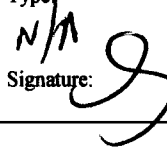
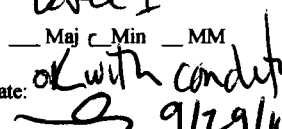
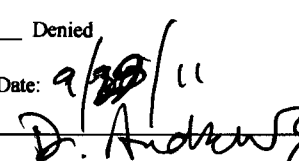


City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-09-2334-ALTCOMM	Date Applied: 9/28/2011	CBL: 048- F-005-001	
Location of Construction: 80 SHERMAN ST	Owner Name: ROMAN CATHOLIC DIOSESE	Owner Address: 510 OCEAN AVE PORTLAND, ME 04103	Phone: 773-7746
Business Name: Sacred Heart Parish – Denis Lafremier	Contractor Name: Twin Oak Construction	Contractor Address: Boulder Ridge, Hollis Center, ME 04042	Phone: 838-7771
Lessee/Buyer's Name:	Phone:	Permit Type: Parking Lot expansion	Zone: R-6
Past Use: Sacred Heart Rectory – Church offices & offices for Catholic Charities of Maine & Refugee Resettlement Program & Interpretive Program	Proposed Use: Same Use – to expand the existing parking lot by 2,240 sq ft	Cost of Work: \$26,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: N/A Signature: 
Proposed Project Description: expansion of existing parking lot		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan 2011-279 level I</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date:  9/29/11</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 9/29/11 </p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

electronically on 9/27/11
 # 2011 09 2334



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>80 Sherman Street, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>04 8 F 005</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Socud Heart Parish / Roman Catholic Diocese</u> Address <u>307 Congress St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-773-7746</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip RECEIVED SEP 28 2011 Dept. of Building Inspections City of Portland Maine	Cost Of Work: \$ <u>25,250</u> C of O Fee: \$ Total Fee: \$ <u>280.00</u>

Current legal use (i.e. single family) Parking Lot Number of Residential Units N/A
 If vacant, what was the previous use? _____
 Proposed Specific use: Parking Lot
 Is property part of a subdivision? _____ If yes, please name _____
 Project description:
Expansion of existing parking lot at 80 Sherman Street by 2,240 square feet

Contractor's name: Twin Oak Construction
 Address: 99 Boulder Ridge 04042
 City, State & Zip Hollis Center, ME Telephone: 838-7771
 Who should we contact when the permit is ready: Denis LaFreniere Telephone: 773-7746
 Mailing address: 307 Congress Street, Portland, ME 04101

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 9-27-11

This is not a permit; you may not commence ANY work until the permit is issued

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

August 22, 2011

Jeffrey Read
Pinkham & Greer Consulting Engineers
380 US Route One
Falmouth, Maine 04105

Re: Parking Lot Expansion; Sacred Heart Church Rectory, 80 Sherman Street;

Dear Jeff:

On August 17, 2011, the City of Portland's Historic Preservation Board voted 4-0 (Burke, Ermlich, Romano absent) to approve your application for a Certificate of Appropriateness for the expansion of an existing parking adjacent to the Sacred Heart Church Rectory at 80 Sherman Street. The application was submitted on behalf of the Roman Catholic Bishop of Portland. Note that approval was based on the *revised* site plan presented at the meeting, not the site plan submitted in advance of the meeting.

Historic Preservation Board approval was made subject to the following conditions:

- * A minimum of two parking spaces are to be eliminated from the northeast corner of the proposed parking lot. The removal of the spaces is intended to: 1) preserve the mature dogwood located in this vicinity; and 2) reduce the visual impact of the parking lot expansion on the existing landscape character of the lot.
- * Every effort shall be made to preserve the existing dogwood referenced above. If, over time, the dogwood declines, a replacement tree of the same low spreading habit is to be planted in this location.
- * Existing vegetation on the west side of the driveway is to be preserved.
- * The landscaped buffer between the iron fence and the leading edge of the parking lot is to feature grass at grade level, rather than bark mulch. As well, the position/number/placement of trees in this buffer area is to be reconsidered to provide a less rigid treatment, in keeping with the existing landscape character of the property.

- * Applicant to explore re-arrangement of paving in the vicinity of the service entry.
- * Bike rack to be located within the parking lot and away from the rectory building.
- * A revised site plan reflecting the requirements above to be submitted to historic preservation staff for final review and approval.

Alterations to be carried out as shown on the plans and specifications presented at the 8/17/2010 public hearing, except as to comply with the above conditions. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: Dennis Lafreniere, Roman Catholic Bishop of Portland
Shukria Wiar, Planner

* Construction shall be consistent with 8/17/11 Historic Preservation Board approval, including all conditions of approval. Please see attached approval letter dated 8/22/11.

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. All the Planning Board Staff approvals and conditions shall be met
3. This property shall remain a church rectory – church offices & offices for Catholic Charities of Maine & Refugee Resettlement Program and Interpretive Program.. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for any new signage.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 20 11

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 045 F005

Check #: 15121 Total Collected \$ 40.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Memorandum
 Department of Planning and Urban Development
 Planning Division



To: Phil DiPierro- Development Review Coordinator
 Assessor's Office
 Capt. Ke
 Matt Do
 Marge S
 Bill Clar

From: Shukria

Date: Septem

RE: Final Sit

CBL: 048-F-0
 App #: 2011-27
 Project Address: 80

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

No work is to be started until permit issued.
 Please keep original receipt for your records.

Taken by: *[Signature]*

Check #: 4757
 Total Collected \$ 55.40

Other: 1518 A005

The attached are the fin
 Authority on August 17

If you have any questio

Thanks.

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Total: _____

Certificate of Occupancy Fee: _____

Permit Fee: _____ \$

Site Fee: _____ \$

Building Fee: _____ \$

Cost of Construction _____ \$

Location of Work _____

Received from _____

[Signature]

2011

Original Receipt

CITY OF PORTLAND, MAINE
 Department of Building Inspections



Comments
Submitted
7/29/11

City of Portland
Development Review Application
Planning Division Transmittal form

7/12/11

Application Number: 2011-279 **Application Date:** 6/10/2011 12:00:00
CBL: 48-F-5 AM
Project Name: Sacred Heart Parking Expansion
Address: 80 Sherman Street

Project Description:

Zoning:

Other Reviews Required:

Review Type: Level 1 Site Alteration

Distribution List:

<input type="checkbox"/> Planner	Shukria Wiar	<input type="checkbox"/> Parking	John Peverada
<input type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: July 20, 2011

Final Comments needed by: July 27, 2011

JUL 12 2011

80 Sherman St - #2011-279 – parking lot expansion

8/9/11

Apparently I missed the curb detail shown on C1.3. Thank you for pointing out the detail. It is meeting the requirements of the Ordinance.

Because fencing is listed in the parking requirements, I did need to note the details for compliance. The 6' and 4' fences are meeting the parking requirements of the Ordinance. By the wording of the Ordinance, the fence along the street line does not need to meet a minimum height requirement. It is not important to me to necessarily list the fence heights in a note on a plan. The additional supplied information is adequate.

The project is meeting all the requirements of the Land Use Zoning Ordinance at this time. Please note that a permit for changes to the existing parking lot is required from Inspection Services under a “building” permit.

Marge Schmuckal

Zoning Administrator

80 Sherman Street - #2011-279 – 048-F-1 & 5

Parking lot expansion – R-6 Zone

7/29/2011

This proposal is to expand an existing accessory parking lot from 6 parking spaces to 17 parking spaces. The property is located in an R-6 zone with a Historic Overlay. The new parking is shown within the required rear and side setbacks. Section 14-338 requires continuous curb guards, rectangular in cross-section, at least six (6) inches in height. I am not seeing that the provided detail on C1.3. The plans also show that there is a fence around the parking lot, but I do not see a detail verifying the height of the fence and whether it would meet the requirements of 14-338. The applicant should supply more information to verify compliance of these requirements.

The applicant is showing the required 25 foot setback from the adjoining residential building per section 14-337.

The open space ratio appears to have been met per the information on the submitted application.

Marge Schmuckal

Zoning Administrator

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

August 22, 2011

Jeffrey Read
Pinkham & Greer Consulting Engineers
380 US Route One
Falmouth, Maine 04105

Re: Parking Lot Expansion; Sacred Heart Church Rectory, 80 Sherman Street;

Dear Jeff:

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- * Every effort shall be made to preserve the existing dogwood referenced above. If, over time, the dogwood declines, a replacement tree of the same low spreading habit is to be planted in this location.
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Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: Dennis Lafreniere, Roman Catholic Bishop of Portland
Shukria Wiar, Planner

* Construction shall be consistent with 8/17/11 Historic Preservation Board approval, including all conditions of approval. Please see attached approval letter dated 8/22/11.



048-F-005

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

Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 17, 2011

ROMAN CATHOLIC BISHOP OF PORTLAND
ATTENTION: DENIS LAFRENIERE
PO BOX 11559
PORTLAND, ME 04104

JEFF READ
PINKHAM AND GREER
380 US ROUTE ONE
FALMOUTH, ME 04105

Project Name:	EXPANSION OF PARKING LOT	Project ID:	2011-279
Project Address:	80 SHERMAN STREET	CBL:	048-F-005
Applicant:	ROMAN CATHOLIC BISHOP OF PORTLAND		
Planner:	SHUKRIA WIAR		

Dear Mr. Lafreniere,

On August 17, 2011, the Portland Planning Authority approved a Level I Site Alteration Application for the Sacred Heart Parking Expansion project located at 80 Sherman Street as submitted by Roman Catholic Bishop of Portland and shown on the approved plan prepared by Jeff Read of Pinkham and Greer, with a revision date of August 15, 2011. The applicant is proposing to lease office space in the existing Rectory building to the Catholic Charities of Maine and is seeking to modify the existing six space parking lot to accommodate a total of seventeen (17) vehicles for staff. The proposed project will result in 2,453 square feet of new impervious area.

