

MINOR SITE PLAN
CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
- Planning

First Baptist Church of Portland

12/24/91

Applicant

360 Canco Road

Date

Mailing Address

360 Canco Road

Address of Proposed Site

Church expansion...

153-A-1

Site Identifier(s) from Assessors Maps

Proposed Use of Site

19 acres / None

R-3

Zoning of Proposed Site

Acreage of Site / Ground Floor Coverage

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

Proposed Number of Floors 193-2268 finish balcony

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

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments: 1) finish off balcony space -> 250 seats + 4 sch rooms

Date Dept. Review Due: + 2) expand parking by 49 spaces

PUBLIC WORKS DEPARTMENT REVIEW

12/24/91
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY


91-55-M1

250

FIRST BAPTIST CHURCH
BUILDING FUND
312 CANCO RD. 773-3123
PORTLAND, ME 04103

JUL 17 1992 52-3
112

PAY TO THE ORDER OF City of Portland \$ 986
NINE Eighty Six DOLLARS


Key Bank of Southern Maine
Portland, Maine 04112

MEMO _____

1:011200035: 00300648 7 0250 SAFETY PAPER



CITY OF PORTLAND

June 18, 1992

Mark Carter
Wilbur Ingalls Architects
49 Dartmouth Street
Portland, ME 04101

Re: First Baptist Church Revisions

Dear Mr. Carter:

This letter is to confirm the revision to the approved site plan of the First Baptist Church project located at the intersection of Canco Road and Washington Avenue. The approved revision includes omission of the regrading and reseeding of the front lawn and changes to the lighting plan. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision, please contact the Planning Staff at 874-8300, extension 8720.

Sincerely,


Joseph E. Gray, Jr., Director, Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Greene, Senior Planner
✓ Melodie Esterberg, Development Review Coordinator
P. Samuel Hoffses, Chief of Building Inspections
Jeff Tarling, City Arborist
Lt. Wallace Garroway, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Paul Niehoff, Materials Engineer
Approval Letter File

CITY OF PORTLAND, MAINE

PLANNING BOARD

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

May 18, 1992

John Gutwin
16 Parsons Road
Portland, ME 04103

RE: First Baptist Church

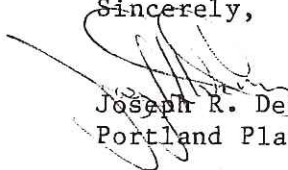
Dear Mr. Gutwin:

On May 12, 1992 the Portland Planning Board voted 6-0 (Fisher absent) to approve the site plan and conditional use for the First Baptist Church balcony and parking lot located at 360 Canco Road.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #18-92, which is attached. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development 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.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph R. DeCoursey, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Greene, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Melodie Esterberg, Development Review Coordinator
William Bray, City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant First Baptist Church

Date Sept. 15, 1986

Mailing Address church

Address of Proposed Site Washington Ave. & Canco Road

Proposed Use of Site 25,186 sq. ft.

Site Identifier(s) from Assessors Maps 153

Acreage of Site / Ground Floor Coverage 25,186 sq. ft.

Zoning of Proposed Site R.F.D. 2

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

Proposed Number of Floors 1 fl. & balcony

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

Total Floor Area _____

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

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

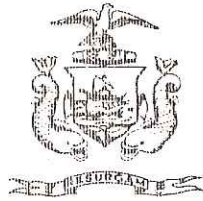
	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>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

REASONS: 1) Curb & sidewalk repair and construction along Canco Rd, and Washington Ave shall be done in accordance with City standards and specifications.

(Attach Separate Sheet if Necessary)

Robert J. Ray 12/3/86
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND

March 30, 1992

Mr. John Gutwin
16 Parsons Road
Portland, ME 04103

Dear John:

Staff has reviewed the latest submissions regarding the First Baptist Church parking lot. Comments raised include:

- the preferable location to drain the parking lot addition would be the wet area to the southwest;
- the stormwater report refers to a Hunter Ballew report from 1985. This report is no longer current as it does not take into account the flooding problems associated with Fallbrook. Also, the stormwater report does not take into account the drainage from the northern section of existing parking area. The stormwater report should be revised accordingly.
- Please verify the direction of drainage flow in the existing parking area. Staff is concerned that the runoff may not flow as indicated. Please either submit grades in parking area or indicate curbing which will direct runoff to parking lot addition.

Please call if you have any questions.

Sincerely,

Sarah

Sarah Greene
Senior Planner

cc: Alexander Jaegerman, Chief Planner
Melodie Esterberg, Development Review Coordinator
William Giroux, Zoning Administrator
Natalie Burns, Associate Corporation Counsel
Jeff Tarling, City Arborist



STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOHN R. McKERNAN, JR.
GOVERNOR

DEAN C. MARRIOTT
COMMISSIONER

312 CANCO ROAD PORTLAND, MAINE 04103

91-55-M1
RECEIVED

FEB 04 1992

PORTLAND PLANNING OFFICE

January 24, 1992

Dr. Robert Frederick, Pastor
First Baptist Church of Portland
360 Canco Road
Portland, Maine 04103

Re: Violation of the Natural Resources Protection Act on the
First Baptist Church property located on the corner of
Washington Ave and Canco Road in Portland, Maine

Dear Dr. Frederick:

On March 7, 1991 Department staff inspected the First Baptist Church property described above in response to a complaint and found that the Church had disturbed soil adjacent to an intermittent stream in such a manner that soil could wash into the stream. No erosion control devices were used to prevent erosion on the project site. A review of Department records indicates that no Department permits were issued for this activity.

By disturbing soil adjacent to a river, stream or brook in such a manner that soil is in a position to wash into the water, without first obtaining a permit from the Department the First Baptist Church violated the Natural Resources Protection Act ("NRPA"), 38 M.R.S.A., Section 480-C.

Due to; 1) the fact that the disturbed area has been revegetated and, 2) the fact that the total violation was relatively small the Department will not pursue further enforcement of this violation at this time. Please be advised, however, that the enforcement file on this matter will be placed in the permanent enforcement record.

Any future soil disturbance activities on the First Baptist Church property must receive Department approval prior to initiation.

Violations of Title 38 are subject to monetary penalties of up to \$10,000 per day for each day the violation exists.

REGIONAL OFFICES

• Portland •

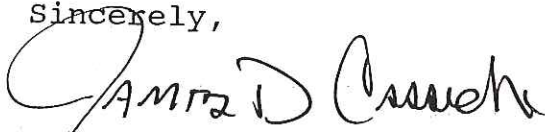
• Bangor •

• Presque Isle •

Frederich Page 2

If you have any questions in regards to this violation you may contact me at 879-6300.

Sincerely,

A handwritten signature in black ink, appearing to read "James D Cassida". The signature is fluid and cursive, with the first name "James" being more prominent.

James D Cassida
Division of Enforcement & Field Services
Bureau of Land Quality Control

/jdc

Enclosure (1)

cc: Joe Gray, Portland
File



CITY OF PORTLAND

January 13, 1992

John Gutwin
16 Parsons Road
Portland, ME 04103

Dear John:

Upon preliminary review of the proposed First Baptist Church expansion, staff has requested submission of the following information:

- a breakdown of the square footage and number of seats and uses; both existing and proposed;
- You will be required to submit evidence of application for a permit under National Resources Protection Act through the DEP;
- a stormwater management plan;
- a typical detail for the dumpster enclosure;
- a profile and material description of the interior curbing proposed for the parking lot.

The Planning Board will review this proposal as a major site plan and expansion to conditional use. I've scheduled a workshop for January 28, 1992.

Please call if you have any questions.

Sincerely,

Sarah Greene
Senior Planner

cc: Alexander Jaegerman, Chief Planner
Bill Giroux, Zoning Administrator
✓ Melodie Esterberg, Development Review Coordinator
Natalie Burns, Associate Corporation Counsel

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

M Esterberg
Planning
Planning and Urban Development
Joseph E. Gray Jr.
Director

August 14, 1992

Davis & Hansom Inc.
P.O. Box 40
Steep Falls, ME 04085

Re: 360 Canco Rd

Dear Sir,

Your application to make interior renovations and expand parking spaces has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services	Approved	W. Giroux
Fire Department	Approved	LT Garroway
Planning Division	Approved	S. Greene
Public Works	Approved	M. Esterberg

Building & Fire Code Requirements

1. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
2. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
3. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
4. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
5. Stairway enclosure walls and walls enclosing mechanical rooms shall be 1 hour rated walls constructed with Fire Code type shheetrock or gypsum wallboard.
6. Stair #2 discharge and enclosure shall comply with Section 8-3.1 and 5-7 of N.F.P.A. 101 Life Safety Code.
7. Duct work and piping shall not pass through stairway enclosures. Ref Section 5-1.3.1c.
8. An additional exit sign shall be provided at exit door #06.

STORMWATER MANAGEMENT REPORT
FOR
FIRST BAPTIST CHURCH
PORTLAND, MAINE

PREPARED FOR
W.R. INGALLS JR. ARCHITECT
PORTLAND, MAINE

DATE: APRIL 28, 1992

Prepared by: BH2M
Berry Huff McDonald Milligan, Inc
Engineers Surveyors Planners
28 State Street
Gorham, Maine 04038

Telephone: (207) 838-2771
Fax: (207) 839-8250

STORMWATER MANAGEMENT REPORT
FIRST BAPTIST CHURCH
PORTLAND, MAINE

A stormwater management report has been prepared to assure that stormwater is properly collected, stored and discharged in a manner consistent with good engineering practice.

EXISTING SITE CONDITIONS

The site is located on the north westerly corner of Canco Road and Washington Avenue just south of Milliken Brook. The portion of the site to be improved by installing a paved parking area is about 1.24 acres in area and slopes toward the wetland area surrounding the brook. Another nine paved parking spaces are proposed on the easterly edge of the existing paved parking area. Refer to Pre and Post Development Plans, attached.

