

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

PERMIT ISSUED

Permit No: 01-0741	Issue Date: 17 2001	CBL: 171 A009001
-----------------------	------------------------	---------------------

Location of Construction: 937 Washington Ave	Owner Name: Roak Leigh A &	Owner Address: 937 Washington Ave Portland, ME 04101	Phone:
Business Name: n/a	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone:

Past Use: Greenhouse / Vacant	Proposed Use: Sports Field & 20' x 30' Maintenance Building	Permit Fee: \$474.00	Cost of Work: \$75,000.00	CEO District: 2
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Proposed Project Description:
Build 20' x 30' Maintenance Building & Sports Field

FIRE DEPT: Approved Denied

INSPECTION: Approved Denied

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Approved Approved w/Conditions Denied

Signature: _____ Date: _____

PERMIT ISSUED WITH REQUIREMENTS
 10/18/01

Permit Taken By: gg
 Date Applied For: 06/20/2001

Zoning Approval		
<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>panel 7 Zone AE 51' el.</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2000-0175</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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

CERTIFICATION

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

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit Application
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Proposed Project Description: Build 20' x 30' Maintenance Building & Sports Field		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: <i>BC 1999</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 06/20/2001	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>paved Zone AE 51' el.</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2000-0175</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

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PERMIT ISSUED WITH REQUIREMENTS

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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

20000175

I. D. Number

Cheverus High School

Applicant

267 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

Michael Komich

Consultant/Agent

9/13/00

Application Date

Washington Ave

Project Name/Description

963 Washington Ave, Portland Maine 04103

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) Athletic Fields

600 sf

7.5

R3

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 9/13/00

Inspections Approval Status:

- Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | _____ | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

963 Washington Ave - Cheverus

HARRIMAN ASSOCIATES

Cc: RSB, FLC, RLB, DWC, DJB, FILE

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone

207.782.3017 fax

www.harriman.com

November 14, 2000

Mr. Rick Knowland
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Building communities
since 1870

Re: Cheverus High School
Off-Site Sports Fields Complex
Roak's - Washington Avenue
Portland, Maine
Project No. 00146

Dear Rick:

In preparation for the upcoming Planning Board Workshop meeting on 11-28-00, we have enclosed nine copies of the REVISED Site Plan Review Drawings (C20.1, C30.1, C50.1, and L10.1) revised dated 11-14-00. To coordinate with the Fall Brook Watershed Study, we are also sending one copy each to Brad Roland of Portland Public Works, and Steve Bushey of DeLuca-Hoffman Associates. Also enclosed is one 11" x 17" set of drawings for you to reproduce.

At the Planning Board Workshop meeting on 10-24-00, several concerns were discussed. These concerns and our proposed resolutions, shown on the enclosed drawings, are as follows:

1. *Concern: The right field corner of the baseball field (and left field corner of the softball field) must be cut back to stay outside of the proposed Fall Brook widening project limit line.*

The baseball outfield has been rotated slightly west away from the brook, and the outer ends have been narrowed by the fence to minimize grading conflict at the proposed expanded brook channel.

2. *Concern: There should be a walkway between the parkinglot and the tennis courts. This could be either a sidewalk on Washington Avenue and on Pheasant Hill Drive; or, preferably, a footpath and bridge across Fall Brook.*

The baseball backstop has been moved 10' further from the brook to allow a footpath behind the backstop and right-field fence. A 6'-wide by 80'-long steel and timber pedestrian bridge is shown crossing Fall Brook, with a gravel path to the tennis courts. The Cheverus parcel does not own the frontage along Pheasant Hill Drive where a

Rick Knowland

Page 2

sidewalk would be desirable.

3. *Concern: There does not seem to be enough parking for the students, staff, busses, and parents. Parking should be studied and expanded where possible.*

To expand the parking in the proposed lot on Washington Avenue, the bus parking has been moved to the existing gravel drive along the north edge of the property. The busses, coaches, and other staff vehicles will be parked along the 20'-wide drive. A gravel bus turn-around has been shown behind the softball backstop near Fall Brook, so that no vehicles will back into Washington Avenue.

The Washington Avenue main parking lot has been reconfigured to a single drive and enlarged to park 38 cars (from 19 previously). The storage building has been relocated nearer Washington Avenue, where there is land available and there is less chance of vandalism. An emergency bus turn-around has been included, in case a bus enters the lot for drop-off.

Two additional areas are also available for parking. On-street parking along the north side of Pheasant Hill Drive will be allowed, according to Larry Ash (City Traffic Engineer), and will support at least 20 vehicles, particularly for tennis court use. An agreement with Meloon's Florist will allow an additional 10 cars to be parked in Meloon's southerly lot on Washington Avenue. The total parking available for this proposed facility is approximately:

- a. Two busses.
- b. 10 staff, coaches vehicles.
- c. 68 parents, students vehicles.

4. *Concern: There should be a traffic study to address Washington Avenue impacts.*

See the attached Traffic Impact Study by Eaton Traffic Engineers, dated Nov. 2000.

5. *Concern: The storage building should include at least one toilet for the users of the facility.*

The water and sewer services to the existing house will be relocated to the proposed storage building, and two toilet rooms will be added. The enclosed building floor plan has been revised to show the toilet rooms.

HARRIMAN ASSOCIATES

Rick Knowland

Page 3

6. *Concern: Easements must be obtained for crossing the J. B. Brown strip along Pheasant Hill Drive, and Meloon's strip in the proposed Washington Avenue parkinglot.*

See attached easement letter.

If you have questions or concerns, please call us or Michael Komich of Cheverus.

Sincerely,
Harriman Associates

A handwritten signature in black ink, appearing to read "Frank L. Crabtree". The signature is fluid and cursive, with the first name "Frank" being the most prominent.

Frank L. Crabtree, P.E.

Flcra/bnmus

Enclosures

cc/encs: Michael Komich
Brad Roland
Steve Bushey

Traffic Impact Study

PROPOSED CHEVERUS WASHINGTON AVENUE ATHLETIC FIELD
Portland, Maine

Prepared for

Cheverus High School
Portland, Maine



EATON
TRAFFIC
ENGINEERING

Brunswick, Maine

November, 2000

PROPOSED CHEVERUS WASHINGTON AVENUE ATHLETIC FIELD

Washington Avenue - Portland, Maine

Traffic Impact Study

Introduction

Cheverus High School proposes to develop an athletic field on the northeasterly side of Washington Avenue between Pheasant Hill Road and Malilly Road in Portland, Maine (see Figure 1 on the following page). Access to the site is provided via a single driveway on Washington Avenue mid-way between Pheasant Hill Road and Malilly Road. In addition, an existing gravel road off Washington Avenue just north of Meloon's Florists will be used to access a bus and staff car parking area (2 buses, 10 staff vehicles). The primary driveway on Washington Avenue accesses a 38 space parking lot for the proposed facility. Additional parking, particularly for users of the proposed tennis courts, will occur on Pheasant Hill Drive (approximately 20 spaces). The proposed athletic fields will include 6 tennis courts, and a large field serving as (overlapping uses) a baseball field, football/soccer field and softball field. The field(s) would be primarily be used for practice. The only games hosted would be junior varsity games, except for tennis, which would include varsity games.

The purpose of this traffic impact study is to assess the impact of new traffic generated by the proposed project on roadways in the immediate vicinity of the site.

Pre-Development PM Peak Hour Traffic

Traffic impact analysis is typically performed for traffic conditions that occur during the weekday PM peak hour, as this is usually the time of heaviest traffic flow that occurs on a weekday. Projected weekday PM peak hour traffic volumes for Washington Avenue @ Pheasant

Hill Road were obtained from the traffic study conducted for the Washington Park project by the consulting firm of Wilbur Smith Associates. The projected volumes from this report were for the year 2000. To project this data to 2001, MDOT traffic count data on Washington Avenue was reviewed for recent growth trends. For Washington Avenue south of Allen Avenue, growth from 1998 to 1999 was 1 percent. Accordingly, the 2000 PM peak hour traffic volumes were increased by 1 percent to estimate 2001 pre-development traffic volumes. Estimated PM peak hour volumes for the intersection of Washington Avenue @ Pheasant Hill Road are shown on Figure 2 on the following page.

Site Generated PM Peak Hour Traffic

The report Trip Generation - Sixth Edition¹ is typically used to estimate site generated traffic. Unfortunately there is no data in this publication for multipurpose athletic fields. The only land use for which data is available is for Tennis Courts (ITE land use code 491). Applying the applicable rates (3.88 trips per court) to the 6 proposed tennis courts yields an estimated trip generation of 24 trips. No data is available on directional distribution, but it is likely that during the PM peak hour more vehicles would be leaving than entering; in this case a 1:2 ratio of entering and exiting traffic was assumed, with 8 trips entering and 16 exiting. For the general parking lot (38 spaces) it was assumed that about 75% of the vehicles would “turn over” thus yielding about 30 vehicle trips with 10 entering and 20 exiting. For the bus and staff parking area it was assumed that all would “turn over” yielding 12 vehicle trips, with 4 entering and 8 exiting. Total trip generation was thus estimated at 66 trips, with 22 entering and 44 exiting. These new trips were assigned to roadways in the vicinity of the site based upon the directional distribution data obtained from the PM peak period count data and on professional judgement. Figure 3 on the following page presents the estimated assignment of PM peak hour site generated traffic volumes in the vicinity of the site.

¹ Institute of Transportation Engineers, 1997

Post-Development PM Peak Hour Traffic

Post-development conditions are estimated by adding net site generated traffic volumes to the "base" or pre-development volumes. Figure 4 on the following page presents projected 2001 post-development weekday PM peak hour traffic.

Operational Assessment Pre/ Post-Development Traffic Volumes

Capacity analysis was performed for the pre- and post-development PM peak hour traffic projections for the intersection of Washington Avenue @ Pheasant Hill Road per the procedures contained in the Highway Capacity Manual². This analysis was performed only for the post-development traffic projections at the site access. Capacity analysis provides a quantitative assessment of the quality of traffic flow at an intersection, and "rates" this quality in terms of its Level of Service (LOS). LOS ratings range from A to F, and much like a school rank card, A indicates very good conditions, and F indicates extremely congested conditions with long delays.

LOS for unsignalized intersections is based upon average control delay, which takes into account deceleration entering a queue, the delay involved in waiting in a vehicle queue and start-up delay. The relationship between LOS and average control delay is shown below:

² Special Report 209, Highway Capacity Manual, Third Edition, Transportation Research Board, 1998

Level of Service Measurement for Unsignalized Intersections

Level of Service	Average Total Delay Per Vehicle
A	≤ 10 Seconds
B	>10 - ≤ 15 Seconds
C	>15 - ≤ 25 Seconds
D	>25 - ≤ 35 Seconds
E	>35 - ≤ 50 Seconds
F	≥ 50 Seconds

The results of the analysis is shown below. As can be seen, the proposed development

Unsignalized Intersection Analysis

2001 PM Peak Hour

Location	Pre-Development		Post-Development/ Apartment Rate	
	LOS	Average Total Delay (sec)	LOS	Average Total Delay (sec)
Washington @ Pheasant Hill				
Left from Washington SB	B	13.0	B	13.2
Left from Pheasant Hill	F	311.0	F	446.7
Right from Pheasant Hill	D	28.3	B	29.7
Washington @ Site Drive				
Left from Washington SB	NA	NA	B	11.9
Left from Site	NA	NA	F	138.0
Right from Site	NA	NA	C	24.2

As can be seen, the proposed development will not substantially alter the level of service at the intersection of Washington Avenue @ Pheasant Hill Road; however, the delay for the left turn from Pheasant Hill is expected to increase. Delays to the left turn exiting the site driveway are also projected to be high. These high delays are to be expected for minor streets on a major arterial roadway such as Washington Avenue. Delay studies conducted on minor streets on a major arterial such as Washington Avenue have indicated that actual delays are substantially lower than the analysis would indicate.

Safety

The publication Maine Department of Transportation High Accident Location Listing 1997-1999³ was reviewed to see if there were any High Accident Locations in the vicinity of the site. No locations in the vicinity of the site were included in the listing.