The following decision is for the site plan application and it is separate and distinct from the required review under Portland's Historic Preservation Ordinance. The Level I site plan application has been approved with the following waivers and standard conditions:

Waivers:

1. On the basis of the information provided in the letter submitted by Jeff Read of Pinkham and Greer dated August 8, 2011, requesting a waiver of Portland's stormwater management requirements in Chapter 5, Section II of the City Technical Manual, the Planning Authority waives this requirement with the following conditions:
 - a. That the applicant shall pay a fee of \$1,635.00 as an infrastructure contribution for Portland's ongoing municipal stormwater treatment improvements.
 - b. That the applicant shall modify the contours on the site plan to grade the stormwater drainage towards the vegetated strip along Sherman Street. This vegetated strip shall be depressed three inches below grade level of the adjacent parking lot.
 - c. That there shall be no salt application used during the winter months, only sand shall be used in order to protect and preserve the proposed landscaping.
2. On the basis of the application, site plans, and other information submitted by the applicant's agent, the Planning Authority waives the Technical Standard 1.7.2.3 Minimum driveway width

(two-way), where any site with driveway access to a street shall have a minimum width of 20 feet for two-way ingress and egress, with a preferred width of 24 feet, to allow the existing driveway width of 12' to remain.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

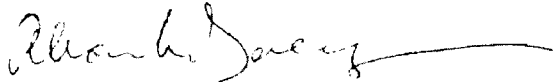
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. A building permit is required for the expanded parking lot.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for

final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at 756-8083 or via shukriaw@portlandmaine.com.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division
Lannie Dobson, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathrine Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, TY Lin
Davis Sensus, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Applicant: Sacred Heart Park
Address: 82 Sherman St

Date: 7/12/11
C-B-L: 48-F-1(S)

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6 / in Historic

Interior or corner lot - with 82 Sherman - cor. of Mellon St

Proposed Use/Work - To Add - parking spaces to existing parking
6 existing plus 11 New = 17 PK TOTAL

Sewage Disposal -

Lot Street Frontage - 40' min - 125' given

for
SPR
{ Front Yard - 10' min
Rear Yard - 20' min
Side Yard - 10' min

Projections -

Width of Lot -

Height -

Lot Area - 12,500 sq ft given

Lot Coverage/ Impervious Surface - 8155 sq ft proposed

Area per Family - N/A

Off-street Parking - Accessory Parking to Bldgs on The Lot

Loading Bays - N/A

Site Plan - 2011-279 level I - site alt

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

OK 25' setback from abutting lots
OK open space ratio $\frac{8155}{12500} = .65$ - .20 min req
is shown 14-139(h)

street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

Sec. 14-337. Location in residence zones for more than six vehicles.

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

Sec. 14-338. When located within required open yard areas in residence zones.

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

(1) A continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street or lot line between such off-street parking and that part of the street or lot line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or lot line involved, either above or below the impact surface.

(2) Where such off-street parking shall abut a lot in residential use or an unoccupied lot which is located in

Curb
Guard
NE Section

a residence zone, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(b) Notwithstanding the provisions of subsection (a) of this section, parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.H; Ord. No. 231-90, § 2, 3-5-90)

Sec. 14-339. When located adjacent to a street or a residential use.

lot in Business Zones

Where off-street parking for more than six (6) vehicles is required or provided on a lot in any business zone, the following requirements shall be met:

(a) Where vehicles are to be or may be parked within ten (10) feet of any street line, a continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.

(b) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

Sec. 14-340. Construction requirements when more than six vehicles parked.

6+

Where off-street parking for more than six (6) vehicles is

Marge Schmuckal - Re: Fwd: 10144 - Sacred Heart Parking Expansion, Portland

From: Marge Schmuckal
To: Barbara Barhydt; David Margolis-Pineo; Thomas Errico
Date: 4/7/2011 4:04 PM
Subject: Re: Fwd: 10144 - Sacred Heart Parking Expansion, Portland

*in Historic
currently 6 SPACES
going to*

I'm not sure what is existing and what is new. The parking section of the ordinance doesn't allow parking in the required front yard setback (10' or average of what is on either side). I can be available on Wed at 9:00.
Marge

>>> Barbara Barhydt 4/7/2011 3:37 PM >>>

Jeff has called and asked to meet. Would you want to meet at 9 a.m. on Wednesday, April 13th.? Marge, I don't know if you need to attend, but please look at this plan and let me know if you or Ann should participate.

Thanks.



Barbara

48-F-1 & F-5

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

*4/13/11 BARBARA - TOM ERICO -
DAVID M-P - MARGE -
Jeff Read - Shukra
Deb A -*

bab@portlandmaine.gov>>> "Jeff Read" <JRead@pinkhamandgreer.com> Tuesday, April 05, 2011 3:35 PM
>>>

Hi Barbara -

Please review the attached sketch outlining a proposed parking expansion at the existing Sacred Heart Church at the intersection of Sherman Street and Mellen Street in Portland. We would like to schedule a meeting with you and David Margolis-Pineo to review the concept and identify any potential issues before we complete the design and submit copies of a site plan for review. At present, the site has paved parking for approximately six vehicles. The proposed layout will add approximately 2,855 square feet of pavement and increase parking capacity to 18 spaces.

We're looking forward to moving ahead with this project. Please let me know when you and David are available to meet.

Jeffrey T. Read, P.E.
Pinkham and Greer Consulting Engineers
380 US Route One, Falmouth, ME 04105
207-781-5242 (voice)
207-781-4245 (fax)

*1A - 332 -> 25' to any residential
1A - 330 - not in setbacks*

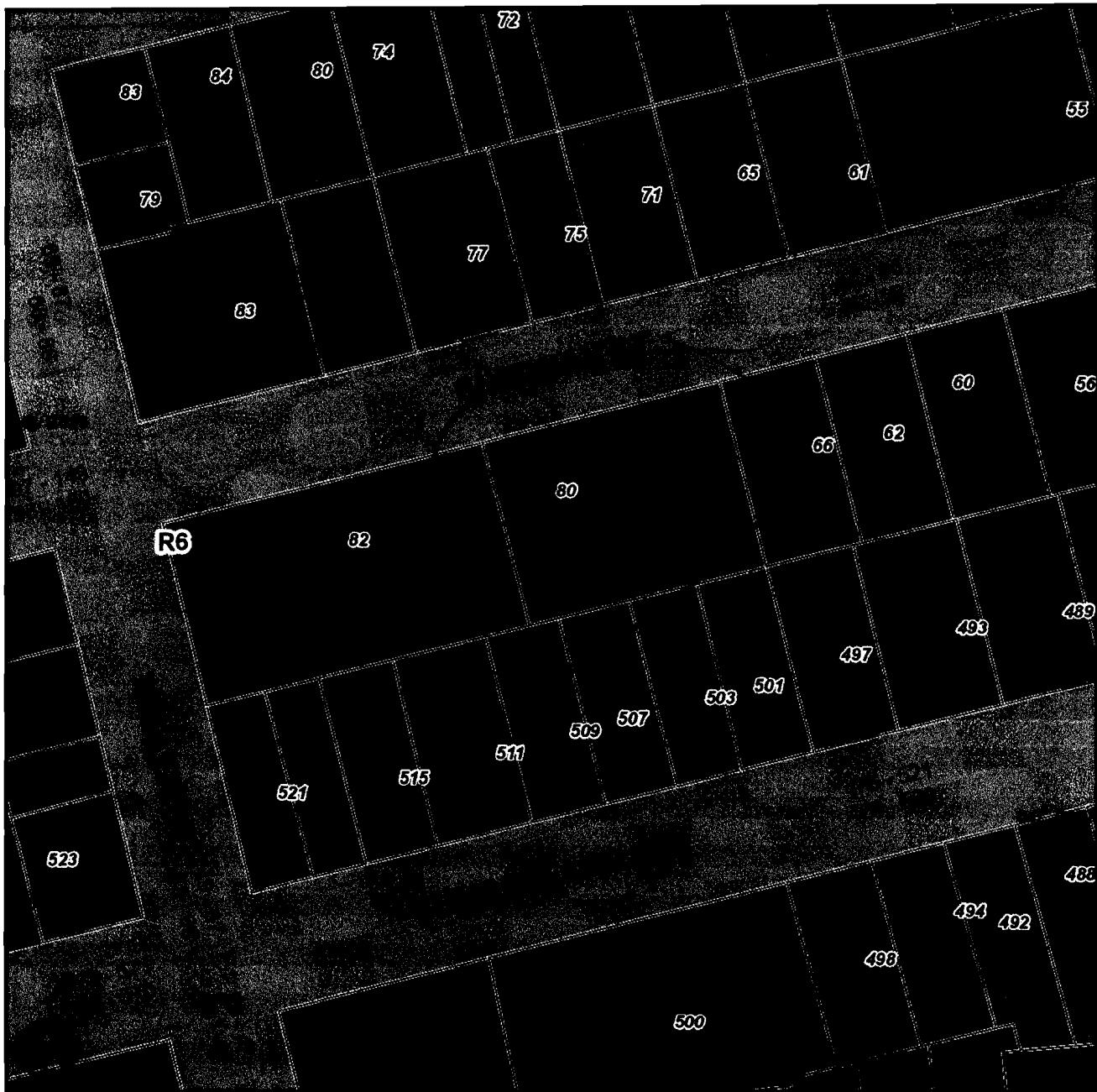
Catholic Church - Not visitor park

BARBARA level I site plan

Jeff Tardug SAID there were some historic trees on site -

Luffery

Map



Parcels 	Shoreland Overlay Zone 	Zoning (continued) R1 Residential	Zoning (continued) C25
Parcels 	Stream Overlay Zone Stream_protection	R2 Residential	C26
Parcels 	Island Zoning C43	R3 Residential	C27
Interstate 	I-B	R4 Residential	C28
Streets 	I-TS	R5 Residential	C29
		R6 Residential	C30
		ROS Recreation Open	C31

City of Portland, Maine - Building or Use Permit Application
 189 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1278 Issue Date: 0418 F005001

Location of Construction: 80 SHERMAN ST
 Owner Name: ROMAN CATHOLIC BISHOP OF
 Parish: PO BOX 11559
 Contractor Name: [Blank]
 Contractor Address: [Blank]
 Permit Type: **Commercial**
 Change of Use: **Commercial**
 Zone: **EL**

