

140-G-9

2016-030

235 Ocean Ave.

Site Alteration  
Cheverus High School

City of Portland  
 Development Review Application  
 Planning Division Transmittal Form

**Application Number:** 2016-030                      **Application Date:** 02/08/2016  
**CBL:** 140 G009001                      **Application Type:** Level I Site Alteration  
**Applicant:** Cheverus High School /Rev. George Collins  
**Project Name:** Cheverus HS Admin. Offices  
**Address:** 235 OCEAN AVE  
**Project Description:**  
**Zoning:** R3

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Barbara Barhydt	<b>Parking</b>	John Peverada
<b>Zoning</b>	Ann Machado	<b>Design Review</b>	Caitlin Cameron
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Jennifer Thompson
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Keith Gautreau	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

**Comments needed by 2/16/2016**



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.

George E. Collins, Sq  
Applicant Signature:

1/29/2010  
Date:

I have provided digital copies and sent them on:

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.

**PROJECT NAME:** Acquisition and use of 235 Ocean Avenue

**PROPOSED DEVELOPMENT ADDRESS:**

There is no proposed development. The applicant intends to maintain the property as is.

**PROJECT DESCRIPTION:**

Cheverus High School has purchased the property at 235 Ocean Avenue. The property is a single family residence. Cheverus is proposing to change the use to school administrative offices.

**CHART/BLOCK/LOT:** 140/G/9

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Rev. George E Collins, SJ Business Name, if applicable: Cheverus High School Address: 267 Ocean Avenue City/State : Portland, ME      Zip Code: 04103	<b>Applicant Contact Information</b> Work # 207-774-6238 ext 101 Home# Cell #                                      Fax# 207-828-207 e-mail: collins.george@cheverus.org
<b>Owner – (if different from Applicant)</b> Name: Cheverus High School Address: 267 Ocean Avenue City/State : Portland, ME      Zip Code: 04103	<b>Owner Contact Information</b> Work #      Same As Above Home# Cell #                                      Fax# e-mail:
<b>Agent/ Representative</b> Name:      Same As Above Address: City/State :                                      Zip Code:	<b>Agent/Representative Contact information</b> Work #      Same As Above Cell # e-mail:
<b>Billing Information</b> Name:      Same As Above Address: City/State :                                      Zip Code:	<b>Billing Information</b> Work #      Same As Above Cell #                                      Fax# e-mail:

## 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.)**

**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files 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.

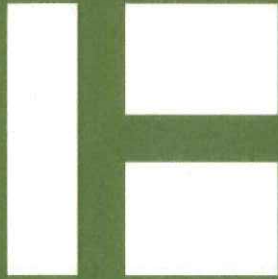
Please refer to the application checklist (attached) for a detailed list of submission requirements.

**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: 	Date: 
--	---



HARRIMAN

46 HARRIMAN DRIVE  
AUBURN, ME 04210  
207.784.5100

123 MIDDLE STREET  
PORTLAND, ME 04101  
207.775.0053

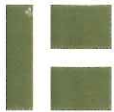
ONE PERIMETER ROAD  
MANCHESTER, NH 03103  
603.626.1242

[www.harriman.com](http://www.harriman.com)

**CHEVERUS HIGH SCHOOL**  
**235 Ocean Avenue Conditional Use Application**  
*Portland, ME*  
PROJECT #15619

February 4, 2016

Conditional Use Application Narrative



## **TABLE OF CONTENTS**

- 1 Application Narrative**
- 2 Appendix**
  - A. Property Photos**
  - B. Boundary Survey**
  - C. Property Deed**
  - D. Site Plan**
  - E. Initial Application Information**



Return to:

Cheverus High School  
235 Ocean Avenue  
Portland, ME 04103

E-FILED

Date/Time: 12/23/15 1:05 PM  
Book: 32818  
Page: 158  
Initial: dk

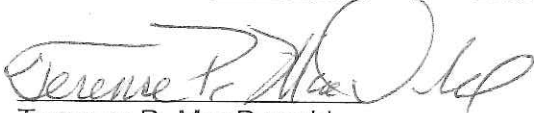
**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That we, **Terence P. MacDonald** and **Karen F. MacDonald**, husband and wife, of 235 Ocean Avenue , Portland, ME 04103, for consideration paid, grant to **Cheverus High School**, a Maine corporation whose mailing address is 267 Ocean Avenue , Portland, ME 04103, with WARRANTY COVENANTS:


SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of James R. Cavallaro and Ilean R. Cavallaro dated 10/26/1988 and recorded in Book 8533, Page 86 at the Cumberland County Registry of Deeds.

Executed this 21<sup>st</sup> day of December, 20 15.



Terence P. MacDonald




Karen F. MacDonald

State of Maine  
County of Cumberland

121 21/20 15

Then personally appeared before me the said Terence P. MacDonald and Karen F. MacDonald and acknowledged the foregoing to be their voluntary act and deed.

  
Notary Public/Attorney at Law  
Commission expiration: **Guy W. Blanchard**  
Attorney at Law

910



CHEVERUS HIGH SCHOOL  
235 OCEAN AVENUE  
CONDITIONAL USE PERMIT

**INTRODUCTION**

The 235 Ocean Avenue property is currently a single family residence in the R-3 Residential Use Zone (Section 14-86 City of Portland Land Use Code). The Lot size is 0.312 acres and abuts the Cheverus High School campus on the corner of Ocean Avenue and Pya Road. Cheverus is proposing to relocate administrative department offices from the main campus to the property. These offices (up to a maximum of 6 employees) are currently housed in spaces originally designed for storage or maintenance related functions. The relocation of these offices in the building will constitute an "institutional expansion" and require Conditional Use Approval. *Institutional Conditional Use in R-3: elementary, middle, secondary school (Portland Land Use Code Section 14-88)*. Cheverus is not planning any changes to the exterior of the residence including building footprint, driveway, landscaping, or exterior building features. Employees relocated to the building would continue to park in lots on the adjacent main campus. The existing driveway would act as parking for department guests.

**Lot Dimension**

	235 Ocean Avenue Actual	City of Portland Requirement (14-90)
Minimum Lot Size	13,249 Sq ft	No minimum
Street Frontage	233 ft	50 ft
Front Yard Setback	31.28 ft	25 ft
Rear Yard Setback	26.35 ft	25 ft
Side Yard Setback	43.71 ft	20 ft
Max Lot Coverage	13%	35%

**CONDITIONAL USE STANDARDS (14-474)**

C.2.a *The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not significantly greater than would normally occur at surrounding uses or other allowable uses in the same zone.*

**Traffic**

The analysis below indicates a substantial reduction in the number of vehicle trips generated.

Current Residential use trip generation (Institute of Transportation Engineers-Single Family Detached Housing)

Weekday: 9.57 vehicle trips

Saturday: 10.08 vehicle trips

Sunday: 8.77 vehicle trips



Proposed use trip generation (Institute of Transportation Engineers-Office Building, Guests Only)

Weekday: 1.17 vehicle trips  
Saturday: 1.01 vehicle trips  
Sunday: 0.43 vehicle trips

**Hours of Operation**

The proposed use will operate between the hours of 8 am to 5 pm Monday through Friday. Weekend use would be minimal.

**Expanse of Pavement**

There are no planned changes to the existing expanse of pavement which includes a 21' wide by 76' long driveway and a 48 SF brick patio.

**Required Parking**

Per proposed Cheverus High School policy, the employees working at 235 Ocean Avenue will continue to park at the main campus parking as they do now. The existing driveway would be used for off-street guest parking only. Currently, the departments being considered for relocation to the property receive on average a cumulative total of 2 guests per day for a period of 90 minutes each.

Offices; professional and public buildings: 1 parking space per 400 SF [14-332 (j)] 1794 SF/400 SF=5 spaces.