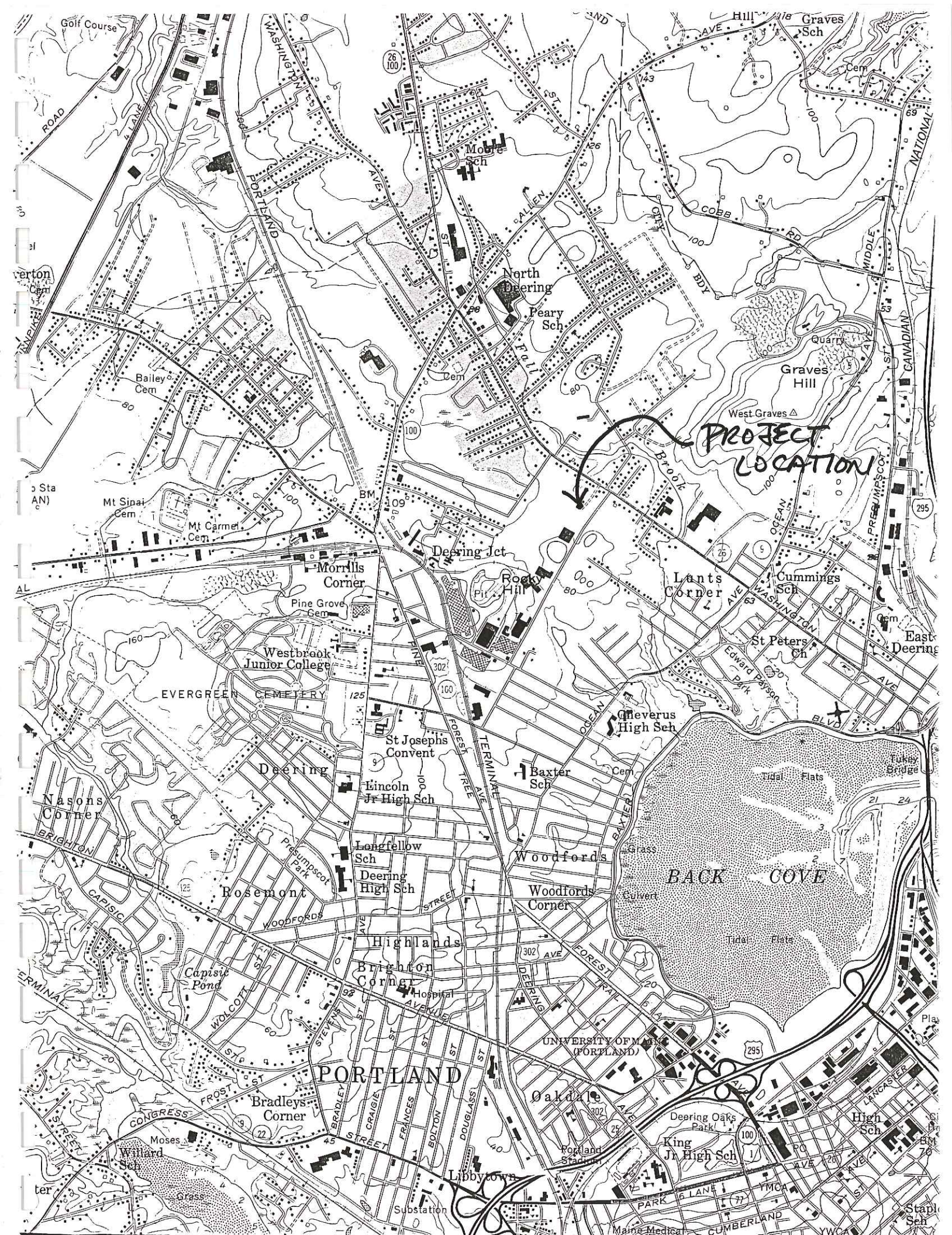
The existing area shown on the Pre Development Drainage Plan as subarea Pre-2 is currently used as a gravel parking area. Cover on site is generally lawn or grass and soils are D Scantic and Buxton. Refer to the location map and soil map. Roof areas drain to the wetland area through an existing drain and are not tributary to the areas being studied.

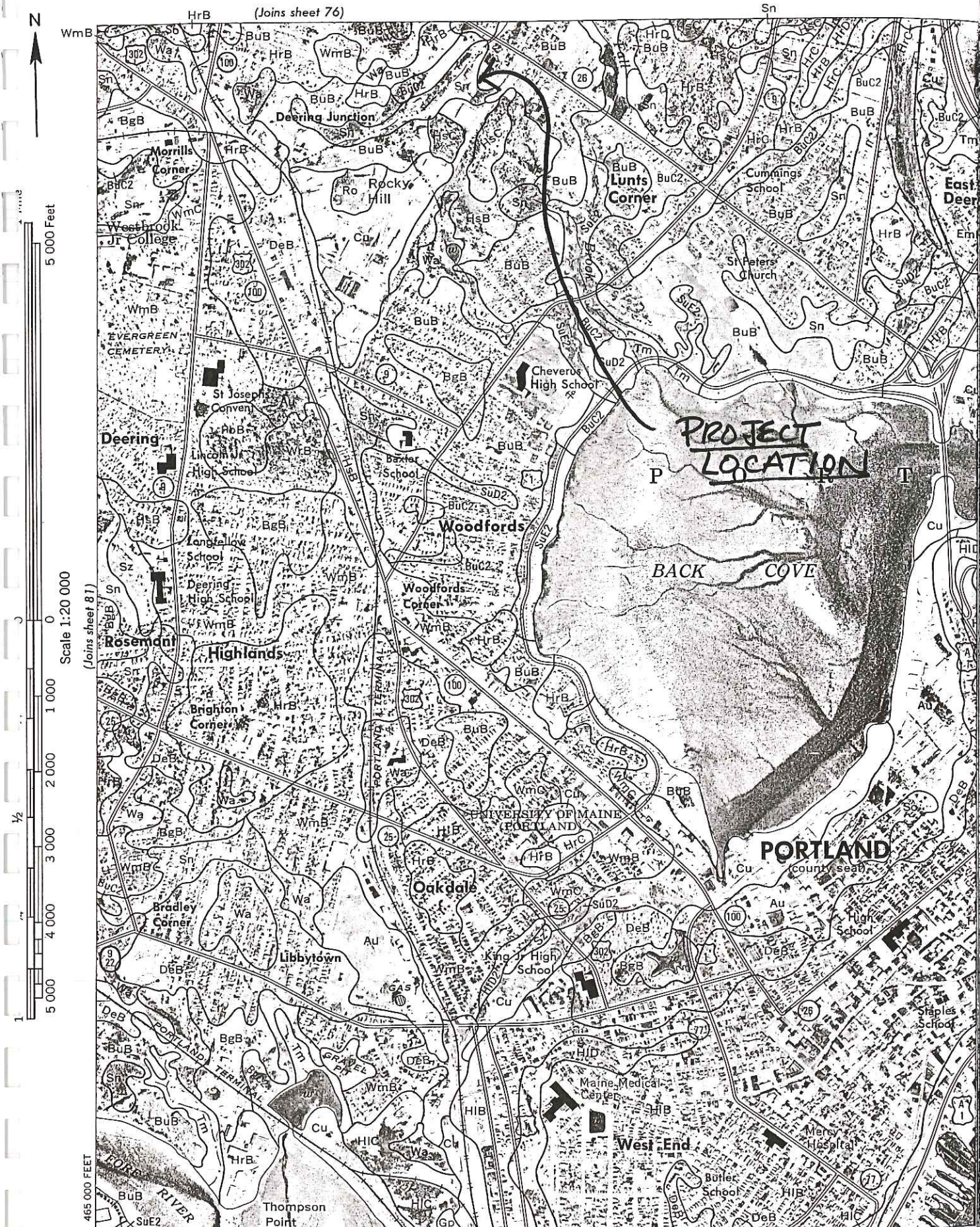
The wetland area which surrounds the brook is drained by 18" diameter concrete inlets to the Milliken Brook combined sewer. If these inlets are exceeded in hydraulic capacity, significant storage volume is available in the wetland area surrounding the brook.

PROPOSED DEVELOPMENT

The existing gravel parking area currently behind the church is planned to be graded, expanded and paved as shown on the approval drawings. The parking area is additional to existing parking currently on church grounds. The majority of the portion of the site to be improved has been graded to allow the maximum portion of the runoff water to enter the wetland area as far to the west as possible to maximize overland flow and resultant attenuation and treatment.

A small portion of the drainage area Post-1 is planned to be paved to provided 9 additional paved parking spaces.





SOIL MAP

BASIC ASSUMPTIONS/CRITERIA

Stormwater runoff calculations for this project were made using the Soil Conservation Service's TR-55 methodology and computer program. Runoff was predicted based on the standard type III design storm. Three storms were modelled; the two year frequency storm, raining 2.6 inches in 24 hours; the ten year storm, raining 4.5 inches in 24 hours; and the twenty-five year frequency storm, raining 5.4 inches in 24 hours.

STORMWATER RUNOFF CALCULATIONS

Refer to the appendix for runoff calculations. They are summarized for the reader there. The increase in peak discharge into the Milliken Brook wetland area from subarea Post-2 is 1 cfs. for the 25 year design storm. Considering the current configuration of the receiving water and its restricted outlet, downstream impacts beyond the current capacity of the sewer system do not appear likely. The increase in the peak discharge to the 12 inch culvert crossing Washington Avenue from drainage area Post-1 is about 1 cfs for the 25 year storm.

CONCLUSION

The runoff from this study area should not have a significant impact on the Milliken Brook sewer nor should it have a significant impact on the total drainage area. The total increase in discharge rate is small and those peaks are attenuated to some degree due to the presence of restricted outlets and storage at both outlets.