³ MDOT Accident Records Section, 2000

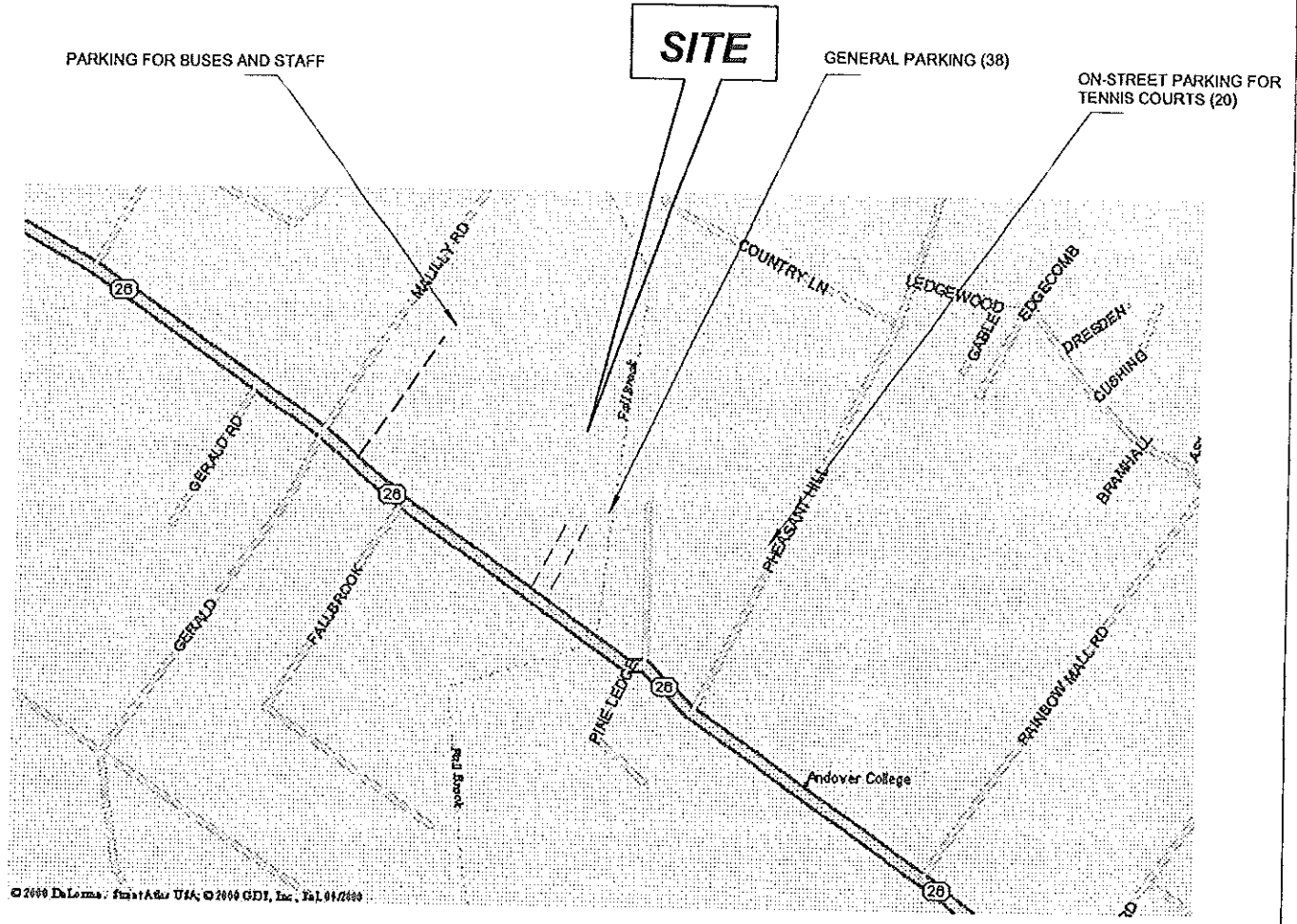


Figure 1
SITE LOCATION AND ACCESS

CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY

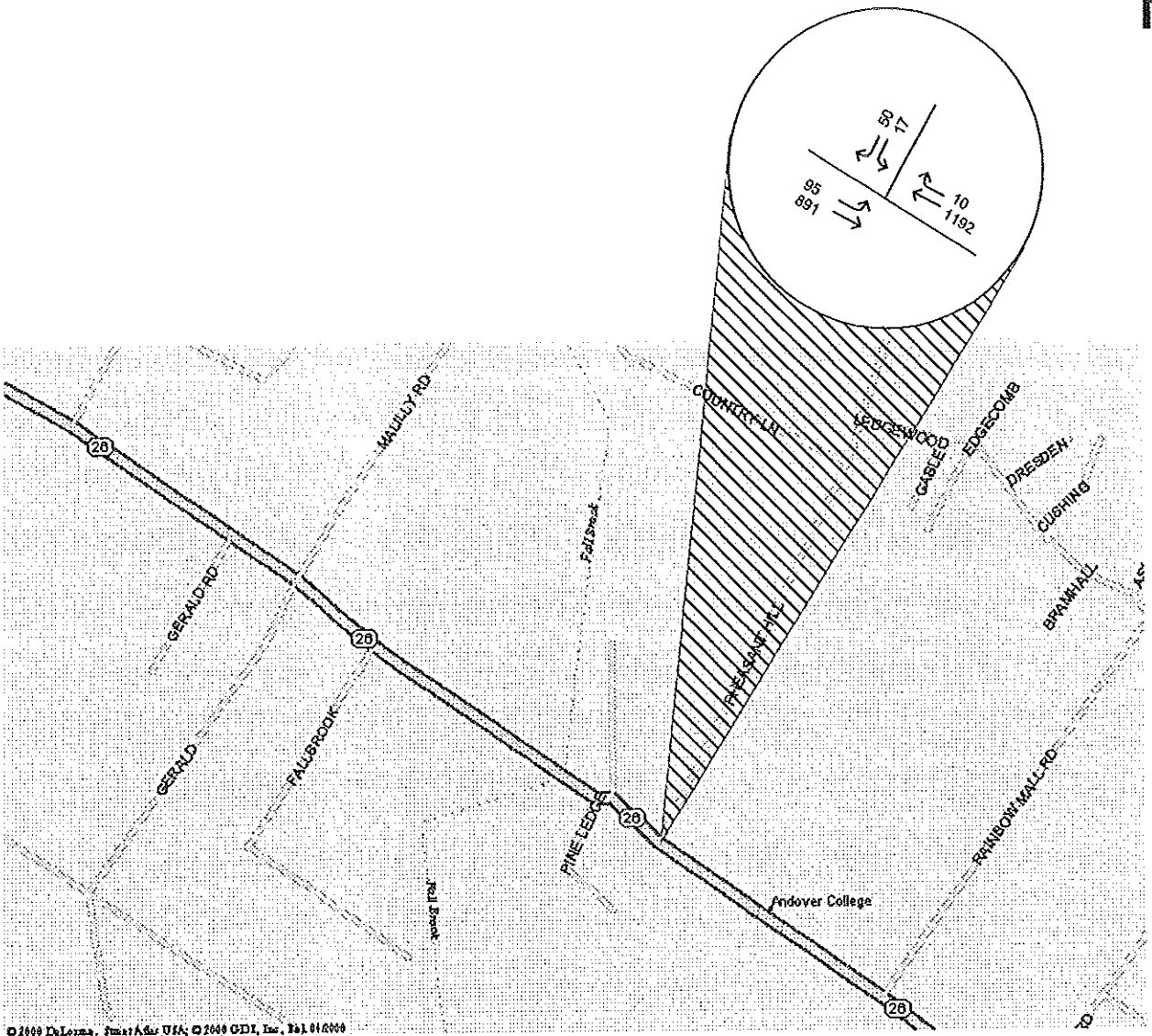
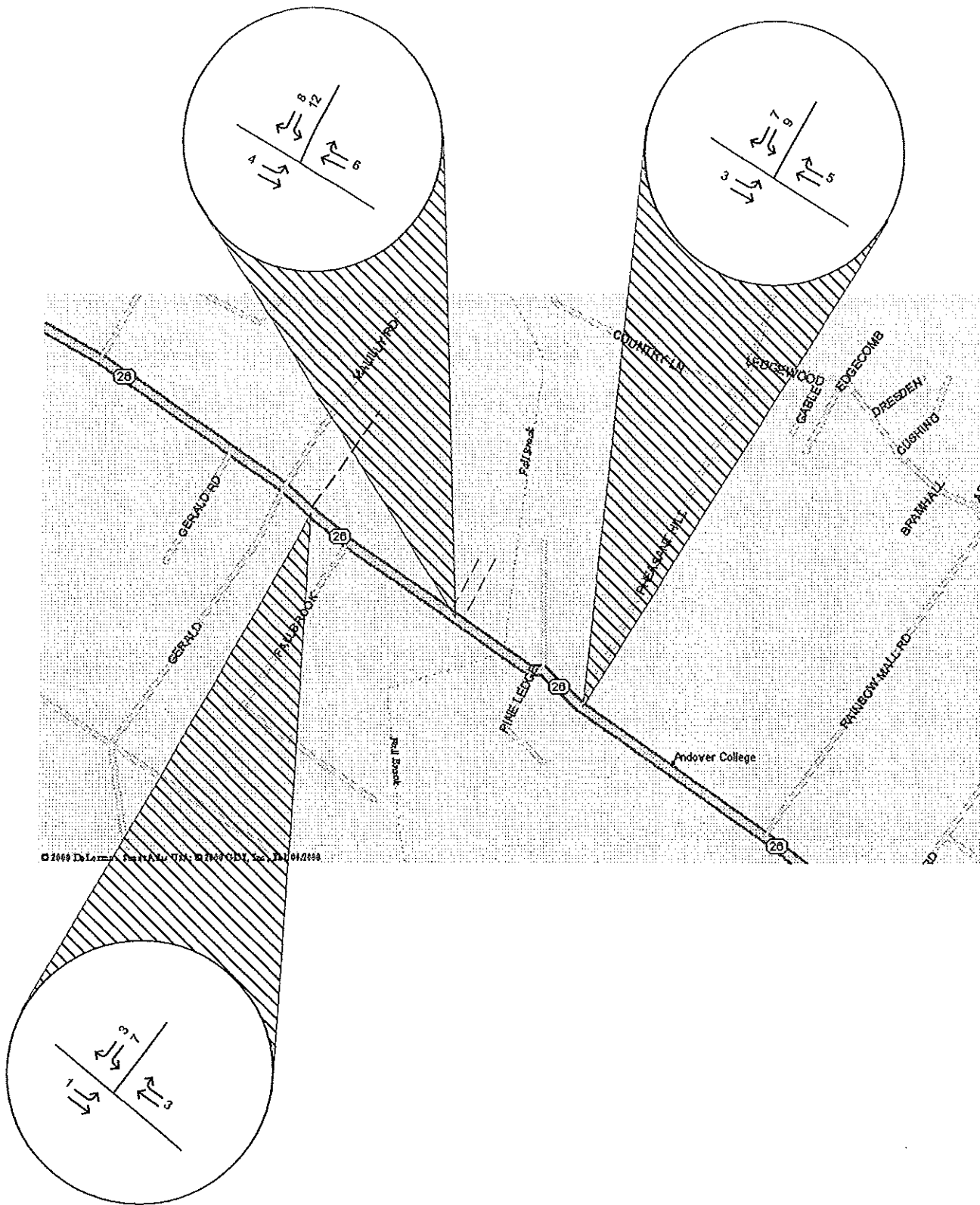
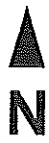


Figure 2
ESTIMATED 2001 PM PEAK HOUR TRAFFIC - PRE-DEVELOPMENT
CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY



EATON
TRAFFIC
ENGINEERING

2 Miranda St. - Brunswick, Maine
(207) 725-9805 Fax (207) 725-0847

Figure 3
ESTIMATED SITE GENERATED PM PEAK HOUR TRAFFIC
CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY

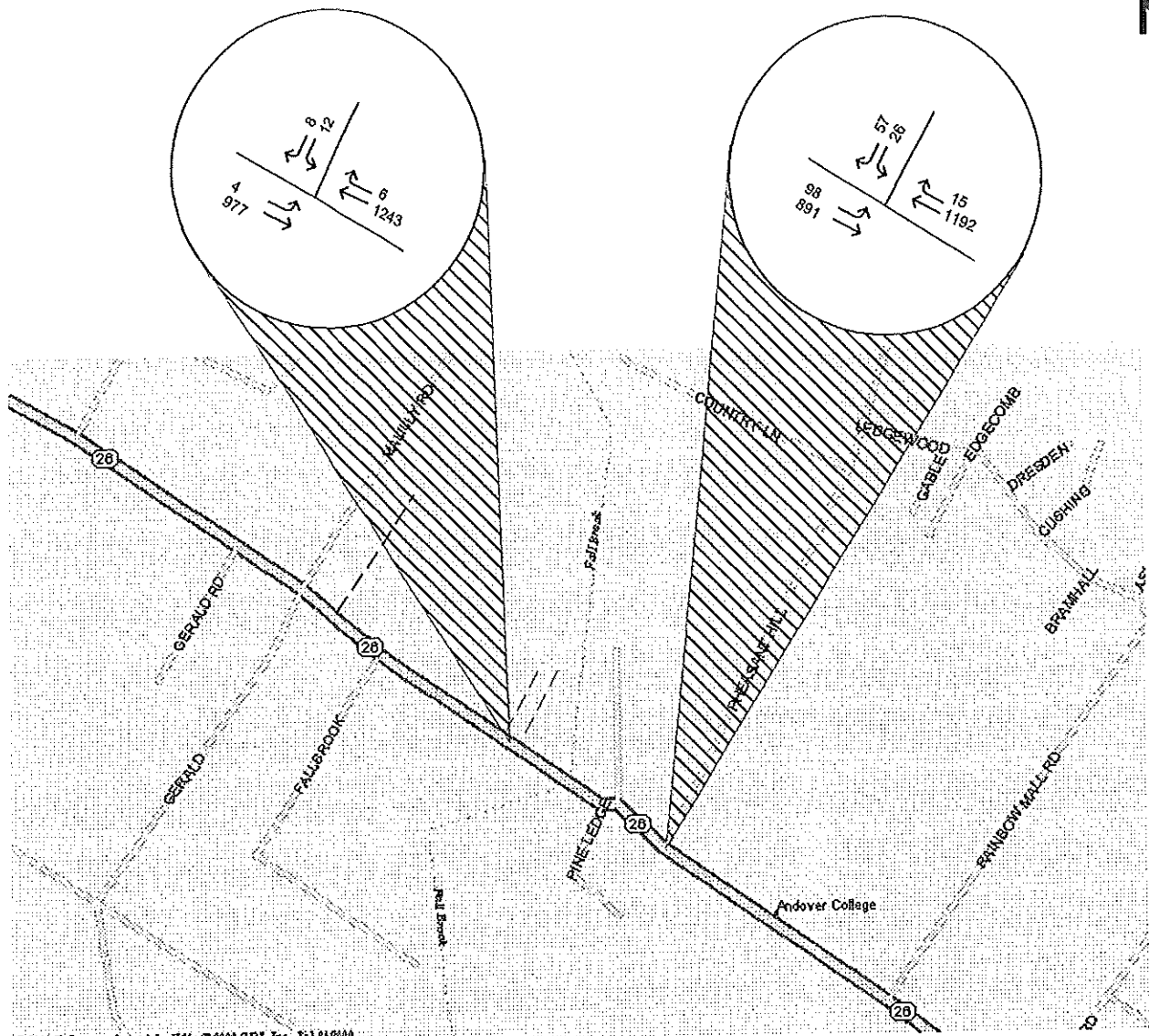


Figure 4
PROJECTED 2001 PM PEAK HOUR TRAFFIC - POST-DEVELOPMENT
CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY

The Jesuit College Preparatory School of Maine

CHEVERUS

267 Ocean Avenue Portland, Maine 04103-5798

November 13, 2000

Mr. Richard Knowland
Senior Planner
City of Portland
Planning and Urban Development
389 Congress Street
Portland, ME 04101

Dear Mr. Knowland,

It is my understanding that Cheverus High School is seeking approvals from the City of Portland to construct an outdoor athletic facility on the former Roak's Seven Acre Greenhouse property which abuts my property.

If the necessary City approvals are obtained, and negotiations with Meloon's for the subsequent acquisition of the pertinent property are successful, it is reasonable to expect that Cheverus High School will be able to access the parking lot next to my retail store in the event that their primary lot becomes filled during athletic events.

Sincerely,



Don Hutchins
Owner
Meloon's, Inc.
963 Washington Avenue
Portland, ME 04103

J. B. BROWN & SONS

482 CONGRESS STREET
P.O. BOX 207
PORTLAND, MAINE 04112
PHONE 207-774-5908
FAX 207-774-0898

November 14, 2000

Father John Keegan, S.J.
Principal
Cheverus High School
Portland, Maine 04103

Dear Father Keegan:

This letter will confirm our recent conversation with Mike Komich, wherein I agreed that J.B. Brown & Sons would be willing to grant Cheverus High School a pedestrian license for access to the tennis courts which are to be constructed on the former Roak property. As you know J.B. Brown & Sons owns a parcel of land about 10 feet wide between Pheasant Hill Road and the former Roak property. We can determine the exact location of the area subject to the license at a later date, but it would be within this 10-foot wide parcel in the area where the proposed tennis courts are closest to Pheasant Hill Road.

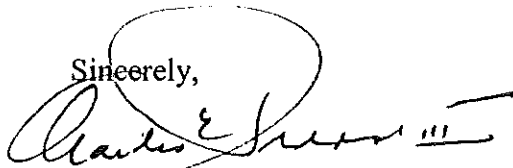
Our agreement to grant this pedestrian license is conditioned upon the Portland Planning Board allowing parking within Pheasant Hill Road for Cheverus baseball, softball and tennis events. If the Planning Board does not allow parking within Pheasant Hill Road, there would be no need for the license. Further, the License would provide that J.B. Brown & Sons would be indemnified and held harmless for any injuries, claims or damages arising as a result of the use by any person of the area in question.

As I have explained, all available parking within Washington Park is required for our existing tenants and the new office building under construction. Therefore, there shall not be any parking allowed on the J.B. Brown & Sons property.

We trust our position is clear and look forward to working with you once Cheverus has received the requisite Planning Board approvals.

Please let me know if you have any questions.

Sincerely,



Charles E. Prinn, III
President
J.B. Brown & Sons

cc: Mike Komich

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E-mail us at hardwood@continentalbridge.com



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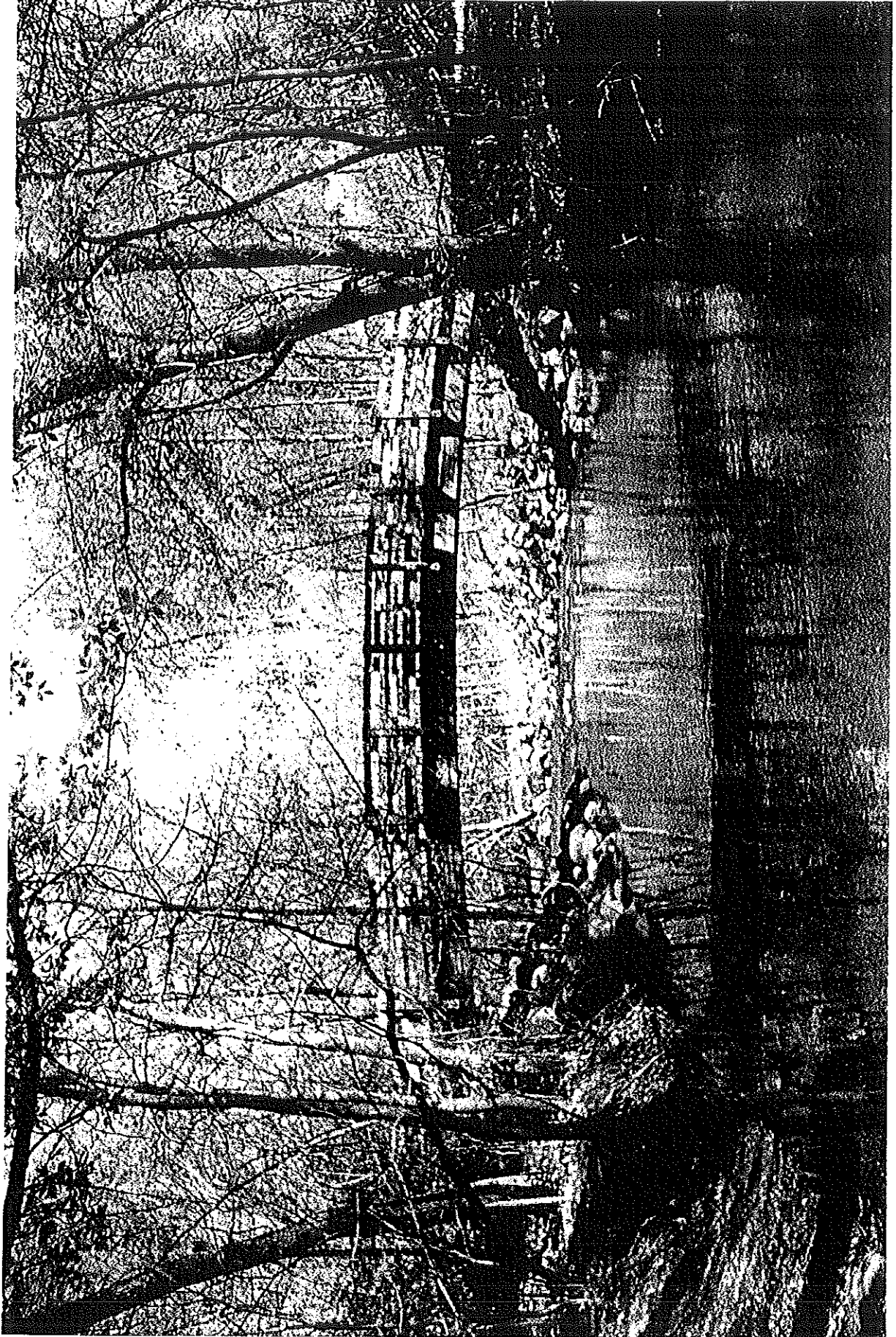


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1-800-328-2047**

TYPICAL PEDESTRIAN BRIDGE



STRINGER

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose Building Permit Application

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

Location/Address of Construction: 937 WASHINGTON AVE @ (Meloon's Florist)

Total Square Footage of Proposed Structure 600 SF Square Footage of Lot 300,000 SF ±

Tax Assessor's Chart, Block & Lot Number MI A 009 Chart# Block# 14026 Lot# 72 Owner: CHEVERUS HIGH SCHOOL 267 OCEAN AVE PORTLAND MAINE Telephone#: 774-6238

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: Cost Of Work: \$ 75,000 Fee: \$ 474.00

Current use: Greenhouse / VACANT
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: BALL FIELD See plans 600 SF
Project description: SPORT FIELDS & Maintenance Bldg 20' x 30'

Contractor's Name, Address & Telephone: KEELY CONST CO INC PO BOX 1074 PORTLAND MAINE 04104 773-8499
Applicants Name, Address & Telephone: CHEVERUS HS 267 OCEAN AVE PORTLAND MAINE 773-8499
Who should we contact when the permit is ready: J. Keely
Telephone: * * Call
If you would like the permit mailed, what mailing address should we use:
We Mail CD
JUN 2 2001
BUILDING INSPECTION PORTLAND, ME
Rec'd By: 6/20/01
6046

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

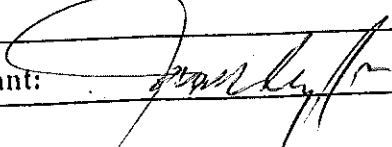
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

Certification

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

Signature of applicant:



Date:

6-20-01

BUILDING PERMIT REPORT

DATE: 25/June/2011 ADDRESS: 937 Washington Ave. CBL: 171-A-009

REASON FOR PERMIT: To Construct a 20' x 30' Fieldhouse (Sports) Max. Bl.

BUILDING OWNER: Cheverus High School

PERMIT APPLICANT: _____ CONTRACTOR: Keeley Const.