*C.2.b The proposed use will not create unsanitary or City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-474 Rev.5-5-2014 14-649 harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.*

**Noise**

The proposed office use will be limited to interior use of the premise with ordinary office activity and noise generation during normal business hours of operation. No adverse or harmful noise conditions will be generated by the proposed conditional use.

**Glare**

There are no proposed changes to the lighting that exists at the property. It is anticipated that there will be limited or no evening activity. No adverse or harmful glare conditions will be generated by the proposed conditional use.

**Dust**

The proposed office use will be limited to interior use of the premise with ordinary office activity. No dust will be generated by the proposed conditional use.



### **Sewage Disposal**

The current facility is connected to city water and sewer. The analysis below indicates a significant reduction in the estimated quantity of sewage.

Estimated current residential use (State of Maine Subsurface Wastewater Disposal Rules 10-144 Chapter 241)

270 gallons per day (GPD)

Proposed Office use

72 gallons per day (GPD)

### **Air emissions**

The facility is heated by an oil fired furnace. There is a fireplace in the living room. The EPA estimates approximately 1 metric ton of CO<sub>2</sub> emissions for each 100 gallons of fuel burned. Utilizing the house as an office will burn less fuel than as a residence as it will not be occupied at night when the heating demands are greater. We estimate the residential use at approximately 1000 gallons of oil per year with 10 metric tons of CO<sub>2</sub>. This is greater than the projected 900 gallons of oil per year with 9 metric tons of CO<sub>2</sub> if the property is converted to office use.

### **Odor**

The proposed office use will be limited to interior use of the premise with ordinary office activity. No adverse or harmful odors will be generated by the proposed conditional use.

### **Lighting**

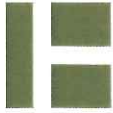
There are no proposed changes to the lighting that exists at the property. It is anticipated that there will be limited or no evening activity. No adverse or harmful lighting conditions will be generated by the proposed conditional use.

### **Litter**

The proposed office use will not create conditions that would produce litter. Trash will be stored within the building and removed on a routine basis by school maintenance staff.

*C.2.c The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.*

There are no proposed changes to the structure or grounds of the property. The landscaping including screen hedges, foundation plantings and mature trees will be maintained.



**CONDITIONAL USE STANDARDS R-3 ZONE (14-88)**

(c)a *In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas*

Cheverus High School is efficiently utilizing its existing site and buildings as demonstrated below. The 70% site utilization is considerably high in the R-3 zone. The school has been sensitive to maintain appropriate buffers at abutting residential neighborhoods. In this spirit, the school is proposing to relocate department office uses that will be compatible in the context of the property at 235 Ocean Avenue and not impact or encroach into the adjacent residential areas. These administrative offices are interior functions with limited guest traffic.

There will be no physical encroachment into established residential area as there will be no changes to building footprint, driveway, landscaping, and exterior building features.

**Site Utilization**

The Cheverus main campus accommodates 590 students on 24 acres with the following utilization:

	Area (SF)	Area (Acres)
Main Campus Lot Size	1,048,700	24.07
Buildings	62,200	1.43
Athletic Fields	478,700	10.99
Parking and Drives	186,200	4.27
Stormwater Treatment	7,600	0.17

Coverage: 70%

Stream Protection Zone: 75 Ft Setback from High Water Line from Berry Bk

Shoreland Protection Zone: 250 Ft Setback from High Water Line

Maine Department of Education Secondary School Site Size Guideline: 30 acres plus 1 acre for every 100 students.



### **Building Utilization**

Photos submitted with the initial application demonstrate the need for space that cannot be accommodated in existing spaces. As with the site, Cheverus has a high building utilization. The need for spaces that directly serve students has necessitated finding available room to accommodate various administrative departments. This has led to the condition of converting storage and support spaces into offices. These spaces do not have access to natural light or ventilation. Upon relocation of these offices to 235 Ocean Avenue, the existing rooms will be reconverted back to storage, utility and support functions.

- (c)b The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter*

The use of 235 Ocean Avenue for office functions does not constitute a significant displacement or conversion of a residential use. This is a single residence on a property that is bordered on two sides by public streets and one side by the Cheverus main campus.

- (c)c In the case of a use or use expansion which constitutes a combination of the above listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative*

Not Applicable

- (c)d Article V (site plan) sections 14-522 and 14-523 notwithstanding, in the case of places of assembly the proposed use shall be subject to the requirements of article V (site plan) of this chapter*

Not Applicable

# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Introduction:** Cheverus High School is currently under contract with the owners of 235 Ocean Avenue in Portland with the sale pending approval of the School's Board of Trustees scheduled to close on November 30, 2015. Both the School and 235 Ocean Avenue are situated in an R-3 zone. A portion of the garage for the residence and the driveway (for which an easement has been granted) sits on School property adjacent to the south auxiliary parking entrance to the School.

Given the Planning Board's calendar for conditional use review, we are submitting a contingent (upon successful closing) application for two (2) possible future uses:

- 1) **Use 1:** As an "as is" single family residence that would be used to house in the future: a Jesuit (priest) President, a lay President and Family (if applicable) a lay Principal and Family (if applicable), or to rent to a single family and
- 2) **Use 2:** As an "as is" single family residence for office space for departments under space constraints on campus.

**Location:** at the corner of Pya Road and Ocean Avenue adjoining the south auxiliary entrance to the campus



# CHEVERUS

Academic Excellence in the Jesuit Tradition

## Features and statistics:



1 / 32



### General Information

SubType: **Single Family** Sqft Fin Abv Grd+/-: **1,794**  
 Rooms: **7** Sqft Fin Blw Grd+/-: **0**  
 Beds: **3** Baths: **1/1** Sqft Fin Total+/-: **1,794**  
 Style: **Bungalow** Source of Sqft: **Public Record**  
 Color: Sqft Other Source:  
 Year Built: **1925** Lot Size+/-: **0.312 acres**  
 Surveyed: **No** Source of Lot Size: **Public Record**  
 Road Frontage+/-: Zoning: **RES**

### Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:

### Tax/Deed/Community Information

Book/Page/Deed: **8533/86/**  
 Map/Block/Lot: **140/G/91**  
 Full Tax Amt/Yr: **\$4,278/2014**  
 Tax ID: **PTLD-000140-000000-G009001**

### Interior Information

Room Type	Lvl	Dimensions	Room Features
Bedroom	2		Closet
Bedroom	2		Closet
Dining	1		Dining Area
Family	1		
Living	1		Wood burning Fireplace
Master Bedroom	2		Closet
Kitchen	1		Eat In Kitchen, Pantry
Appliances:			Dishwasher, Dryer, Microwave, Range-Electric, Refrigerator, Washer

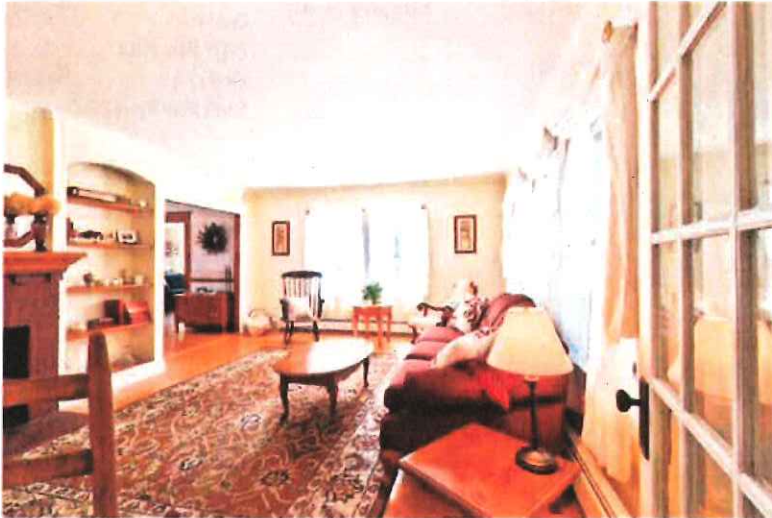


# CHEVERUS

Academic Excellence in the Jesuit Tradition

**The interior layout of the residence is:**

**Living room for possible future use 1; reception area for possible future use 2.**



**Dining room for possible future use 1; office space for possible future use 2.**



# † CHEVERUS

Academic Excellence in the Jesuit Tradition

**Den for possible future use 1; office space for possible future use 2.**



**Kitchen for possible future use 1; break area for possible future use 2.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Kitchen for possible future use 1; break area for possible future use 2.**