APPENDIX
DRAINAGE CALCULATIONS

AREA	CN	T_c	ACRES	CUBIC FEET PER SECOND		
				Q_{02}	Q_{10}	Q_{25}
PRE-1	89	0.10	2.13	3	7	9
POST-1	90	0.10	2.13	4	8	10
INCREASE IN PEAK DISCHARGE				1	1	1
PRE-2	89	0.17	1.63	2	5	6
POST-2	91	0.13	1.63	3	6	7
INCREASE IN PEAK DISCHARGE				1	1	1

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: ____ Date: ____
 Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS
 Subarea : PRE-1

COVER DESCRIPTION	A	Hydrologic Soil Group		D
		B	C	
Acres (CN)				
<hr/>				
ULLY DEVELOPED URBAN AREAS (Veg Estab.) pen space (Lawns, parks etc.) Good condition; grass cover > 75%	-	-	-	1.05(80)
mpervious Areas Paved parking lots, roofs, driveways	-	-	-	1.13(98)
Total Area (by Hydrologic Soil Group)				2.18 =====

Subarea: PRE-1 TOTAL DRAINAGE AREA: 2.18 Acres WEIGHTED CURVE NUMBER: 89

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
County : CUMBERLAND State: ME Checked: ____ Date: ____
Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS
Subarea : PRE-2

COVER DESCRIPTION	A	Hydrologic Soil Group			D
		B	C		
		Acres (CN)			

FULLY DEVELOPED URBAN AREAS (Veg Estab.)					
Open space (Lawns, parks etc.)					
Good condition; grass cover > 75%	-	-	-		.87(80)

Impervious Areas					
Paved parking lots, roofs, driveways	-	-	-		.76(98)

Total Area (by Hydrologic Soil Group)					1.63
					====

SUBAREA: PRE-2	TOTAL DRAINAGE AREA: 1.63 Acres	WEIGHTED CURVE NUMBER: 88
----------------	---------------------------------	---------------------------

TR-55 Tc and Tt THRU SUBAREA COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS

Subarea #1 - PRE-1									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	100	.015	A					0.025
Shallow Concent'd		80	.015	P					0.009
Open Channel		190	.01			.0121.2	3.8		0.009
Open Channel		130	.005			.04 8	16		0.022
Time of Concentration = 0.06									=====

Subarea #2 - PRE-2									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	50	.02	F					0.152
Shallow Concent'd		160	.025	U					0.017
Shallow Concent'd		50	.025	P					0.004
Time of Concentration = 0.17*									=====

--- Sheet Flow Surface Codes ---

A Smooth Surface
 B Fallow (No Res.)
 C Cultivated < 20 % Res.
 D Cultivated > 20 % Res.
 E Grass-Range, Short

F Grass, Dense
 G Grass, Bermuda
 H Woods, Light
 I Woods, Dense

--- Shallow Concentrated ---
 --- Surface Codes ---
 P Paved
 U Unpaved

* - Generated for use by TABULAR method

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 2 years

	Subareas	
	PRE-1	PRE-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	2.6	2.6
Curve number	89*	88*
Runoff(in)	1.54	1.47
Time (hrs)	0.10	0.17*
(Used)	0.10	0.20
TimeToOutlet	0.00	0.00
a/P	0.10	0.10
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		PRE-1	PRE-2
11.0	0	0	0
11.3	0	0	0
11.6	0	0	0
11.9	1	1	0
12.0	2	1	1
12.1	3	2	1
12.2	5P	3P	2P
12.3	5	3	2
12.4	4	2	2
12.5	2	1	1
12.6	2	1	1
12.7	2	1	1
12.8	2	1	1
13.0	0	0	0
13.2	0	0	0
13.4	0	0	0
13.6	0	0	0
13.8	0	0	0
14.0	0	0	0
14.3	0	0	0
14.6	0	0	0
15.0	0	0	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
25.0	0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 10 years

	Subareas	
	PRE-1	PRE-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	4.5	4.5
Curve number	89*	88*
Runoff(in)	3.30	3.20
Time (hrs)	0.10	0.17*
(Used)	0.10	0.20
TimeToOutlet	0.00	0.00
a/P	0.05	0.06
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		PRE-1	PRE-2
11.0	0	0	0
11.3	0	0	0
11.6	1	1	0
11.9	3	2	1
12.0	4	3	1
12.1	7	5	2
12.2	11P	7P	4
12.3	11	6	5P
12.4	8	4	4
12.5	6	3	3
12.6	4	2	2
12.7	3	1	2
12.8	2	1	1
13.0	2	1	1
13.2	2	1	1
13.4	2	1	1
13.6	1	1	0
13.8	1	1	0
14.0	1	1	0
14.3	0	0	0
14.6	0	0	0
15.0	0	0	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
25.0	0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: PRE DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 25 years

	PRE-1	PRE-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	5.4	5.4
Curve number	89*	88*
Runoff(in)	4.16	4.05
Time (hrs)	0.10	0.17*
(Used)	0.10	0.20
TimeToOutlet	0.00	0.00
Time/P	0.05	0.05
(Used)	0.10	0.10

Time (hr)	Total Flow	PRE-1	PRE-2	Subarea Contribution to Total Flow (cfs)
11.0	0	0	0	
11.3	1	1	0	
11.6	2	1	1	
11.9	3	2	1	
12.0	5	3	2	
12.1	9	6	3	
12.2	14P	9P	5	
12.3	14	8	6P	
12.4	10	5	5	
12.5	8	4	4	
12.6	6	3	3	
12.7	4	2	2	
12.8	2	1	1	
13.0	2	1	1	
13.2	2	1	1	
13.4	2	1	1	
13.6	2	1	1	
13.8	2	1	1	
14.0	2	1	1	
14.3	1	1	0	
14.6	1	1	0	
15.0	1	1	0	
15.5	0	0	0	
16.0	0	0	0	
16.5	0	0	0	
17.0	0	0	0	
17.5	0	0	0	
18.0	0	0	0	
19.0	0	0	0	
20.0	0	0	0	
22.0	0	0	0	
25.0	0	0	0	

P - Peak Flow * - value(s) provided from TR-55 system routines

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS
 Subarea : POST-1

COVER DESCRIPTION	A	Hydrologic Soil Group		D
		B	C	
Acres (CN)				
<hr/>				
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%	-	-	-	1.00(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	-	1.18(98)
Total Area (by Hydrologic Soil Group)				2.18
				====

SUBAREA: POST-1 TOTAL DRAINAGE AREA: 2.18 Acres WEIGHTED CURVE NUMBER: 90

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
County : CUMBERLAND State: ME Checked: _____ Date: _____
Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS
Subarea : POST-2

COVER DESCRIPTION	A	Hydrologic Soil Group			D
		B	C		
		Acres (CN)			

FULLY DEVELOPED URBAN AREAS (Veg Estab.)					
Open space (Lawns, parks etc.)					
Good condition; grass cover > 75%	-	-	-	.61	(80)

Impervious Areas					
Paved parking lots, roofs, driveways	-	-	-	1.02	(98)

Total Area (by Hydrologic Soil Group)				1.63	
				====	

Subarea: POST-2 TOTAL DRAINAGE AREA: 1.63 Acres	WEIGHTED CURVE NUMBER: 91
---	---------------------------

TR-55 Tc and Tt THRU SUBAREA COMPUTATION

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS

Subarea #1 - POST-1									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	100	.015	A					0.025
Shallow Concent'd		80	.015	P					0.009
Open Channel		190	.01			.0121.2	3.8		0.009
Open Channel		130	.005			.04 8	16		0.022
Time of Concentration = 0.06									=====

Subarea #2 - POST-2									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	50	.04	F					0.115
Shallow Concent'd		175	.025	P					0.015
Time of Concentration = 0.13*									=====

--- Sheet Flow Surface Codes ---

A Smooth Surface	F Grass, Dense
B Fallow (No Res.)	G Grass, Bermuda
C Cultivated (< 20 % Res.)	H Woods, Light
D Cultivated (> 20 % Res.)	I Woods, Dense
E Grass-Range, Short	

--- Shallow Concentrated ---
--- Surface Codes ---
P Paved
U Unpaved

- Generated for use by TABULAR method

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: ____ Date: ____
 Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 2 years

	POST-1	POST-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	2.6	2.6
Curve number	90*	91*
Runoff(in)	1.62	1.70
T _c (hrs)	0.10	0.13*
(Used)	0.10	0.10
TimeToOutlet	0.00	0.00
a/P	0.09	0.08
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		POST-1	POST-2
11.0	0	0	0
11.3	0	0	0
11.6	0	0	0
11.9	2	1	1
12.0	2	1	1
12.1	4	2	2
12.2	7P	4P	3P
12.3	5	3	2
12.4	3	2	1
12.5	2	1	1
12.6	2	1	1
12.7	2	1	1
12.8	1	1	0
13.0	0	0	0
13.2	0	0	0
13.4	0	0	0
13.6	0	0	0
13.8	0	0	0
14.0	0	0	0
14.3	0	0	0
14.6	0	0	0
15.0	0	0	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
23.0	0	0	0

- Peak Flow * - value(s) provided from TR-55 system routines

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: Date:
 Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 10 years

	Subareas	
	POST-1	POST-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	4.5	4.5
Curve number	90*	91*
Runoff(in)	3.40	3.50
Time (hrs)	0.10	0.13*
(Used)	0.10	0.10
TimeToOutlet	0.00	0.00
Q/P	0.05	0.04
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		POST-1	POST-2
11.0	0	0	0
11.3	0	0	0
11.6	2	1	1
11.9	4	2	2
12.0	5	3	2
12.1	9	5	4
12.2	14 ^P	8 ^P	6 ^P
12.3	11	6	5
12.4	7	4	3
12.5	5	3	2
12.6	4	2	2
12.7	3	2	1
12.8	2	1	1
13.0	2	1	1
13.2	2	1	1
13.4	2	1	1
13.6	2	1	1
13.8	1	1	0
14.0	1	1	0
14.3	1	1	0
14.6	0	0	0
15.0	0	0	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
25.0	0	0	0