Project Name: Sacred Heart Rectory - Rectory, Church Offices & residence for priests
 Proposed Use: Sacred Heart - Rectory, Church Offices & Offices for Catholic Charities of Maine for Refugee Resettlement Program & Interpretive Program considered ancillary to the existing use
 Permit Fee: \$105.00
 Cost of Work: \$105.00
 CED District: 2
 PTE DEPT: Approved Denied
 INSPECTION: Use Group: **B** Type: **3B**
 Signature: *[Signature]* Date: **11/6/10**
 Signature: *[Signature]* Date: **11/6/10**

Permit Taken By: Hobson Date Applied For: 10/12/2010
 Proposed Project Description: Change of use from priest residence to Offices for Catholic Charities of Maine for Refugee Resettlement Program & Interpretive Program considered ancillary to the existing institutional use
 Signature: *[Signature]* Date: **11/6/10**
 Signature: *[Signature]* Date: **11/6/10**

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
 2. Building permits do not include plumbing, septic or electrical work.
 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED
 NOV 16 2010
 City of Portland

Special Zone or Districts:
 Shurland
 Wetland
 Flood Zone
 Subdivision
 See Plan
 Major Not
 Ord Condition
 Date: **11/5/10** *[Signature]*

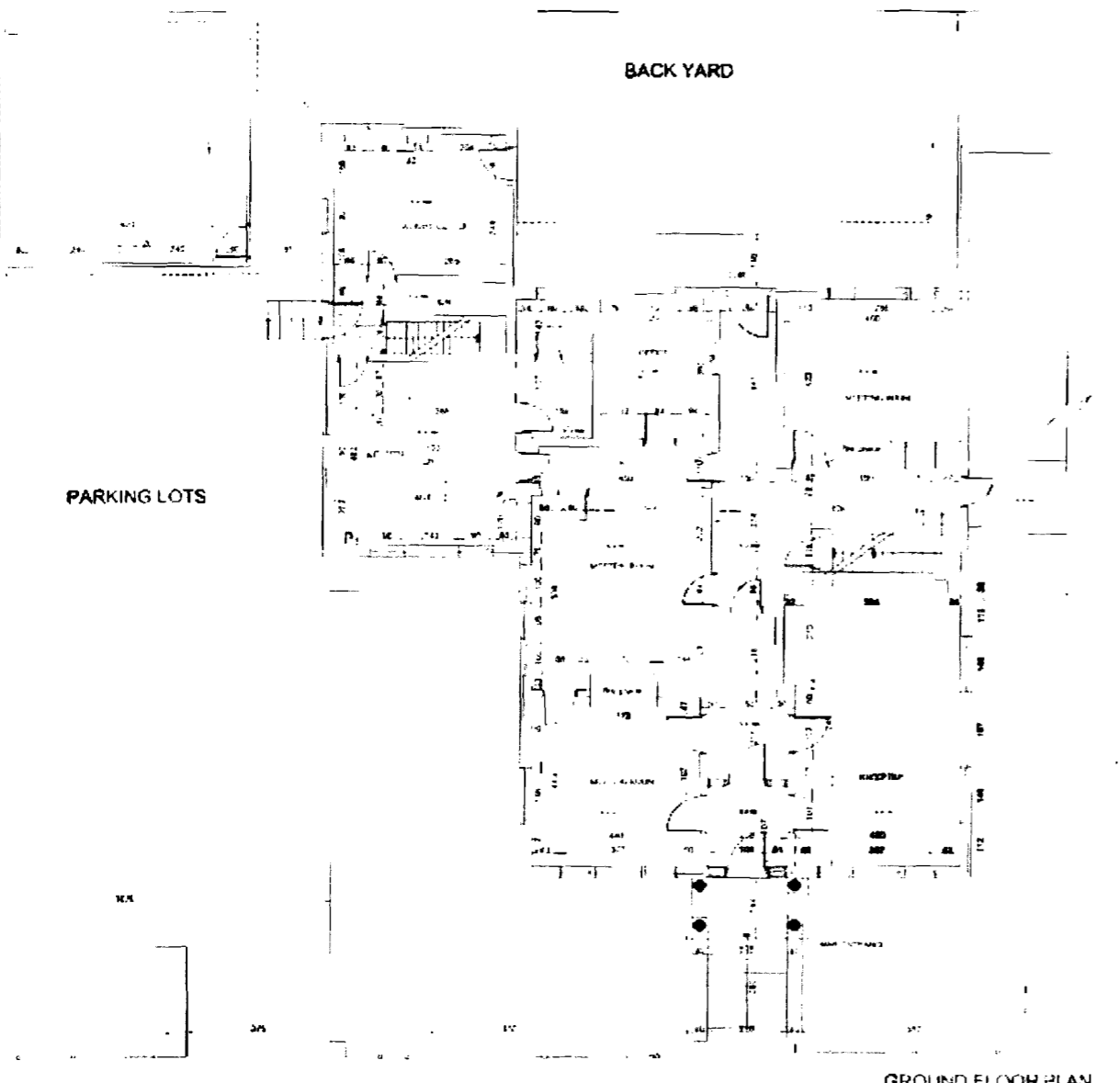
Zoning Approval:
 Voucher
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied
 Date: [Blank]

Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Approved
 Approved w/Conditions
 Denied
 Date: [Blank]

CERTIFICATION
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as so authorized agent, and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

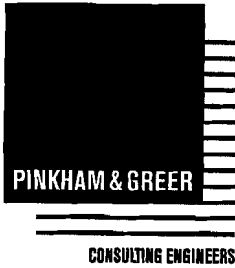
SIGNATURE OF APPLICANT: [Blank] ADDRESS: [Blank] PHONE: [Blank]
 DATE: [Blank] DATE: [Blank] PHONE: [Blank]
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Blank]

CATHOLIC CHARITIES
 MAINE
 80 SHERMAN ST
 PORTLAND, MAINE
 FLOOR PLANS
 80 SHERMAN ST,
 PORTLAND, MAINE



GROUND FLOOR PLAN
[Handwritten signature]

10-1278
 10/20



7/20/11

380 US Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

June 9, 2011
File: 10144

Ms. Barbara Barhydt
CITY OF PORTLAND,
DEPARTMENT OF PLANNING AND DEVELOPMENT
389 Congress Street, 4th Floor
Portland, ME 04101

RE: SACRED HEART PARKING EXPANSION
80 SHERMAN STREET, PORTLAND
LEVEL 1 – SITE ALTERATION

Dear Barbara:

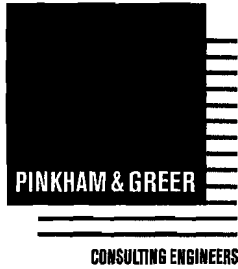
We are pleased to present the attached Application and supporting materials for the proposed parking expansion at the Sacred Heart Church and Rectory located on Sherman Street in Portland. As discussed at the pre-application meeting, the Diocese plans to lease space in the existing Rectory building to the Catholic Charities of Maine. They would like to modify the existing six space parking area to accommodate eleven additional off street parking spaces for staff and office visitors.

TOTAL 617 - 17 spc shown

This existing parcel fronts to Sherman Street on the north. The site is accessed through a 12 foot wide opening in an ornamental iron fence. A chain link fence runs along the east property line and a stone retaining wall exists to the south. Existing structures on the property include the rectory building and a wood framed two car garage.

Proposed site improvements include approximately 2,855 square feet of new impervious surface. The paved parking expansion will add ten standard double-loaded vehicle spaces and one handicap accessible parking space to the parcel. Aisle width and individual space dimensions conform to the standards outlined in the City Technical Manual. The new parking layout will utilize the existing site entrance from Sherman Street.

We are aware that Level I Site Alteration plans are subject to the specific transportation, environmental quality, public infrastructure, community safety and site plan standards, as applicable, and as contained in section 14-526 of the City Code of Ordinances.



Ms. Barbara Barhydt
June 9, 2011
Page 3

The current plan contains boundary information taken from available City mapping. We would like to request a waiver for the boundary survey requirement. Work will be minimally invasive and occur well within the existing, established fenced limits of the property. Given the nature of the work, the level of containment provided by the existing fencing and retaining wall and the cost for a professional boundary survey, we hope you find this to be a reasonable request.

We appreciate your consideration on this project. If I can provide any additional information to facilitate your review, or if you have any questions, please call.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "J. Read". The signature is stylized and cursive.

Jeffrey T. Read, P.E.

Cc: Mr. Denis Lafreniere
File

Enclosures

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Jeff Read, P.E., Pinkham and Greet

FROM: Barbara Barhydt, Development Review Services Manager

DATE: June 15, 2011

RE: **Sacred Heart Parking Expansion, Catholic Diocese of Maine,
Applicant, Jeff Read, P.E., Pinkham and Greer, Representative**

Thank you for your recent application for development review of a Level I: Site Alteration application under the City of Portland's Site Plan Ordinance. Marge Schmuckal, Zoning Administrator, and I reviewed your submission and request that additional material be provided in order to complete the application for a parking lot for Sacred Heart at 80 Sherman Street. The application additional information required to complete the application includes the following:

- 1) The request for a waiver of the survey was not supported by the Department of Public Services. According to the plan, the site information is based upon tax assessor maps and the city records for the Mellen Street sewer separation dated 4-18-20082008 and the Longfellow III improvement on Sherman Street project (0+80 -6+0). William Clark reviewed the plans listed and checked the City's vault for relevant plans. He states,

I went to the vault and spent time looking at the plans mentioned. They do not show property lines.

In addition I searched the General Index for all plans on Sherman Street, and was not successful.

Then I went to the Registry of Deeds and looked at all plans for Mellen Street. Did not find any plans of use except for the 1873 plan showing the Division of the Deering Estate, and that plan was prepared when it was a pasture.