**Full bath for possible future use 1; full bath for possible future use 2.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**2nd floor bedrooms for possible future use 1; 2nd floor offices for possible future use 2.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Exterior photos.**

**Back yard future use 1; social and meeting space for possible future use 2**



**Feature data and photos courtesy of Maine Listings website.**

**The following is support for possible future use 2 and illustrate current office conditions at Cheverus High School.**

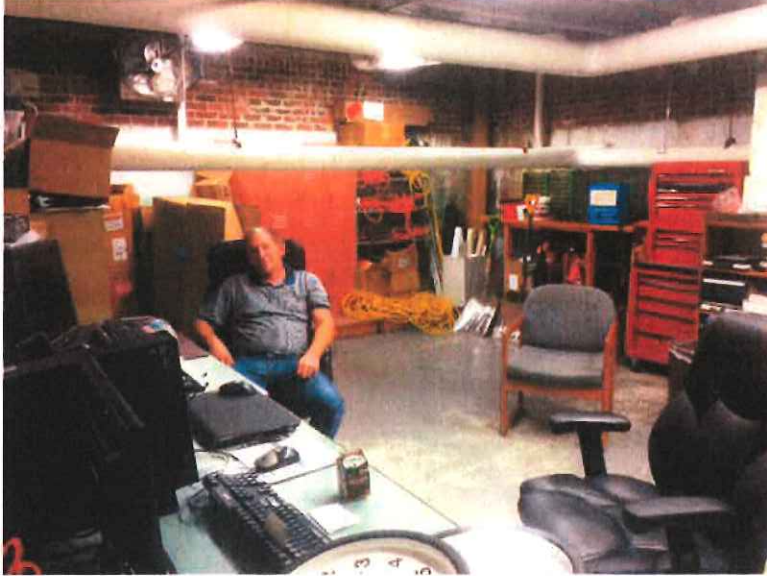
**Campus Ministry Office shared by two people former storage room; windowless**



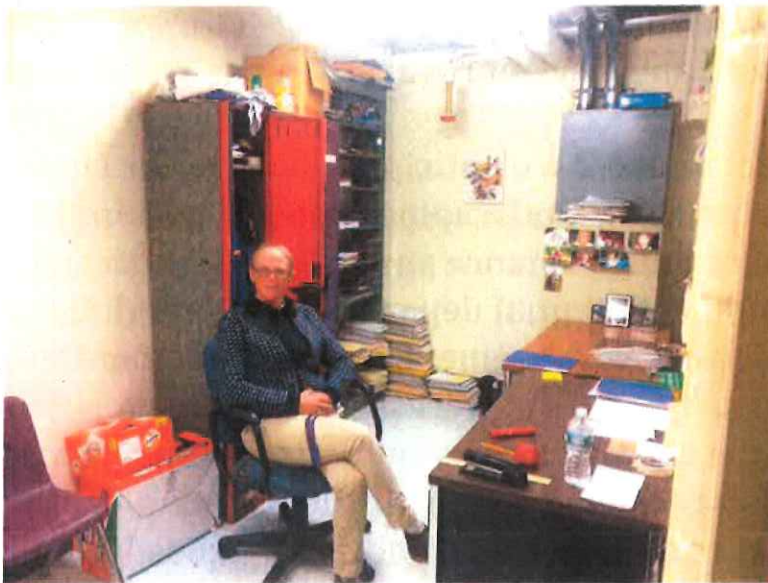
# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Physical Plant Office shared by three people former storage room; windowless; subterranean**



**Varsity Football Office shared by multiple people former storage room; windowless; subterranean.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

Admissions Assistant Office former auxiliary kitchen



**Conclusions:** After conversations with City Planning staff, we understand that **use 1** would not require any City approval as the use would continue as single family residence.

With respect to **use 2** we anticipate **no** exterior changes (change in building(s) footprint(s), landscaping, lighting, parking) to the residence other than required maintenance and upkeep (landscaping and exterior painting for example). Potential department use candidates would be Admissions and Institutional Advancement, and the President's Office. Employees would rearrange furniture as necessary, walk to work from the main campus, and utilize the existing driveway for department guest parking. We look forward to receiving a date for the Planning Board workshop **at your earliest convenience** calendar. Any questions may be addressed to:

Michael S. Komich, Business Manager (207)774-6238 ext. 29

## Conditional Site Review Application Proposed future use of 235 Ocean Avenue Residence

Side view (portion of driveway & garage on campus land)



Front view (looking from Ocean Avenue)







Street view: driveway entrance on Ocean Ave.



Street view: Property line at Cheverus High School entrance drive



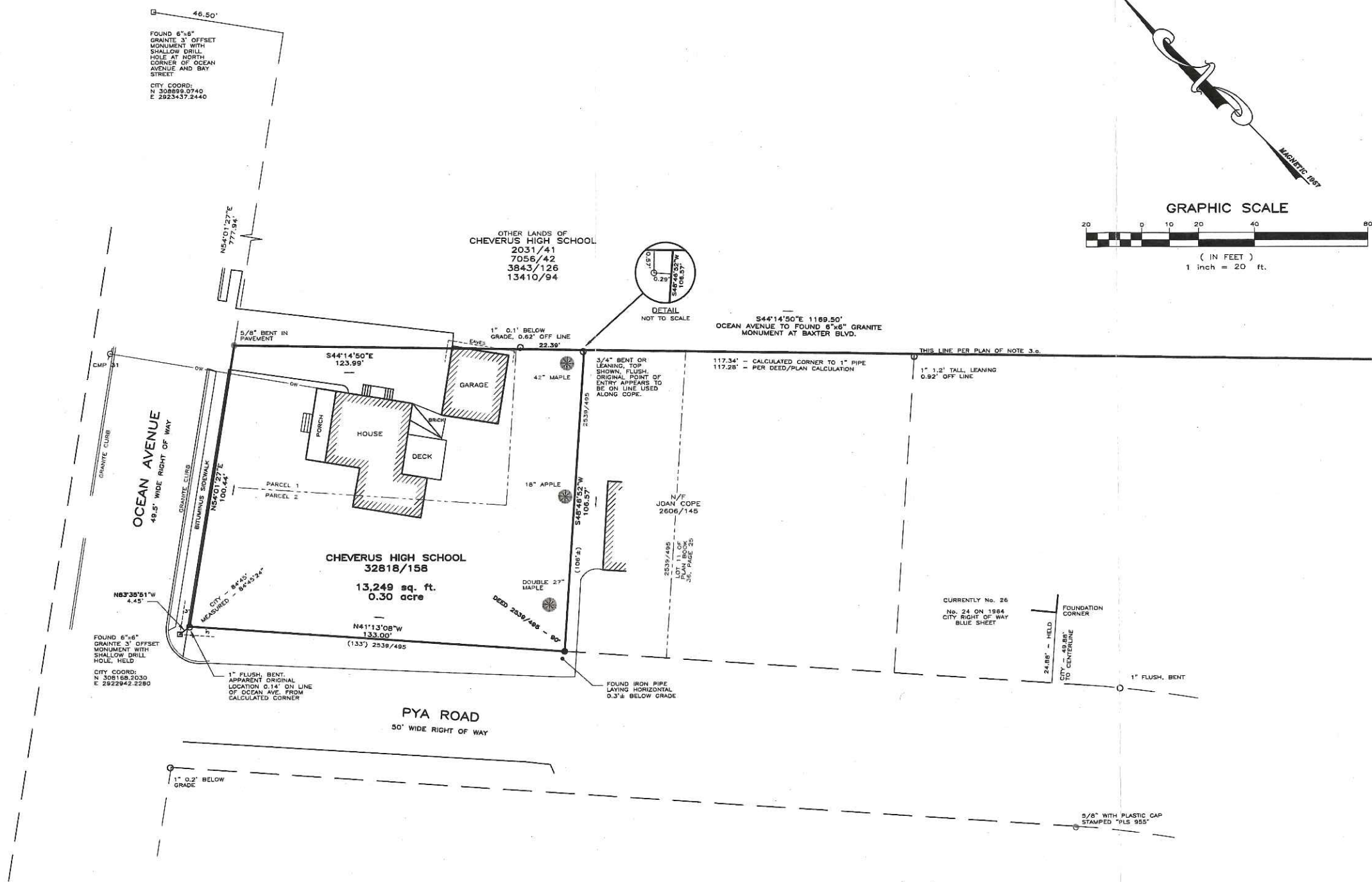
Street view: Corner of Ocean Ave. and Pia Road



