK DAMS TO AVOID UNDERCUTTING AND STYPAGE OF THE FLOW AROUND THE ENDS OF THE CHECK DAMS.
- 6. INSPECTIONS AND MAINTENANCE:** THE CONTRACTOR SHALL MAKE REGULAR INSPECTIONS TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH WATER AT THE EDGES OF THE DAM SHALL BE CORRECTED IMMEDIATELY. IF EVIDENCE OF EROSION OR DAMAGE TO THE DAM IS APPARENT, THE CONTRACTOR SHALL MAKE IMMEDIATE REPAIRS. CHECK DAMS SHALL BE INSPECTED AND ADJUSTED IMMEDIATELY. CHECK DAMS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT THAT HAS ACCUMULATED ON OR ABOVE THE DAM SHALL BE REMOVED. IF IT IS POSSIBLE, LEAVE THE DAM IN PLACE PERMANENTLY. THE DAM SHALL BE REPAIRED OR REPLACED IF IT IS DAMAGED OR IF IT IS NO LONGER EFFECTIVE.

- 7. TEMPORARY CHECK DAMS:** CHECK DAMS MAY BE CONSTRUCTED OF EITHER STONE OR CONTAINED BERRIES OF EROSION CONTROL FENCE. TEMPORARY CHECK DAMS ALSO MAY TRAP SMALL AMOUNTS OF SEDIMENT BUT SHALL NOT BE USED IN PLACE OF PERMANENT BARRIERS. THE DAM SHALL BE LEFT IN PLACE PERMANENTLY TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL PERMANENTLY INSTALL CHECK DAMS TO AVOID UNDERCUTTING AND STYPAGE OF THE FLOW AROUND THE ENDS OF THE CHECK DAMS.
- 8. STABILIZED CONSTRUCTION ENTRANCE/EXIT:** PRIOR TO THE START OF CONSTRUCTION, IF A STABILIZED CONSTRUCTION ENTRANCE IS NOT ALREADY AVAILABLE, THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE POINT OF ACCESS TO THE EXISTING ROAD. THE AREA SHALL BE COVERED WITH A STABILIZED PAD OF AGGREGATE OR OTHER PERMANENTLY STABILIZED MATERIAL. THE CONTRACTOR SHALL PERMANENTLY INSTALL CHECK DAMS TO AVOID UNDERCUTTING AND STYPAGE OF THE FLOW AROUND THE ENDS OF THE CHECK DAMS.
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- 24. STABILIZED CONSTRUCTION ENTRANCE/EXIT:** PRIOR TO THE START OF CONSTRUCTION, IF A STABILIZED CONSTRUCTION ENTRANCE IS NOT ALREADY AVAILABLE, THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE POINT OF ACCESS TO THE EXISTING ROAD. THE AREA SHALL BE COVERED WITH A STABILIZED PAD OF AGGREGATE OR OTHER PERMANENTLY STABILIZED MATERIAL. THE CONTRACTOR SHALL PERMANENTLY INSTALL CHECK DAMS TO AVOID UNDERCUTTING AND STYPAGE OF THE FLOW AROUND THE ENDS OF THE CHECK DAMS.
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| TEMPORARY SEDIMENT CONTROL MEASURE | DATE    | STATUS    | REMARKS   |
|------------------------------------|---------|-----------|---|
| SEDIMENT BARRIERS                  | 1-15-11 | COMPLETED | GOOD FOR FALL SEEDING. SELECT HARDY SPECIES SUCH AS ARBORETOUR RYE.   |
| SEDIMENT BARRIERS                  | 2-15-11 | COMPLETED | GOOD FOR SPRING SEEDING. FALL SEEDING REQUIRES MULCH COVER QUICKLY, BUT IS OF SHORT DURATION. USE WHEAT APPEARANCE IS IMPORTANT. CAN BE USED THROUGHOUT GROWING SEASON, IF MULCHED. |
| SEDIMENT BARRIERS                  | 3-15-11 | COMPLETED | GOOD GROWTH DURING WINTER. GOOD COVER THROUGHOUT GROWING SEASON, IF MULCHED. REFER TO TEMPORARY MULCHING OR PERMANENT VEGETATION.   |