A survey is needed in order to meet the submission requirements to accurately locate property boundaries and to establish the distance between the proposed parking area and the adjoining residential structure. At the pre-application meeting, we had discussed the possibility of requesting a waiver from a full boundary survey, but we recommended that at a minimum the property boundaries adjoining the parking lot be established on a plan by a surveyor.

- 2) The application does not include a landscape plan, which should include both the preservation methods for existing trees and additional landscaping. Jeff Tarling noted

PROJECT NAME: SACRED HEART PARKING EXPANSION

PROPOSED DEVELOPMENT ADDRESS:
80 SHERMAN ST, PORTLAND

PROJECT DESCRIPTION:
ADD 2,855 SF OF PAVEMENT TO EXPAND EXISTING OFF-STREET PARKING ADJACENT TO RECTORY BUILDING.

CHART/BLOCK/LOT: MAP 48, LOT F005

CONTACT INFORMATION:

Applicant - must be owner, Lessee or Buyer Name: <u>ROMAN CATHOLIC BISHOP OF</u> Business Name, if applicable: <u>PORTLAND</u> Address: <u>PO BOX 11559</u> City/State: <u>PORTLAND, ME</u> Zip Code: <u>04104</u>	Applicant Contact Information Work # <u>773.7446</u> Home# Cell # Fax# <u>879.5547</u> e-mail: <u>DENIS.LAFRENIERE@PORTLANDDIOCESE.ORG</u>
Owner - (if different from Applicant) Name: Address: City/State: Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: <u>PINKHAM AND GREER</u> Address: <u>380 US ROUTE ONE</u> City/State: <u>FALMOUTH, ME</u> Zip Code: <u>04105</u>	Agent/Representative Contact Information Work # <u>781.5242</u> Cell # e-mail: <u>JTREAD@PINKHAMANDGREER.COM</u>
Billing Information Name: <u>APPLICANT</u> Address: City/State: Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Marge Schmuckal - Fwd: RE: 80 Sherman Street

From: Shukria Wiar
To: Marge Schmuckal
Date: 8/8/2011 1:46 PM
Subject: Fwd: RE: 80 Sherman Street

FYI

>>> "Jeff Read" <JRead@pinkhamandgreer.com> 8/8/2011 1:28 PM >>>

Hi Shukria -

abuts side property

I believe we answered the fence question in my response to review comments. The fence along the east property line is 48-in chain link which conforms to 14-338(a)2. As discussed at the meeting last week, the ornamental fence at the front property line is roughly 3 to 3.5 feet in height. There are no fencing requirements associated with the street-side property line in section 14-338(a)2.

We don't typically detail existing construction. Does Marge want us to add the heights to the site plan notes?

Jeffrey T. Read, P.E.

Pinkham and Greer Consulting Engineers

380 US Route One, Falmouth, ME 04105

207-781-5242 (voice)

207-781-4245 (fax)

plan Cl. 3 does show 6" wheel stops

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Monday, August 08, 2011 12:09 PM
To: Jeff Read
Subject: RE: 80 Sherman Street

Hello:

I spoke to Marge this morning about her comments. She did see the fence and curb stops on the site plan. What she is actually looking for is the typical for both the fences (even though they are existing fences); she needs to know what the height is for both the fence. I believe the chain link is 6 feet but not sure about the fence along the property.

*↓
re of fence*

Thanks.

Shukria

>>> "Jeff Read" <JRead@pinkhamandgreer.com> 8/2/2011 11:38 AM >>>

Hi Shukria –

Please review the attached response to review comments. The meeting previously requested to discuss comments primarily concerns yourself, Marge, Dave and Jeff. As discussed, we would like to meet as soon as possible to resolve any outstanding issues. Timing is critical on this project and we are available to meet at your convenience. If you have any questions, please call

Jeffrey T. Read, P.E.

Pinkham and Greer Consulting Engineers

380 US Route One, Falmouth, ME 04105

207-781-5242 (voice)

207-781-4245 (fax)

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Monday, August 01, 2011 2:16 PM
To: Jeff Read
Subject: 80 Sherman Street

Hello:

Attached are Zoning Comments for the above project. Please let em know if you have any questions.

Thanks.

Shukria



380 US Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

July 11, 2011
File: 10144

Ms. Barbara Barhydt
CITY OF PORTLAND,
DEPARTMENT OF PLANNING AND DEVELOPMENT
389 Congress Street, 4th Floor
Portland, ME 04101

RE: SACRED HEART PARKING EXPANSION
80 SHERMAN STREET, PORTLAND
LEVEL 1 - SITE ALTERATION

Dear Barbara:

Regarding your memo dated June 15, 2011 addressing the Level I: Site Alteration application for the proposed parking expansion at the Sacred Heart Church on 80 Sherman Street, we can offer the following:

1. With regard to the requirement for a boundary survey, we respectfully request that Staff reconsider our request for a waiver. The revised City Technical Standard Section 13.4, Waiver of Survey Requirements, outlines the following:

13.4.1 Level I Site Alteration, Level II and Level III Site Plans - The Reviewing Authority may permit the submission of a partial survey depicting only the to be developed portion of the improved lot of record if the development:

1. Is proposed on an already improved lot or record: and
2. Comprises less than one (1) acre of said improved lot of record.

We believe this project meets both of the established criteria. We have completed a topographic survey of the work area and found the historic use lines established by the existing walk, fence lines and retaining structures correspond well with the property lines imported from the City tax maps. Proposed work will occur well within the physical limits of the site. Property line setbacks do not apply as proposed construction does not include a structure. Other applicable parking setbacks (25 feet from abutting structures) are accomplished through data collected in the topographic survey.

I have discussed the waiver request with Engineering staff and believe our request is reasonable and practical given the proposed scope of work, existing delineating features for the property and the criteria outlined in the revised standard. A copy of the topographic survey is attached for your records.



Ms. Barbara Barhydt
July 11, 2011
Page 2

2. No additional landscaping was planned in association with the proposed parking expansion. The proposed parking area was designed to minimally impact established vegetation on the property by tying into existing surface contours at the edge of pavement and eliminating site grading beyond the limits of the parking surface.

I met Jeff Tarling on site to review the location of the Dawn Redwood. The tree is located south of the existing garage, beyond the limits of the topographic survey and well outside the limits of work. This tree will not be impacted by the proposed parking expansion. We revised Detail Sheet C1.3 to include a tree protection detail for existing trees adjacent to the work area. Copies of the revised sheet are attached for your review.

3. We have corrected the scale notation on Sheet C1.2 and added curb stops to the proposed construction. An updated plan sheet is attached for your review. We hope you find our request for a waiver of bicycle parking favorable.

We appreciate your consideration on this project. If I can be of any assistance, or if you have any additional questions, please call.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "J. Read". The signature is stylized and written over the printed name below.

Jeffrey T. Read, P.E.

Cc: Mr. Denis Lafreniere
File

Enclosures

Marge Schmuckal - Fwd: RE: 80 Sherman Street

80 Sherman St

From: Shukria Wiar
To: David Margolis-Pineo; David Senus; Jeff Taring; Marge Schmuckal; Th...
Date: 8/2/2011 4:12 PM
Subject: Fwd: RE: 80 Sherman Street
Attachments: 10144,jtr,ltr,Wiar with attachments,080211.pdf

FYI- Please see attached document that addresses our comments. I have put this on the agenda for tomorrow.

Thanks.

>>> "Jeff Read" <JRead@pinkhamandgreer.com> 8/2/2011 11:38 AM >>>

Hi Shukria –

Please review the attached response to review comments. The meeting previously requested to discuss comments primarily concerns yourself, Marge, Dave and Jeff. As discussed, we would like to meet as soon as possible to resolve any outstanding issues. Timing is critical on this project and we are available to meet at your convenience. If you have any questions, please call

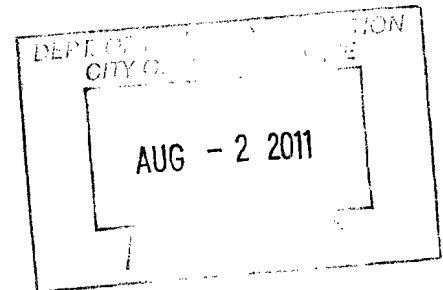
Jeffrey T. Read, P.E.

Pinkham and Greer Consulting Engineers

380 US Route One, Falmouth, ME 04105

207-781-5242 (voice)

207-781-4245 (fax)



From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Monday, August 01, 2011 2:16 PM
To: Jeff Read
Subject: 80 Sherman Street

Hello:

Attached are Zoning Comments for the above project. Please let em know if you have any questions.

Thanks.

Shukria

80 Sherman Street - #2011-279 – 048-F-1 & 5

Parking lot expansion – R-6 Zone

7/29/2011

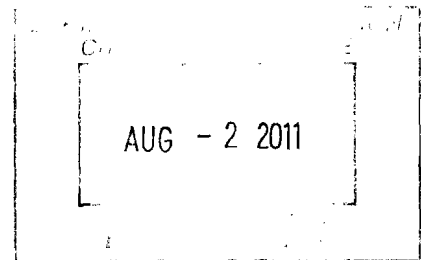
This proposal is to expand an existing accessory parking lot from 6 parking spaces to 17 parking spaces. The property is located in an R-6 zone with a Historic Overlay. The new parking is shown within the required rear and side setbacks. Section 14-338 requires continuous curb guards, rectangular in cross-section, at least six (6) inches in height. I am not seeing that the provided detail on C1.3. The plans also show that there is a fence around the parking lot, but I do not see a detail verifying the height of the fence and whether it would meet the requirements of 14-338. The applicant should supply more information to verify compliance of these requirements.

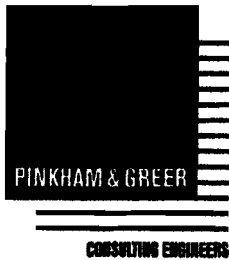
The applicant is showing the required 25 foot setback from the adjoining residential building per section 14-337.

The open space ratio appears to have been met per the information on the submitted application.