Street view: Property line on Pia Road



Street view: Property line at Pia Road abutter



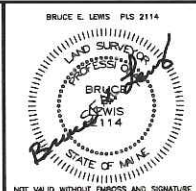
**NOTES**

1. THE BASIS OF BEARING IS MAGNETIC NORTH 1957 AS SHOWN ON THE PLAN OF NOTE 3.g.
2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM TERENCE P. MACDONALD AND KAREN F. MACDONALD TO CHEVERUS HIGH SCHOOL DATED DECEMBER 21, 2015 AND RECORDED IN BOOK 32818, PAGE 158.
3. PLAN REFERENCES:
  - a. STANDARD BOUNDARY SURVEY FOR CHEVERUS HIGH SCHOOL BY STEVENS, MORTON, ROSE & THOMPSON DATED FEBRUARY 8, 1987, PROJECT No.8534.1.
  - b. TOPOGRAPHIC SURVEY PREPARED FOR CHEVERUS HIGH SCHOOL BY LEWIS & WASINA, INC. REVISED THROUGH APRIL 8, 2002.
  - c. CITY OF PORTLAND "BLUE SHEETS" FOR OCEAN AVENUE DATED DECEMBER 15, 1973.
  - d. CITY OF PORTLAND "BLUE SHEETS" FOR PYA ROAD DATED JANUARY 14, 1954.
  - e. PLAN PREPARED FOR ST. IGNATIUS RESIDENCE OF THE SOCIETY OF JESUS BY H.J. & E.G. JORDAN DATED MAY 15, 1957 AND RECORDED IN PLAN BOOK 47, PAGE 42.
  - f. PLOT PLAN FOR THOMAS S. HEY ET. ALS. RECORDED IN PLAN BOOK 36, PAGE 25.
4. THE PARCEL SURVEYED IS SHOWN ON THE CITY ASSESSOR'S MAP 140, BLOCK G AS LOT 9.
5. SEE DEED OF NOTE 2. FOR RESTRICTIONS.

**LEGEND**

- SET 5/8 INCH REBAR WITH CAP STAMPED LEWIS & WASINA, INC. "PLS 2114"
- FOUND REBAR
- ⊙ FOUND MONUMENT
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- ABUTTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- APPROX. DEED OR PARCEL LINE
- N/F NOW OR FORMERLY OWNED BY
- 2031/41 DEED RECORDED IN BOOK/PAGE
- OW OVERHEAD WIRES
- ( ) RECORD INFORMATION

STATE OF MAINE  
 COUNTY SS REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M. AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAN ATTEST \_\_\_\_\_ REGISTER



**Lewis & Wasina, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 11 Highmeadow Drive  
 Gorham, ME 04038  
 Tel (207) 892-0959 Fax (207) 892-0956  
 PO Box 515  
 Wolboro, ME 04097-0515  
 Tel (207) 329-1958 Fax (207) 247-4688

2	BEL	1/8/2016	MINOR CHANGES, CITY COORDINATES
1	BEL	1/7/2016	SUBMITTED FOR CLIENT REVIEW
REV.	BY	DATE	STATUS

DRAWN BY: BEL  
 CHECKED BY: BEL  
 DATE: 1/2/2016  
 SCALE: 1"=20'  
 PROJECT NO. 99055  
 FILENAME 99055  
 SHEET 1 OF 1

**BOUNDARY SURVEY**  
 235 OCEAN AVENUE  
 ON  
 OCEAN AVENUE and PYA ROAD,  
 PORTLAND, CUMBERLAND COUNTY,  
 STATE OF MAINE  
 for record owner  
**CHEVERUS HIGH SCHOOL**  
 267 Ocean Avenue  
 Portland, ME 04103



**HARRIMAN**

AUBURN PORTLAND MANCHESTER

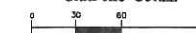
**CHEVERUS HIGH SCHOOL PROPERTY**

235 OCEAN AVENUE  
PORTLAND, MAINE

Harriman Project No. 15619

Key Plan

GRAPHIC SCALE



( IN FEET )

Issues and Revisions

Mark	Date	Description
DATE	REVISION	

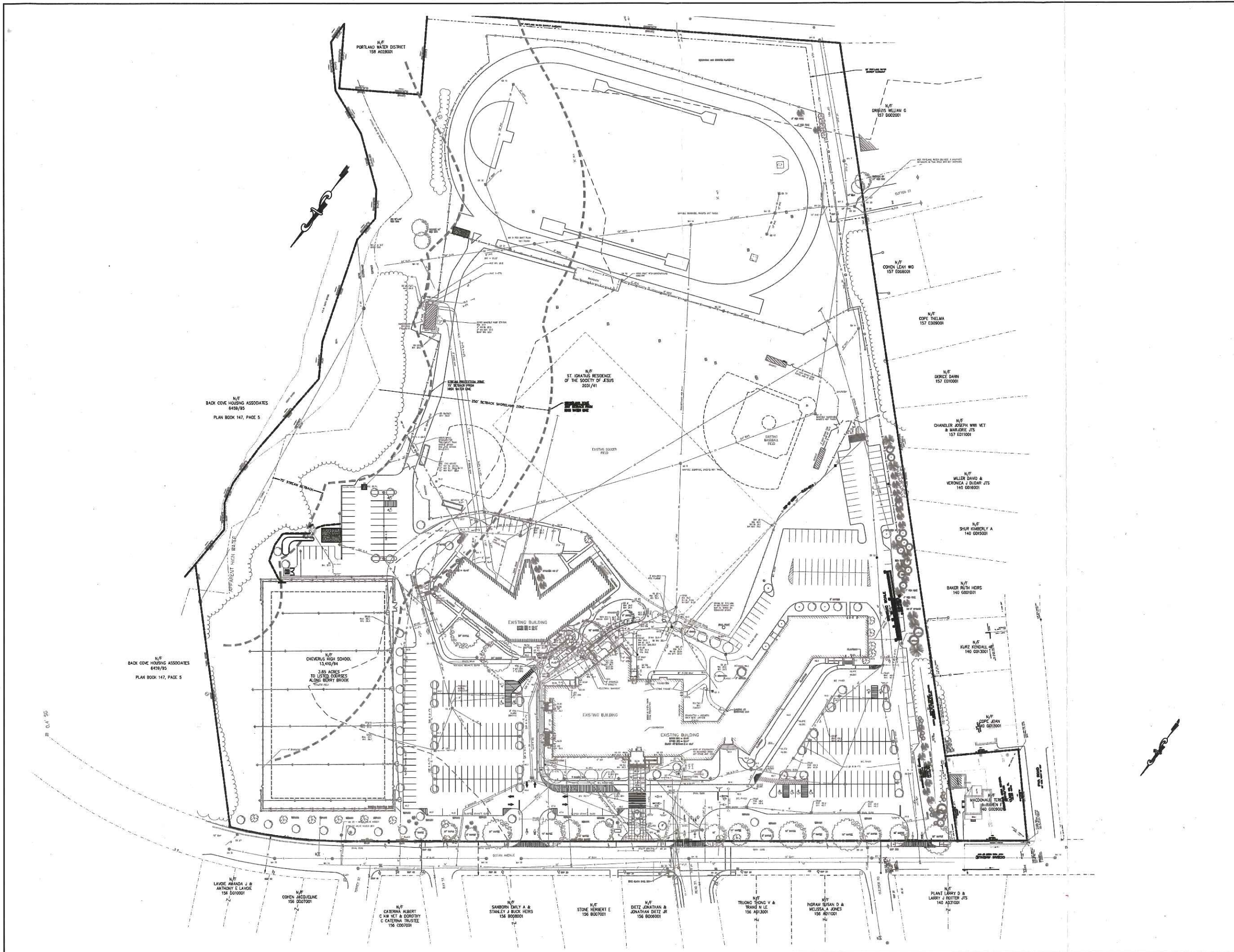
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
PROGRESS SET  
02-03-16