- Peak Flow * - value(s) provided from TR-55 system routines

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

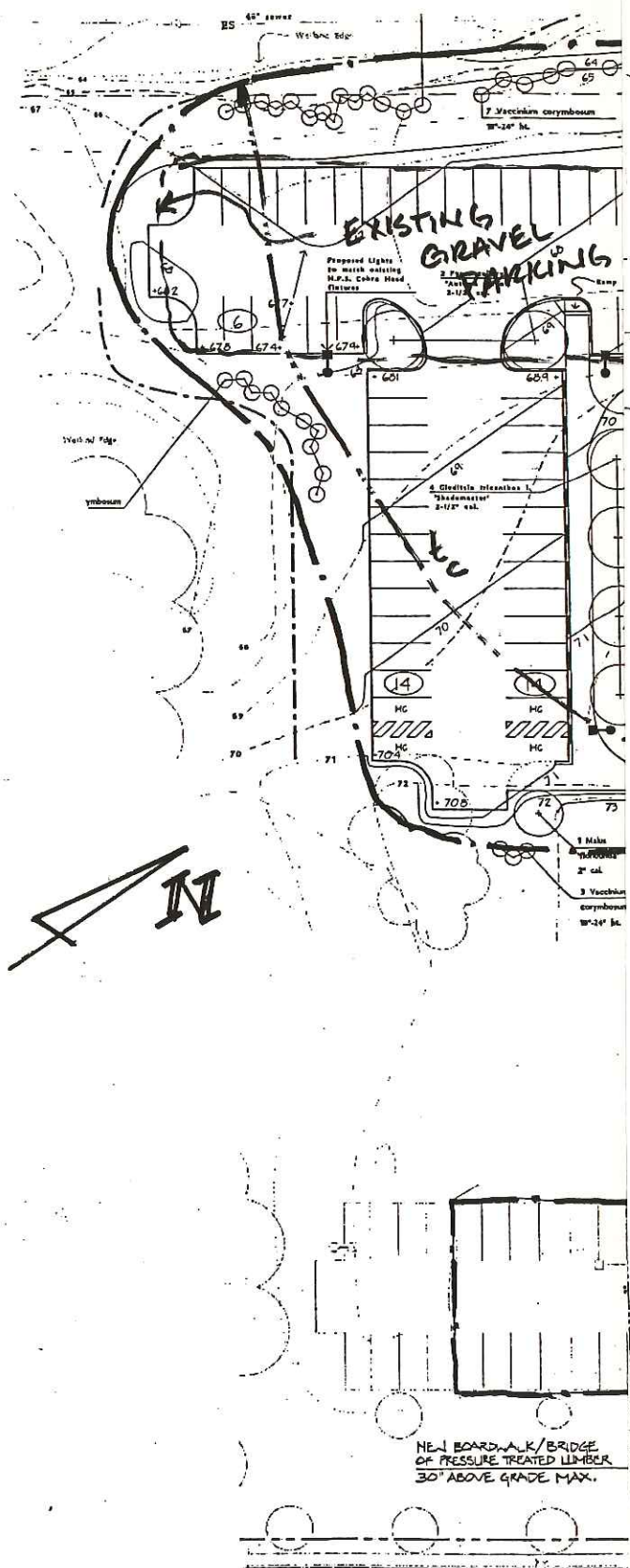
Project : FIRST BAPTIST CHURCH User: MG Date: 04-28-92
 County : CUMBERLAND State: ME Checked: ____ Date: ____
 Subtitle: POST DEVELOPMENT RUNOFF CALCULATIONS

Total watershed area: 0.006 sq mi Rainfall type: III Frequency: 25 years

	Subareas -----	
	POST-1	POST-2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	5.4	5.4
Curve number	90*	91*
Runoff(in)	4.26	4.37
Time (hrs)	0.10	0.13*
(Used)	0.10	0.10
TimeToOutlet	0.00	0.00
a/P	0.04	0.04
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs) -----	
		POST-1	POST-2
11.0	0	0	0
11.3	1	1	0
11.6	2	1	1
11.9	4	2	2
12.0	6	3	3
12.1	11	6	5
12.2	17P	10P	7P
12.3	14	8	6
12.4	9	5	4
12.5	7	4	3
12.6	5	3	2
12.7	3	2	1
12.8	2	1	1
13.0	2	1	1
13.2	2	1	1
13.4	2	1	1
13.6	2	1	1
13.8	2	1	1
14.0	2	1	1
14.3	1	1	0
14.6	1	1	0
15.0	1	1	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
25.0	0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines



Owner:

First Baptist Church
360 Canco Road
Portland, Maine 04103
773-3123

Landscape Architect:

John Gutwin
16 Parsons Road
Portland, Maine 04103
774-4427

Surveyor:

Wells Engineering
185 Payne Road
Scarborough, Maine

Architect:

Wilbur R. Ingalls Jr.
49 Dartmouth Street
Portland, Maine 04103
772-4073

FIRST BAPTIST
CHURCH

Canco Road,
Portland, Maine

PRE DEVELOPMENT DRAINAGE PLAN

1" = 60'

Date:

February 11, 1992

Revisions:

March 4, 1992
-planting, lighting
April 18, 1992
-reduce parking
-enhance wetland
buffer

Title:

SITE PLAN

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Sarah Greene, Senior Planner

FROM: Melodie Esterberg, Development Review Coordinator *Melodie A. Esterberg*

DATE: May 8, 1992

SUBJECT: First Baptist Church

I have reviewed the revised plans in the First Baptist Church. My comments are as follows:

The proposed parking lot has been reduced in scale in order to meet DEP requirements. The disturbed areas within the wetland will be regraded and revegetated. The plans show vegetated buffers that are 25 to 50 feet wide. All stormwater will be filtered by the buffers prior to entering the wetland. Given the limited amount of use that this parking lot will receive, the buffers and wetland vegetation will provide adequate treatment of the stormwater prior to entering the brook.

The revised Stormwater Management Report prepared by BH2M has addressed my concerns regarding stormwater runoff.

The proposed footbridge across the drainage swale adjacent to Canco Road appears to be a reasonable solution for church members who use the parking area at BEU. The bridge will not adversely impact the flow of water within the swale and therefore is acceptable.



STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN R. McKERNAN, JR.
GOVERNOR

DEAN C. MARRIOTT
COMMISSIONER

DEBRAH RICHARD
DEPUTY COMMISSIONER

312 CANCO ROAD PORTLAND, MAINE 04103

June 10, 1992

John Gutwin
16 Parsons Road
Portland, Maine 04103

RECEIVED

JUN 11 1992

PORTLAND PLANNING OFFICE

Re: Restoration of the freshwater wetland on the First
Baptist church property located on Canco Road in
Portland, Maine

Dear John:

I apologize for the delay in issuing this letter. As
stated on the phone earlier today the removal of the fill
placed in the freshwater wetland and the vegetation of the
required 25 foot buffer will require a permit pursuant to
the Natural Resource Protection Act (NRPA), 38 M.R.S.A.
Section 480 et seq.

Provided that the project can be done in compliance with all
applicable standards under Chapter 305, Section 18 the
Permit by Rule Notification form may be used for this work.

If you or your client have any further question you may
contact me at 879-6300.

Thank you for your continued cooperation.

Sincerely,

James D Cassida
Division of Enforcement & Field Services
Bureau of Land Quality Control

/jdc

Enclosure (1)

cc: Joe Gray, CEO, Portland ✓
File

Nov 10 1992

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair DeCoursey and Members of the Portland Planning Board

FROM: Sarah Greene, Senior Planner

DATE: February 11, 1992

SUBJECT: First Baptist Church Balcony and Parking

The First Baptist Church is requesting site plan and conditional use review for an expansion of their church at the intersection of Canco Road and Washington Avenue. The site is 9.57 acres and zoned R-3.

On October 28, 1986, the Planning Board approved the original site plan for First Baptist Church, including the church building and required parking. Prior to the final approval, the church had planned on constructing an interior balcony, but because of the parking requirement, they decided to hold off on the balcony until a later date.

The applicant is now returning to the Board with a proposal to construct a 250 seat balcony and 89 parking spaces. The parking will be located to the rear of the building and along the southwest wall of the building.

When the applicant was first approved by the Board, 185 spaces were approved (140 were required). By the end of construction, only 120 spaces were constructed. Through the years, as the congregation grew, people began parking on the rear lawn of the church where parking had originally been approved.

The church will be constructing 89 new parking spaces. In summation: 185 spaces were approved; 120 were constructed; 140 were required. With the 250 seat balcony, 190 (140 plus 50) spaces are required and 209 spaces will be provided.

The added parking is located near a stream on the northwest side of the property. Melodie Esterberg, Development Review Coordinator, has requested a stormwater management plan to determine the effect of construction and runoff of such a parking area on the stream since this watershed is prone to flooding. Jeff Tarling, City Arborist, has also requested landscaping in this area between the parking lot and stream to stabilize the stream bank and provide a buffer.