USE GROUP: U CONSTRUCTION TYPE: BB CONSTRUCTION COST: 75,000.00 PERMIT FEES: 424.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

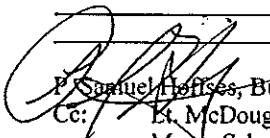
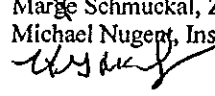
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *6, *25, *30, *35, *36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

6/20

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Heffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Applicant: Chertus
Address: 963 W 18th Ave

Date: 7/5/01
C-B-L: 171-A-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct new athletic fields (tennis - softball, baseball) and storage/maint./bathroom bldg - 20'x30'

Sewage Disposal - City

Lot Street Frontage - 50' req - 2117' shown

Front Yard - 25' req - 136' shown
for Bldg

Rear Yard - 25' req - 500' shown

Side Yard - 8' req - 250' shown at closest

Projections -

Width of Lot - IL

Height - 1 story shown

Lot Area -

Lot Coverage Impervious Surface - 25% - placement does not contribute to lot coverage equation only 20'x30' maint Bldg

Area per Family - N/A

Off-street Parking - ordinance doesn't elaborate
Parking for open sports areas - 35 spaces shown

Loading Bays - N/A

Site Plan - Major i PB Conditional Use (institutional use)
2000-0175

Shoreland Zoning/Stream Protection - goes thru the property

Flood Plains - goes thru the property

Panel 7 of 17
Zone AE 5' elev. institution Needs Certif. of elaboration for the walking bridge

- Flood Hazard permit
- minor permit
- elev. cert.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2000-0175
Application I. D. Number
09/13/2000
Application Date

Cheverus High School
Applicant
267 Ocean Ave, Portland, ME 04103
Applicant's Mailing Address
Michael S. Komich
Consultant/Agent
Agent Ph: 774-6238 Agent Fax: 828-0207
Applicant or Agent Daytime Telephone, Fax

Cheverus High School Ballfields
Project Name/Description
963 - 963 Washington Ave, Portland Maine 04103
Address of Proposed Site

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Athletic Fields

600 sf 7.5 R3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 09/13/2000

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions See Attached Denied

Approval Date 01/23/2001 Approval Expiration 01/23/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Rick Knowland 07/12/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2000-0175

Application I. D. Number

09/13/2000

Application Date

Cheverus High School Ballfields

Project Name/Description

963 - 963 Washington Ave, Portland Maine 04103

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Cheverus High School

Applicant

267 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

Michael S. Komich

Consultant/Agent

Agent Ph: 774-6238

Agent Fax: 828-0207

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Planning

- 1 1. The athletic facility shall be limited to athletic practices and games for sub-varsity level except for tennis which may include varsity games.
- 2 2. No lights shall be installed to illuminate the athletic fields and tennis courts.
- 3 3. No permanent bleachers, permanent scoreboards or a public address system shall be installed. Portable scoreboards and bleachers may be used but they shall be stored before and after each use in the storage shed or other off-site facility.
- 4 4. Prior to any site work including cutting of trees or grading, the applicant shall contact the City Arborist so that he can inspect and approve tree protection measures, tennis court layout and intended grading.
- 5 5. Applicant shall coordinate with Public Works any site work within or near the Fall Brook drainage easement.

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 All of the attached FLOODPLAIN forms shall be appropriately filled out, signed and returned prior to the issuance of any certificates of occupancy. (reference the footbridge). The elevation over the Fallbrook shall be 2 feet above the given elevation on the FEMA Maps. The given elevation is 51' so 53' would be required for the footbridge crossing the Fallbrook.
- 3 Separate permits shall be required for any new signage.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2000-0175
Application I. D. Number

09/13/2000
Application Date

Cheverus High School Ballfields
Project Name/Description

Cheverus High School
Applicant
267 Ocean Ave, Portland, ME 04103
Applicant's Mailing Address
Michael S. Komich
Consultant/Agent
Agent Ph: 774-6238 Agent Fax: 828-0207
Applicant or Agent Daytime Telephone, Fax

963 - 963 Washington Ave, Portland Maine 04103
Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Athletic Fields

600 sf 7.5 R3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 09/13/2000

Planning Approval Status:

Reviewer Rick Knowland

- Approved Approved w/Conditions See Attached Denied

Approval Date 01/31/2001 Approval Expiration 01/31/2002 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Rick Knowland 07/12/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy

2000-0175
Application I. D. Number
09/13/2000
Application Date
Cheverus High School Ballfields
Project Name/Description

Cheverus High School
Applicant
267 Ocean Ave, Portland, ME 04103
Applicant's Mailing Address
Michael S. Komich
Consultant/Agent
Agent Ph: 774-6238 Agent Fax: 828-0207
Applicant or Agent Daytime Telephone, Fax

963 - 963 Washington Ave, Portland Maine 04103
Address of Proposed Site
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Athletic Fields
600 sf 7.5 600 sf
Proposed Building square Feet or # of Units Acreage of Site Zoning R3

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other
Fees Paid: Site Plan \$500.00 Subdivision Engineer Review Date: 09/13/2000

Insp Approval Status: Reviewer Marge Schmuckal
 Approved Approved w/Conditions See Attached Denied
Approval Date 07/05/2001 Approval Expiration 07/05/2002 Extension to Additional Sheets Attached
 Condition Compliance Marge Schmuckal signature 07/05/2001 date

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted date amount expiration date
 Inspection Fee Paid date amount
 Building Permit Issued date
 Performance Guarantee Reduced date remaining balance signature
 Temporary Certificate of Occupancy date Conditions (See Attached) expiration date
 Final Inspection date signature
 Certificate Of Occupancy date
 Performance Guarantee Released date signature
 Defect Guarantee Submitted submitted date amount expiration date

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2000-0175

Application I. D. Number

09/13/2000

Application Date

Cheverus High School Ballfields

Project Name/Description

Cheverus High School

Applicant

267 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

Michael S. Komich

Consultant/Agent

Agent Ph: 774-6238

Agent Fax: 828-0207

Applicant or Agent Daytime Telephone, Fax

963 - 963 Washington Ave, Portland Maine 04103

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

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3 Separate permits shall be required for any new signage.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

20000175

I. D. Number

Cheverus High School
Applicant
267 Ocean Ave, Portland, ME 04103
Applicant's Mailing Address
Michael Komich
Consultant/Agent

9/13/00
Application Date
Washington Ave
Project Name/Description

963 Washington Ave, Portland Maine 04103
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) Athletic Fields
600 sf 7.5 R3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 9/13/00

Fire Approval Status:

Approved Approved w/Conditions
see attached Denied
Approval Date 9/13/00 Approval Expiration _____ Extension to _____ Additional Sheets
Attached
 Condition Compliance Lt. Mc Dougall 9/13/00
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
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Project Name/Description
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Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Athletic Fields

600 sf Proposed Building square Feet or # of Units 7.5 Acreage of Site R3 Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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Planning Approval Status:

Reviewer Rick Knowland

- Approved Approved w/Conditions
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Approval Date 01/31/2001 Approval Expiration 01/31/2002 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Rick Knowland 07/12/2001
signature date

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| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
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| | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2000-0175

Application I. D. Number

09/13/2000

Application Date

Cheverus High School Ballfields

Project Name/Description

Cheverus High School

Applicant

267 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

Michael S. Komich

Consultant/Agent

Agent Ph: 774-6238

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Assessor's Reference: Chart-Block-Lot

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- 3 Separate permits shall be required for any new signage.

owner's
copy



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for the Elevation Certificate is estimated to average 2.25 hours per response. Burden means the time, effort, or financial resources expended by persons to generate, maintain, retain, disclose, or provide information to the Federal Emergency Management Agency (FEMA). You are not required to respond to the collection of information unless a valid OMB control number is displayed in the upper right corner of each form. You may send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (3067-0077). Do not send completed form(s) to the above address. To obtain or retain benefits under the National Flood Insurance Program (NFIP), you must respond to this collection of information.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR-F).

The Elevation Certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance that specifies minimum requirements for reducing flood losses. One such requirement is that the community obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to comply with this requirement.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent ground elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

FEDERAL EMERGENCY MANAGEMENT AGENCY
 NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
 Expires July 31, 2002

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION				For Insurance Company Use:	
BUILDING OWNER'S NAME <u>Cheverus High School</u>				Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <u>267 Ocean Ave, Portland</u>				Company NAIC Number	
CITY <u>Portland</u>		STATE <u>ME</u>		ZIP CODE <u>04103</u>	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>171-A-009 - 963 Washington Ave</u>					
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.)					
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.###" or ##.#####")		HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983		SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <u>230051</u>		B2. COUNTY NAME <u>Cumberland</u>		B3. STATE <u>ME</u>	
B4. MAP AND PANEL NUMBER <u>7</u>	B5. SUFFIX <u>C</u>	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE <u>December 8, 1998</u>	B8. FLOOD ZONE(S) <u>AE</u>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <u>51</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe): _____					
B11. Indicate the elevation datum used for the BFE in B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe): _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)	
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion. Datum _____ Conversion/Comments _____	
Elevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure) _____ ft.(m) <input type="checkbox"/> b) Top of next higher floor _____ ft.(m) <input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only) _____ ft.(m) <input type="checkbox"/> d) Attached garage (top of slab) _____ ft.(m) <input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building _____ ft.(m) <input type="checkbox"/> f) Lowest adjacent grade (LAG) _____ ft.(m) <input type="checkbox"/> g) Highest adjacent grade (HAG) _____ ft.(m) <input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade _____ <input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3h _____ sq. in. (sq. cm)	License Number, Embossed Seal, Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
CERTIFIER'S NAME		LICENSE NUMBER	
TITLE	COMPANY NAME		
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:	
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.			Policy Number	
CITY	STATE	ZIP CODE	Company NAIC Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO and ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E3. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is _____ ft.(m) _____ in.(cm) _____ above or _____ below (check one) the highest adjacent grade.
- E3. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS : CITY STATE ZIP CODE

SIGNATURE : DATE TELEPHONE

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____
- G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

Check here if attachments

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A - PROPERTY OWNER INFORMATION

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM, and a pamphlet titled "Guide to Flood Maps," are available from the Federal Emergency Management Agency (FEMA) website at <http://www.fema.gov> or by calling 1-800-427-4661. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area.

Item B1. NFIP Community Name & Community Number. Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the *NFIP Community Status Book*, available on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

Item B2. County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

Item B3. State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

Item B4. Map and Panel Number. Enter the 10-digit number shown on the FIRM panel where the building or manufactured (mobile) home is located. The first six digits will not match the NFIP community number: 1) when the sixth digit is a "C" in which case the FIRM panel is in a countywide format; or 2) when one community has annexed land from another community but the FIRM panel has not been updated to reflect this annexation. If the sixth digit is a "C," it is followed by a four-digit map number. For maps not in countywide format, enter the "community panel number" shown on the FIRM.

Item B5. Suffix. Enter the suffix letter shown on the FIRM panel that includes the building's location.

Item B6. FIRM Index Date. Enter the effective date or map revised date shown on the FIRM Index.

Item B7. FIRM Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the FIRM panel. This will be the latest of all dates shown on the map. The current FIRM panel effective date can be determined by calling 1-800-427-4661.

Item B8. Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1-A30, V, VE, V1-V30, AH, AO, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

Item B9. Base Flood Elevation(s). Using the appropriate Flood Insurance Study (FIS) Profile, Flood Elevation Table, or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site. If the building is located in more than one flood zone in Item B8, list all appropriate BFEs in Item B9. BFEs are shown on a FIRM or FIS Profile for Zones A1-A30, AE, AH, V1-V30, VE, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the AR BFE if the building is located in any of Zones AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. In A or V zones where BFEs are not provided on the FIRM, the community may have established BFEs or obtained BFE data from other sources. For subdivisions and other developments of more than 50 lots or 5 acres, establishment of BFEs is required by the community's floodplain management ordinance. If the BFE is obtained from another source, enter the BFE in Item B9.

Item B10. Indicate the source of the BFE that you entered in Item B9.

Item B11. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced.

Item B12. Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). Federal flood insurance is prohibited in designated CBRS areas for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS designation. An information sheet explaining CBRS areas may be obtained on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO, or if this certificate is being used to support a LOMA or LOMR-F. If the building is located in Zone AO or Zone A (without BFE), complete Section E instead.

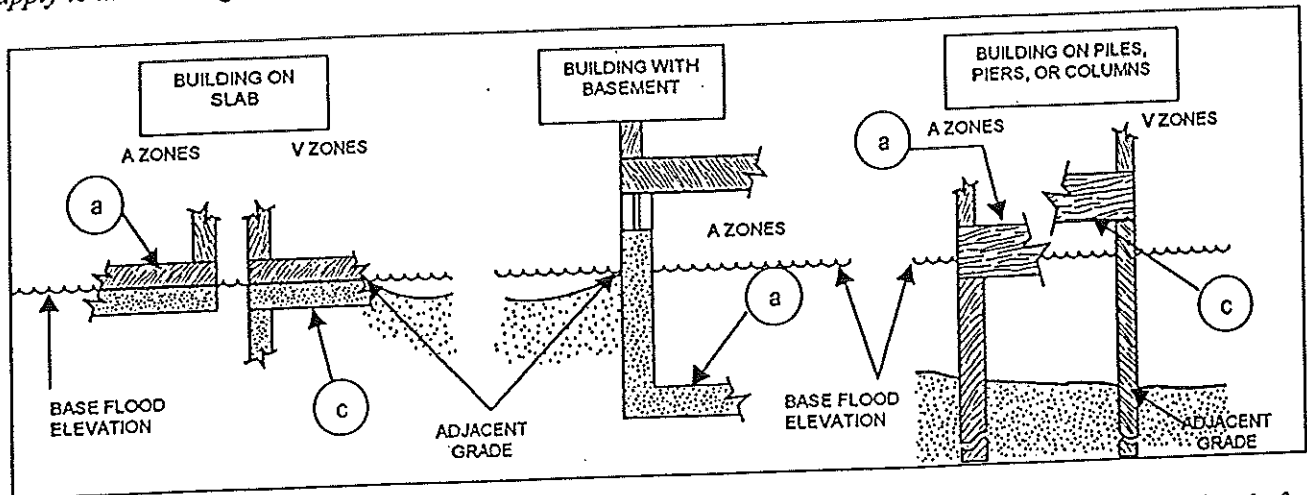
Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be required when construction is complete.

Item C2. Select the diagram on pages 6 and 7 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C3a-g. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified, or provide a sketch or photograph of the building and enter all elevations in Items C3a-g.

Item C3. Indicate whether the elevation reference mark (benchmark) used during the field survey is an elevation mark on the FIRM. If it is not, indicate the source and datum for the elevation. Vertical control benchmarks other than those shown on the FIRM are acceptable for elevation determinations. Show the conversion from the field survey datum used to the datum used for the BFE(s) entered in Item B9. All elevations for the certificate must be referenced to the datum on which the BFE is

based. Show the datum conversion, if applicable, in this section or in the Comments area of Section D. For property experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for determining building elevations. Enter elevations in Items C3a-g to the nearest tenth of a foot (in Puerto Rico, nearest tenth of a meter).

Items C3a-d. Enter the building elevations indicated by the selected building diagram (Item C2) in Items C3a-e. Elevation for top of attached garage slab (d) is self-explanatory and is not illustrated in the diagrams. If the building is located in a V zone on the FIRM, complete Item C3c. If the flood zone cannot be determined, enter elevations for all of Items C3a-g. For buildings in A zones, elevations a, b, d, and e should be measured at the top of the floor. For buildings in V zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). *If any item does not apply to the building, enter "N/A" for not applicable.*



Item C3e. Enter the lowest elevation of machinery or equipment in an attached garage, enclosure, or open utility platform that provides utility services for the building. If the machinery or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. *If this item does not apply to the building, enter "N/A" for not applicable.*

Items C3f-g. Adjacent grade is defined as the elevation of the ground, sidewalk, patio, or deck support immediately next to the building. Use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot if this certificate is being used to support a request for a LOMA or LOMR-F.

Items C3h-i. Enter the number of permanent openings (flood vents) in the walls supporting the building that are no higher than 1.0 foot above the adjacent grade. Determine the total area of all such openings in square inches (square cm, in Puerto Rico), and enter the total in Item C3i. If the building has no permanent openings (flood vents) within 1.0 foot above adjacent grade, enter "0" (zero) for each of Items C3h and C3i.

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place embossed seal and signature in the box next to elevations in Section C. A flat stamp is acceptable only in states that do not authorize use of an embossed seal over the signature of a professional. You are certifying that the information in Sections A, B, and C on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D, on the back of the certificate, to provide datum, elevation, or other relevant information not specified on the front.

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO
& ZONE A (WITHOUT BFE)**

Complete Section E if the building is located in Zone AO or Zone A (without BFE). Otherwise, complete Section C instead.

Item E1. Select the diagram on pages 6 and 7 that best represents the building; then enter the diagram number. If you are unsure of the correct diagram, select the diagram that most closely resembles the building, or provide a sketch or photograph.

Item E2. Enter the height in feet and inches (meters and centimeters, in Puerto Rico) of the top of the bottom floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG). For post-FIRM buildings in Zone AO, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth on the FIRM. Buildings in Zone A (without BFE) may qualify for a lower insurance rate if an engineered BFE is developed at the site.

Item E3. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements taken by a property owner or property owner's representative when responding to Sections A, B, and E. The address entered in this section must be the actual mailing address of the property owner or property owner's representative who provided the information on the certificate.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. If the authorized community official completes Sections C, E, or G, complete the appropriate item(s) and sign this section.

Check Item G1 if Section C is completed with elevation data from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. Indicate the source of the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by law to certify elevation information, and you performed the actual survey for a building in Zones A1-A30, AE, AH, A (with BFE), V1-V30, V, AR, AR/A, AR/A1-A30, AR/AE, AR/AH, or AR/AO, you must also complete Section D.

Check Item G2 if information is entered in Section E by the community for a building in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

Check Item G3 if the information in Items G4-G9 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C of the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, as constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G4-G9 provide a way to document these determinations.

Item G4. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G5. Date Permit Issued. Enter the date the permit was issued for the building.