Drawing Scales


PA/PE	FLC	© 2016
Drawn By:	PLS	Harriman Associates

**SITE  
OVERVIEW  
PLAN**

**C00.1**



- h. Parking shall be provided as required by division 20 of this article;
  - i. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:
    - i. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;
    - ii. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.
  - j. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.
- (b) *Commercial:*
- 1. Reserved.
- (c) *Institutional:* Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:
- 1. Elementary, middle, and secondary school;
  - 2. a. Long-term and extended care facilities;  
b. Intermediate care facility for thirteen (13) or more persons;
  - 3. Places of assembly;
  - 4. Hospital.

board; and

- f. In the case of private club or fraternal organizations: any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall be located on a large lot, as specified in the minimum lot size provisions of this section.

(d) *Other:*

1. Off-street parking of passenger cars as provided in section 14-344 (board of appeals may authorize parking in certain residence zones) of this article;
2. Utility substations, including sewage treatment plants, sewage and water pumping stations and standpipes, electric power substations, transformer stations, and telephone electronic equipment enclosures and other similar structures, provided that such uses are suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood;
3. Day care facilities or home babysitting services not permitted as a home occupation under section 14-410, and nursery schools and kindergartens subject to the following conditions:
  - a. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care use, home babysitting use, nursery school or kindergarten, or in a nonresidential structure accessory to the principal nonresidential use.
  - b. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection

# PLANNING BOARD REPORT PORTLAND, MAINE



Cheverus High School  
235 Ocean Avenue  
Conditional Use and Level I Site Plan  
2016-029 and 2016-030  
Cheverus High School, Applicant

Submitted to: Portland Planning Board: Public Hearing Date: March 22, 2016	Prepared by: Shukria Wiar, Planner Date: March 18, 2016
---	--

## I. INTRODUCTION

Cheverus High School has requested Level I site plan and conditional use review and approval to convert a single family home to office spaces for the school at 235 Ocean Avenue. The site is zoned Residential R-3. Cheverus High School is proposing to relocate department administrative offices from the main campus to the property. No changes are proposed to the exterior of the structures or to the site. The proposed institutional use and associated works will be reviewed by the Planning Board as a Conditional Use in the R-3 zone for conformance with the Land Use Code Section 14-88 (R-3 Conditional Uses) and 14-474 (Conditional Uses).

<b>Applicant Name</b>	Cheverus High School
<b>Agent Representative</b>	Mark Lee of Harriman Architects

## II. REQUIRED REVIEWS

<i>Applicant's Proposal</i>	<i>Applicable Standards</i>
House to Administrative Offices	Level I Site Plan
Institutional Use	Level III Conditional Use in the R-3 zone (§14-88)

## III. SUMMARY OF FINDINGS:

<b>Total Land Area of Main Campus:</b>	1,045,440 s.f. (24 +/- acres)
<b>Zone:</b>	R-3 Residential
<b>Existing Use:</b>	Single-family House
<b>Proposed Use:</b>	Secondary School
<b>Lot Size:</b>	13, 249 square foot
<b>Building Area:</b>	1,794 square foot

## IV. SITE

### DESCRIPTION:

Cheverus High School is located at 267 Ocean Avenue on a 24 acres site. The campus includes two school buildings known as the Residence Building (also called Loyola Hall), built in 1967, and the Classroom building, built in 1952. There are currently five (5) parking areas dispersed





### **1989 Planning Board Review**

In 1989, Cheverus sought approval for a major expansion of their athletic facilities. The proposal included the following:

- Football/soccer field
- Track and field areas
- One baseball game field
- One baseball practice field
- Bleachers

This proposal represented a significant change to the Baxter Boulevard side of the campus. The expansion plans were approved by the Planning Board on January 24, 1989. According to the Planning Board report, the proposal generated considerable public interest.

### **1997 Planning Board Review**

In 1997, Cheverus requested a modification to the 1989 approval. The modifications received conditional and site plan approval by the Planning Board on June 10, 1997 and included the following:

- Allowed varsity football games
- Expand the football bleacher seating capacity
- Provide a permanent scoreboard and public address system
- Allow non-Cheverus events to take place at their athletic facilities and to charge admission
- Construct concession/bathroom facilities near the athletic facility

### **2000 Planning Board Review**

In 2000, in order to address a projected growth in the student population from 395 students to up to 700 students, Cheverus requested approval of a variety of campus improvements, referred to as the Cheverus Campus Master Plan. Cheverus received conditional use and site plan approval on August 8, 2000 for the following:

- New gymnasium and cafeteria addition
- Expanded parking, primarily on Ocean Avenue side of the property
- New soccer field on Ocean Avenue side on the site of the former Roaks Greenhouse
- Miscellaneous improvements from the 1997 approval that were never built, therefore their approval had lapsed. These include a concession stand, bleachers and press box.

### **2003 Planning Board Review**

In 2003, Cheverus requested re-approval of the proposed gymnasium/cafeteria building because the 2000 site plan approval had lapsed. Conditional use and site plan approval was granted by the Planning Board on October 14, 2003.

### **2005 Planning Board Review**

In 2005, Cheverus returned to the Planning Board to request an amendment to their 1989 conditional use approval to allow for greater flexibility in their use of the baseball field. Use of the field had been limited to regular games only in the 1989 approval. Cheverus wanted to use the field for both games and practices. Approval was granted by the Planning Board on April 12, 2005.

### **2008 Exemption from Site Plan Review**

In April, 2008 Cheverus submitted an application for exemption from site plan review for baseball backstop and fencing improvements. The proposal was to extend the existing baseball field chain link fence to connect to the existing dugouts on each side of home plate and adding fencing behind the dugout and running parallel to the third base line. These improvements were triggered by concern from abutters over the potential for property damage or injury from foul-tipped baseballs leaving the facility. An exemption from site plan review was granted in April, 2008.

b. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter; and

Staff Comments: There is a loss of a single family home, but the applicant proposes no exterior or interior changes because they want to retain the integrity of the house and remain consistent with the surrounding neighborhood. Cheverus also wants to keep the option open to revert the house back to residential use for a staff member.

c. In the case of a use or use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative; and

Staff Comments: The lot size for Cheverus' main campus is about 24 acres. The single family home's lot is 13,249 square feet. The minimum lot size in the R-3 zone for a school is two acres and for residential is 6,500 square feet. Therefor this standard is being met.