- 1. IN SENSITIVE AREAS (WITHIN 10 FT OF STREAM, WETLANDS AND IN LARGE WATERBODIES) TEMPORARY MULCH MUST BE APPLIED WITHIN 1 DAY OF EXPOSING SOIL OR PRIOR TO ANY STORM EVENT.**
- 2. IN OTHER AREAS, THE PERIOD CAN RANGE FROM 14 TO 30 DAYS, DEPENDING ON SITE CONDITIONS (SOIL PRODUCTIVITY, SEASON OF YEAR, EXTENT OF EXPOSURE TO WIND, EROSION POTENTIAL, AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS).**
- 3. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.**
- 4. AREAS WHICH CANNOT BE SEEDING WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDING THE BEGINNING OF THE GROWING SEASON.**
- 5. MULCH CAN BE USED IN CONJUNCTION WITH TREES, SHRUBS, VINES, AND GROUND COVER PLANTINGS.**
- 6. MULCH ANCHORS SHOULD BE USED ON SLOPES GREATER THAN 8% IN LATE FALL (LATE SEPTEMBER 8), AND OVER-WINTER (SEPTEMBER 8 - APRIL 8).**
- 7. MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (LATE SEPTEMBER THROUGH APRIL). IT SHOULD BE APPLIED TO A DEPTH OF FOUR INCHES (80-100 POUNDS OF MULCH PER 1000 SQ FT OR DOUBLE STANDARD APPLICATION RATE). SEEDING CANNOT GENERALLY BE EXPECTED TO GROW UP THROUGH THIS DEPTH OF MULCH AND WILL BE SMOOTHER. IF VEGETATION IS DESIRED, THE MULCH WILL NEED TO BE REMOVED IN THE SPRING AND THE AREA RESEED AND MULCHED.**
- 8. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINFALL, TO CHECK FOR RILL EROSION. IF LESS THAN 50% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. MULCH MUST BE INSPECTED AFTER RAIN EVENTS FOR EVIDENCE OF RILL EROSION OR FILLING. IF EVIDENCE OF RILL EROSION OR FILLING IS OBSERVED, REPAIRS SHOULD BE MADE IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL GRASSES ARE FULLY ESTABLISHED (90% SOIL SURFACE COVERED WITH GRASS).**
- 9. MULCH IS USED IN CONJUNCTION WITH PERMANENT VEGETATION TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS.**
- 10. THE CHOICE OF MATERIALS FOR MULCHING WILL BE BASED ON SOIL AND SITE CONDITIONS, SEASON, AND ECONOMIC. RECOMMENDED MULCHES INCLUDE: HAY AND STRAW OR STRAW OR BROODER CONTROL MIX.**
- 11. HAY AND STRAW:**
- 12. APPLICATION OF HAY AND STRAW MUST BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS.**
- 13. APPLICATION OF HAY AND STRAW SHALL BE 3 BALS (100 POUNDS) PER 1000 SQ FT OR 10 TO 12 TONS (100-120 BALS) PER ACRE TO COVER TO 2 TO 3" OF THE GROUND SURFACE. HAY SHALL BE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR ANCHORED.**
- 14. ANCHORING METHODS INCLUDE NETTING OVER HAY WITH JUTE, WOOD FIBER OR PLASTIC NETTING ANCHORED TO THE SOIL SURFACE. STAPLE MATS ACCORDING TO MANUFACTURER'S RECOMMENDATION.**
- 15. BROODER CONTROL MIX:**
- 16. BROODER CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: BARRIERS, BERRY, GRASS, COMPOSTED BARK, STUMP GRASS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A BASIS OF PROTECTION FROM EROSION. BROODER CONTROL MIXES SHOULD BE USED TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PREVENT EROSION OF SOILS OR RUNOFF DURING DRY MONTHS.**
- 17. BROODER CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLES SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.**
- 18. BROODER CONTROL MIX SHALL BE APPLIED TO A DEPTH OF FOUR INCHES (80-100 POUNDS OF MULCH PER 1000 SQ FT OR 10 TO 12 TONS (100-120 BALS) PER ACRE TO COVER TO 2 TO 3" OF THE GROUND SURFACE. HAY SHALL BE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR ANCHORED.**
- 19. ANCHORING METHODS INCLUDE NETTING OVER HAY WITH JUTE, WOOD FIBER OR PLASTIC NETTING ANCHORED TO THE SOIL SURFACE. STAPLE MATS ACCORDING TO MANUFACTURER'S RECOMMENDATION.**
- 20. ON STEEPER SLOPES AND SLOPES WITH GROUNDWATER SEEPAGE AND AT LOW POINTS WITH CONCENTRATED FLOODS AND IN GULLIES:**