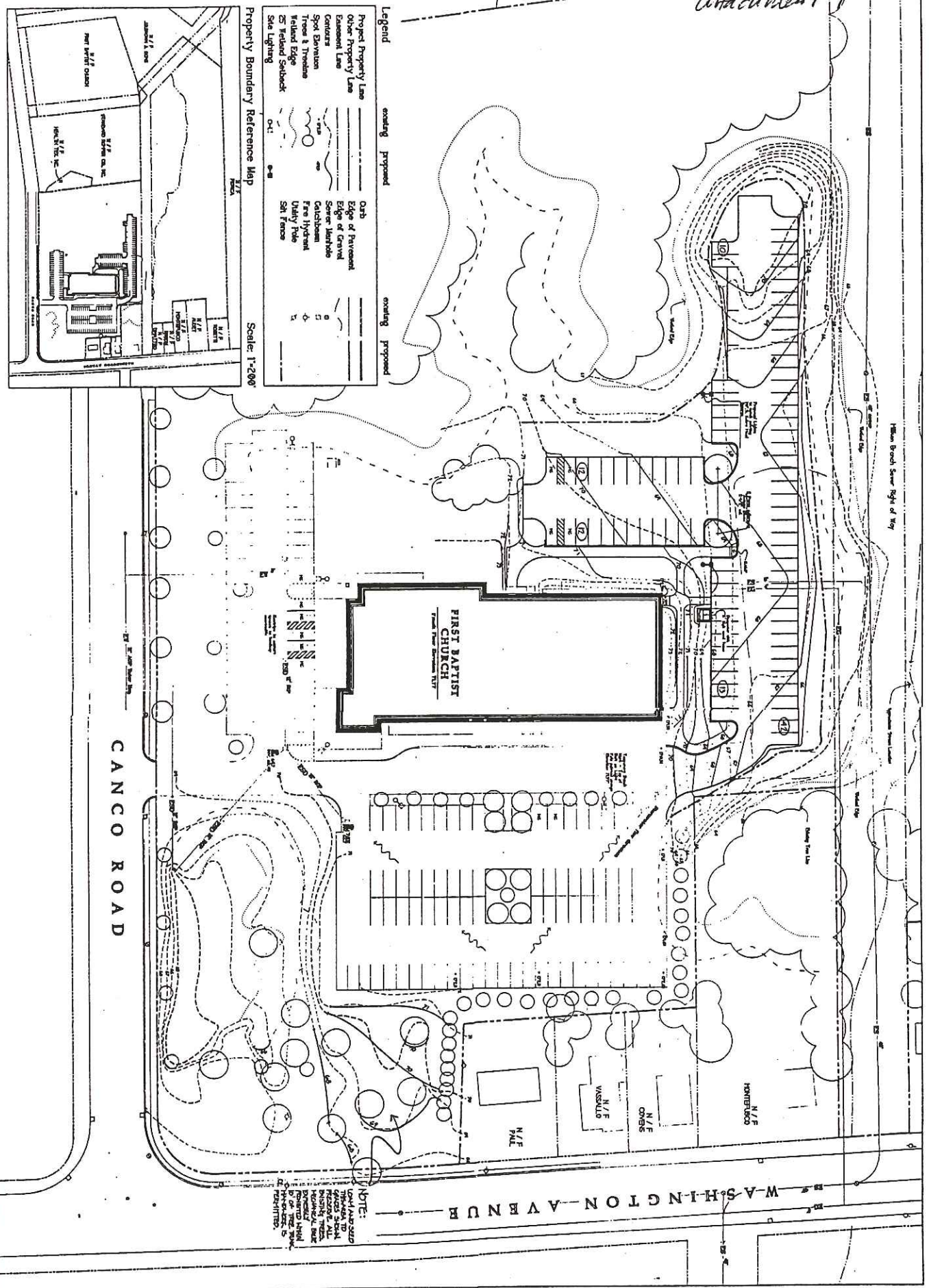
The DEP will also be reviewing this proposal for its compliance with the National Resources Protection Act.

Two Autumn Blaze trees are proposed for the parking area in addition to the landscaping which also exists on-site from the original construction. The arborist has requested additional landscaping for the parking area. The addition of trees and shrubs will help screen the parking areas from view from Canco Road.

Attachments:

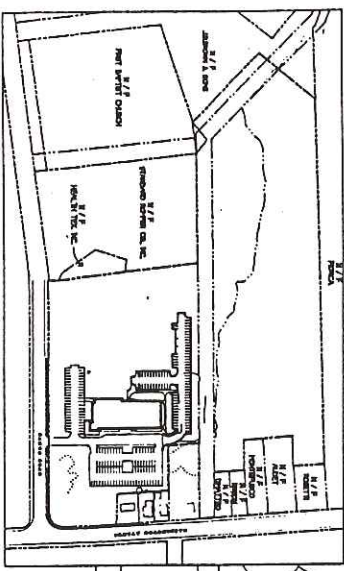
1. Site Plan
2. Original Approval Letter dated October 28, 1986
3. Original Planning Report #112-86

Attachment 1



Legend

Property Boundary Line	existing	proposed
Other Property Line	existing	proposed
Boundary Line	existing	proposed
Center Line	existing	proposed
Spot Elevation	existing	proposed
Tree & Thicket	existing	proposed
Retained Edge	existing	proposed
Gravel Subsoil	existing	proposed
Site Lighting	existing	proposed



NOTE:
 The church is located on a corner lot. The parking area is located to the west of the church. The landscaped area is located to the east of the church. The church is bounded by Canco Road to the south and Washington Avenue to the east. The plan also shows adjacent properties and streets, including Main Street and Washington Avenue.

Owner:
 First Baptist Church
 100 Canco Road
 Portland, Maine 04103
 773-3123

Landscaping Architect:
 John G. Allen
 10 Parsons Road
 Portland, Maine 04103
 774-4427

Surveyor:
 Wells Engineering
 100 Canco Road
 Scarborough, Maine
 774-4427

Architect:
 Wilbur R. Ingalls Jr.
 48 Portland Street
 Portland, Maine 04103
 774-4873

FIRST BAPTIST CHURCH

Canco Road, Portland, Maine

Date:
 February 11, 1982

Revisions:

Scale: 1"=30'

Sheet No.
 1

Site Plan

Owner:
 First Baptist Church
 100 Canco Road
 Portland, Maine 04103
 773-3123

CITY OF PORTLAND, MAINE
PLANNING BOARD

October 29, 1986

Jack D. Humeniuk, Chairman
Barbara A. Vestal, Vice Chairman
Harry E. Cummings
John L. Barker
Joseph R. DeCoursey
Michael J. Fenton
Jadine R. O'Brien

John Powers
Stevens Associates
73 Oak Street
Portland, Maine 04101

Dear Mr. Powers:

On October 28, 1986 the Portland Planning Board voted unanimously (6-0) to approve the conditional use and site plan for the First Baptist Church located at the corner of Washington Avenue and Canco Road. The approval was granted for the project with the following conditions:

- ✓ 1. That the site plan be revised to include a note stating that access from Washington Avenue be for this church building only;
2. That the hydrobrakes and esplanade be detailed on the site plan, and approved by the Public Works Department; and
- ✓ 3. That the applicant provide underground electric service to the building, from the property line.

The approval is based on the submitted site plan and stated conditions. If you want to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

DK/eg

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
✓ David Klenk, Planner
P. Samuel Hoffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Marc Guimont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist

PLANNING REPORT #112-86

PLANNING DEPARTMENT REPORT

FIRST BAPTIST CHURCH

VICINITY OF WASHINGTON AVENUE AND CANCO ROAD

SITE PLAN AND CONDITIONAL USE REVIEW

- ORIENTATION, SITING BUILDING APPROX 250' SETBACK FROM WEST.

- CONDITIONS

- FUTURE DRIVEWAY CONDITION RESOLVED
- HYDRO BRACES AND ESPRIMADE
- LANDSCAPING CONDITION RESOLVED (CURRENT REVISION)
- UNDER GROUND CUL. DISCUSS.

Submitted to:

Portland Planning Board
Portland, Maine

October 28, 1986

- MOTIONS

- SITE PLAN APPROVAL

- CONDITIONAL USE APPROVAL

I. INTRODUCTION

The First Baptist Church is seeking conditional use and site plan approval of a new church building located at the corner of Washington Avenue and Canco Road. The land was rezoned in September of 1986 to facilitate a development of this type. The site plan and elevation have been designed by Stevens Associates and are attached with a narrative by the consulting engineer as Attachments 1, 2 and 3. 229 notices were sent to area residents and property owners.

II. SUMMARY OF FINDINGS

Zoning	R-3 Residential I-2 Industrial
Land Area	Approximately 25 acres, 6 acres to be developed at this time
Building Ground Floor Area	25,186 square feet
Building Height	35 feet; 35 feet maximum permitted height
Parking	185 spaces provided; 140 spaces required
Land Uses	Land uses in the area are primarily residential including the Tamarlane Apartments, Farm House Condominiums, and single family homes in the immediate area. Also in the vicinity are the Jehovah's Church and Healthtex.

III. STAFF REVIEW

The project has been reviewed for conformance with the conditional use standards and the site plan ordinance of the Land Use Code. The comments of the Planning, Building Inspections, Parks, Public Works and Traffic Departments are contained within this report.

1/5 notes
50 ←
5/250

1. TRAFFIC/PARKING

Access to the site is proposed from a driveway on Washington Avenue and one on Canco Road. The driveways access three parking areas containing a total of 185 parking spaces. The required parking is calculated at 140 spaces. The church had previously included a balcony area to the church which required an additional 160 spaces. This balcony area has been eliminated from the plan; a letter from the applicant, Attachment 5, states that no balcony area will be built at this time.

Mr. Bray, the City Traffic Engineer, has reviewed the plan and has concerns regarding the possible development of the remaining portion of the site and access to Washington Avenue. He states in his attached memo that the site plan is unacceptable to the Traffic Department.

Mr. Bray's comments are attached as Attachment 4. The applicant's comments regarding the traffic concerns are attached as Attachment 5.

2. BULK, LOCATION, HEIGHT, PAVED AREAS, STORMWATER, AND PUBLIC FACILITIES

The ground floor coverage of the building is 25,186 square feet and the building is 35 feet tall measured at the midpoint of the roof with a 40 foot tall cross on top of the ridge. The exterior building materials include brick and glass.

The stormwater management of the site consists of collecting stormwater in seven proposed catch basins and, using a subsurface drainage pipe system, channeling the water into the existing drainage course that feeds into the Milliken branch of the City sewer.

Mr. Robert Roy, City Planning Engineer, has reviewed the stormwater management design of the site and recommends the following conditions of approval:

- a. That the design specifications for the hydro brakes to be installed in the catch basins in the parking lot be indicated on the plan.
- b. That the sidewalk to be built along Canco Road shall be installed along the streetline with a five foot wide grassed esplanade between the sidewalk and curblane.

Mr. Roy's comments are Attachment 6.

The project proposes a 3 inch water service from the existing line in Canco Road.

3. LANDSCAPING

The plan includes the following landscaping:

Green Spire Lindens	26
Crabapples	10
Austrian Pines	16
Red Oaks	15

In reviewing the plans, Carmela Barton, City Arborist, has recommended that the plan be revised to incorporate the following:

- a. That the oaks, which line the driveway, be planted 30 feet on center instead of the proposed 40 feet on center. And that the number of oaks be increased, in this area, from 12 to 16.
- b. That the minimum height of the Austrian pines be 6 feet or if a shorter tree is used, they be planted 10 feet on center rather than 15 feet on center.
- c. That the trees screening the parking lot nearest Canco Road be spaced 25 feet on center and additional evergreen underplanting be planted.
- d. That foundation plantings be provided for the Washington Avenue elevation and the Canco Road elevation.
- e. That a preservation plan be established for the site.

4. SOIL AND DRAINAGE

The topography of the site is varying with a natural raised area near the location of the proposed church.