Item G6. Date Certificate of Compliance Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G7. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G8. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

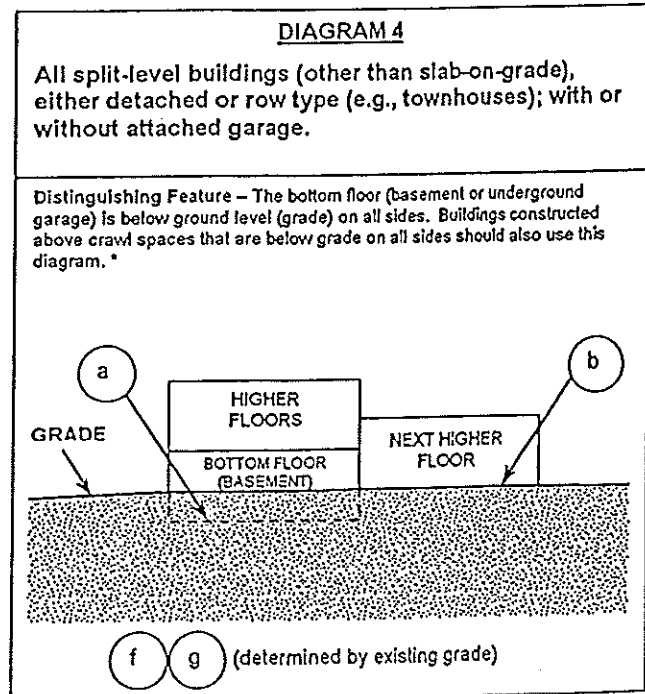
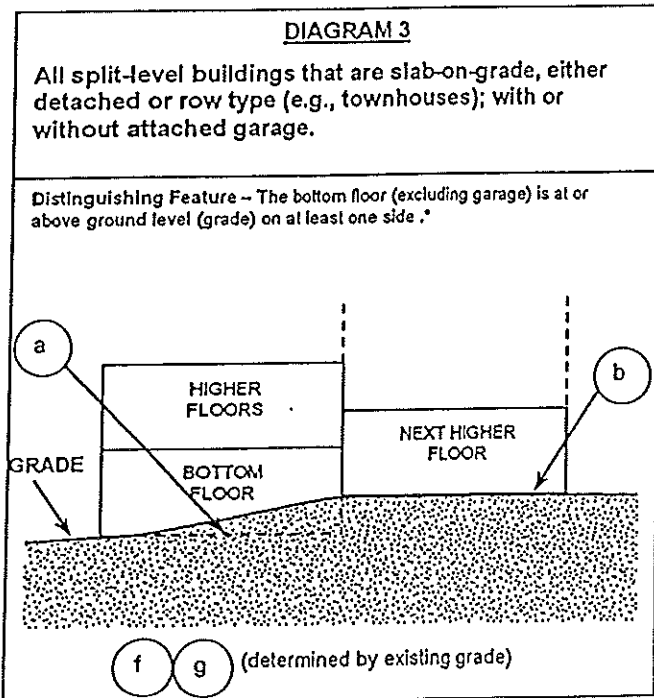
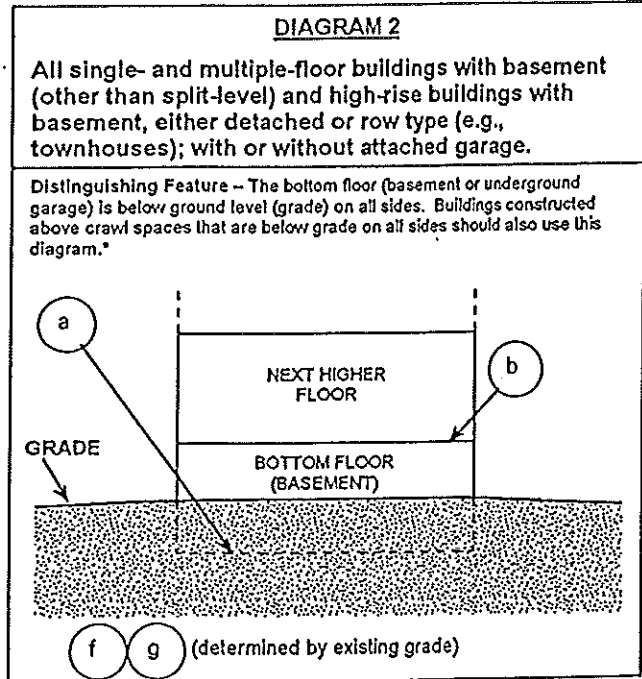
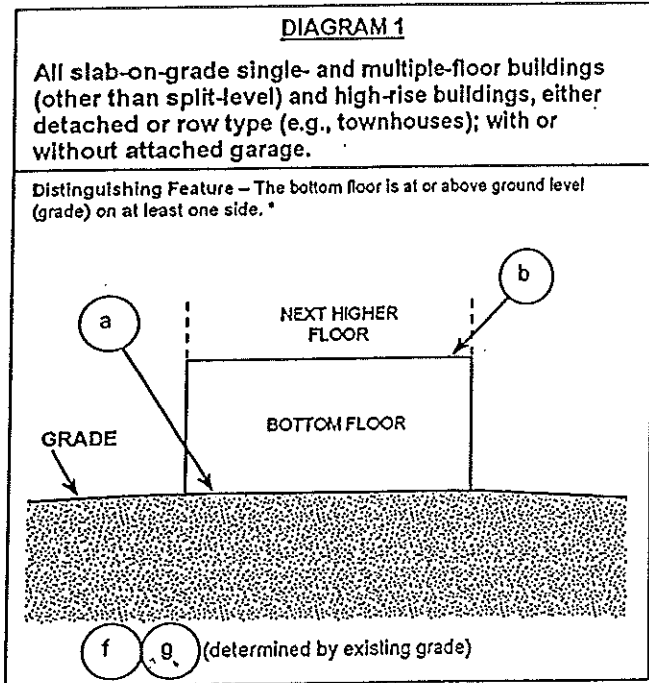
Item G9. BFE. Using the appropriate FIRM panel, FIS, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

BUILDING DIAGRAMS

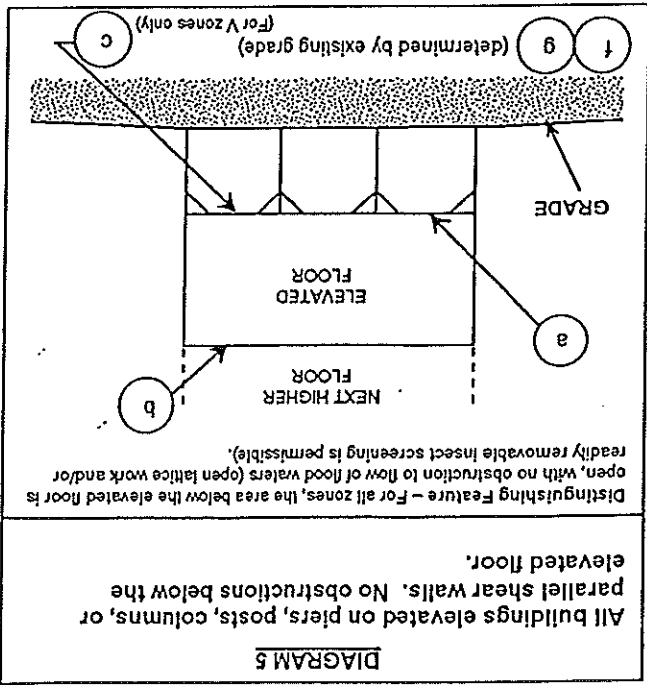
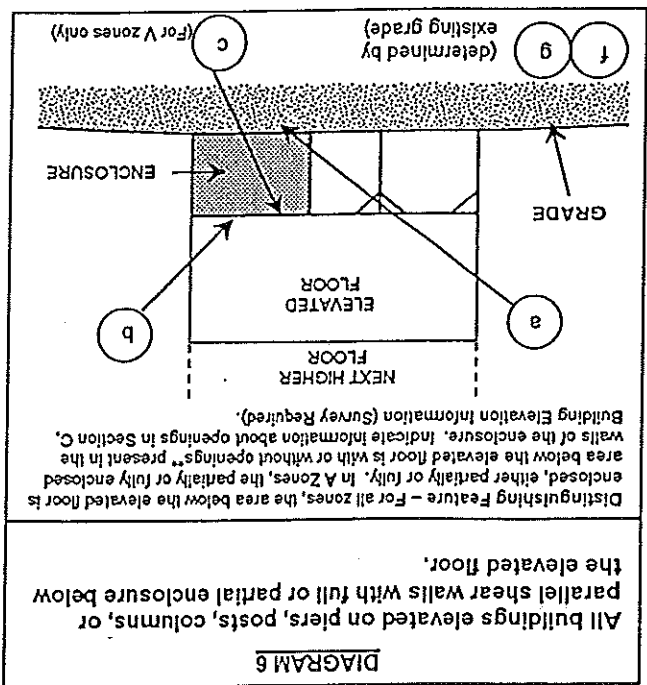
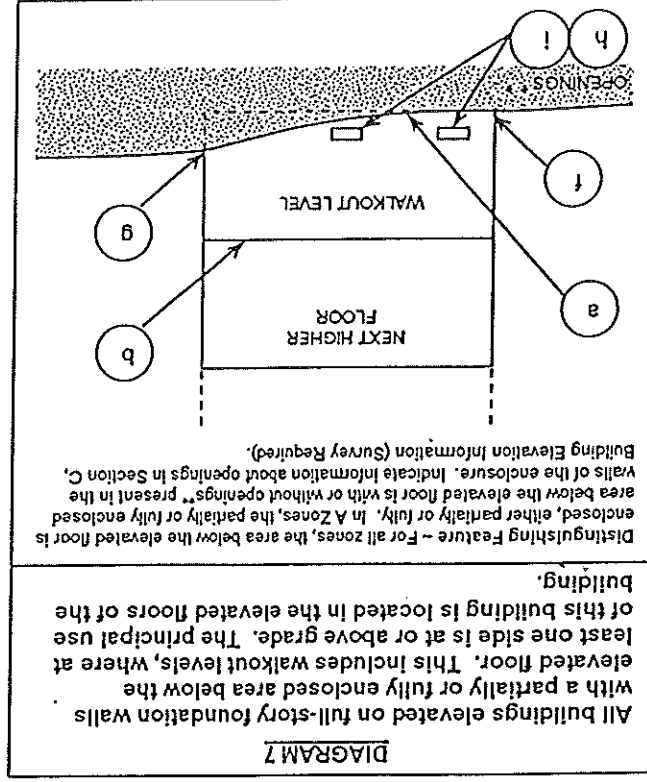
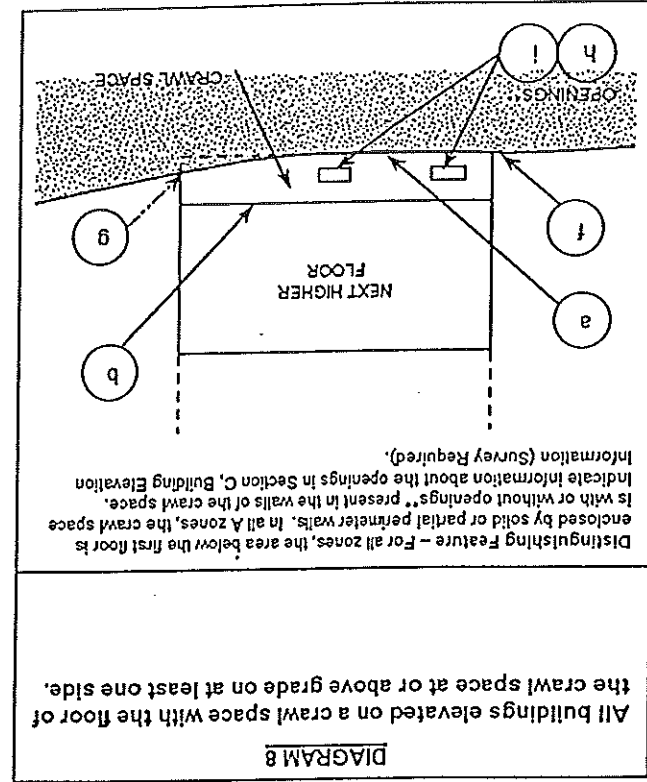
The following eight diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item C2 and the elevations in Items C3a-C3g.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" (flood vent) is defined as a permanent opening in a wall that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawl spaces with a total net area of not less than one square inch for every square foot of area enclosed. Each opening must be on different sides of the enclosed area. If a building has more than one enclosed area, each area must have openings on exterior walls to allow floodwater to directly enter. The bottom of the openings must be no higher than one foot above the grade underneath the flood vents. Alternatively, you may submit a certification by a registered professional engineer or architect that the design will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening.



Owner's
copy

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

PORTLAND, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 171-A Lot #: 009
[Recommended but not required by FPMO]

Project Description: construct athletic fields (tennis-softball-soccer) ; storage/maint bldg and foot bridge over the culvert
[Recommended but not required by FPMO]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: *Recommended but not required by FPMO*
signature

Date: *Recommended but not required by FPMO*

or

Authorized Agent: *Recommended but not required by FPMO*
signature

Date: *Recommended but not required by FPMO*

Issued by: *Recommended but not required by FPMO*

Date: *Recommended but not required by FPMO*

Permit #: *Recommended but not required by FPMO*

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Fallbrook River

- VI-30 Zone
- VE Zone
- AE Zone
- A1-30 Zone
- A Zone
- FRINGE
- FLOODWAY (1/2 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site <u>51.2</u>	Above Site _____
Below Site <u>51.2</u>	Below Site _____

Base Flood Elevation (bfe) at the site 51 NGVD [Required for New Construction or Substantial Improvements]

Basis of A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC II HY-7 Quick-2 Other _____
- Highest Known Water level
- Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: only land \$ _____

New development or Substantial Improvement: Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- | | Dimensions | Cubic Yards |
|--|------------------------------|-------------|
| <input type="checkbox"/> 1. Residential Structure | | |
| <input type="checkbox"/> 1a. New Structure | _____ | _____ |
| <input type="checkbox"/> 1b. Add to Structure | _____ | _____ |
| <input type="checkbox"/> 1c. Renovations/other changes | | _____ |
| <input checked="" type="checkbox"/> 2. Non-Residential Structure | | |
| <input checked="" type="checkbox"/> 2a. New structure | <u>20' x 30' inst. bldg</u> | |
| <input type="checkbox"/> 2b. Add to Structure | | |
| <input type="checkbox"/> 2c. Renovations/other changes | <u>outside of Floodplain</u> | |
| <input type="checkbox"/> 2d. Floodproofing | | |
| <input type="checkbox"/> 3. Water Dependent use: | | |
| <input type="checkbox"/> 3a. Dock | _____ | |
| <input type="checkbox"/> 3b. Pier | _____ | |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | |
| <input checked="" type="checkbox"/> 3d. Other | <u>foot bridge</u> | |
| <input type="checkbox"/> 4. Paving | _____ | |
| <input type="checkbox"/> 5. Filling ¹ | | _____ |
| <input type="checkbox"/> 6. Dredging | | _____ |
| <input type="checkbox"/> 7. Excavation | | _____ |
| <input type="checkbox"/> 8. Levee | | _____ |
| <input type="checkbox"/> 9. Drilling | | _____ |
| <input type="checkbox"/> 10. Mining: | | _____ |
| <input type="checkbox"/> 11. Dam: Water surface to be created | | _____ |
| <input type="checkbox"/> 12. Water Course Alteration | | _____ |
| Detailed description must be attached with copies of all applicable state and federal permits. | | |
| <input type="checkbox"/> 13. Other: Explain | _____ | _____ |

original copy

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Cheverus High School Address: 267 Ocean Ave, Portland

Ph. No: (207) 774-6238 (mike komich)

Applicant: _____ Address: _____

Ph. No: _____

Contractor: _____ Address: _____

Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: 171-A- Lot #: 009

Address: 963 Washington Ave - Portland, ME
Street/Road Name

Zip Code: 04103

General explanation of proposed development: construct Athletic fields (tennis - softball - soccer) and storage/maint 20'x30' bldg and footbridge over Fallbrook

Estimated value of improvements: outside of completion \$75,000 ← Needs elevation certifi.

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted: _____; Fee Paid: _____; Reviewed by CEO: _____; Reviewed by Planning Board: _____

Permit # _____ Issued by: _____ Date: _____

INSp. Copy

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Cheverus High School Address: 267 Ocean Ave, Portland

Ph. No: (207) 774-6238 (mike komich)

Applicant: _____ Address: _____

Ph. No: _____

Contractor: _____ Address: _____

Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: 171-A- Lot #: 009

Address: 963 Washington Ave - Portland, ME
Street/Road Name

Zip Code: 04103

General explanation of proposed development: construct Athletic fields (tennis - softball - soccer) and storage/want 20'x30' bldg and footbridge over Fallbrook

Estimated value of improvements: \$ 75,000

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted: _____ Fee Paid: _____ Reviewed by CEO: _____ Reviewed by Planning Board: _____

Permit #: _____ Issued by: _____ Date: _____

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Fallbrook River

- V1-30 Zone
- VE Zone
- AE Zone
- A1-30 Zone
- A-Zone
- FRINGE
- FLOODWAY (1/2 width of floodplain in A-Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site <u>51e1</u>	Above Site _____
Below Site <u>51e1</u>	Below Site _____

Base Flood Elevation (bfe) at the site 51 NGVD [Required for New Construction or Substantial Improvements]

Basis of A-Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer: HEC-II HY-7 Quick-2 Other _____
- Highest Known Water level
- Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: only land \$ _____

New development or Substantial Improvement: Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- | | | | |
|--|------------------------------|--|-----------------|
| <input type="checkbox"/> 1. Residential Structure | Dimensions | | Cubic Yards |
| <input type="checkbox"/> 1a. New Structure | _____ | <input type="checkbox"/> 5. Filling ¹ | _____ |
| <input type="checkbox"/> 1b. And to Structure | _____ | <input type="checkbox"/> 6. Dredging | _____ |
| <input type="checkbox"/> 1c. Renovations/other changes | _____ | <input type="checkbox"/> 7. Excavation | _____ |
| <input checked="" type="checkbox"/> 2. Non-Residential Structure | | <input type="checkbox"/> 8. Levee | _____ |
| <input checked="" type="checkbox"/> 2a. New structure | <u>20' x 30' ment. bldg</u> | <input type="checkbox"/> 9. Drilling | _____ |
| <input type="checkbox"/> 2b. And to Structure | _____ | <input type="checkbox"/> 10. Mining: | Number of Acres |
| <input type="checkbox"/> 2c. Renovations/other changes | <u>outside of Floodplain</u> | <input type="checkbox"/> 11. Dam: Water surface to be created | _____ |
| <input type="checkbox"/> 2d. Floodproofing | _____ | <input type="checkbox"/> 12. Water Course Alteration | _____ |
| <input type="checkbox"/> 3. Water Dependent use: | | Detailed description must be attached with copies of all applicable state and federal permits. | |
| <input type="checkbox"/> 3a. Dock | _____ | <input type="checkbox"/> 13. Other: Explain _____ | _____ |
| <input type="checkbox"/> 3b. Pier | _____ | _____ | _____ |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | _____ | _____ |
| <input checked="" type="checkbox"/> 3d. Other | <u>footbridge</u> | _____ | _____ |
| <input type="checkbox"/> 4. Paving | _____ | _____ | _____ |

¹Certain prohibitions apply in Velocity Zones

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
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Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
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- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

HARRIMAN ASSOCIATES

Cc: RSB, FLC, RLB, DWC, DJB, FILE

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone
207.782.3017 fax
www.harriman.com

Building communities
since 1870

November 14, 2000

Mr. Rick Knowland
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Re: Cheverus High School
Off-Site Sports Fields Complex
Roak's - Washington Avenue
Portland, Maine
Project No. 00146

11/22/00

Dear Rick:

In preparation for the upcoming Planning Board Workshop meeting on 11-28-00, we have enclosed nine copies of the REVISED Site Plan Review Drawings (C20.1, C30.1, C50.1, and L10.1) revised dated 11-14-00. To coordinate with the Fall Brook Watershed Study, we are also sending one copy each to Brad Roland of Portland Public Works, and Steve Bushey of DeLuca-Hoffman Associates. Also enclosed is one 11" x 17" set of drawings for you to reproduce.