Marge Schmuckal

Zoning Administrator





380 US Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

August 2, 2011
File: 10144

Ms. Shukria Wiar
CITY OF PORTLAND,
DEPARTMENT OF PLANNING AND DEVELOPMENT
389 Congress Street, 4th Floor
Portland, ME 04101

RE: SACRED HEART PARKING EXPANSION
80 SHERMAN STREET, PORTLAND
LEVEL 1 – SITE ALTERATION

AUG - 2 2011

Dear Shukria:

Regarding your memo dated July 28, 2011 addressing the Level I: Site Alteration application for the proposed parking expansion at the Sacred Heart Church on 80 Sherman Street, we offer the following:

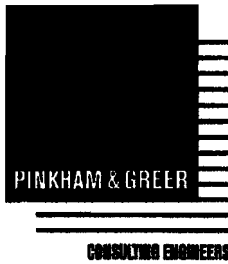
A. Zoning Administrator:
The review is pending and comments will be forwarded to you.

Zoning comments forwarded to our office on 8/1/11 are outlined as follows:

This proposal is to expand an existing accessory parking lot from 6 parking spaces to 17 parking spaces. The property is located in an R-6 zone with a Historic Overlay. The new parking is shown within the required rear and side setbacks. Section 14-338 requires continuous curb guards, rectangular in cross-section, at least six (6) inches in height. I am not seeing that the provided detail on C1.3.

Curb guard location is outlined on C1.2, Rev 1 and detailed on C1.3, Rev 1.

The plans also show that there is a fence around the parking lot, but I do not see a detail verifying the height of the fence and whether it would meet the requirements of 14-338. The applicant should supply more information to verify compliance of these requirements.



Ms. Shukria Wiar
August 2, 2011
Page 2

The fence along the east property line is 48-in chain link, which conforms to 14-338(a)2. There are no fencing requirements associated with the street-side property line in this section.

The applicant is showing the required 25 foot setback from the adjoining residential building per section 14-337.

Noted

The open space ratio appears to have been met per the information on the submitted application.

Noted.

B. Planner Comments:

1. Since this building is a historic landmark, the project will need to be reviewed by the Historic Preservation.

An application has been submitted to Historic Preservation.

2. Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced in conformance with Chapter 25 of the City Code and Section 1 of the Technical Manual.

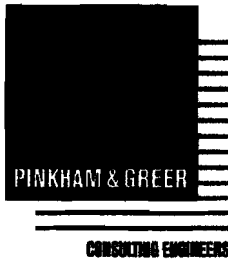
Per my conversation with the City Engineer's office, existing sidewalks are in good condition and will not require repair or replacement.

3. Landscaping will need to be proposed on the site; please submit landscaping plans for review. Developments with five (5) or more parking spaces shall include at least two (2) trees (or one (1) tree and three (3) shrubs) per five (5) parking spaces planted in landscaped islands to screen shade and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as detailed in Section 4 of the Technical Manual.

Landscaping will be addressed and outlined in a landscaping plan to be prepared and submitted following discussion with City Staff.

4. All development shall include street trees in numbers and locations as specified in Section 4 of the Technical Manual. Street trees shall be planted in the right of way, as specified in Section 4 of the Technical Manual. Street trees shall be of a species identified on the City of Portland Recommended Tree List, unless otherwise approved by the Portland City Arborist or his/her designee.

Street trees currently exist on Sherman Street. Based on a previous conversation with Jeff Tarling, additional street trees would not be necessary.



Ms. Shukria Wiar
August 2, 2011
Page 3

5. Will there be any new exterior lighting proposed? Please show the location on the site plan and submit photometric plans, as well as catalogue cuts for all proposed lighting.

As previously outlined, no new exterior lighting is proposed.

6. The site plan shall provide secure bicycle parking in conformance with Section 1 of the Technical Manual and Two (2) bicycle parking spaces for every ten (10) vehicle parking spaces for the first one hundred (100) required vehicle parking spaces.

Our client would like to reiterate our request for waiver on this item. There is no current or anticipated bicycle traffic from the site and space is very limited.

7. The site plan shall include areas for snow storage or shall include an acceptable snow removal plan.

Snow will be cleared and removed from site as necessary by a private contractor. The Parish currently utilizes Brookscapes Property Services for all Church facilities in Portland.

8. How will the stack parking be managed?

The lot will be private and is intended for staff use only. Parking will be managed by the Owner and tenant internally, as personnel schedule and demand requires.

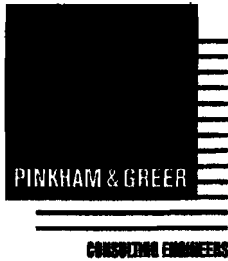
9. How will the existing historic trees or any other plantings be protected during construction? The site plan shall include adequate measures to protect vegetation to be preserved from construction impacts.

As outlined in previous correspondence, I met Jeff Tarling on site to review the location of historic trees, specifically the Dawn Redwood. The tree is located south of the existing garage, beyond the limits of the topographic survey and well outside the limits of work. This tree will not be impacted by the proposed parking expansion.

Detail Sheet C1.3 to include a tree protection detail for existing trees adjacent to the work area. The proposed parking area was designed to minimally impact established vegetation on the property by tying into existing surface contours at the edge of pavement to minimize site grading beyond the limits of the parking surface.

C. Stormwater Comments:

1. The Applicant proposes to mimic the existing runoff pattern, discharging additional, untreated surface runoff to Sherman Street. This approach does not meet the City's standards. The Applicant has not provided a stormwater management plan and engineering design plans meeting the requirements of the Basic, General, and Flooding Standards (Section 5 of the City of Portland Technical Manual). The project is required to meet the Basic, General and Flooding standards outlined in Section 5 of the



Ms. Shukria Wiar
August 2, 2011
Page 4

Technical Manual (Level 1 Site Alteration Plans are required to conform with certain site plan standards contained in Section 14-526, including Environmental Quality Standards outlined in Section 14-526(b) 3 – Water Quality, Stormwater Management and Erosion Control).

We understand the comment but question if this requirement is reasonable for a project of this scale and at this location. The proposed additional impervious area for this project is 2,855 square feet. The site discharges to a closed, separated municipal storm sewer system. Given the level of development and existing impervious area in this neighborhood, preparation of a stormwater management report, associated modeling and plan preparation appear to be an unreasonable, unnecessary expense for this project. We respectfully request a waiver from City staff for this requirement.

2. We await the submittal of engineering design plans and a stormwater management plan in conformance with the City's standards for stormwater management to perform our review.

D. Traffic Comments:

1. The existing driveway on Sherman Street does not meet City standards. The applicant needs to formally request a waiver from the Technical Standards and provide supporting documentation.

The existing driveway on Sherman Street was discussed at the pre-application meeting. At that time, discussion included utilization of the existing site entrance to preserve the historic character and appearance of the property as viewed from Sherman Street. We request a waiver from the technical standard.

2. We find the provision of stacked parking to be acceptable. The applicant should provide information on how the spaces will be managed.

The lot will be private and is intended for staff use only. Parking will be managed by the Owner and tenant internally, as personnel schedule and demand requires.

3. Vehicles exiting the parking lot will not be able to easily turn around. The parking lot should be designed to allow for a turnaround area. Our suggestion would be to eliminate three parking spaces along the side property boundary and use that area for buffer space and a turnaround area.

We understand maneuvering space is limited at the eastern end of the parking lot, and the suggestion is well noted. However, the need for the three spaces in question precludes their elimination. Users will likely be required to back into these spaces early, using adjacent, empty spaces to reverse direction. It will be inconvenient at times, but manageable.



Ms. Shukria Wiar
August 2, 2011
Page 5

E. Engineering Comments:

1. The applicant's request for a survey waiver is denied for the following reason. Section 13.4.1. of the Waiver of Boundary Survey Requirements states that:
The Reviewing Authority may permit the submission of a partial survey depicting only the to-be developed portion of the improved lot of record if the development:
 1. Is proposed on an already improved lot of record; and
 2. Comprises less than one (1) acre of said improved lot of record

The applicant is working with a surveyor to complete a boundary survey.

2. Please provide description of the original City Bench Mark that was used to established city datum onsite.

Information will be included with the forthcoming survey.

The applicant has failed to submit a partial survey of the lot. Applicant has provided a partial topographic survey, not a partial boundary survey required for a waiver. Therefore the applicant is required to submit a survey by a licensed surveyor showing the left portion of the lot where changes are proposed, showing the front, side and rear property line with property pins being set.

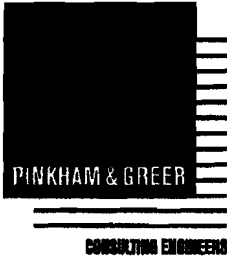
Environmental Quality Standards:

1. This historic property on Sherman Street which is part of the Sacred Heart Church, the main entrance faces Mellen Street, has graced the Parkside Neighborhood for several decades. (This site is one of the unique sites in Maine that has two trees on Maine's 'Big Tree' List, the Kousa Dogwood on Mellen Street and the Dawn Redwood or Metasequoia behind the garage.)

The church yard offers a green oasis in the most densely populated neighborhood in Maine. With this in mind, we feel it is important to protect elements of this historic property and the green benefits it provides the neighboring properties which are multi-unit residential. The proposed non-residential parking should include landscape treatment that mimics the current use. This would include the buffering of the parking to the left or Northeast side of the proposed lot with a fence and trees / shrubs. The goal would be to meet the Parking Lot tree standard of one tree per five spaces*.

Landscaping will be addressed and outlined in a landscaping plan to be prepared and submitted following discussion with City Staff.

2. Tree Save - The existing Kousa Dogwood near Sherman Street is an excellent specimen that is several decades old, the Kousa Dogwood on Mellen Street was likely planted at the same time as the State Record tree on Mellen Street. Ideally the existing Dogwood near Sherman Street should be saved.



Ms. Shukria Wiar
August 2, 2011
Page 6

The kousa dogwood near Sherman Street is a very nice tree. However, it is not a historic tree, and the parking spaces outlined on the plan are needed for the parish and Catholic Charities staff. We believe the tree is too large to be effectively transplanted.