- 21. THE MULCH MAY BE PLACED WITH A HYDRAULIC EXCAVATOR, WITH A PNEUMATIC BLOWER OR BY HAND. IT SHALL BE PLACED EVENLY AND MUST BE COMPACTED TO A DEPTH OF FOUR INCHES (80-100 POUNDS OF MULCH PER 1000 SQ FT OR 10 TO 12 TONS (100-120 BALS) PER ACRE TO COVER TO 2 TO 3" OF THE GROUND SURFACE. HAY SHALL BE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR ANCHORED.**
- 22. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY, WITH ADDITIONAL BROODER CONTROL MIX PLACED ON TOP OF THE MULCH TO REACH THE RECOMMENDED DEPTH. WHEN THE MIX IS DECOMPOSED, PLACED WITH SEDIMENT, BROODER OR RESPECTIVE, IT MUST BE REPLACED OR REPAIRED. BROODER CONTROL MIX SHALL BE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR ANCHORED.**
- 23. THE MULCH SHOULD BE REMOVED IMMEDIATELY IF IT IS NO LONGER EFFECTIVE.**
- 24. BROODER CONTROL MIX SHALL BE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR ANCHORED.**
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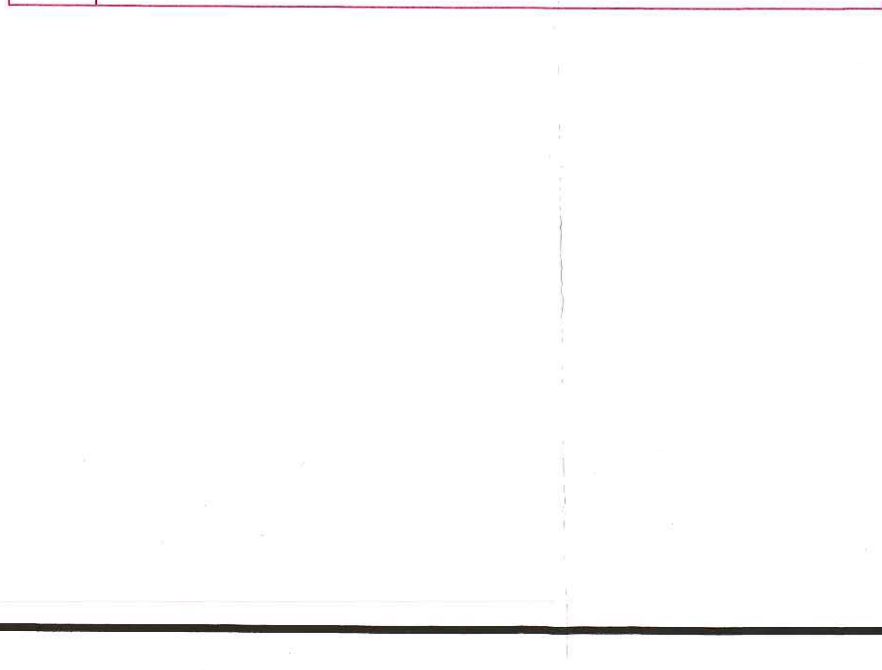
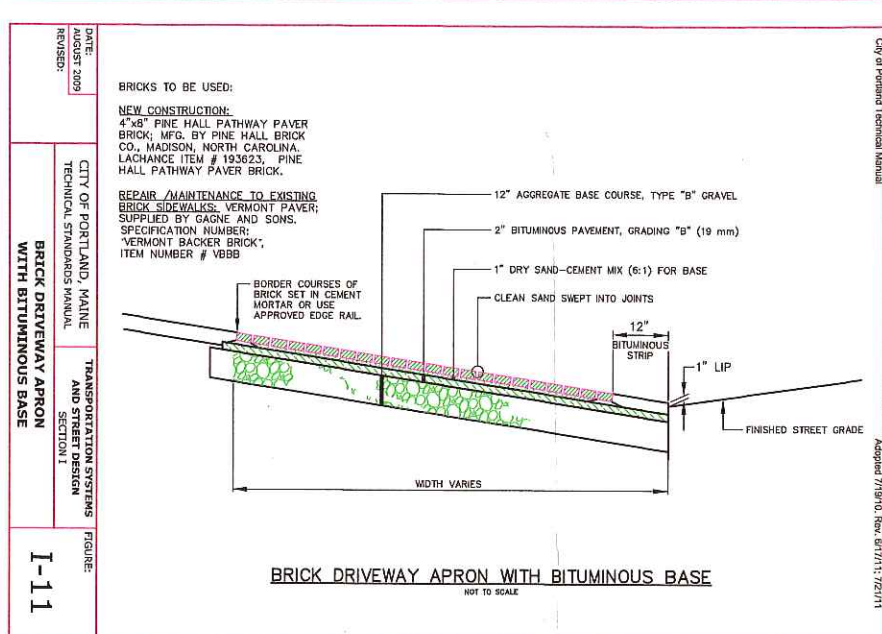
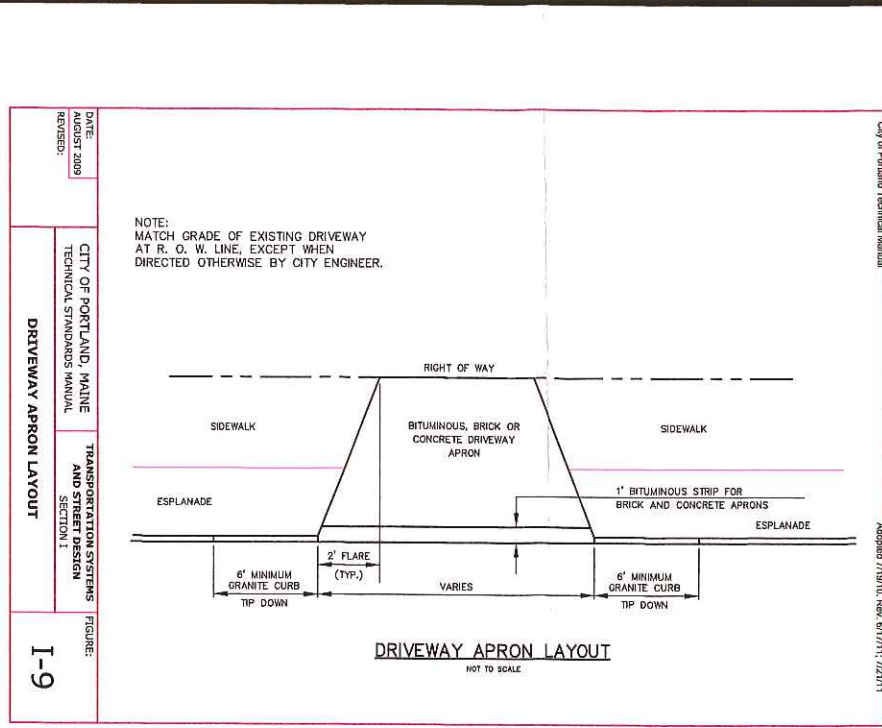
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CITY OF PORTLAND, MAINE  
TECHNICAL STANDARDS MANUAL