The site naturally slopes to the perimeters with the proposed drainage directing the stormwater runoff to the Milliken branch of the City storm sewer. Mr. Robert Roy, Planning Engineer, has reviewed the plan, his comments are discussed in Section 2.

5. EXTERIOR LIGHTING

Seven exterior lights are shown on the site plan. . Specifications for the lights have been submitted and are attached as Attachment 8. The lights will be placed on 25 foot poles and contain 150 watt high pressure sodium lights.

The plan indicates overhead electric service into the site and underground service from an interior pole to the building. The overhead service extends 250 feet into the site with the underground service to the building being approximately 140 feet. A potential condition of approval is that the applicant provide underground electric service from the property line to the building.

6. ZONING AMENDMENT

This site plan is in conjunction with a previous zoning amendment. The applicant has submitted a letter discussing their financial capability. This letter is Attachment 9.

7. FIRE SAFETY

The proposed development will not create undue fire safety hazard. The plan provides for adequate emergency vehicle access and has been reviewed and approved by Lt. James Collins of the Fire Department.

8. PRELIMINARY PLAN

The site plan has not been significantly altered from the one presented to the Board at the workshop meeting of September 23, 1986.

9. CITY PROJECT

The proposed development will not interfere with any known City project.

IV. CONDITIONAL USE REVIEW

The plan has been reviewed by the conditional use standards of Sections 14-88 and 14-474 of the Land Use Code. The review criteria of these standards are as follows:

Section 14-88

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

Section 14-474

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

In reviewing the proposed use under the above stated standards, the planning staff has not found a conflict of the proposed site plan and the standards.

V. MOTIONS FOR THE BOARD TO CONSIDER

~~2~~ That the plan is in conformance with the site plan ordinance of the Land Use Code. 6-0

a. Potential conditions of approval.

NOTE RECOMMENDED AS PER ACCESS

~~i. That the applicant work with the Traffic Engineer to develop an acceptable future driveway location.~~

ii. That the hydrobrakes and esplanade be done as per City Planning Engineers' comments.

~~iii. That the landscaping plan be revised as per the City Arborist recommendations.~~

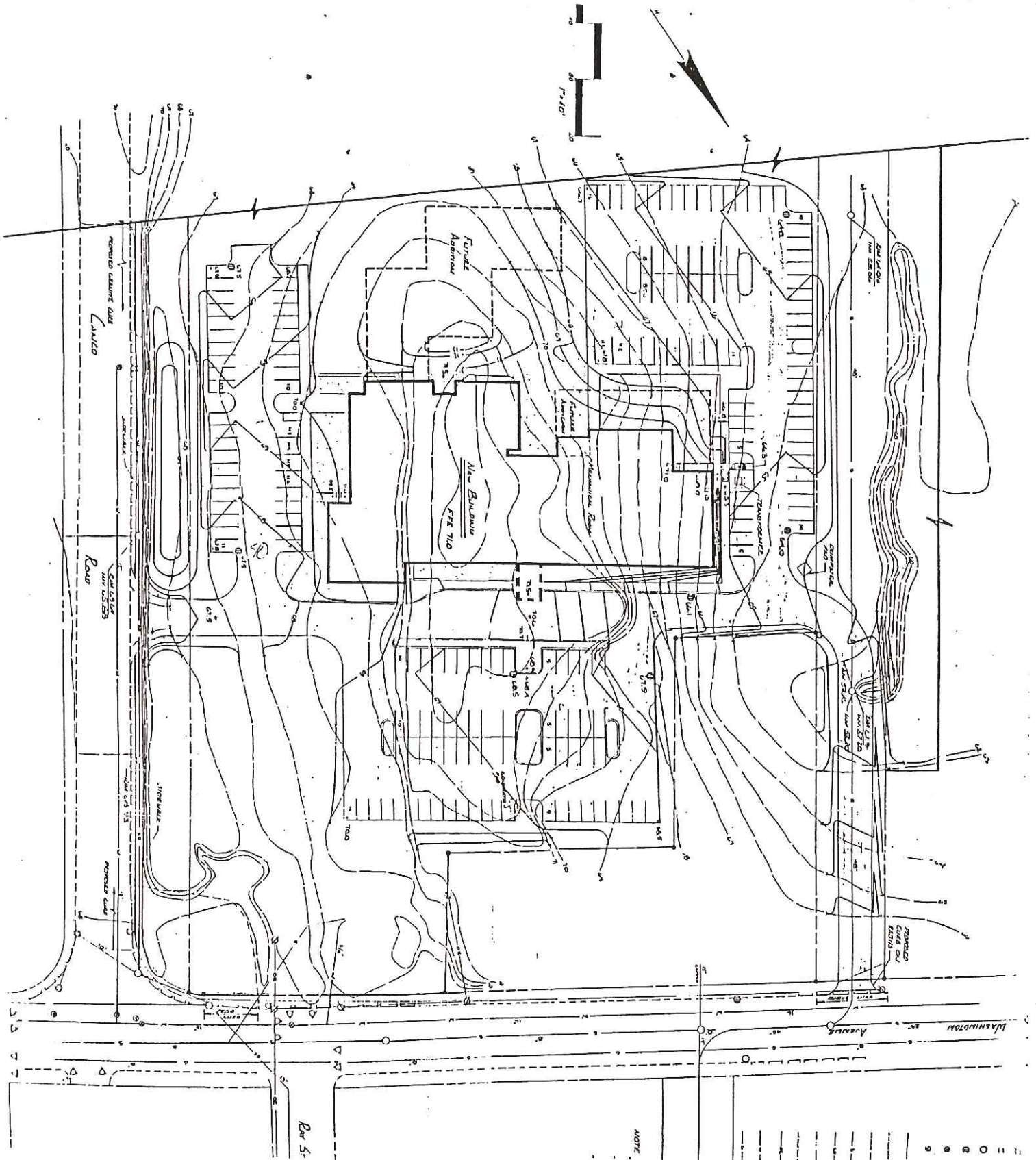
iv. That the applicant provide underground electric service to the building from the property line.

~~2~~ That the plan is in conformance with the conditional use standards of the Land Use Code.

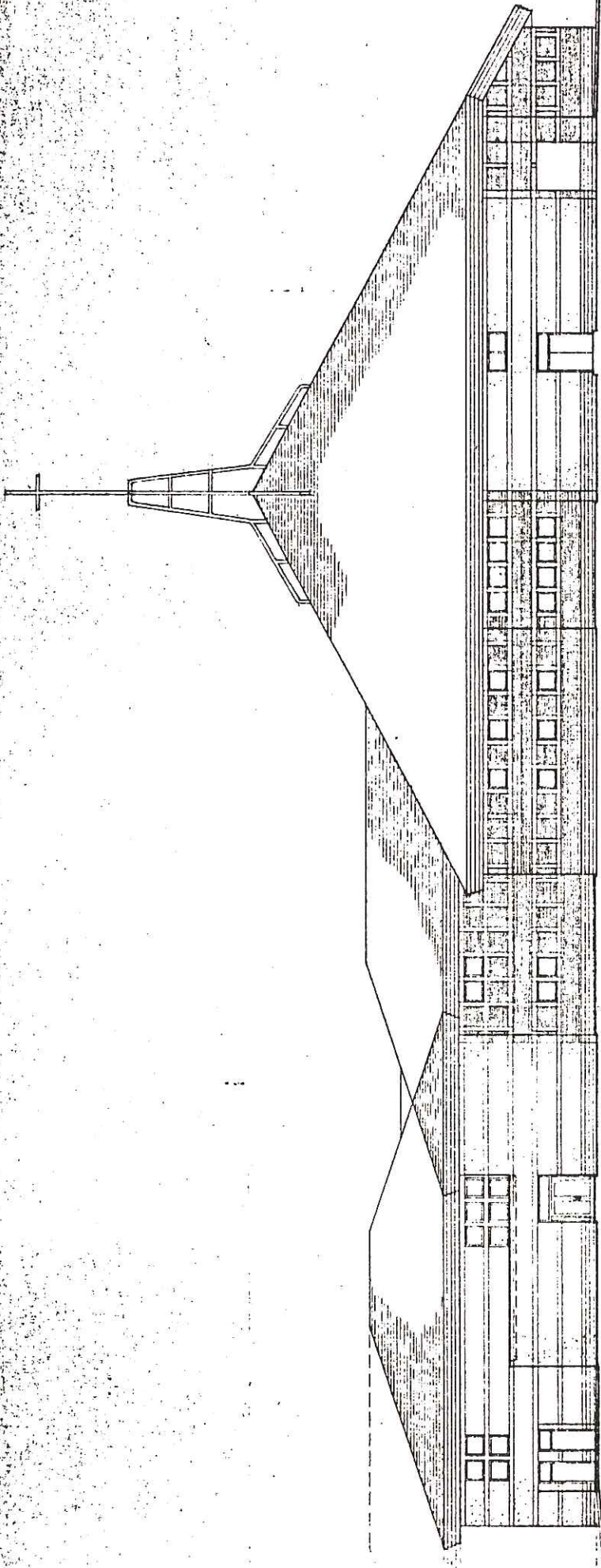
L.B. 6-0

List of Attachments

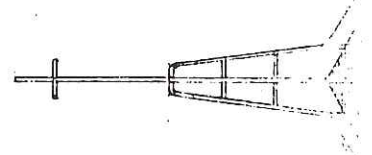
1. Site plan.
2. Elevation.
3. Written Statement.
4. Comments of the Traffic Engineer.
5. Applicant's letter.
6. Comments of Planning Engineer.
7. Comments of City Arborist.
8. Exterior lighting specification.
9. Letter of financial capability.



2/1/14
C/100



PROPOSED WEST ELEVATION



STEVENS ASSOCIATES

ARCHITECTS AND ENGINEERS

PAUL S. STEVENS, A.I.A.
DUANE L. ROSE, R.L.S.
DANA R. MORTON, P.E.
ARTHUR P. THOMPSON, A.I.A.
HERBERT A. SEMPLE, JR., A.I.A.
GILBERT E. HENDRY, P.E.