Recommendations - Additional screening or landscape treatment for the parking lot is needed along the left or NE property line. This may include fencing, trees, shrubs or hedging. The existing property line fence and grading appears to be hap-hazard likely from years of each property not knowing where the line is or not agreeing on treatment. The property line should be accurately determined before improvements planned. Extra effort to save the Kousa Dogwood should be made or a replacement Dogwood included into the landscape plan.

See comment 1 above.

Note - The overall beauty of the Sacred Heart Church site, the architecture, historic elements and greenery is an important part of the city-scape of this neighborhood. These features should not be lost for future generations.

We appreciate your sentimentality regarding this property. You should be aware that the features you cited will be lost if this project does not go through. The reality is this facility is located in a challenged neighborhood and has been operating at a loss for some time. The current use cannot support the site. The priest has been removed from the rectory to provide leasable space and income to allow the facility to support itself. Without the income provided by the lease, the church and the services it provides will be closed.

We appreciate your consideration on this project. If I can be of any assistance, or if you have any additional questions, please call.

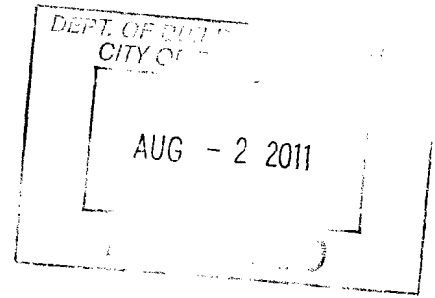
Sincerely,

PINKHAM & GREER

Jeffrey T. Read, P.E.

Cc: Mr. Denis Lafreniere
File

Enclosures



JULY 28, 2011

JEFF READ
PINKHAM AND GREER
380 US ROUTE ONE
FALMOUTH, ME 04105

ROMAN CATHOLIC BISHOP OF PORTLAND
PO BOX 11559
PORTLAND, ME 04104

RE: Review Comments for Final Plan – Administrative Review

Project Name: EXPANSION OF PARKING LOT Project ID: 2011-279
Project Address: 80 SHERMAN STREET CBL: 048-F-005
Applicant: ROMAN CATHOLIC BISHOP OF PORTLAND
Planner: SHUKRIA WIAR

Dear Jeff:

Thank you for submitting a Level I Site Alteration Application for the Sacred Heart Parking Expansion project located at 80 Sherman Street. The applicant is proposing to lease out space in the existing Rectory building to the Catholic Charities of Maine and would like to modify the existing six space parking lot to accommodate a total of 17 parking spaces for staff and office visitors. The proposed project will result in 2,855 square feet of new impervious area. This proposal is being reviewed as a final site plan subject to the Site Plan Ordinance, Article V of Land Use Code.

The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Staff review comments are as the following:

A. Zoning Administrator:

The review is pending and comments will be forwarded to you.

B. Planner Comments:

1. Since this building is a historic landmark, the project will need to be reviewed by the Historic Preservation.
2. Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced in conformance with Chapter 25 of the City Code and Section 1 of the Technical Manual.
3. Landscaping will need to be proposed on the site; please submit landscaping plans for review. Developments with five (5) or more parking spaces shall include at least two (2) trees (or one (1) tree and three (3) shrubs) per five (5) parking spaces planted in landscaped islands to screen shade and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as detailed in Section 4 of the Technical Manual.

4. All development shall include street trees in numbers and locations as specified in Section 4 of the Technical Manual. Street trees shall be planted in the right of way, as specified in Section 4 of the Technical Manual. Street trees shall be of a species identified on the City of Portland Recommended Tree List, unless otherwise approved by the Portland City Arborist or his/her designee.
5. Will there be any new exterior lighting proposed? Please show the location on the site plan and submit photometric plans, as well as catalogue cuts for all proposed lighting.
6. The site plan shall provide secure bicycle parking in conformance with Section 1 of the Technical Manual and Two (2) bicycle parking spaces for every ten (10) vehicle parking spaces for the first one hundred (100) required vehicle parking spaces.
7. The site plan shall include areas for snow storage or shall include an acceptable snow removal plan.
8. How will the stack parking be managed?
9. How will the existing historic trees or any other plantings be protected during construction? The site plan shall include adequate measures to protect vegetation to be preserved from construction impacts.

C. Stormwater Comments:

1. The Applicant proposes to mimic the existing runoff pattern, discharging additional, untreated surface runoff to Sherman Street. This approach does not meet the City's standards. The Applicant has not provided a stormwater management plan and engineering design plans meeting the requirements of the Basic, General, and Flooding Standards (Section 5 of the City of Portland Technical Manual). The project is required to meet the Basic, General and Flooding standards outlined in Section 5 of the Technical Manual (Level 1 Site Alteration Plans are required to conform with certain site plan standards contained in Section 14-526, including Environmental Quality Standards outlined in Section 14-526(b) 3 – Water Quality, Stormwater Management and Erosion Control).
2. We await the submittal of engineering design plans and a stormwater management plan in conformance with the City's standards for stormwater management to perform our review.

D. Traffic Comments:

1. The existing driveway on Sherman Street does not meet City standards. The applicant needs to formally request a waiver from the Technical Standards and provide supporting documentation.
2. We find the provision of stacked parking to be acceptable. The applicant should provide information on how the spaces will be managed.
3. Vehicles exiting the parking lot will not be able to easily turn around. The parking lot should be designed to allow for a turnaround area. Our suggestion would be to eliminate three parking spaces along the side property boundary and use that area for buffer space and a turnaround area.

E. Engineering Comments:

1. The applicant's request for a survey waiver is denied for the following reason. Section 13.4.1. of the Waiver of Boundary Survey Requirements states that:
 The Reviewing Authority may permit the submission of a partial survey depicting only the to-be developed portion of the improved lot of record if the development:
 1. Is proposed on an already improved lot of record; and
 2. Comprises less than one (1) acre of said improved lot of record
2. Please provide description of the original City Bench Mark that was used to established city datum onsite.

The applicant has failed to submit a partial survey of the lot. Applicant has provided a partial topographic survey, not a partial boundary survey required for a waiver. Therefore the applicant is required to submit

a survey by a licensed surveyor showing the left portion of the lot where changes are proposed, showing the front, side and rear property line with property pins being set.

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Recommendations - Additional screening or landscape treatment for the parking lot is needed along the left or NE property line. This may include fencing, trees, shrubs or hedging. The existing property line fence and grading appears to be hap-hazard likely from years of each property not knowing where the line is or not agreeing on treatment. The property line should be accurately determined before improvements planned. Extra effort to save the Kousa Dogwood should be made or a replacement Dogwood included into the landscape plan.

Note - The overall beauty of the Sacred Heart Church site, the architecture, historic elements and greenery is an important part of the city-scape of this neighborhood. These features should not be lost for future generations.

Please submit one complete sets and a CD of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 756-8083 or by email at shukriaw@portlandmaine.gov

Sincerely,

Shukria Wiar
Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
David Margolis-Pineo, Deputy City Engineer
Capt. Chris Pirone, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
David Senus, Woodard & Curran

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 Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: <i>Denis Lafrenie</i>	Date: 6/8/11
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Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

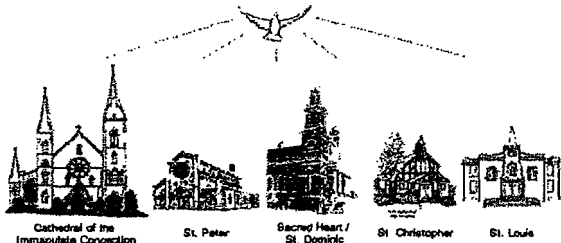
PROJECT DATA

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

Total Site Area	12,500	sq. ft.
Proposed Total Disturbed Area of the Site	2855	sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	2855	sq. ft.
• Existing Total Impervious Area	5300	sq. ft.
• Proposed Total Impervious Area	8155	sq. ft.
• Proposed Impervious Net Change	2855	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	6	
• Proposed Number of Parking Spaces	11	
TOTAL Number of Parking Spaces	17	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	1	Copies of required state and/or federal permits. N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of zoning. R6
<input type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens. N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.



Sacred Heart / St. Dominic
PORTLAND PENINSULA & ISLAND PARISHES
307 Congress Street
Portland, Maine 04101

Cathedral of the
Immaculate Conception

St. Peter

Sacred Heart/
St. Dominic

St. Christopher

St. Louis

207-773-7746

Fax: 207-879-5547

Rev. Louis J. Phillips, Rector / Administrator

rectory@PortlandCathedral.org

May 17, 2011

City of Portland - Planning Division
c/o Ms. Barbara Barhydt
Fourth Floor, City Hall
389 Congress Street
Portland, ME 04101