At the Planning Board Workshop meeting on 10-24-00, several concerns were discussed. These concerns and our proposed resolutions, shown on the enclosed drawings, are as follows:

1. *Concern: The right field corner of the baseball field (and left field corner of the softball field) must be cut back to stay outside of the proposed Fall Brook widening project limit line.*

The baseball outfield has been rotated slightly west away from the brook, and the outer ends have been narrowed by the fence to minimize grading conflict at the proposed expanded brook channel.

2. *Concern: There should be a walkway between the parkinglot and the tennis courts. This could be either a sidewalk on Washington Avenue and on Pheasant Hill Drive; or, preferably, a footpath and bridge across Fall Brook.*

The baseball backstop has been moved 10' further from the brook to allow a footpath behind the backstop and right-field fence. A 6'-wide by 80'-long steel and timber pedestrian bridge is shown crossing Fall Brook, with a gravel path to the tennis courts. The Cheverus parcel does not own the frontage along Pheasant Hill Drive where a

Rick Knowland
Page 2

sidewalk would be desirable.

3. *Concern: There does not seem to be enough parking for the students, staff, busses, and parents. Parking should be studied and expanded where possible.*

To expand the parking in the proposed lot on Washington Avenue, the bus parking has been moved to the existing gravel drive along the north edge of the property. The busses, coaches, and other staff vehicles will be parked along the 20'-wide drive. A gravel bus turn-around has been shown behind the softball backstop near Fall Brook, so that no vehicles will back into Washington Avenue.

The Washington Avenue main parking lot has been reconfigured to a single drive and enlarged to park 38 cars (from 19 previously). The storage building has been relocated nearer Washington Avenue, where there is land available and there is less chance of vandalism. An emergency bus turn-around has been included, in case a bus enters the lot for drop-off.

Two additional areas are also available for parking. On-street parking along the north side of Pheasant Hill Drive will be allowed, according to Larry Ash (City Traffic Engineer), and will support at least 20 vehicles, particularly for tennis court use. An agreement with Meloon's Florist will allow an additional 10 cars to be parked in Meloon's southerly lot on Washington Avenue. The total parking available for this proposed facility is approximately:

- a. Two busses.
- b. 10 staff, coaches vehicles.
- c. 68 parents, students vehicles.

4. *Concern: There should be a traffic study to address Washington Avenue impacts.*

See the attached Traffic Impact Study by Eaton Traffic Engineers, dated Nov. 2000.

5. *Concern: The storage building should include at least one toilet for the users of the facility.*

The water and sewer services to the existing house will be relocated to the proposed storage building, and two toilet rooms will be added. The enclosed building floor plan has been revised to show the toilet rooms.

HARRIMAN ASSOCIATES

Rick Knowland
Page 3

6. *Concern: Easements must be obtained for crossing the J. B. Brown strip along Pheasant Hill Drive, and Meloon's strip in the proposed Washington Avenue parkinglot.*

See attached easement letter.

If you have questions or concerns, please call us or Michael Komich of Cheverus.

Sincerely,
Harriman Associates

A handwritten signature in black ink, appearing to read "Frank L. Crabtree". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Frank L. Crabtree, P.E.

Flcra/bnmus

Enclosures

cc/encs: Michael Komich
Brad Roland
Steve Bushey

Traffic Impact Study

PROPOSED CHEVERUS WASHINGTON AVENUE ATHLETIC FIELD
Portland, Maine

Prepared for

Cheverus High School
Portland, Maine



EATON
TRAFFIC
ENGINEERING

Brunswick, Maine

November, 2000

PROPOSED CHEVERUS WASHINGTON AVENUE ATHLETIC FIELD

Washington Avenue - Portland, Maine

Traffic Impact Study

Introduction

Cheverus High School proposes to develop an athletic field on the northeasterly side of Washington Avenue between Pheasant Hill Road and Malilly Road in Portland, Maine (see Figure 1 on the following page). Access to the site is provided via a single driveway on Washington Avenue mid-way between Pheasant Hill Road and Malilly Road. In addition, an existing gravel road off Washington Avenue just north of Meloon's Florists will be used to access a bus and staff car parking area (2 buses, 10 staff vehicles). The primary driveway on Washington Avenue accesses a 38 space parking lot for the proposed facility. Additional parking, particularly for users of the proposed tennis courts, will occur on Pheasant Hill Drive (approximately 20 spaces). The proposed athletic fields will include 6 tennis courts, and a large field serving as (overlapping uses) a baseball field, football/soccer field and softball field. The field(s) would be primarily be used for practice. The only games hosted would be junior varsity games, except for tennis, which would include varsity games.

The purpose of this traffic impact study is to assess the impact of new traffic generated by the proposed project on roadways in the immediate vicinity of the site.

Pre-Development PM Peak Hour Traffic

Traffic impact analysis is typically performed for traffic conditions that occur during the weekday PM peak hour, as this is usually the time of heaviest traffic flow that occurs on a weekday. Projected weekday PM peak hour traffic volumes for Washington Avenue @ Pheasant

Hill Road were obtained from the traffic study conducted for the Washington Park project by the consulting firm of Wilbur Smith Associates. The projected volumes from this report were for the year 2000. To project this data to 2001, MDOT traffic count data on Washington Avenue was reviewed for recent growth trends. For Washington Avenue south of Allen Avenue, growth from 1998 to 1999 was 1 percent. Accordingly, the 2000 PM peak hour traffic volumes were increased by 1 percent to estimate 2001 pre-development traffic volumes. Estimated PM peak hour volumes for the intersection of Washington Avenue @ Pheasant Hill Road are shown on Figure 2 on the following page.

Site Generated PM Peak Hour Traffic

The report Trip Generation - Sixth Edition¹ is typically used to estimate site generated traffic. Unfortunately there is no data in this publication for multipurpose athletic fields. The only land use for which data is available is for Tennis Courts (ITE land use code 491). Applying the applicable rates (3.88 trips per court) to the 6 proposed tennis courts yields an estimated trip generation of 24 trips. No data is available on directional distribution, but it is likely that during the PM peak hour more vehicles would be leaving than entering; in this case a 1:2 ratio of entering and exiting traffic was assumed, with 8 trips entering and 16 exiting. For the general parking lot (38 spaces) it was assumed that about 75% of the vehicles would “turn over” thus yielding about 30 vehicle trips with 10 entering and 20 exiting. For the bus and staff parking area it was assumed that all would “turn over” yielding 12 vehicle trips, with 4 entering and 8 exiting. Total trip generation was thus estimated at 66 trips, with 22 entering and 44 exiting. These new trips were assigned to roadways in the vicinity of the site based upon the directional distribution data obtained from the PM peak period count data and on professional judgement. Figure 3 on the following page presents the estimated assignment of PM peak hour site generated traffic volumes in the vicinity of the site.

¹ Institute of Transportation Engineers, 1997

Post-Development PM Peak Hour Traffic

Post-development conditions are estimated by adding net site generated traffic volumes to the "base" or pre-development volumes. Figure 4 on the following page presents projected 2001 post-development weekday PM peak hour traffic.

Operational Assessment Pre/ Post-Development Traffic Volumes

Capacity analysis was performed for the pre- and post-development PM peak hour traffic projections for the intersection of Washington Avenue @ Pheasant Hill Road per the procedures contained in the Highway Capacity Manual². This analysis was performed only for the post-development traffic projections at the site access. Capacity analysis provides a quantitative assessment of the quality of traffic flow at an intersection, and "rates" this quality in terms of its Level of Service (LOS). LOS ratings range from A to F, and much like a school rank card, A indicates very good conditions, and F indicates extremely congested conditions with long delays.

LOS for unsignalized intersections is based upon average control delay, which takes into account deceleration entering a queue, the delay involved in waiting in a vehicle queue and start-up delay. The relationship between LOS and average control delay is shown below:

² Special Report 209, Highway Capacity Manual, Third Edition, Transportation Research Board, 1998

Level of Service Measurement for Unsignalized Intersections

Level of Service	Average Total Delay Per Vehicle
A	≤ 10 Seconds
B	>10 - ≤ 15 Seconds
C	>15 - ≤ 25 Seconds
D	>25 - ≤ 35 Seconds
E	>35 - ≤ 50 Seconds
F	≥ 50 Seconds

The results of the analysis is shown below. As can be seen, the proposed development

Unsignalized Intersection Analysis

2001 PM Peak Hour

Location	Pre-Development		Post-Development/ Apartment Rate	
	LOS	Average Total Delay (sec)	LOS	Average Total Delay (sec)
Washington @ Pheasant Hill				
Left from Washington SB	B	13.0	B	13.2
Left from Pheasant Hill	F	311.0	F	446.7
Right from Pheasant Hill	D	28.3	B	29.7
Washington @ Site Drive				
Left from Washington SB	NA	NA	B	11.9
Left from Site	NA	NA	F	138.0
Right from Site	NA	NA	C	24.2

As can be seen, the proposed development will not substantially alter the level of service at the intersection of Washington Avenue @ Pheasant Hill Road; however, the delay for the left turn from Pheasant Hill is expected to increase. Delays to the left turn exiting the site driveway are also projected to be high. These high delays are to be expected for minor streets on a major arterial roadway such as Washington Avenue. Delay studies conducted on minor streets on a major arterial such as Washington Avenue have indicated that actual delays are substantially lower than the analysis would indicate.

Safety

The publication Maine Department of Transportation High Accident Location Listing 1997-1999³ was reviewed to see if there were any High Accident Locations in the vicinity of the site. No locations in the vicinity of the site were included in the listing.

³ MDOT Accident Records Section, 2000

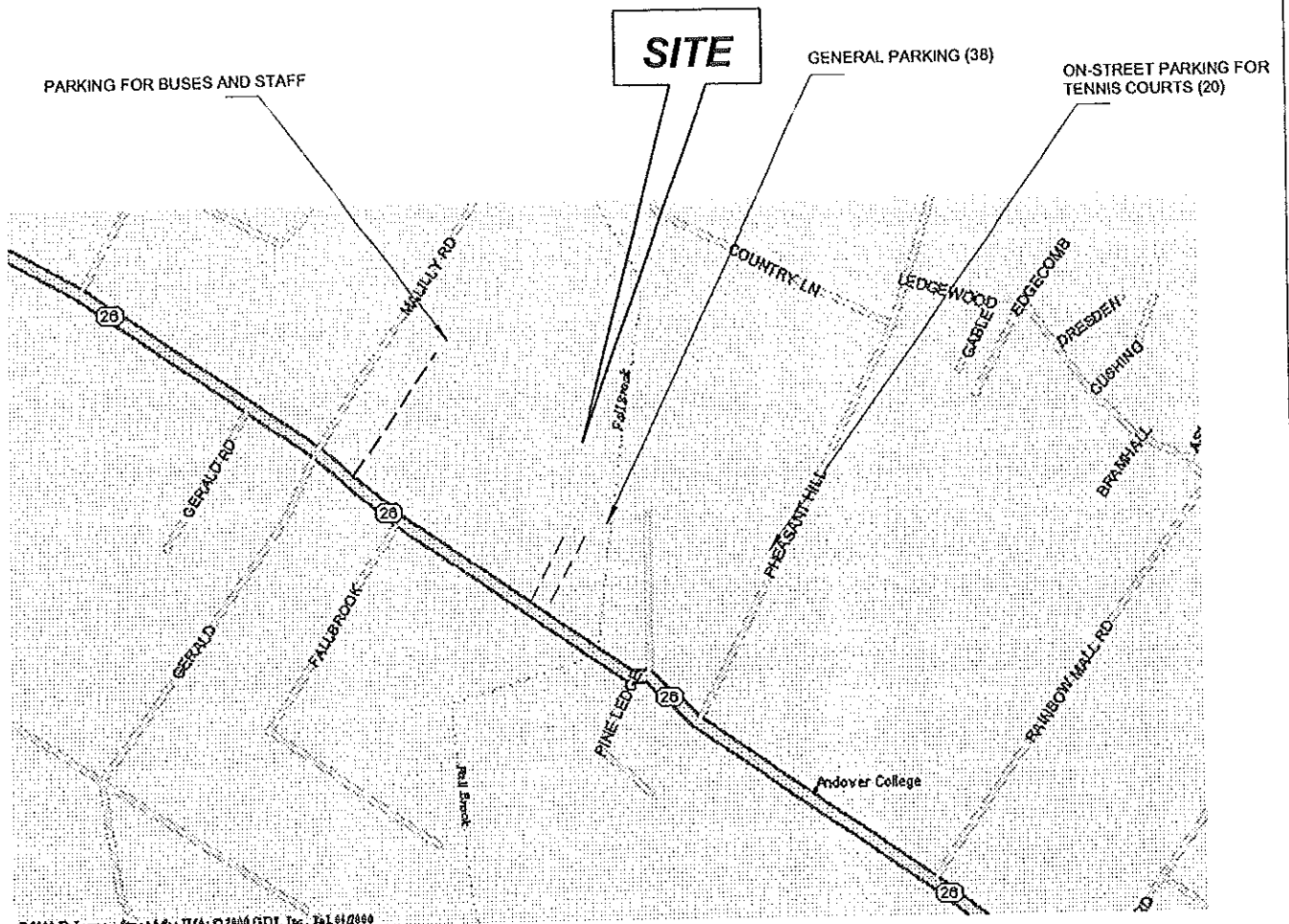


Figure 1
SITE LOCATION AND ACCESS

CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY



EATON
TRAFFIC
ENGINEERING

2 Miranda St. - Brunswick, Maine
(207) 725-9805 Fax (207) 725-0847

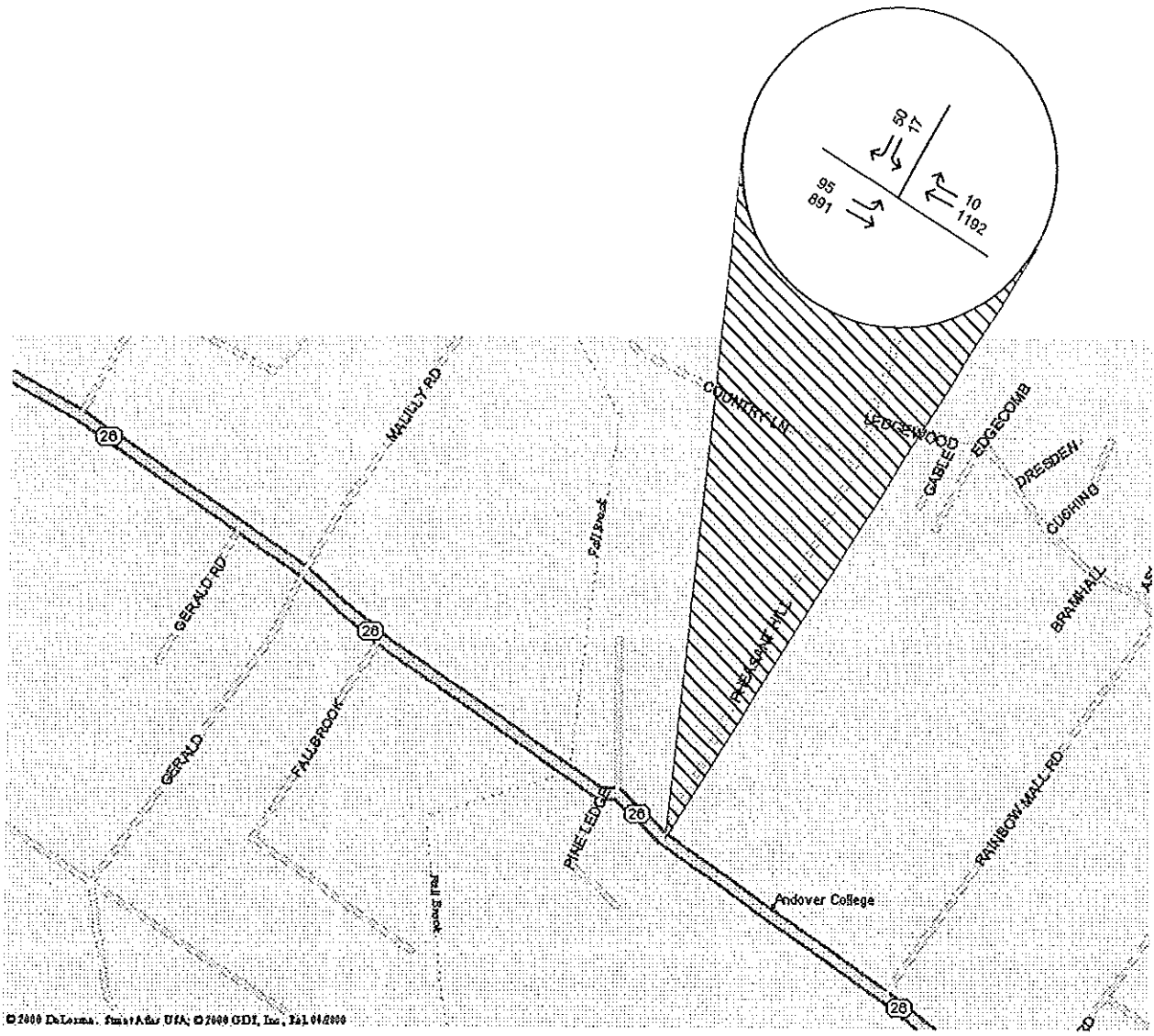


Figure 2
ESTIMATED 2001 PM PEAK HOUR TRAFFIC - PRE-DEVELOPMENT

CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY



EATON
TRAFFIC
ENGINEERING

2 Miranda St. - Brunswick, Maine
(207) 725-9605 Fax (207) 725-0847

The Jesuit College Preparatory School of Maine

CHEVERUS

267 Ocean Avenue Portland, Maine 04103-5798

November 13, 2000

Mr. Richard Knowland
Senior Planner
City of Portland
Planning and Urban Development
389 Congress Street
Portland, ME 04101

Dear Mr. Knowland,

It is my understanding that Cheverus High School is seeking approvals from the City of Portland to construct an outdoor athletic facility on the former Roak's Seven Acre Greenhouse property which abuts my property.