TO: Portland Planning Board

FROM: Dana R. Morton, P. E.

DATE: September 9, 1986

RE: Written Statements on Proposed New First Baptist Church, Washington Avenue

- a. The proposed use is a church. The plans submitted herewith show Phase 1 to be built now as well as planned future expansion.
- b. The total site is 25 acres of which about six acres will be used now. The ground floor area of the structure is approximately 25,186 square feet.
- c. A 50' easement to City of Portland for the Milliken Storm Sewer goes with the land. (see site plans)
- d. Solid waste disposal will be via a contract dumpster service (see dumpster locations on plans).
- e. Water, sewer, power and gas are available to the project and proposed points of connection are indicated on the drawings. Streets and walks are in fairly good (and improving) condition, and this project will help.
- f. No unusual problem of site drainage or topography is apparent.
- g. Ten months of construction.

STEVENS ASSOCIATES
September 9, 1986
8626
STEVENS ASSOCIATES

CITY OF PORTLAND, MAINE

M E M O R A N D U M

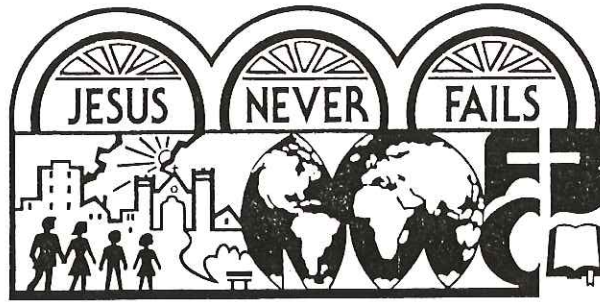
TO: David Klenk, Planner

FROM: William J. Bray, City Traffic Engineer

DATE: October 24, 1986

SUBJECT: First Baptist Church Site Plan

I have been reviewing this project for several weeks and very early on I informed the developer that final location of the future entrance drive must be determined as part of this site plan. They have refused to discuss this issue and therefore, the proposed site plan is unacceptable to this Department. Final location of this drive is a very important issue and it must be determined now.



THE FIRST BAPTIST CHURCH

October 23, 1986

Mr. Solomon Lim
Church Growth Services
120 E. Callander Street
P.O. Box 2409
South Bend, IN 46680

Re: First Baptist Church - Canco Road Site
City of Portland Planning Department Requests

Dear Sol:

We have received through Stevens Morton Rose & Thompson information that the City of Portland is requesting a letter regarding three areas of concern.

The Church's official response to the concerns are as follows:

City Concern 1: There will be no future balcony in the Nave.

Church Response 1: There will be no construction of a balcony under the present Phase I construction and if any balcony where planned to be constructed in a future phase the Church will comply with the codes and zoning ordinances of the City of Portland and the parking will be made to conform to the new number of required spaces. Any future balcony addition will be discussed with the Building Department and the Planning Department of the City of Portland during its planning phase.

City Concern 2: The Washington Avenue entrance drive at the Milliken storm/sewer line location will only be used for the Church as shown on the present Phase I Site Plan now before the City for approval and not for any future development in the rear

353 Congress Street, Portland, Maine 04101
REV. EDWARD J. HALES, Pastor
(207) 773-3123

portion of the site not being developed in Phase I.

Church Response 2: The Church will not use the Washington Avenue entrance drive for any future rear lot development unless the City Traffic Engineer deems it necessary for the development proposed. The Church will be using the Washington Avenue entrance drive under the guidelines established with the City Traffic Engineer for Phase I Site Plan now under review by the City for approval.

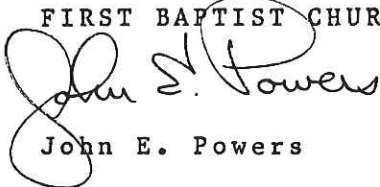
City Concern 3: The future entrance drive for the rear lot possible development should be established for approval by the City of Portland now.

Church Response 3: The Church has not developed any plans for development of the rear portion of their property beyond the approximate (6) six acres now being presented to the City for approval. It would be impossible for us to define a drive for the future development of the remainder of the property behind the present development when we have no direction or concepts of what the future development might be if there is any.

If there is any question with regards to the above responses, please contact us.

Very truly yours

FIRST BAPTIST CHURCH

A handwritten signature in dark ink, appearing to read "John E. Powers", is written over the typed name. The signature is stylized with a large, looping initial "J".

John E. Powers

cc: Stevens Morton Rose & Thompson
Donbury, Inc.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: David Klenk, Planner

FROM: Robert J. Roy, Planning Engineer, Parks and Public Works

SUBJECT: First Baptist Church, Canco Road and Washington Avenue

DATE: 10/24/86

I have reviewed the subject site plan and find it to be acceptable to this Department with the following conditions:

1. That the design specifications for the hydrobrakes to be installed in the catchbasins in the parking lot be indicated on the plans.
2. The sidewalk to be built along Canco Road shall be installed along the streetline with a five foot wide grassed esplanade between the sidewalk and the new curbline.

Stormwater runoff will be collected through a series of catchbasins in the parking lots and outletted into Milliken Brook, which traverses the property. Milliken Brook enters the City Interceptor Sewer on site at a point northerly of the proposed driveway to Washington Avenue.

Hydrobrakes will be installed in the last two catchbasins before the stormdrain outlets into the brook. The hydrobrake units will regulate the rate of runoff draining from the developed site during rainstorms.

Sanitary wastewater flows from the building will be piped into the City Interceptor Sewer, which has adequate capacity to handle these flows.

All curb and sidewalk work along Canco Road and Washington Avenue must be done in accordance with City standards and under Public Works supervision.



RJR/bjk

pc: William S. Boothby, Principal Engineer

CITY OF PORTLAND, MAINE

M E M O R A N D U M

TO: David Klenk, Planner
FROM: Carmela Barton, City Arborist
DATE: October 24, 1986
SUBJECT: First Baptist Church

The double row trees which line the driveway need to be spaced at 30 feet o.c., increasing the number in that location from 12 to 16. The Austrian Pines must be 6 feet tall; if a shorter pine is used, the spaces between must be decreased to 10 feet rather than 15 feet. The trees along the parking area on Canco Road should be spaced 25 feet apart, with an evergreen underplanting of shrubs. Foundation plantings need to be specified for the Canco and Washington Avenue sides of the proposed building. A preservation plan needs to be submitted as well.

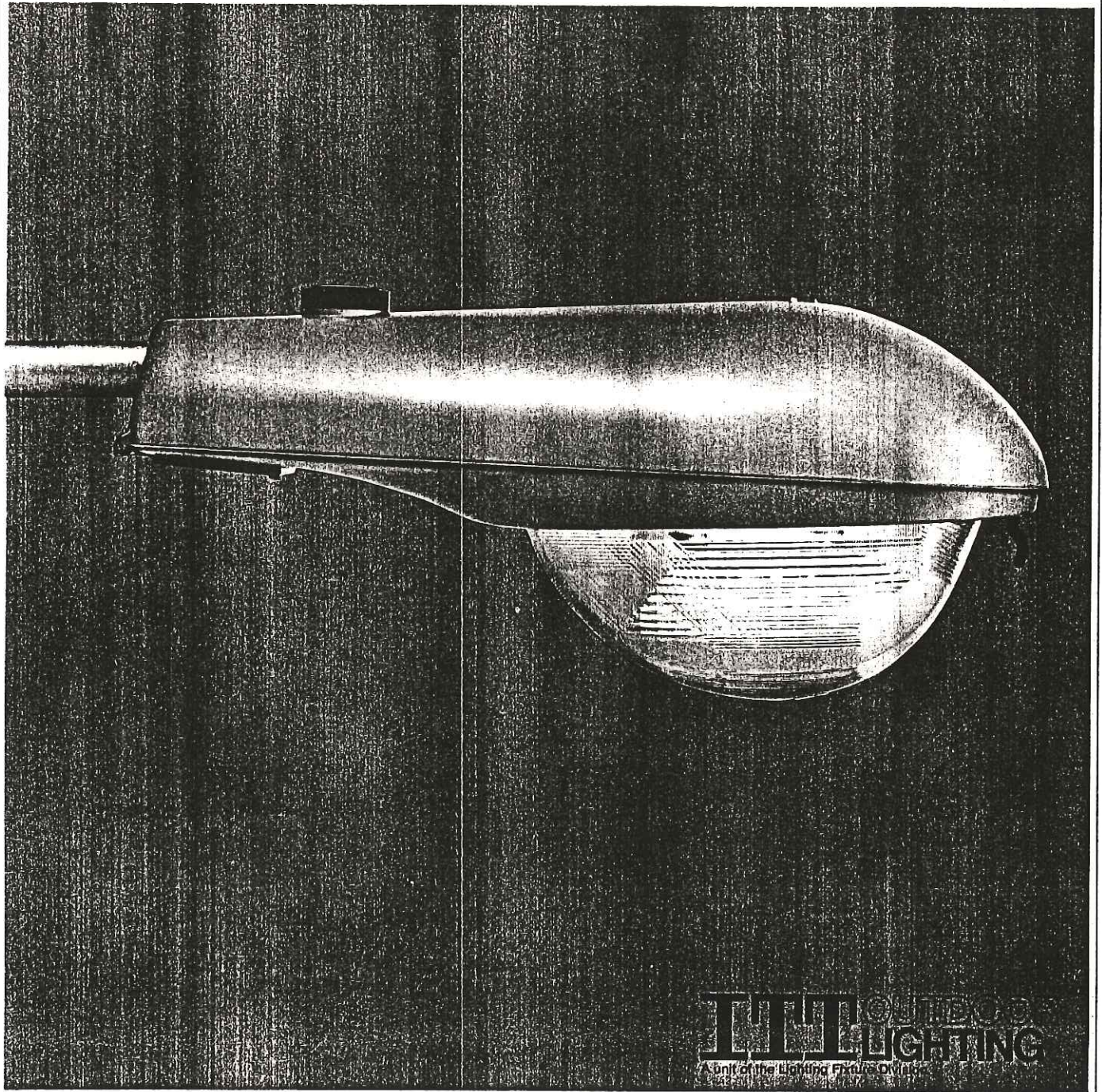
POLES SHALL BE 25' ROUND ALUMINUM
DESIGNED FOR 100 MPH WIND.