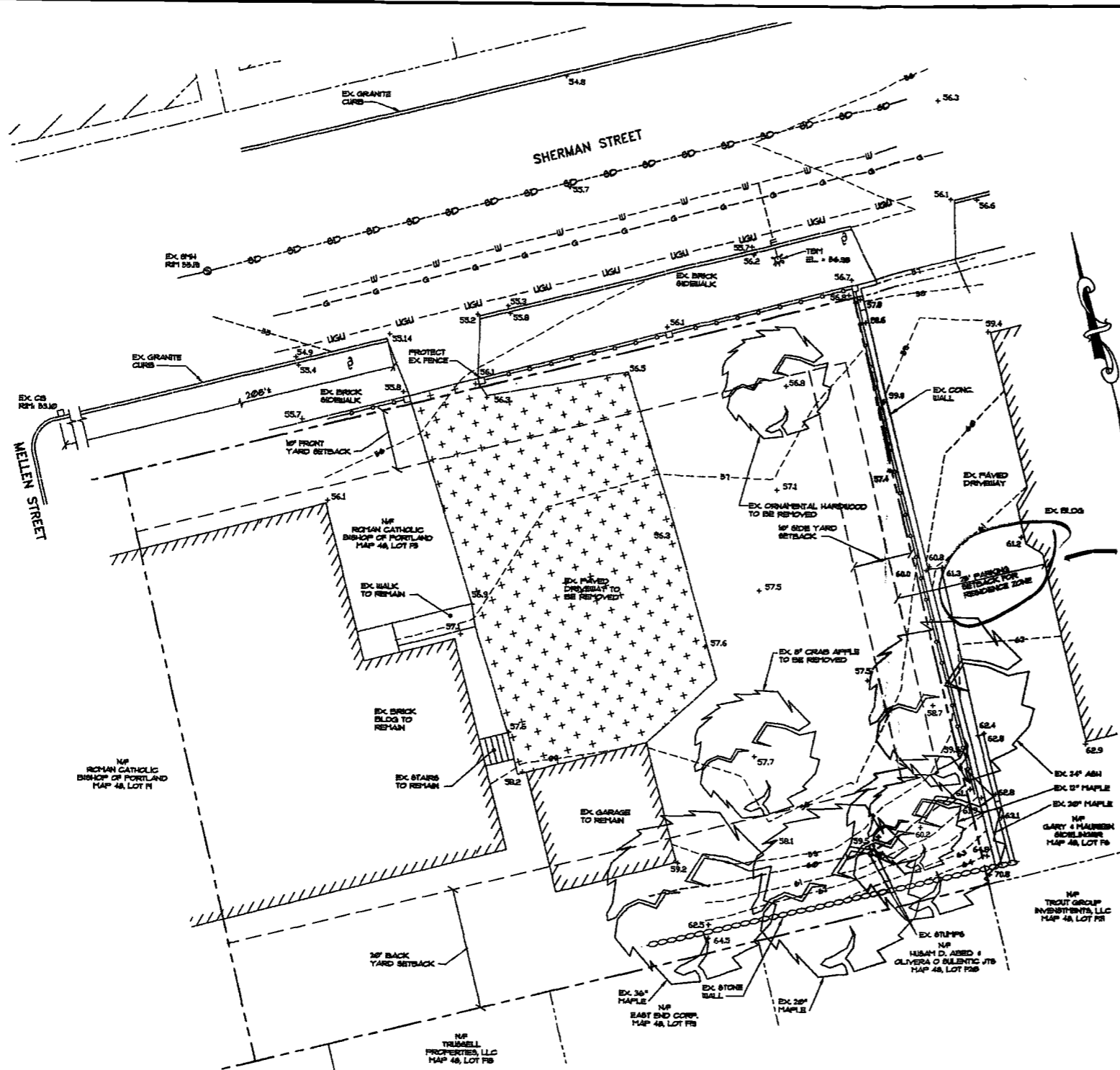
Re: Sacred Heart / St. Dominic Parish Parking Lot

Dear Ms. Barhydt,

I am writing in regard to our parish's upcoming parking lot repavement and expansion at 80 Sherman Street in Portland. We have received preliminary estimates for the work in the amount of \$20,000-\$25,000 and the Diocese has indicated that they will assist the parish by providing funding for this project. If you have any additional questions please do not hesitate to me know, my office is 773-7746 x101. Thank you for your assistance with this important project.

Sincerely,

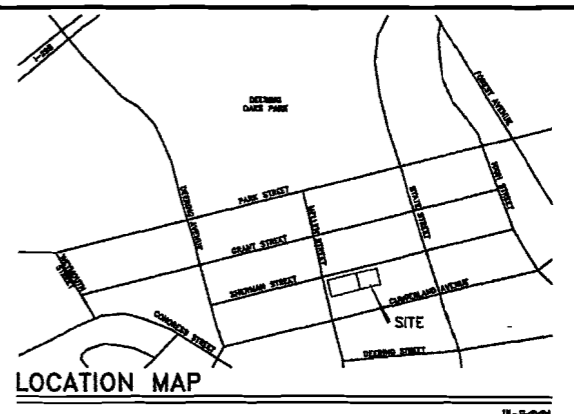
Denis Lafreniere, Jr.
Business Coordinator
Portland Peninsula and Island Parishes



LEGEND

EXISTING

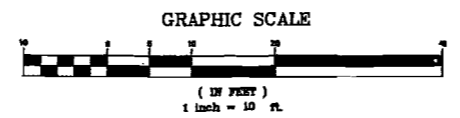
- PROPERTY LINE
- - - ABUTTERS PROPERTY
- ▨ EDGE OF PAVEMENT
- ▨ BUILDING
- ▨ CURB
- ▨ CONTOURS
- ▨ GAS LINE
- ▨ COMBINED STORM-RAIN & SANITARY SEWER
- ▨ UNDERGROUND TELEPHONE
- ▨ WATER LINE
- ▨ SPOT GRADE
- ▨ CATCH BASIN
- ▨ DRAIN MANHOLE
- ▨ SEWER MANHOLE
- ▨ UTILITY POLE
- ▨ TREE
- ▨ IRON FENCE
- ▨ W/ GRANITE POST
- ▨ CHAIN-LINK FENCE
- ▨ HYDRANT



- GENERAL NOTES**
- OWNER/DEVELOPER: ROMAN CATHOLIC BISHOP OF PORTLAND, P.O. BOX 11559, PORTLAND, ME 04104.
 - ENGINEER: FINCHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
 - BOUNDARY INFORMATION: CITY TAX MAP, WAIVER REQUESTED FOR SURVEY.
 - TOPOGRAPHIC INFORMATION: DANIEL J. DALFONSO, PLS, SOUTH PORTLAND, MAINE. BENCHMARK: TEMPORARY BENCHMARK TOP OF BOLT ON BOTTOM FLANGE OPPOSITE THE NUMBER EIGHT IN 1918 ELEVATION: 56.98 CITY DATUM.
 - ZONE: R6 - RESIDENTIAL
 - TAX MAP REFERENCE: MAP 48 / LOTS F-1 & F-5.
 - TOTAL PARCEL = 0.609 acres
 - CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
 - LOT IS SERVED BY PUBLIC WATER AND SEWER.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

- CITY OF PORTLAND**
SITE PLAN AND SUBDIVISION NOTES
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
 - ALL POWERLINE UTILITIES SHALL BE OVERHEAD.
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 - ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
 - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
 - EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

- PLAN REFERENCES:**
- MELLEN STREET SEWER SEPARATION PLAN CITY OF PORTLAND PUBLIC WORKS DATED 04-18-2008
 - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS LONGFELLOW III CODE IMPROVEMENT PROJECT SHERMAN STREET 0-00 - 6-10 FILE 535/11



REV.	DATE	DESCRIPTION

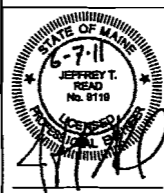
ROMAN CATHOLIC BISHOP OF PORTLAND
PO BOX 11559, PORTLAND ME 04104

SACRED HEART
PORTLAND, MAINE

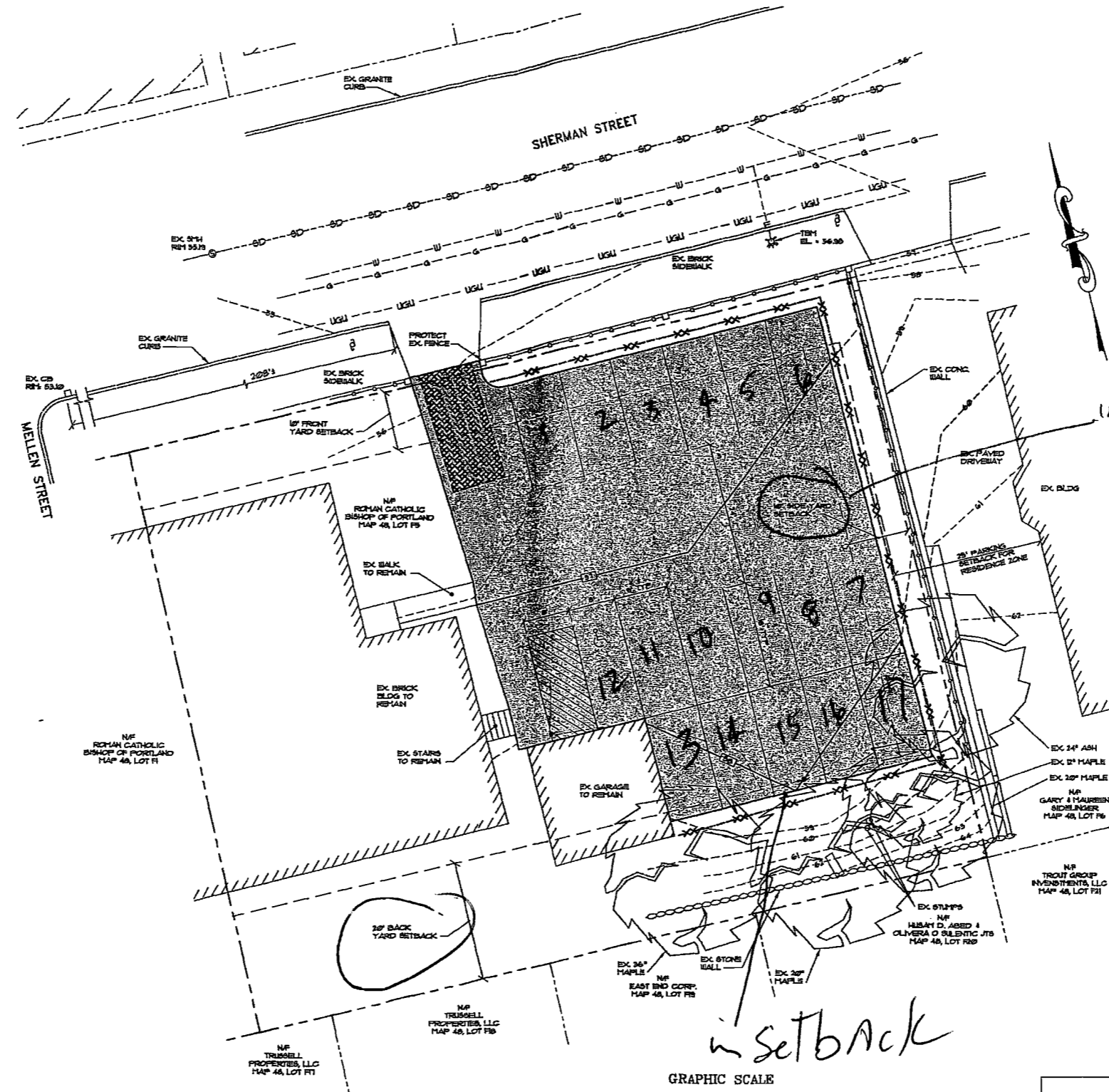
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: AS SHOWN DRN BY: RJS
DATE: JUNE 7, 2011 DESG BY: JTR
PROJECT: 10144 CHK BY: JR