FIGURE: 1-9

DATE: 11-11-14  
REVISION: 1

CITY OF PORTLAND, MAINE  
TECHNICAL STANDARDS MANUAL

FIGURE: 1-11

BRICKS TO BE USED:

NEW CONSTRUCTION:  
4"x8" PINE HALL PATHWAY PAVEMENT  
BRICK, MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA.  
LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVEMENT.

REPAIR/MAINTENANCE TO EXISTING:  
BRICK SIDEWALKS, VERMONT PAVEMENT,  
SUPPLIED BY GAGNE AND SONS.  
SPECIFICATION NUMBER:  
"VERMONT BACKER BRICK",  
ITEM NUMBER # VB88

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES. ANY ALTERATIONS, APPROVED OR UNAPPROVED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES.

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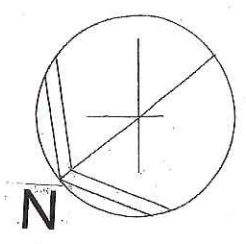
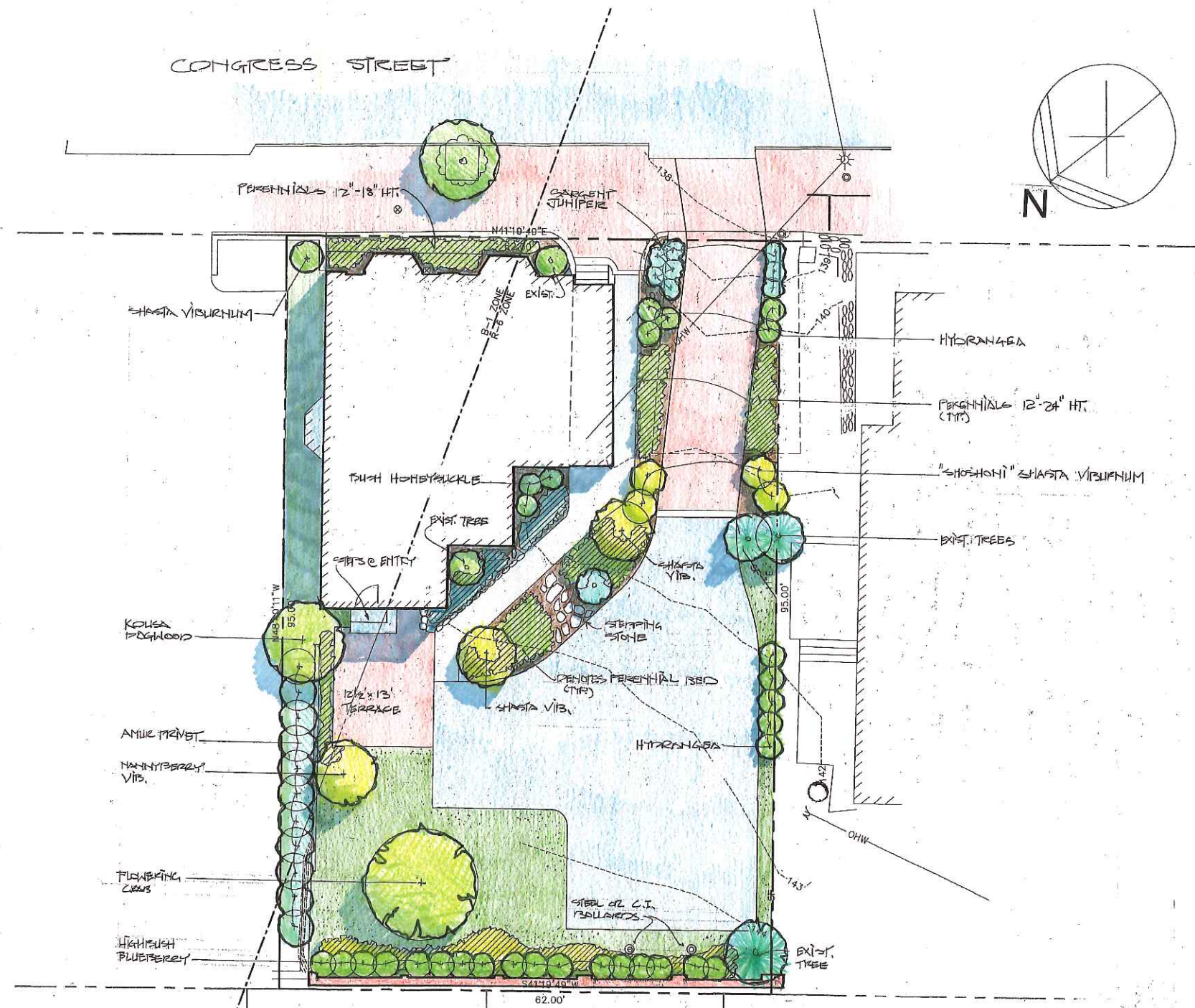
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**LANDSCAPE SKETCH MASTER PLAN**



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**147 CONGRESS STREET**  
 PORTLAND, MAINE

- CONGRESS 127 APARTMENTS, LLC, Owner
- ST. CLAIR ASSOCIATES, Land Surveying & Civil Engineering
- ANTHONY MUENCH, Landscape Architect