If the necessary City approvals are obtained, and negotiations with Meloon's for the subsequent acquisition of the pertinent property are successful, it is reasonable to expect that Cheverus High School will be able to access the parking lot next to my retail store in the event that their primary lot becomes filled during athletic events.

Sincerely,



Don Hutchins
Owner
Meloon's, Inc.
963 Washington Avenue
Portland, ME 04103

J. B. BROWN & SONS

482 CONGRESS STREET
P.O. BOX 207
PORTLAND, MAINE 04112
PHONE 207-774-5908
FAX 207-774-0898

November 14, 2000

Father John Keegan, S.J.
Principal
Cheverus High School
Portland, Maine 04103

Dear Father Keegan:

This letter will confirm our recent conversation with Mike Komich, wherein I agreed that J.B. Brown & Sons would be willing to grant Cheverus High School a pedestrian license for access to the tennis courts which are to be constructed on the former Roak property. As you know J.B. Brown & Sons owns a parcel of land about 10 feet wide between Pheasant Hill Road and the former Roak property. We can determine the exact location of the area subject to the license at a later date, but it would be within this 10-foot wide parcel in the area where the proposed tennis courts are closest to Pheasant Hill Road.

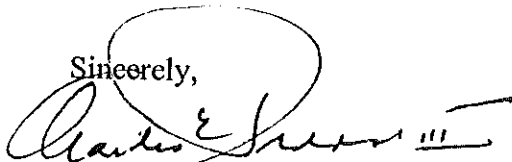
Our agreement to grant this pedestrian license is conditioned upon the Portland Planning Board allowing parking within Pheasant Hill Road for Cheverus baseball, softball and tennis events. If the Planning Board does not allow parking within Pheasant Hill Road, there would be no need for the license. Further, the License would provide that J.B. Brown & Sons would be indemnified and held harmless for any injuries, claims or damages arising as a result of the use by any person of the area in question.

As I have explained, all available parking within Washington Park is required for our existing tenants and the new office building under construction. Therefore, there shall not be any parking allowed on the J.B. Brown & Sons property.

We trust our position is clear and look forward to working with you once Cheverus has received the requisite Planning Board approvals.

Please let me know if you have any questions.

Sincerely,



Charles E. Prinn, III
President
J.B. Brown & Sons

cc: Mike Komich

TYPICAL PEDESTRIAN BRIDGES

ELEGANT AND DURABLE HARDWOOD BRIDGES

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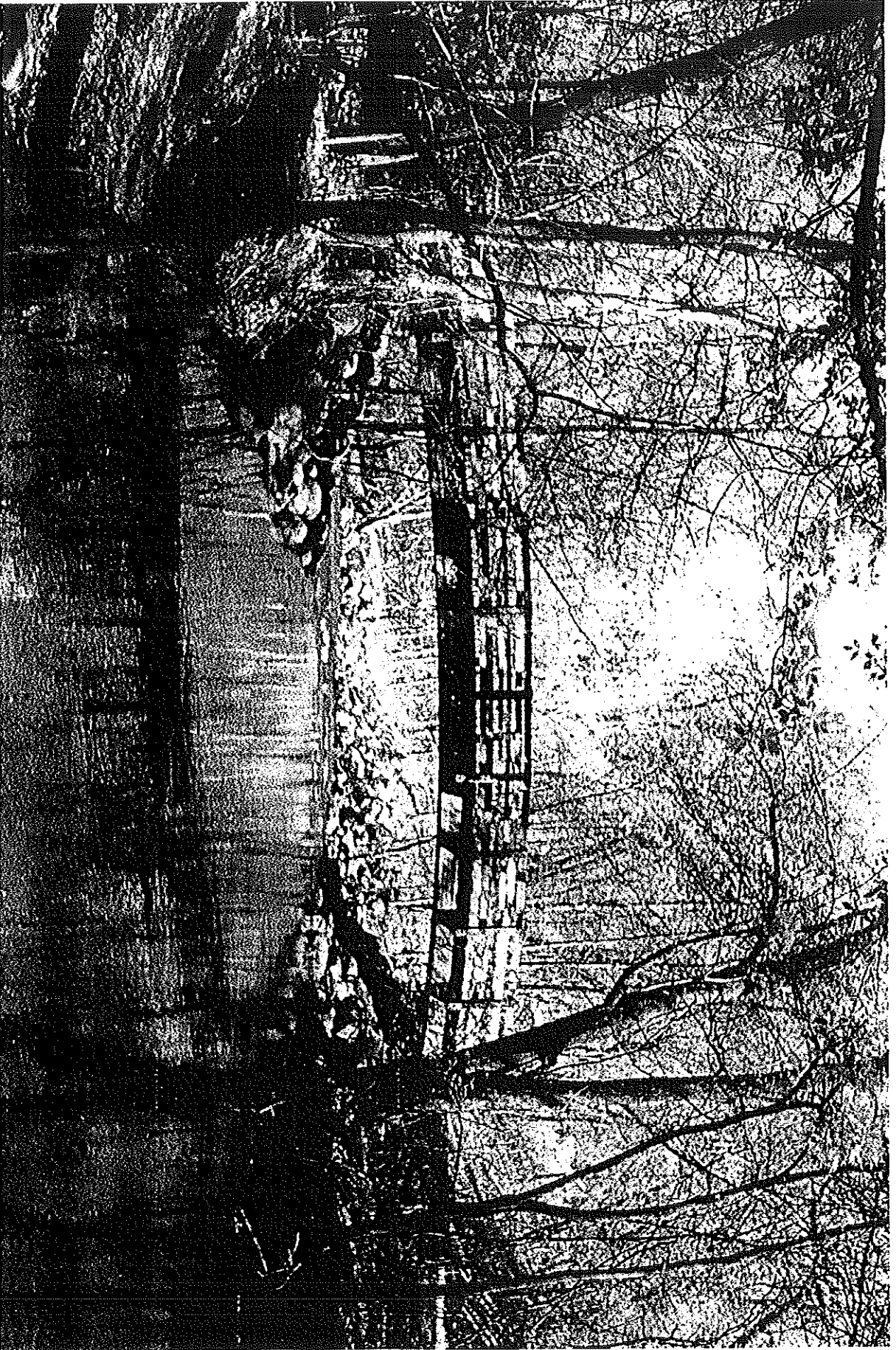
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TYPICAL PEDESTRIAN BRIDGE



STRIMMER

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose Building Permit Application

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

Location/Address of Construction: 937 WASHINGTON AVE @ (Meloon's Florist)

Total Square Footage of Proposed Structure 600 SF Square Footage of Lot 300,000 SF ±

Tax Assessor's Chart, Block & Lot Number 141 A 009 Owner: CHEVERUS HIGH SCHOOL 267 OCEAN AVE PORTLAND MAINE Telephone#: 774-6238 Chart# Block# 14026 Lot# 72

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: Cost Of Work: \$ 75,000 Fee: \$ 474.00

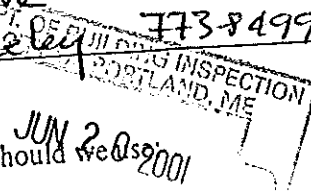
Current use: Greenhouse / VACANT
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: BALL FIELD See plans 600 SF
Project description: SPORT FIELDS & Maintenance Bldg 80' x 30'

Contractor's Name, Address & Telephone: KEELY CONST Co inc PO BOX 1074 PORTLAND MAINE 04104 773-8499

Applicants Name, Address & Telephone: CHEVERUS HS 267 OCEAN AVE 773-8499

Who should we contact when the permit is ready: J Keely Telephone: 773-8499

If you would like the permit mailed, what mailing address should we use: We have



Rec'd By: 6/20/01

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

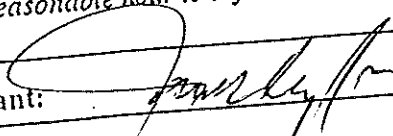
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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

Signature of applicant:



Date: 6-20-01

ENSP
copy

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

PORTLAND, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 171-A-Lot #: 009
[Recommended but not required by FPMO]

Project Description: Construct Athletic fields (tennis-softball-soccer) ; storage/maint bl and foot bridge over the tid.
[Recommended but not required by FPMO]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

mbp. Copy



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for the Elevation Certificate is estimated to average 2.25 hours per response. Burden means the time, effort, or financial resources expended by persons to generate, maintain, retain, disclose, or provide information to the Federal Emergency Management Agency (FEMA). You are not required to respond to the collection of information unless a valid OMB control number is displayed in the upper right corner of each form. You may send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (3067-0077). Do not send completed form(s) to the above address. To obtain or retain benefits under the National Flood Insurance Program (NFIP), you must respond to this collection of information.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR-F).

The Elevation Certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance that specifies minimum requirements for reducing flood losses. One such requirement is that the community obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to comply with this requirement.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent ground elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

FEDERAL EMERGENCY MANAGEMENT AGENCY
 NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
 Expires July 31, 2002

Important: Read the instructions on pages 1 -7.

SECTION A - PROPERTY OWNER INFORMATION				For Insurance Company Use
BUILDING OWNER'S NAME Cheverus High School			Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 267 Ocean Ave, Portland			Company NAIC Number	
CITY Portland	STATE ME	ZIP CODE 04103		
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 171-A-009 - 965 Washington Ave				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.)				
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.###" or ##.#####")		HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983		SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER 230051		B2. COUNTY NAME Cumberland		B3. STATE ME	
B4. MAP AND PANEL NUMBER 7	B5. SUFFIX C	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE December 8, 1998	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 51

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum _____ Conversion/Comments _____

Elevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? Yes No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	_____ ft.(m)	License Number, Embossed Seal, Signature, and Date
<input type="checkbox"/> b) Top of next higher floor	_____ ft.(m)	
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	_____ ft.(m)	
<input type="checkbox"/> d) Attached garage (top of slab)	_____ ft.(m)	
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building	_____ ft.(m)	
<input type="checkbox"/> f) Lowest adjacent grade (LAG)	_____ ft.(m)	
<input type="checkbox"/> g) Highest adjacent grade (HAG)	_____ ft.(m)	
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	_____	
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3h	_____ sq. in. (sq. cm)	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME		LICENSE NUMBER	
TITLE	COMPANY NAME		
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.			Policy Number
CITY	STATE	ZIP CODE	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO and ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E3. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number ____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ft.(m) in.(cm) above or below (check one) the highest adjacent grade.
- E3. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME _____

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____
- G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE

COMMENTS

Check here if attachments

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A - PROPERTY OWNER INFORMATION

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM, and a pamphlet titled "Guide to Flood Maps," are available from the Federal Emergency Management Agency (FEMA) website at <http://www.fema.gov> or by calling 1-800-427-4661. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area.

Item B1. NFIP Community Name & Community Number. Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the *NFIP Community Status Book*, available on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

Item B2. County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

Item B3. State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

Item B4. Map and Panel Number. Enter the 10-digit number shown on the FIRM panel where the building or manufactured (mobile) home is located. The first six digits will not match the NFIP community number: 1) when the sixth digit is a "C" in which case the FIRM panel is in a countywide format; or 2) when one community has annexed land from another community but the FIRM panel has not been updated to reflect this annexation. If the sixth digit is a "C," it is followed by a four-digit map number. For maps not in countywide format, enter the "community panel number" shown on the FIRM.

Item B5. Suffix. Enter the suffix letter shown on the FIRM panel that includes the building's location.

Item B6. FIRM Index Date. Enter the effective date or map revised date shown on the FIRM Index.

Item B7. FIRM Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the FIRM panel. This will be the latest of all dates shown on the map. The current FIRM panel effective date can be determined by calling 1-800-427-4661.

Item B8. Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1-A30, V, VE, V1-V30, AH, AO, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

Item B9. Base Flood Elevation(s). Using the appropriate Flood Insurance Study (FIS) Profile, Flood Elevation Table, or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site. If the building is located in more than one flood zone in Item B8, list all appropriate BFEs in Item B9. BFEs are shown on a FIRM or FIS Profile for Zones A1-A30, AE, AH, V1-V30, VE, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the AR BFE if the building is located in any of Zones AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. In A or V zones where BFEs are not provided on the FIRM, the community may have established BFEs or obtained BFE data from other sources. For subdivisions and other developments of more than 50 lots or 5 acres, establishment of BFEs is required by the community's floodplain management ordinance. If the BFE is obtained from another source, enter the BFE in Item B9.

Item B10. Indicate the source of the BFE that you entered in Item B9.

Item B11. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced.

Item B12. Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). Federal flood insurance is prohibited in designated CBRS areas for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS designation. An information sheet explaining CBRS areas may be obtained on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO, or if this certificate is being used to support a LOMA or LOMR-F. If the building is located in Zone AO or Zone A (without BFE), complete Section E instead.

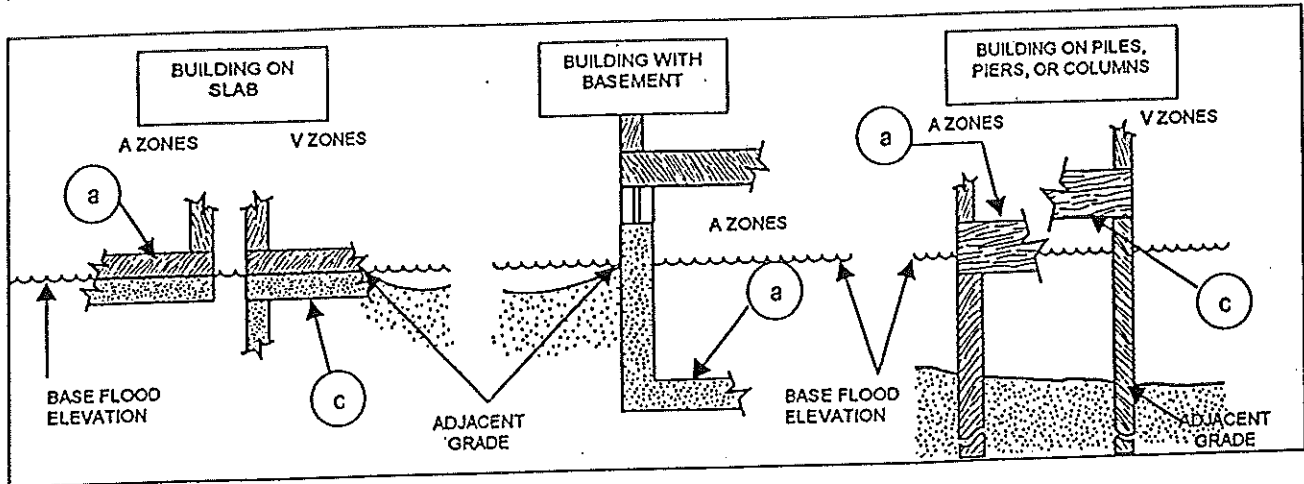
Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be required when construction is complete.

Item C2. Select the diagram on pages 6 and 7 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C3a-g. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified, or provide a sketch or photograph of the building and enter all elevations in Items C3a-g.

Item C3. Indicate whether the elevation reference mark (benchmark) used during the field survey is an elevation mark on the FIRM. If it is not, indicate the source and datum for the elevation. Vertical control benchmarks other than those shown on the FIRM are acceptable for elevation determinations. Show the conversion from the field survey datum used to the datum used for the BFE(s) entered in Item B9. All elevations for the certificate must be referenced to the datum on which the BFE is

based. Show the datum conversion, if applicable, in this section or in the Comments area of Section D. For property experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for determining building elevations. Enter elevations in Items C3a-g to the nearest tenth of a foot (in Puerto Rico, nearest tenth of a meter).

Items C3a-d. Enter the building elevations indicated by the selected building diagram (Item C2) in Items C3a-e. Elevation for top of attached garage slab (d) is self-explanatory and is not illustrated in the diagrams. If the building is located in a V zone on the FIRM, complete Item C3c. If the flood zone cannot be determined, enter elevations for all of Items C3a-g. For buildings in A zones, elevations a, b, d, and e should be measured at the top of the floor. For buildings in V zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). If any item does not apply to the building, enter "N/A" for not applicable.



Item C3e. Enter the lowest elevation of machinery or equipment in an attached garage, enclosure, or open utility platform that provides utility services for the building. If the machinery or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. If this item does not apply to the building, enter "N/A" for not applicable.

Items C3f-g. Adjacent grade is defined as the elevation of the ground, sidewalk, patio, or deck support immediately next to the building. Use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot if this certificate is being used to support a request for a LOMA or LOMR-F.

Items C3h-i. Enter the number of permanent openings (flood vents) in the walls supporting the building that are no higher than 1.0 foot above the adjacent grade. Determine the total area of all such openings in square inches (square cm, in Puerto Rico), and enter the total in Item C3i. If the building has no permanent openings (flood vents) within 1.0 foot above adjacent grade, enter "0" (zero) for each of Items C3h and C3i.