**Sec. 14-474:**

The following standards 14-474 apply to all conditional uses:

2. *Standards. The Board shall, after review of required materials, authorize issuance of a conditional use permit, upon a showing that the proposed use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zoning district. The Board shall find that this standard is satisfied if it finds that:*

a. *The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and*

Staff comment: According to the applicant, the employees that will have office spaces in the building will continue to use the parking spaces on the main campus. There are no plans to change the existing driveway and it will be used to supply two parking spaces for guests to the departments. The applicant states that the employees will "receive on average a cumulative total of two guests per day for a period of 90 minutes each".

b. *The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and*

Staff comment: The proposal would not create harmful conditions.

c. *The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.*

## VIII. PROPOSED MOTIONS

### A. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing on March 22, 2016 for application #2016-029 (Conditional Use), relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board finds that the proposed conditional use for an institutional use at 235 Ocean Avenue in the R-3 zone does/does not meet the standards of § 14-474 and the standards of §14-88 (c)(1) for the R-3 zone, subject to the following condition:

1. That the building shall not be altered *to such an extent to prevent* conversion back to a residential unit. 7-0

### B. DEVELOPMENT REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in Planning Board Report for the public hearing on March 22, 2016 for application #2016-030 (Site Plan), relevant to the site plan regulations; and the testimony presented at the Planning Board hearing; the Planning Board finds that the plan is/is not in conformance with the site plan standards of the land use code.

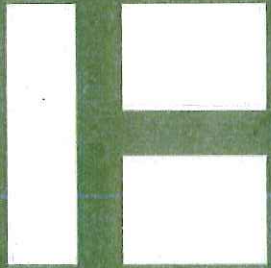
## ATTACHMENTS

### APPLICANT'S SUBMITTAL

- A. Application, dated 02.14.2016
- B. Warranty Deed
- C. Photos
- D. Supplemental Information, dated March 12, 2016
- E. Neighborhood Meeting

### PLANS

- Plan1 Boundary Survey
- Plan2 Site Plan
- Plan3 Site Overview Plan
- Plan4 Floor Plans for Main Campus Buildings



HARRIMAN

46 HARRIMAN DRIVE  
AUBURN, ME 04210  
207.784.5100

123 MIDDLE STREET  
PORTLAND, ME 04101  
207.775.0053

ONE PERIMETER ROAD  
MANCHESTER, NH 03103  
603.626.1242

[www.harriman.com](http://www.harriman.com)

**CHEVERUS HIGH SCHOOL**  
**235 Ocean Avenue Conditional Use Application**  
*Portland, ME*  
**PROJECT #15619**

February 4, 2016

Conditional Use Application Narrative



CHEVERUS HIGH SCHOOL  
235 OCEAN AVENUE  
CONDITIONAL USE PERMIT

**INTRODUCTION**

The 235 Ocean Avenue property is currently a single family residence in the R-3 Residential Use Zone (Section 14-86 City of Portland Land Use Code). The Lot size is 0.312 acres and abuts the Cheverus High School campus on the corner of Ocean Avenue and Pya Road. Cheverus is proposing to relocate administrative department offices from the main campus to the property. These offices (up to a maximum of 6 employees) are currently housed in spaces originally designed for storage or maintenance related functions. The relocation of these offices in the building will constitute an "institutional expansion" and require Conditional Use Approval. *Institutional Conditional Use in R-3: elementary, middle, secondary school (Portland Land Use Code Section 14-88)*. Cheverus is not planning any changes to the exterior of the residence including building footprint, driveway, landscaping, or exterior building features. Employees relocated to the building would continue to park in lots on the adjacent main campus. The existing driveway would act as parking for department guests.

**Lot Dimension**

	235 Ocean Avenue Actual	City of Portland Requirement (14-90)
Minimum Lot Size	13,249 Sq ft	No minimum
Street Frontage	233 ft	50 ft
Front Yard Setback	31.28 ft	25 ft
Rear Yard Setback	26.35 ft	25 ft
Side Yard Setback	43.71 ft	20 ft
Max Lot Coverage	13%	35%

**CONDITIONAL USE STANDARDS (14-474)**

C.2.a *The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not significantly greater than would normally occur at surrounding uses or other allowable uses in the same zone.*

**Traffic**

The analysis below indicates a substantial reduction in the number of vehicle trips generated.

Current Residential use trip generation (Institute of Transportation Engineers-Single Family Detached Housing)

Weekday: 9.57 vehicle trips  
Saturday: 10.08 vehicle trips  
Sunday: 8.77 vehicle trips



### **Sewage Disposal**

The current facility is connected to city water and sewer. The analysis below indicates a significant reduction in the estimated quantity of sewage.

Estimated current residential use (State of Maine Subsurface Wastewater Disposal Rules 10-144 Chapter 241)

270 gallons per day (GPD)

Proposed Office use

72 gallons per day (GPD)

### **Air emissions**

The facility is heated by an oil fired furnace. There is a fireplace in the living room. The EPA estimates approximately 1 metric ton of CO<sub>2</sub> emissions for each 100 gallons of fuel burned. Utilizing the house as an office will burn less fuel than as a residence as it will not be occupied at night when the heating demands are greater. We estimate the residential use at approximately 1000 gallons of oil per year with 10 metric tons of CO<sub>2</sub>. This is greater than the projected 900 gallons of oil per year with 9 metric tons of CO<sub>2</sub> if the property is converted to office use.

### **Odor**

The proposed office use will be limited to interior use of the premise with ordinary office activity. No adverse or harmful odors will be generated by the proposed conditional use.

### **Lighting**

There are no proposed changes to the lighting that exists at the property. It is anticipated that there will be limited or no evening activity. No adverse or harmful lighting conditions will be generated by the proposed conditional use.

### **Litter**

The proposed office use will not create conditions that would produce litter. Trash will be stored within the building and removed on a routine basis by school maintenance staff.

- C.2.c The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.*

There are no proposed changes to the structure or grounds of the property. The landscaping including screen hedges, foundation plantings and mature trees will be maintained.



### **Building Utilization**

Photos submitted with the initial application demonstrate the need for space that cannot be accommodated in existing spaces. As with the site, Cheverus has a high building utilization. The need for spaces that directly serve students has necessitated finding available room to accommodate various administrative departments. This has led to the condition of converting storage and support spaces into offices. These spaces do not have access to natural light or ventilation. Upon relocation of these offices to 235 Ocean Avenue, the existing rooms will be reconverted back to storage, utility and support functions.

- (c)b The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter*

The use of 235 Ocean Avenue for office functions does not constitute a significant displacement or conversion of a residential use. This is a single residence on a property that is bordered on two sides by public streets and one side by the Cheverus main campus.

- (c)c In the case of a use or use expansion which constitutes a combination of the above listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative*

Not Applicable

- (c)d Article V (site plan) sections 14-522 and 14-523 notwithstanding, in the case of places of assembly the proposed use shall be subject to the requirements of article V (site plan) of this chapter*

Not Applicable

Return to:

Cheverus High School  
235 Ocean Avenue  
Portland, ME 04103

E-FILED

Date/Time: 12/23/15 1:05 PM  
Book: 32818  
Page: 158  
Initial: dk


**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That we, **Terence P. MacDonald** and **Karen F. MacDonald**, husband and wife, of 235 Ocean Avenue , Portland, ME 04103, for consideration paid, grant to **Cheverus High School**, a Maine corporation whose mailing address is 267 Ocean Avenue , Portland, ME 04103, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of James R. Cavallaro and Ilean R. Cavallaro dated 10/26/1988 and recorded in Book 8533, Page 86 at the Cumberland County Registry of Deeds.

Executed this 21<sup>st</sup> day of December, 2015.