C1.1



25' PLY
14-337



LEGEND

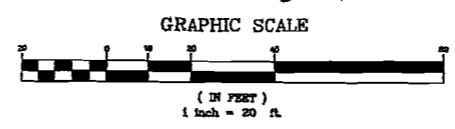
EXISTING	
---	PROPERTY LINE
---	ADJUTERS PROPERTY
---	EDGE OF PAVEMENT
---	BUILDING
---	CURBS
---	CONTOURS
---	GAS LINE
---	COMBINED STORM-DRAIN & SANITARY SEWER
---	UGU
---	UNDERGROUND TELEPHONE
---	WATER LINE
---	SPOT GRADE
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	UTILITY POLE
---	TREE
---	IRON FENCE
---	W/ GRANITE POST
---	CHAINLINK FENCE
---	HYDRANT

PROPOSED	
---	EDGE OF PAVEMENT
---	CONTOURS
---	SPOT GRADE
---	HANDICAP PARKING
---	"NO PARKING" AREA
---	SURFACE DRAINAGE
---	BITUMINOUS PAVEMENT
---	SILT FENCE
---	STABILIZED ENTRANCE

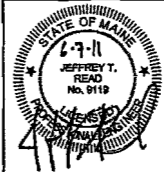
ZONE INFORMATION

ZONE: R6 - RESIDENTIAL
PERMITTED USE: RELIGIOUS, OFF STREET PARKING

SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1,500 SQ. FT.	13,500 SQ. FT.
MINIMUM STREET FRONTAGE	40 FEET	125 FEET
MINIMUM FRONT YARD	10 FEET	10 FEET
MINIMUM REAR YARD	20 FEET	20 FEET
SIDE YARDS	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	N/A



REV.	DATE	DESCRIPTION
ROMAN CATHOLIC BISHOP OF PORTLAND PO BOX 11559, PORTLAND ME 04104 SACRED HEART PORTLAND, MAINE		
CONSULTING ENGINEER FUMOUR, MAINE SITE PLAN		
SCALE: AS SHOWN	DRN BY: RJS	C1.2
DATE: JUNE 7, 2011	DESG BY: JTR	
PROJECT: 10144	CHK BY: JR	



7/20/11

EROSION CONTROL NOTES

GENERAL:

THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

- SOIL EROSION IS KEPT TO A MINIMUM.
- NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
- ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.

- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. LOAM AND SEED ANY DISTURBED AREA WITHIN 7' OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO AND STORM EVENT. USE WATER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.

- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.

- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.

- APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, WITHIN 48 HOURS IF WITHIN 7' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.

- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 7' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.

- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - THE BASE OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 8%
 - WITHIN 100' OF STREAMS AND WETLANDS
 BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SIDE SLOPES OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 8%

- INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C255N.

- FOLLOW SILT FENCE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.

- PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LINE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LINE AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. PERMANENT STABILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 90% CATCH.

- ALL CULVERT OR PIPE OUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

- DITCHES AND CHANNELS DESIGNATED TO BE LINED WITH RIPRAP AND/OR EROSION CONTROL MESH MUST BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR CHANNEL.

- ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT BAGS DURING CONSTRUCTION.

- WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE OR EROSION CONTROL MIX LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM AD MIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIRABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

MATERIAL:

- SAND - 0.002 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) 45 - 75
- SILT - 0.002 IN. TO 0.0002 IN. DIAMETER (% BY VOLUME) 20 - 40
- CLAY - LESS THAN 0.0002 IN. DIAMETER (% BY VOLUME) 5 - 15

ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION T1023 FEAT MULCH) (% BY VOLUME) 10 - 20

NUTRIENTS:

- CALCIUM (CA) (% SATURATION) 60 - 80
- MAGNESIUM (MG) (% SATURATION) 10 - 20
- POTASSIUM (K) (% SATURATION) 21 - 30
- PHOSPHORUS (P) (POUNDS/ACRE) 10 - 40
- PH 6.0 - 6.5

PERMEABILITY (INCHES PER HOUR) 3 - 10

MAXIMUM STONE SIZE (INCHES) 3/4

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/8 AND 3/32. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

MDOT T1023(a) METHOD NUMBER 3

TEMPORARY SEED:

- GRASS 80,000 LBS/ACRE 4/21 - 5/14
- ANNUAL RYEGRASS 40,000 LBS/ACRE 5/15 - 5/14
- SUDANGRASS 40,000 LBS/ACRE 5/15 - 5/14
- ANNUAL RYEGRASS 80,000 LBS/ACRE 5/15 - 5/14
- WINTER RYE 10,000 LBS/ACRE 5/15 - 3/31
- WINTER RYE (W/ MULCH COVER) 10,000 LBS/ACRE 10/01 - 3/31

LIME AND FERTILIZER:

APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (180 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (184 POUNDS PER 1000 SQUARE FEET).

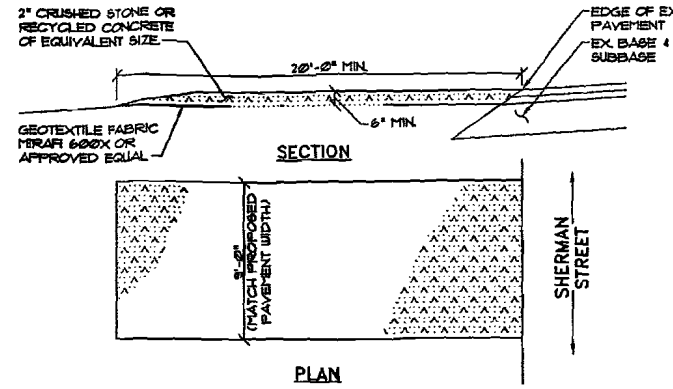
MULCH:

- STRAW OR HAY (ANCHORED) 70 - 90 LBS PROTECTED AREAS
- STRAW OR HAY (ANCHORED) 185 - 275 LBS WINDY AREAS
- SHREDDED OR CHOPPED 185 - 275 LBS
- JUTE MESH AS REQUIRED MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES

EXCEL GOR MAT

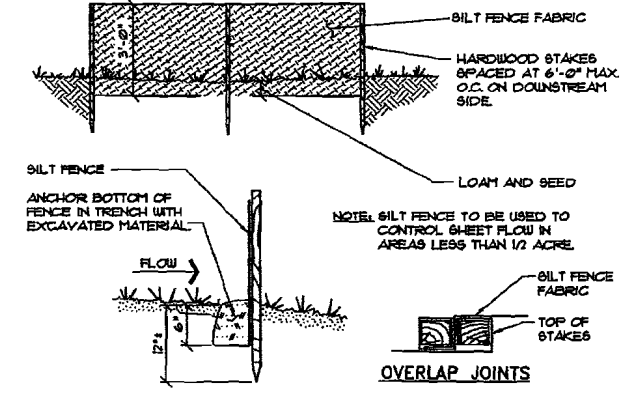
MULCH ANCHORING

- PEG AND TWINE LIQUID ASPHALT
- MULCH NETTING WOOD CELLULOSE FIBER
- ASPHALT EMULSION CHEMICAL TACK



- NOTES:
- MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
 - REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

4 STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

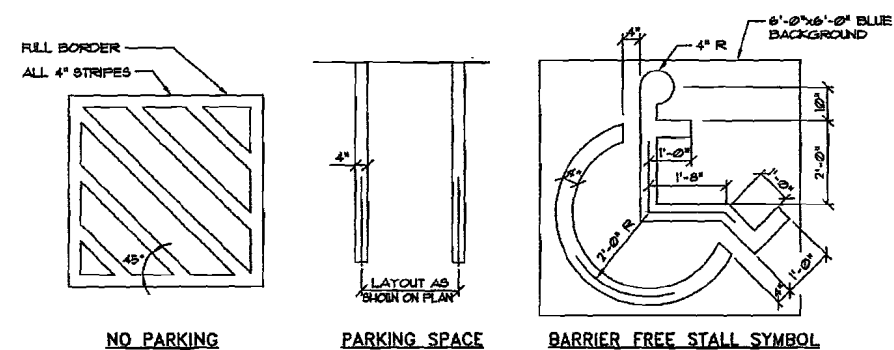


1 SILT FENCE DETAIL NOT TO SCALE

CONSTRUCTION	USE
<ul style="list-style-type: none"> 1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 4" COMPACTED AGGREGATE BASE, MDOT 103.06(a) TYPE A 8" COMPACTED AGGREGATE SUBBASE, MDOT 103.06(b) TYPE D COMPACTED SUBGRADE 	<ul style="list-style-type: none"> STURDIOUS PARKING LOT
<ul style="list-style-type: none"> 4" TOPSOIL, NO STONES OVER 3/4" DIA. GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE 	<ul style="list-style-type: none"> GRASS ALL DISTURBED AREAS

- NOTES:
- HMA = HOT MIX ASPHALT, MDOT = MAINE DEPARTMENT OF TRANSPORTATION
 - ALL COURSE THICKNESS AFTER FINAL COMPACTION.

2 SCHEDULE OF SURFACE FINISHES NOT TO SCALE



3 STRIPING DETAILS NOT TO SCALE

REV.	DATE	DESCRIPTION

ROMAN CATHOLIC BISHOP OF PORTLAND
PO BOX 11559, PORTLAND ME 04104

SACRED HEART
PORTLAND, MAINE

7/20/11

CONSULTING ENGINEERS
FALMOUTH, MAINE

DETAILS

SCALE: AS SHOWN DRN BY: RJS
DATE: JUNE 7, 2011 DESG BY: JTR
PROJECT: 10144 CHK BY: JTR

C1.3