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place embossed seal and signature in the box next to elevations in Section C. A flat stamp is acceptable only in states that do not authorize use of an embossed seal over the signature of a professional. You are certifying that the information in Sections A, B, and C on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D, on the back of the certificate, to provide datum, elevation, or other relevant information not specified on the front.

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO
& ZONE A (WITHOUT BFE)**

Complete Section E if the building is located in Zone AO or Zone A (without BFE). Otherwise, complete Section C instead.

Item E1. Select the diagram on pages 6 and 7 that best represents the building; then enter the diagram number. If you are unsure of the correct diagram, select the diagram that most closely resembles the building, or provide a sketch or photograph.

Item E2. Enter the height in feet and inches (meters and centimeters, in Puerto Rico) of the top of the bottom floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG). For post-FIRM buildings in Zone AO, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth on the FIRM. Buildings in Zone A (without BFE) may qualify for a lower insurance rate if an engineered BFE is developed at the site.

Item E3. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements taken by a property owner or property owner's representative when responding to Sections A, B, and E. The address entered in this section must be the actual mailing address of the property owner or property owner's representative who provided the information on the certificate.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. If the authorized community official completes Sections C, E, or G, complete the appropriate item(s) and sign this section.

Check **Item G1** if Section C is completed with elevation data from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. Indicate the source of the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by law to certify elevation information, and you performed the actual survey for a building in Zones A1-A30, AE, AH, A (with BFE), V1-V30, V, AR, AR/A, AR/A1-A30, AR/AE, AR/AH, or AR/AO, you must also complete Section D.

Check **Item G2** if information is entered in Section E by the community for a building in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

Check **Item G3** if the information in Items G4-G9 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C of the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, as constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G4-G9 provide a way to document these determinations.

Item G4. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G5. Date Permit Issued. Enter the date the permit was issued for the building.

Item G6. Date Certificate of Compliance Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G7. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G8. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

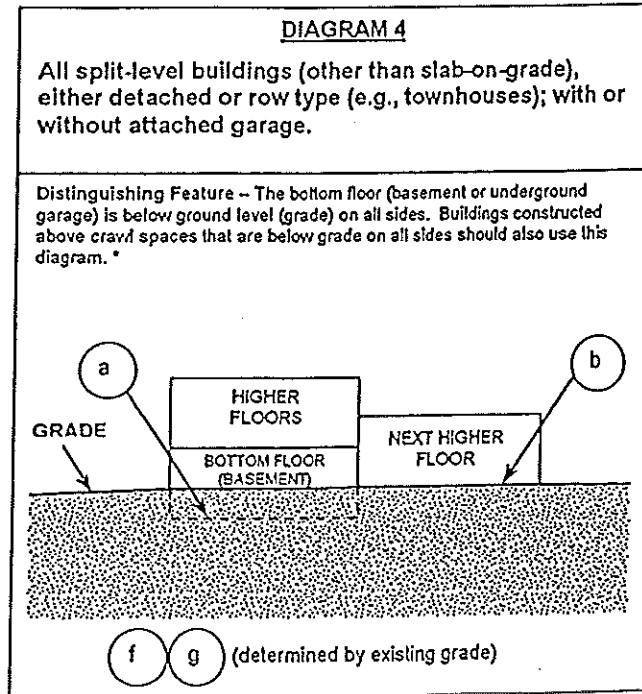
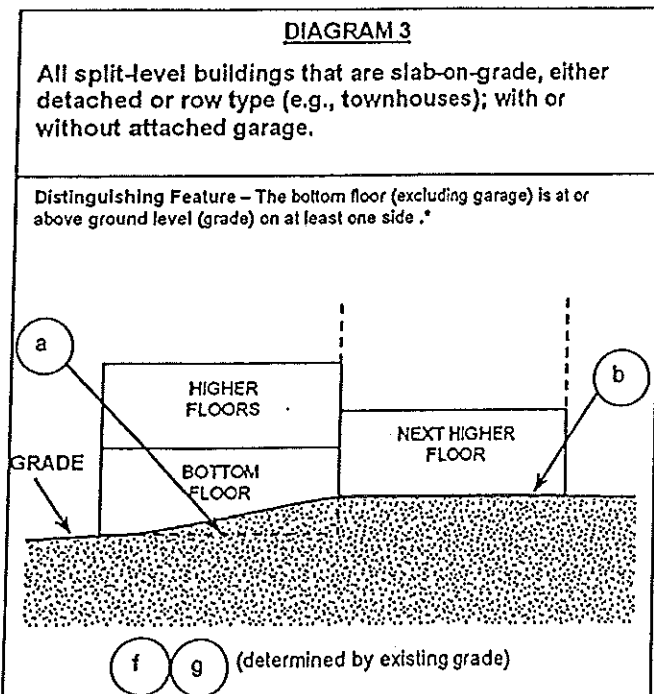
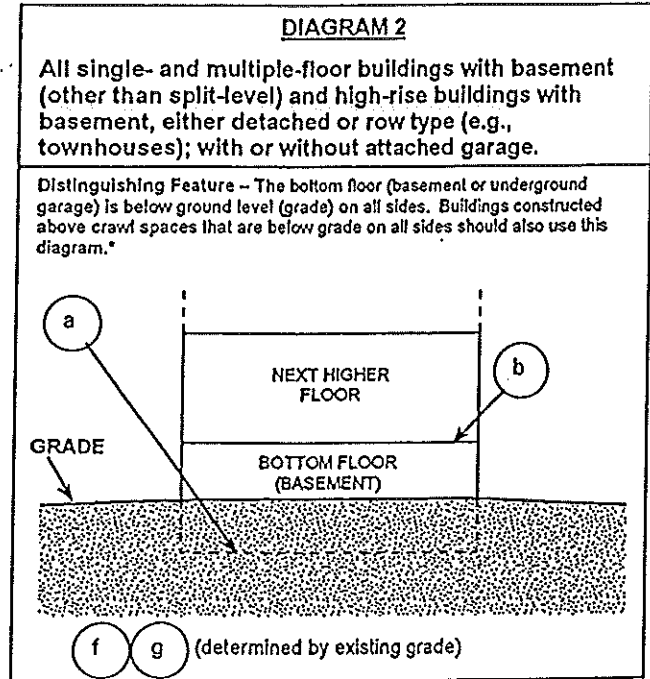
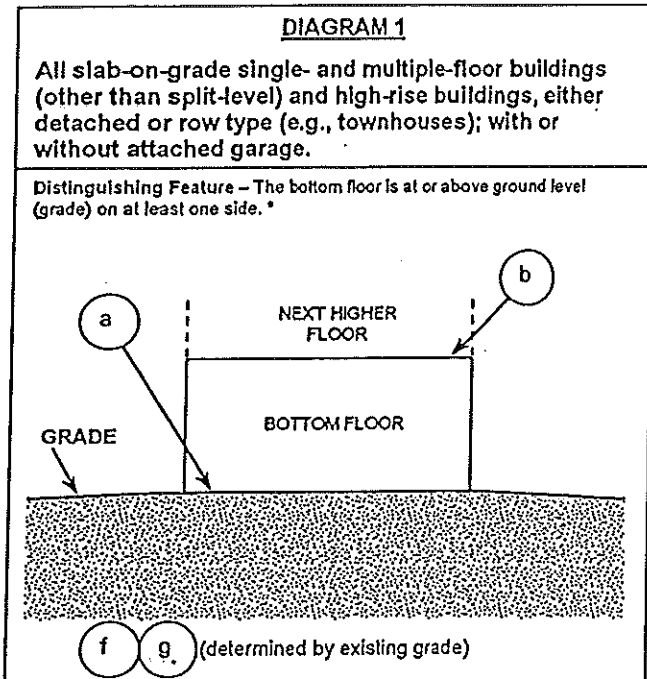
Item G9. BFE. Using the appropriate FIRM panel, FIS, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

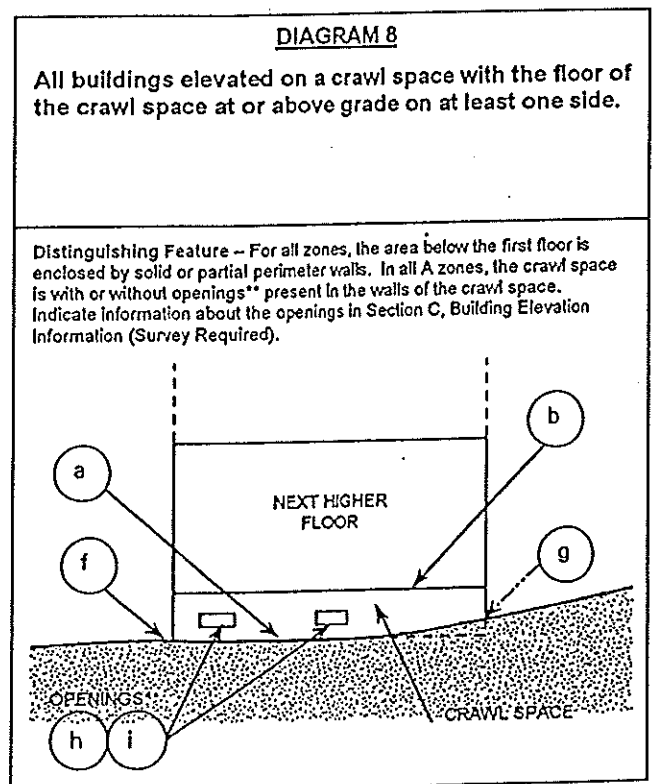
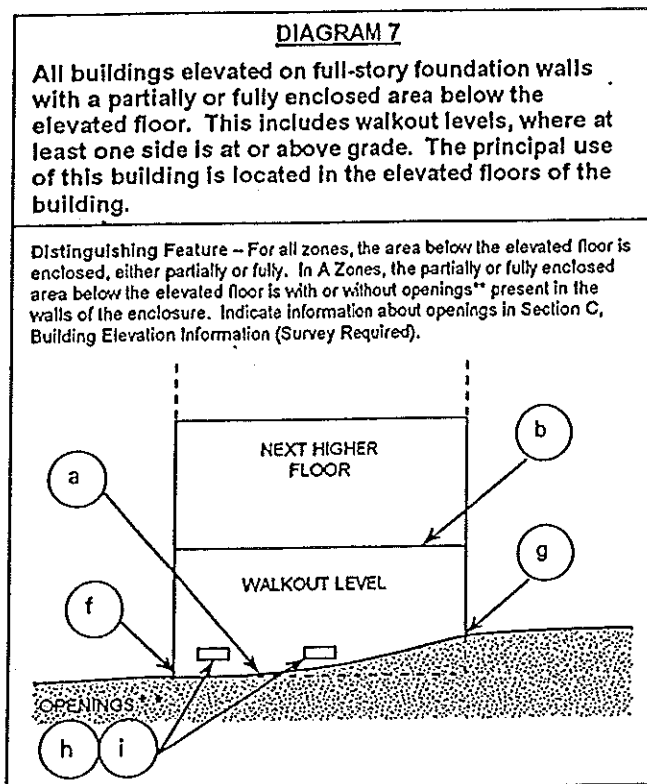
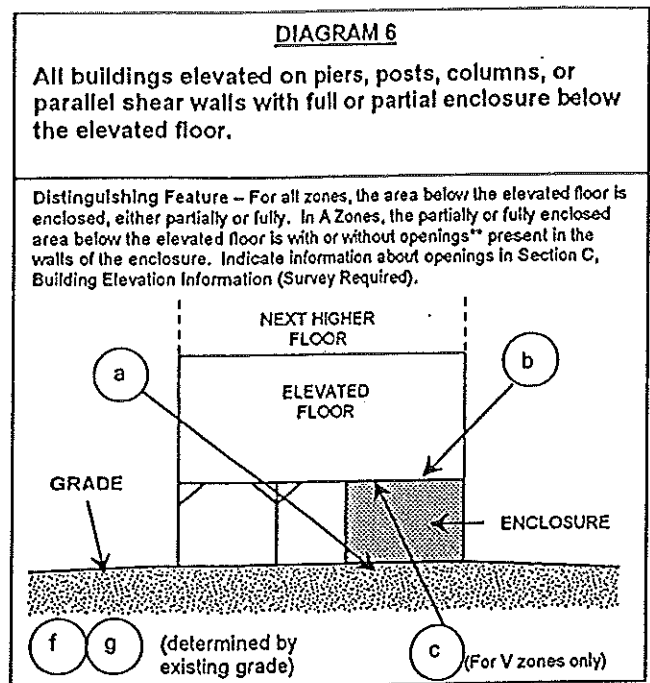
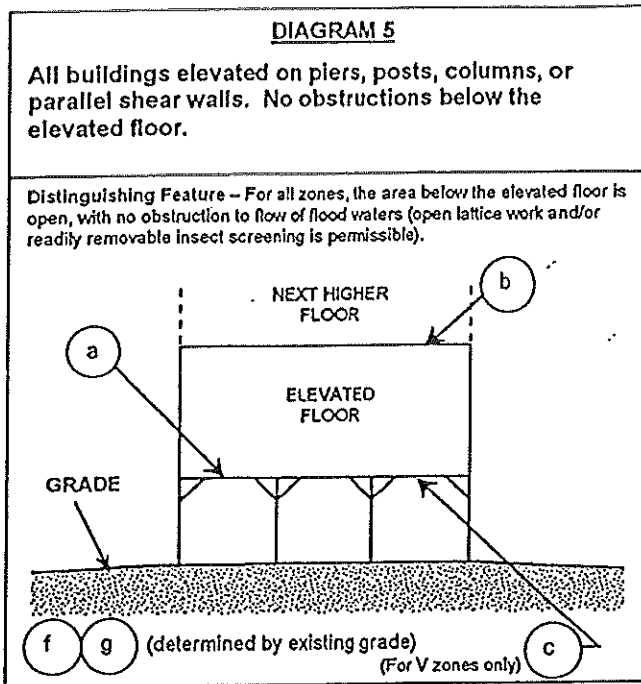
BUILDING DIAGRAMS

The following eight diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item C2 and the elevations in Items C3a-C3g.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.



** An "opening" (flood vent) is defined as a permanent opening in a wall that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawl spaces with a total net area of not less than one square inch for every square foot of area enclosed. Each opening must be on different sides of the enclosed area. If a building has more than one enclosed area, each area must have openings on exterior walls to allow floodwater to directly enter. The bottom of the openings must be no higher than one foot above the grade underneath the flood vents. Alternatively, you may submit a certification by a registered professional engineer or architect that the design will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening.

Mangle

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

20000176

I. D. Number

Cheverus High School

Applicant

267 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

Michael Komlch

Consultant/Agent

9/13/00

Application Date

Washington Ave

Project Name/Description

963 Washington Ave, Portland Maine 04103

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- Office
- Retail
- Manufacturing
- New Building
- Warehouse/Distribution
- Building Addition
- Parking Lot
- Change Of Use
- Residential
- Other (specify) Athletic Fields

600 sf

Proposed Building square Feet or # of Units

7.6

Acreage of Site

R3

Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 9/13/00

Fire Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

1/18/01

From: Marge Schmuckal
To: RICK KNOWLAND
Subject: Cheverus Athletic Fields off Washington Ave.- R-5 zone

Rick,

I have checked both the Floodplain maps and the Stream Protection requirements relating to the proposed fields and tennis courts.

Floodplain: (panel 7 of 17) The new storage and utility building is located over 132' from the stream. The floodplain area in that area is only 20' wide. It is not in the floodplain. The closest edge of the tennis courts are approx 60' from the stream, and the floodplain area is only 45' wide at this point. The tennis courts are not in the floodplain area. All development appears to be located well outside of the floodplain area.

Stream Protection: The development standards within a stream protection area restricts "buildings" and "parking" within 75 feet of the High Water Mark. There are no buildings or parking within the 75 feet of the HWM. The tennis courts and fences are approximately 60 feet of the HWM. Tennis courts and fences are NOT considered buildings nor structures and would not be required to meet this 75 foot setback from the HWM.

However, the Stream Protection Ordinance does state: "Filling of material within a stream protection zone shall require site plan review as a minor development in accordance with article V of this chapter." There should be a review of any fill to be brought in to level the area for the tennis courts. All "best management" techniques should be required to prevent any silting into the Fallbrook Stream, and to prevent any damage to the top of the embankment as shown on the applicant's plans.

There are no zoning violations as presently shown on this proposal.