Terence P. MacDonald

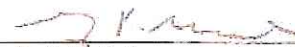


Karen F. MacDonald

State of Maine  
County of Cumberland

121 21/20 15

Then personally appeared before me the said Terence P. MacDonald and Karen F. MacDonald and acknowledged the foregoing to be their voluntary act and deed.

  
Notary Public/Attorney at Law, **Guy Blanchard**  
Commission expiration: **Attorney at Law**

910



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**The interior layout of the residence is:**

**Living room for possible future use 1; reception area for possible future use 2.**



**Dining room for possible future use 1; office space for possible future use 2.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Kitchen for possible future use 1; break area for possible future use 2.**



**Full bath for possible future use 1; full bath for possible future use 2.**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Exterior photos.**

**Back yard future use 1; social and meeting space for possible future use 2**



**Feature data and photos courtesy of Maine Listings website.**

**The following is support for possible future use 2 and illustrate current office conditions at Cheverus High School.**

**Campus Ministry Office shared by two people former storage room; windowless**



# CHEVERUS

Academic Excellence in the Jesuit Tradition

**Admissions Assistant Office former auxiliary kitchen**



**Conclusions:** After conversations with City Planning staff, we understand that **use 1** would not require any City approval as the use would continue as single family residence.

With respect to **use 2** we anticipate **no** exterior changes (change in building(s) footprint(s), landscaping, lighting, parking) to the residence other than required maintenance and upkeep (landscaping and exterior painting for example). Potential department use candidates would be Admissions and Institutional Advancement, and the President's Office. Employees would rearrange furniture as necessary, walk to work from the main campus, and utilize the existing driveway for department guest parking. We look forward to receiving a date for the Planning Board workshop **at your earliest convenience** calendar. Any questions may be addressed to:

**Michael S. Komich, Business Manager (207)774-6238 ext. 29**



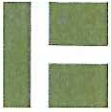
Street view: driveway entrance on Ocean Ave.



Street view: Property line at Cheverus High School entrance drive



Street view: Property line at Pia Road abutter



Shukria Wiar  
March 12, 2016  
Page 2 of 2

- The move is not being considered because of any anticipated increase in staff. It would address the current location of staff in spaces that do not have adequate environmental conditions-rooms originally designed as storage and utility spaces lacking windows and adequate ventilation.
- As seen on the enclosed colored Site Overview Plan C00.1, the layout of the floor plan does not allow for an addition to the existing facilities without blocking or disrupting educational spaces, offices, necessary components of egress, existing site utilities, parking, parent or bus drop-off locations, playfields or violating current shoreland zone setback requirements.
- The areas colored orange on the Site Overview Plan identify additions proposed in the Cheverus High School Master Plan that was developed and approved through the City of Portland Planning Board in 2000. These proposed additions carefully utilized the limited land available to accommodate a new cafeteria and kitchen and connecting corridor between the two buildings.
- We have provided existing floor plans that further illustrate the lack of any existing areas to accommodate the offices being considered for relocation.

I hope this provides helpful information to your department and the City of Portland Planning Board. We look forward to meeting with neighbors on March 15, 2016 and the Planning Board on March 22, 2016.

Sincerely,  
Harriman

Mark D. Lee, AIA, LEED AP  
Principal  
[mlee@harriman.com](mailto:mlee@harriman.com)

ksfli

Enclosures: Colored Site Plan C01  
Current Floor Plans

Cc w/encs: Michael Komich  
Frank Crabtree

CHEVERUS HIGH SCHOOL - NEIGHBORHOOD MEETING  
ATTENDANCE LIST

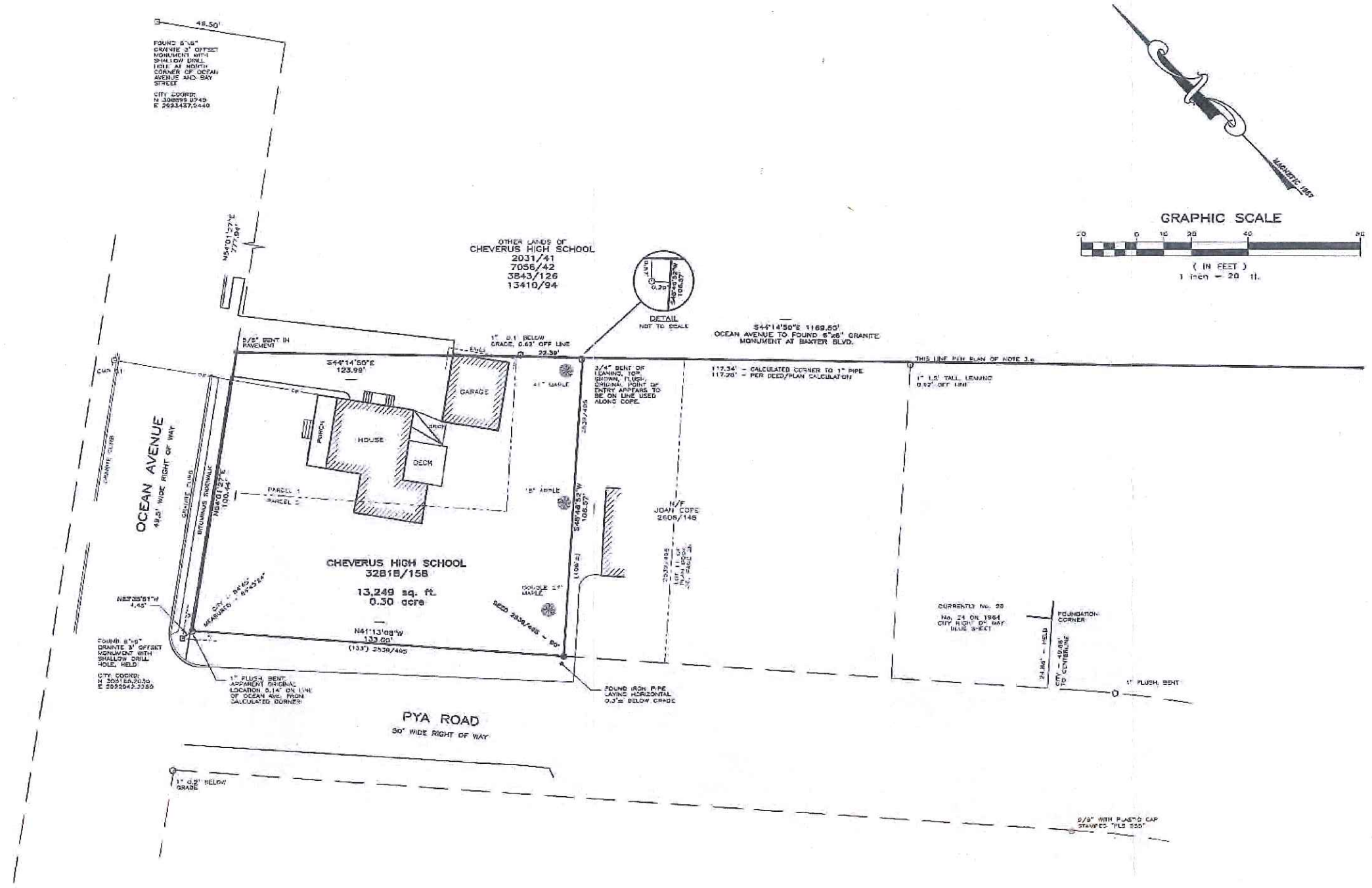
MARCH 15, 2016

NAME ADDRESS PHONE NO.

Susan Ingram 260 Ocean Ave.