Horizontal Luminaire

High Pressure Sodium – 70, 100 and 150 Watts,

Mercury Vapor – 100 and 175 Watts

SERIES: 113 and 114



THE LUMINOUS
LIGHTING
Company of the Lighting Fixtures Division

photometric data

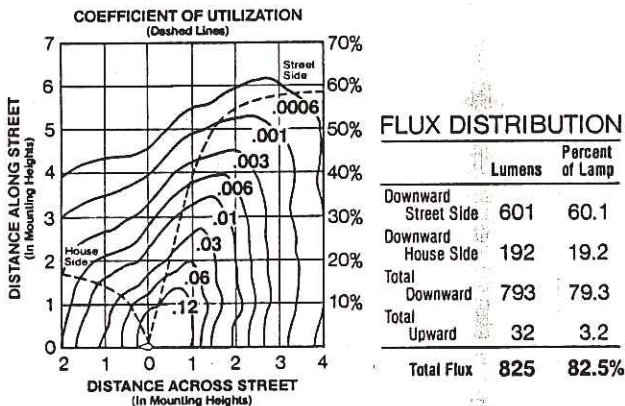
175 WATT HORIZONTAL LUMINAIRE (Series 113 & 114)

ISOFOOTCANDLE AND UTILIZATION CURVES

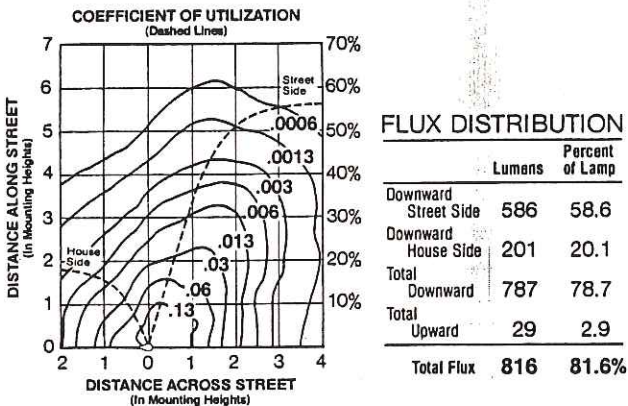
Values of isocandela, lumens, and footcandles are based on a lamp operated at 1000 lumens. Refer to Lamp Lumen Chart for factor of desired lamp. Multiply isofootcandle and lumen values by this factor.

This data is based on a mounting height of 25 feet, refer to Mounting Height Chart for conversion factors.

70, 100, and 150 watt High Pressure Sodium units:



Data based on Report No. P2012, IES Type III, Medium, semi-cutoff (acrylic refractor). See Chart for lamp factors.



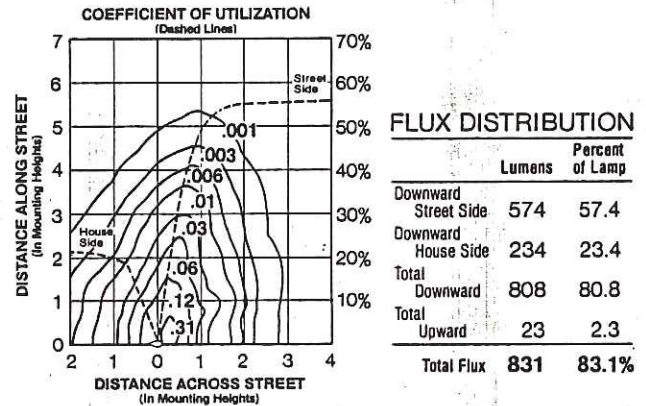
Data based on Report No. P2030, IES Type III, Medium, semi-cutoff (glass refractor). See Chart for lamp factors.

LAMP LUMEN CHART

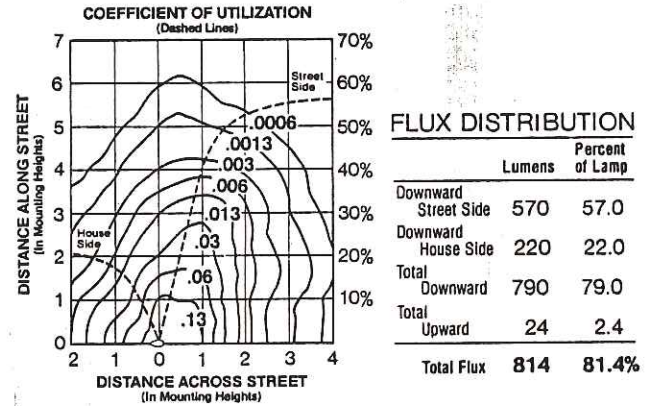
Designation	Lumen Rating	Factor
LU 70W	5800	5.8
LU 100W	9500	9.5
LU 150W	16000	16.0

MOUNTING HEIGHT CHART

Mounting Ht.-Ft.	18	20	22	25	28	30	35
Factor	1.93	1.56	1.29	1.00	.80	.69	.51



Data based on Report No. P2015, IES Type II, Medium, semi-cutoff (acrylic refractor). See Chart for lamp factors.



Data based on Report No. P2035, IES Type II, Medium, semi-cutoff (glass refractor). See Chart for lamp factors.

ordering data

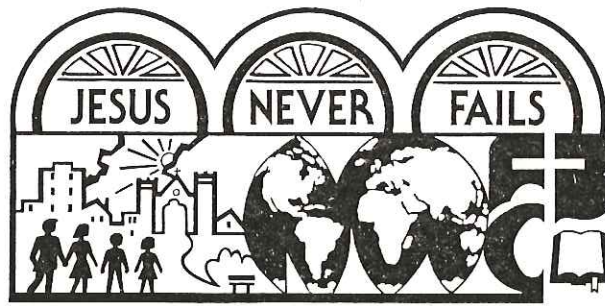
175 WATT HORIZONTAL LUMINAIRE • HIGH PRESSURE SODIUM

Primary Volts	Ballast Type	Power Factor	Approx. Wt.-Lbs.	CATALOG NUMBERS	
				with Photocontrol Receptacle	without Photocontrol Receptacle
70 WATT HIGH PRESSURE SODIUM					
120	Regulated	High	21	113-562E2-6	114-562E2-6
120	Reactor	Normal	16	113-570E2-6	114-570E2-6
120	Reactor	High	16	113-559E2-6	114-559E2-6
208	Regulated	High	21	113-564E2-6	114-564E2-6
240	Regulated	High	21	113-563E2-6	114-563E2-6
240	Lag Auto	Normal	21	113-573E2-6	114-573E2-6
240	Lag Auto	High	21	113-553E2-6	114-553E2-6
277	Regulated	High	21	113-565E2-6	114-565E2-6
480	Regulated	High	21	113-566E2-6	114-566E2-6
100 WATT HIGH PRESSURE SODIUM					
120	Regulated	High	21	113-56212-6	114-56212-6
120	Reactor	Normal	16	113-57012-6	114-57012-6
120	Reactor	High	16	113-55912-6	114-55912-6
208	Regulated	High	21	113-56412-6	114-56412-6
240	Regulated	High	21	113-56312-6	114-56312-6
240	Lag Auto	Normal	21	113-57312-6	114-57312-6
240	Lag Auto	High	21	113-55312-6	114-55312-6
277	Regulated	High	21	113-56512-6	114-56512-6
480	Regulated	High	21	113-56612-6	114-56612-6
150 WATT HIGH PRESSURE SODIUM					
120	Reactor	Normal	16	113-57062-6	114-57062-6
120	Reactor	High	16	113-55962-6	114-55962-6
240	Lag Auto	Normal	21	113-57362-6	114-57362-6
240	Lag Auto	High	21	113-55362-6	114-55362-6

NOTES

1. Above catalog numbers are for I.E.S. Type II light distribution; also available in Type III. Change last digit in catalog number to indicate desired pattern. (Example: 113-570E3-6, Type III).
2. Type II-4 way is available with glass refractor only, to order change last digit to D and delete the suffix. (Example: 113-570ED.)
3. Lamps and photoelectric controls are not included, order separately, be sure voltage is correct. (See separate Photoelectric Controls pages.)
4. Acrylic refractors are standard. Optional refractors available: to order glass refractor delete the -6 suffix; to order polycarbonate refractor change -6 suffix to -8. (Example: 113-570E2-8, polycarbonate refractor.)

5. Level Indicator, Fusing and Auxiliary Lightning Arrestor are available. Contact factory for further information.
6. To order Glare Shield, specify Catalog No. 8-13-001.
7. 50 watt units available in some ballast/photometric combinations. Contact factory for complete information.
8. Above luminaires are available with 50 Hertz ballast (control gear). Contact factory for further information. Refer to folios A-2 and A-3 for information on 200 and 250 watt luminaires.
9. For further information contact your local ITT Outdoor Lighting representative or ITT Outdoor Lighting, Southaven, Mississippi, 38671, telephone 601-342-1545, or telex 053-952.



THE FIRST BAPTIST CHURCH

October 24, 1986

City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Attn: Mr. David Kleink

Re: First Baptist Church - Portland, ME
Financing of Canco Road Site

Dear Mr. Kleink:

Mr. Eric Labelle of Stevens Morton Rose & Thompson has informed us that you have requested a statement defining the direction we are pursuing on the financing of the construction of our proposed new facility on Canco Road.

Presently we are intending to receive the majority of our funds from the sale of our property at 353 Congress St. The interim financing would probably be through a local bank based on the final sales agreement and other arrangements with the purchaser to whom we have a signed purchase and sale agreement with now. To date we have not made any financing arrangements with a local bank except for funds necessary to purchase and close on the Canco Road property. We foresee no problems at present with the sale of our property at 353 Congress Street; therefore, the remainder of funds necessary for completion of the presently proposed project should not be a problem.

Very truly yours,

FIRST BAPTIST CHURCH


John E. Powers

cc: Stevens Morton Rose & Thompson
Church Growth Services

353 Congress Street, Portland, Maine 04101

REV. EDWARD J. HALES, Pastor

(207) 773-8123