Phoned previously to Michael S. Konich to have questions answered.  
Helen Chandler 93 Pya Road  
Susan Ward Steckler Rd





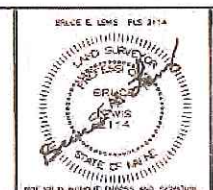
**NOTES**

1. THE BASIS OF BEARING IS MAGNETIC NORTH 1987 AS SHOWN ON THE PLAN OF NOTE 3.A.
2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM TERENCE P. MACDONALD AND KAREN F. MACDONALD TO CHEVERUS HIGH SCHOOL DATED DECEMBER 21, 2013 AND RECORDED IN BOOK 32818, PAGE 155.
3. PLAN REFERENCES:
  - a. STANDARD BOUNDARY SURVEY FOR CHEVERUS HIGH SCHOOL BY STEVENS, MORTON, ROSE & THOMPSON DATED FEBRUARY 9, 1997, PROJECT No.8534.1.
  - b. TOPOGRAPHIC SURVEY PREPARED FOR CHEVERUS HIGH SCHOOL BY LEWIS & WASINA, INC. REVISED THROUGH APRIL 9, 2002.
  - c. CITY OF PORTLAND "BLUE SHEETS" FOR OCEAN AVENUE DATED DECEMBER 15, 1973.
  - d. CITY OF PORTLAND "BLUE SHEETS" FOR PYA ROAD DATED JANUARY 14, 1954.
  - e. PLAN PREPARED FOR ST. IGNATIUS RESIDENCE OF THE SOCIETY OF JESUS BY H.J. & E.C. JORDAN DATED MAY 13, 1907 AND RECORDED IN PLAN BOOK 47, PAGE 42.
  - f. PLOT PLAN FOR THOMAS S. HEY ET. ALS. RECORDED IN PLAN BOOK 36, PAGE 25.
4. THE PARCEL SURVEYED IS SHOWN ON THE CITY ASSESSOR'S MAP 140, BLOCK D AS LOT 9.
5. SEE DEED OF NOTE 2, FOR RESTRICTIONS.

**LEGEND**

- SET 5/8 INCH REBAR WITH CAP STAMPED LEWIS & WASINA, INC. PLS 2114"
- FOUND REBAR
- FOUND LIQUIDVENT
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- ABUTTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- APPROX. DEED OR PARCEL LINE
- HOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
- OVERHEAD WIRES
- ( ) RECORD INFORMATION

STATE OF MAINE  
 COUNTY 55 REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAN ATTEST \_\_\_\_\_ REGISTER



**Lewis & Wasina, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 11 High Meadow Drive  
 Gorham, ME 04038  
 Tel (207) 522-0959 Fax (207) 892-4953  
 PO Box 315  
 Winslow, ME 04905-0015  
 Tel (207) 328-1158 Fax (207) 347-4588

REV.	BY	DATE	STATUS
1	DL	1/27/2018	SUBMITTED FOR CIVIL REVIEW
2	DL	1/27/2018	MINOR CHANGES, CITY EXEMPTIONS

DRAWN BY: DL  
 CHECKED BY: DL  
 DATE: 1/27/2018  
 SCALE: 1"=20'  
 PROJECT NO. 98055  
 FILENAME 99055  
 SHEET 1 OF 1

**BOUNDARY SURVEY**  
 335 OCEAN AVENUE  
 ON  
 OCEAN AVENUE and PYA ROAD,  
 PORTLAND, CUMBERLAND COUNTY,  
 STATE OF MAINE

for record owner  
**CHEVERUS HIGH SCHOOL**  
 287 Ocean Avenue  
 Portland, ME 04103



**HARRIMAN**

AUBURN PORTLAND MANCHESTER

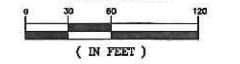
**CHEVERUS HIGH SCHOOL PROPERTY**

235 OCEAN AVENUE  
PORTLAND, MAINE

Harriman Project No. 15619

Key Plan

GRAPHIC SCALE



( IN FEET )

Issues and Revisions		
Mark	Date	Description
DATE	REVISION	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
PROGRESS SET  
02-03-16

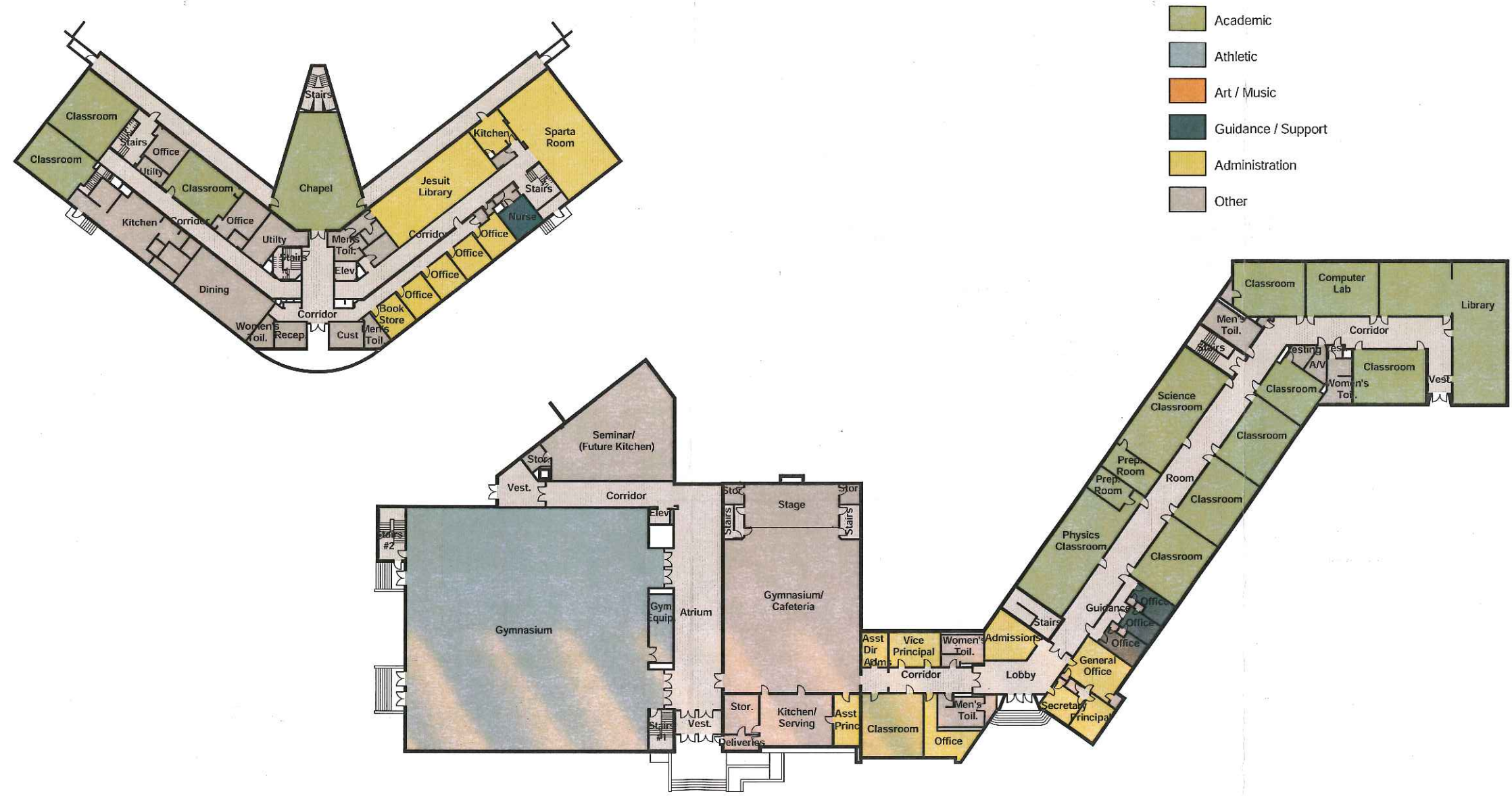
Drawing Scales	

PA / PE: FLC © 2016  
Drawn By: PLS Harriman Associates

**SITE  
OVERVIEW  
PLAN**

**C00.1**





Cheverus High School  
Existing Floor Plan  
First Floor Level

March 13, 2016