CC: ALEX JAEGERMAN; PENNY LITTELL; Sarah Hopkins

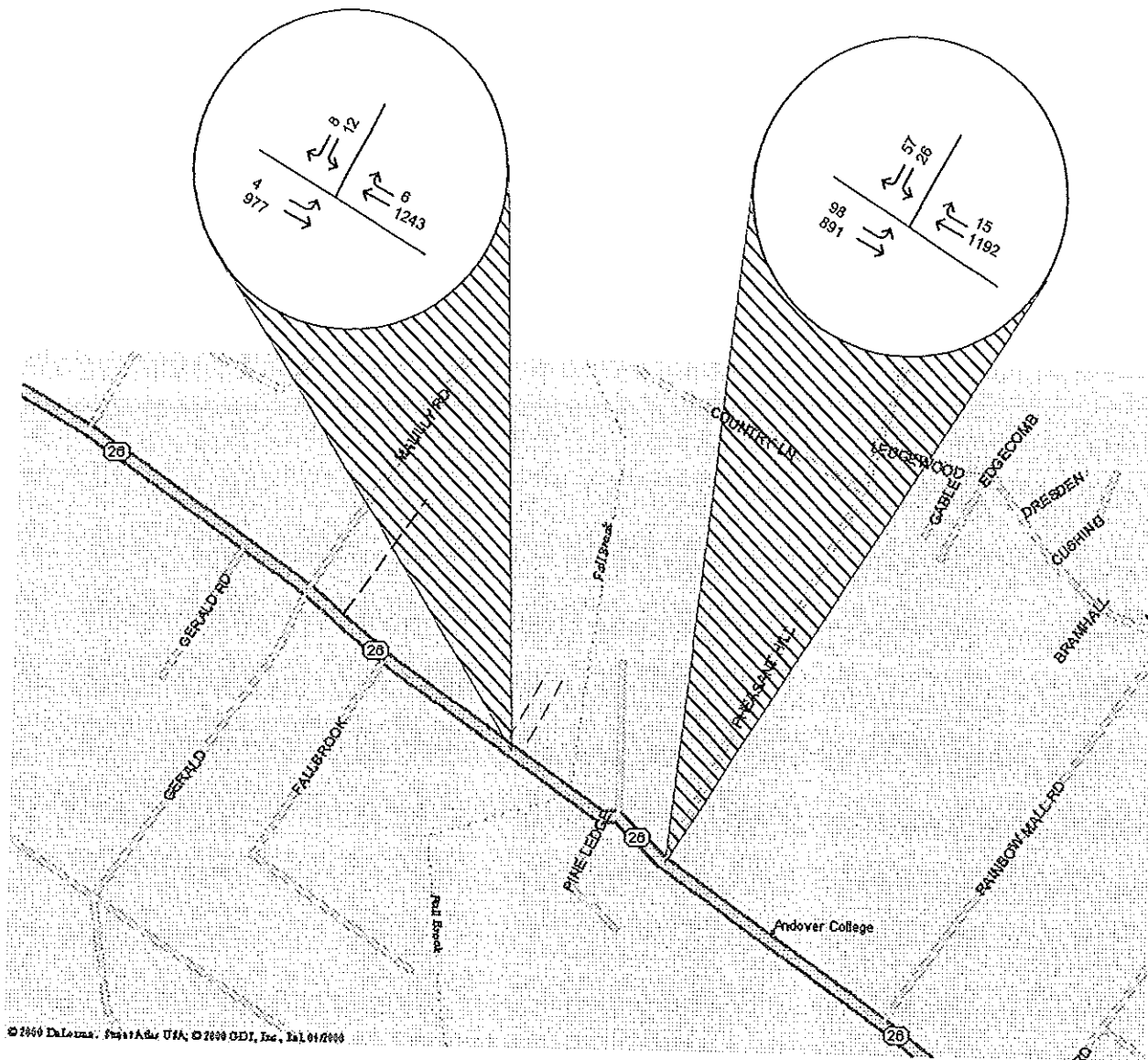


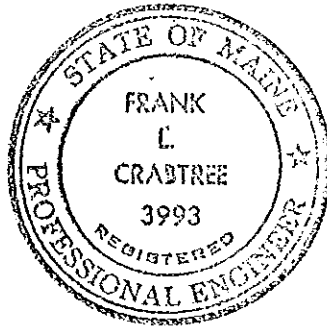
Figure 4
PROJECTED 2001 PM PEAK HOUR TRAFFIC - POST-DEVELOPMENT
CHEVERUS WASHINGTON AVENUE ATHLETIC FACILITY

CHEVERUS HIGH SCHOOL
WASHINGTON AVENUE ATHLETIC FACILITY

963 WASHINGTON AVENUE
PORTLAND, MAINE

PORTLAND LAND USE ORDINANCE
SITE PLAN REVIEW AND CONDITIONAL USE

SEPTEMBER 12, 2000



SUBMITTED BY
HARRIMAN ASSOCIATES
AUBURN, MAINE

CHEVERUS HIGH SCHOOL
WASHINGTON AVENUE ATHLETIC FACILITY
APPLICATION FOR SITE PLAN AND CONDITIONAL USE PERMIT
CITY OF PORTLAND PLANNING DEPARTMENT
PORTLAND, MAINE
Project No. 00146

SEPTEMBER 12, 2000

INTRODUCTION

Cheverus High School is a not-for-profit college preparatory secondary school sponsored by the Society of Jesus (Jesuits) of the New England Province. The Catholic Diocese of Portland began Cheverus High School in 1917 under the name Catholic Institute High School. The purpose of the school was to provide secondary school education to the young men of greater Portland. In its 83-year history, the school has been located on Free Street and then later on Cumberland Avenue. Since 1953, the school has been located on Ocean Avenue, its current and future site. The school welcomes qualified young people of any race, religion, or ethnic background. Beginning in September 2000, young women will join the ranks of Cheverus students for the first time. For this reason, additional athletic facilities will be needed.

The site for the additional outdoor athletic facilities is the former Roak's Greenhouses at 963 Washington Avenue, behind Meloon's Florist. The dilapidated greenhouses will be removed and replaced with grassed sportsfields and other associated facilities.

SECTION 14-525: SITE PLAN REVIEW

This summary will address the submission requirements for Site Plan Review.

SEC. 14-525.b. PLAN CONTENTS

1. Standard Boundary Survey:
 - a., b., c., d. Attached Existing Conditions by Land Services, Inc., dated 9-11-00.
 - e. Attached Site Plan, C20.1, dated 9-12-00.
2. Plans and Maps:
 - a. Existing soil conditions are shown on the attached USDA Soil Conservation Service medium intensity soil map #82 for Cumberland County. The soil type in this area is Buxton silt loam.
 - b. Topographic features: See drawing C20.1.
 - c. Building features: See drawing A1.
 - d. Abutting structures: See drawing C20.1.
 - e. Site utilities: See drawing C30.1.
 - f. Property: See Standard Boundary Survey.

- g. Access and pavements: See drawing C20.1.
- h-i. Landscape: See drawing L10.1.
- j-k. Existing features: See drawing C30.1. (No new fire hydrants proposed).
- l. Wetlands: A small amount of freshwater wetlands, approximately 10,000 sq.ft., will be disturbed by this project.
- m. Test Pits or Borings: Not needed for sportsfield and storage building construction.
- n. Erosion Control: See drawing C30.1.
- o. Recycling storage: Not Applicable for small athletic facility.

SEC. 14-525.c. WRITTEN STATEMENTS

Proposed Property

Owner/developer is: Cheverus High School
 267 Ocean Avenue
 Portland, ME 04103
 Contact: Michael Komich, Business Manager
 Tel. 207-774-6238

Current owner is: Donald & Leigh Roak
 937 Washington Avenue
 Portland, ME 04103

Estimated Cost of small building and sitework: \$590,000

1. The Washington Avenue site is one mile from the Cheverus High School campus, and is intended to be used for additional outdoor athletic fields. Proposed facilities include a baseball field, softball field, both of which are overlapped with a soccer/football field, six tennis courts, a small storage building(20' x 30'), and paved parking for 21 vehicles.
2. The parcel is approximately 7.5 acres. The new storage building will be approximately 600 s.f. of ground area. This small building yields less than 1% lot coverage. This will greatly reduce the lot coverage and impervious surface that now exists for the greenhouses.
3. Existing easements for Fall Brook Branch Combined Sewer are on the property in the area of Fall Brook(see the Boundary Survey). No new easement will be created.
4. No significant amount of solid waste is anticipated from this facility. Occasional trash bags from the sports participants(less than one cubic yard per month) will be taken to Cheverus High School and disposed with the school trash.
5. Currently, the existing house at #947 Washington Avenue has active water, sewer, and electric services. These will be abandoned when the house is removed. The water and electric services will be extended to the new storage/irrigation building for the irrigation

system. Vehicular access to the site is proposed both from Washington Avenue, at the existing house driveway and at the existing northerly driveway, and from a new driveway exit to Pheasant Hill Drive.

6. Surface drainage and stormwater: Stormwater runoff from the site flows directly into Fall Brook, which crosses the parcel. The proposed athletic fields, tennis courts, and parking will have less impervious surface than the existing greenhouses and gravel drives. The proposed reduction from 2.0 acres of impervious surface, to 1.5 acres will result in less storm runoff from the site. There is therefore no need for stormwater detention.

7. Anticipated Construction Schedule:

<u>Nov. 1, 2001:</u>	Erect silt fencing downslope of earthwork areas. Begin removal of old greenhouses and pavements, and begin earthwork for sports fields.
<u>Nov. 15, 2001:</u>	In low flow conditions, install box culvert and fill in Fall Brook for access drive.
<u>Dec. 15, 2001:</u>	Finish loaming and seeding all grass areas, with heavy winter mulch. Install field irrigation lines.
<u>April 1, 2001:</u>	Clean and maintain silt fence and erosion control measures throughout the site.
<u>April 15, 2001:</u>	Begin storage building construction and tennis courts.
<u>May 15, 2001:</u>	Begin parking lot and drive construction.
<u>June 1, 2001:</u>	Re-seed where necessary on sports fields. Plant landscaping materials.
<u>July 1, 2001:</u>	Finish paving drives, parking, and tennis courts surfaces. Install fencing.
<u>Aug. 15, 2002:</u>	Clean-up around site; repair disturbed areas with seed and mulch. Remove erosion control measures when stabilization is complete.

8. Maine Department of Environmental Protection, Natural Resource Protection Act(NRPA) permit will be needed. It will include a Tier 1 wetland permit, soil disturbance within 100' of a stream, and a stream crossing for the access drive. The permit will be obtained in the fall of 2000, prior to November 2000 construction.

9. Financial Capacity: Cheverus intends to fund the project through its Capital Campaign fund. A letter of commitment from Cheverus is attached.

Technical Capacity: Cheverus High School owns and operates existing buildings and athletic facilities on their campus, and this proposed facility will be operated by the same staff.

10. Title, Right, and Interest: See attached purchase agreement and deed.

11. In this urban neighborhood on the site of existing commercial development there are no unusual natural areas and no known archeological sites. Fall Brook through the easterly side of the property will not be disturbed by development, except for the driveway crossing and box culvert, and will maintain most of its current vegetation setting. Existing trees and scrub growth along the brook will remain as shown on drawing L10.1. Fill and earthwork will be done as close as 20' from the brook in two areas near the ball field.

12. Final Drawings will be available as CADD files.

13. There will be no significant amount of solid wastes generated by this site to require recycling.

R-3 CONDITIONAL USE - SECTION 14-88

Placing high school athletic facilities in a Residential R-3 zone is a Conditional Use, according to Sec. 14-88,(3) "Institutional". Following are the Conditional Use regulations:

1. Residential: Not Applicable.
2. Commercial: Not Applicable.
3. Institutional: Secondary school, Planning Board shall be substituted for the Board of Appeals as the reviewing authority.
 - i. Expansion of athletic facilities on the Cheverus High School campus on Ocean Avenue is not viable due to lack of contiguous available space. An athletic facility on the Roak's Washington Avenue parcel is favorable, since it is only one mile from the school and it would turn a dilapidated commercial site into mostly greenspace.
 - ii. There will be only minor displacement of residential use, since the former Roak's greenhouse was a 'commercial' use. The only existing residential portion of the parcel is house #947 Washington Avenue. The demolition of the old buildings and pavements in the existing greenhouse site, and replacement with grass sports fields is certainly an improvement aesthetically.
 - iii. Minimum lot size for a school facility is 2 acres. This site is more than 7 acres.

- 4.a. Off-street Parking: A small parking lot is needed for the Washington Avenue athletic facility. The proposed lot adjacent to Washington Avenue will accommodate 19 cars and 2 busses.

CONDITIONAL USES - SECTION 14-474

- d) Authority: Substitute Planning Board for Board of Appeals.
- b)1) Application: All requirements of the application are included in this booklet.
- b)2) Public Hearing: Pending.
- b)3) Action of Board: Pending.
- c)1) Authorized Uses: Secondary school facility is an authorized conditional use.
- c)2) Standards: There will be no unusual characteristics of this site, nor any adverse impacts on the health, safety, or welfare of the public, due to the proposed school athletic facilities. Similar impacts are normal for school facilities in residential zones.
- d) Conditions: Pending.

ADDITIONAL ZONING ISSUES

Shoreland Regulations - Division 26

No buildings will be constructed within 75' of the Fall Brook high water line. The storage building floor elevation will be approximately 6' higher than the 100-year flood elevation of 53.0.

Clearing of vegetation within 75' of the Fall Brook high water line will be done only as needed for construction of the approved athletic facilities. Approximately 0.4 acre of existing trees and brush will be removed within the 75' setback.

The parkinglot and driveways will be setback more than 75' from the Fall Brook high water line, except the driveway crossing Fall Brook from Pheasant Hill Drive.

Flood Plain Management - Division 26.5

The 100-year flood plain boundary is shown on the attached Flood Insurance Rate Map(FIRM) dated 1986. Drawing C30.1 shows the more accurate boundary, based on the FIRM flood elevations and the ground survey contours. This shows that approximately 16,000 cubic feet of fill will be placed in the floodway as a result of the access drive and baseball backstop construction. This represents only 13 % of the

floodway capacity in the vicinity of Washington Avenue and Pheasant Hill Drive. This could result in only a 3" rise in water elevation, and is therefore considered negligible.

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

CHEVERUS HIGH SCHOOL
WASHINGTON AVENUE ATHLETIC FACILITY

Project Name, Address of Project

I.d. Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
(9-11-00)	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
"	(2)	Name and address of applicant and name of proposed development	a
"	(3)	Scale and north points	b
"	(4)	Boundaries of the site	c
"	(5)	Total land area of site	d
"	(6)	Topography - existing and proposed (2 feet intervals or less)	e
(9-12-00)	(7)	Plans based on the boundary survey including:	2
"	(8)	Existing soil conditions	a
"	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
"	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
"	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
NA	(12)	Location of on-site waste receptacles	e
"	(13)	Public utilities	e
"	(14)	Water and sewer mains	e
"	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
"	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
"	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
"	(18)	Parking areas	g
NA	(19)	Loading facilities	g
"	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
"	(21)	Curb and sidewalks	g
(9-12-00)	(22)	Landscape plan showing:	h
"	(23)	Location of existing proposed vegetation	h
"	(24)	Type of vegetation	h
"	(25)	Quantity of plantings	h
"	(26)	Size of proposed landscaping	h
"	(27)	Existing areas to be preserved	h
"	(28)	Preservation measures to be employed	h
"	(29)	Details of planting and preservation specifications	h
"	(30)	Location and dimensions of all fencing and screening	i
NA	(31)	Location and intensity of outdoor lighting system	j
"	(32)	Location of fire hydrants, existing and proposed	k
(9-12-00)	(33)	Written statement	c
"	(34)	Description of proposed uses to be located on site	l
NA	(35)	Quantity and type of residential, if any	l
(9-12-00)	(36)	Total land area of the site	b2
"	(37)	Total floor area and ground coverage of each proposed building and structure	b2
"	(38)	General summary of existing and proposed easements or other burdens	c3
"	(39)	Method of handling solid waste disposal	4

(9-12-00)	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
"	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
"	(42)	An estimate of the time period required for completion of the development	7
"	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
"	(44)	The status of any pending applications	8
"	(45)	Anticipated timeframe for obtaining such permits	h8
NA	(46)	A letter of non jurisdiction	h8
"	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- | | |
|--|--|
| <ul style="list-style-type: none"> - drainage patterns and facilities; - erosion and sedimentation controls to be used during construction; - a parking and/or traffic study; - a noise study; | <ul style="list-style-type: none"> - an environmental impact study; - a sun shadow study; - a study of particulates and any other noxious emissions; and - a wind impact analysis. |
|--|--|

Other comments:

SITE PLAN AND SUBDIVISION NOTES

Listed below are notes typically required on all site plans. These notes are listed in an effort to assist the applicant in preparing a site plan. This list is intended to supplement but not substitute the specific submission requirements of the site plan, subdivision, and other ordinances. The specific submission requirements are found in each ordinance and should be reviewed carefully by the applicant. Please note that different sites and developments may pose different site plan issues which affect the content of a site plan submission.



Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.



The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.



All powerline utilities shall be underground.



Sidewalks and curbing shall be designed and built with tip down ramps at all street corners, crosswalks and driveways in conformance with the City of Portland Technical and Design Standards and Guidelines.



All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition. [Note: the site plan should specify the erosion control device to be employed (silt fence, hay bale, etc.) as well as their location.]



All erosion control measures shall be installed prior to any site excavation or regrading.



All disturbed areas on the site not covered by buildings or paved areas shall be stabilized with loam and seed or other methods as required by Best Management Practices [see above.]



Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.



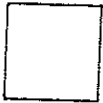
Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual groupings of trees designated for preservation prior to the onset of construction. Regrading shall not take place within the drip-line of trees designated for preservation. No storage or construction materials shall be permitted within the drip-line of trees to be preserved.

[For subdivisions]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferrable nor waivable by the developer.

[For Single Family Lots]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design.

The Jesuit College Preparatory School of Maine
CHEVERUS
267 Ocean Avenue Portland, Maine 04103-5798

September 11, 2000

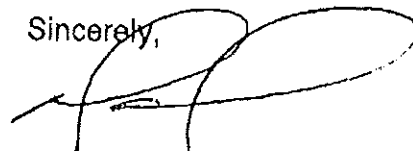
Mr. Richard Knowland
Assistant City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Dear Rick,

This letter is part of our September 12, 2000 application to the City of Portland for the conditional use of the former Roaks property on outer Washington Avenue for an outdoor athletic practice facility.

It is our intention to fund the cost of this master plan in its entirety from the proceeds of pledges received from our Capital Campaign. As of this date we have already received \$4.6 million dollars in pledges. It is our expectation that Peoples Heritage Bank, of Portland, Maine, will provide us with the required letter of credit by the City once the Master Plan has been approved.

Sincerely,



Michael S. Komich
Business Manager

CC: Frank Crabtree, P.E., Harriman Associates

PURCHASE AND SALE AGREEMENT

1. PARTIES. LEIGH A. ROAK and DONALD A. ROAK of Portland, Maine, whose mailing address is c/o Roak's Seven Acre Greenhouses, Inc., 415 Forest Avenue, Portland, Maine 04101 ("Sellers"), agree to sell, and CHEVERUS HIGH SCHOOL, a Maine corporation, whose mailing address is 767 Ocean Avenue, Portland, Maine 04103 ("Buyer"), agrees to buy, upon the terms and conditions hereinafter set forth, the real estate described in Paragraph 2 of this Agreement.

2. DESCRIPTION. The premises to which this Agreement applies consist of two certain lots or parcels of land, with all buildings and improvements thereon, and all rights and easements appurtenant thereto, located on or near Washington Avenue in Portland, Cumberland County, Maine, being Parcel I ("Parcel One") and Parcel II ("Parcel Two") described in a Quitclaim Deed With Covenant from Roak's Seven Acre Greenhouses, Inc. to the Sellers dated July 31, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14026, Page 72 (Parcels One and Two being collectively referred to herein as the "Premises"). The Premises are identified as Lots 7, 8 and 12 in Block A on Portland Tax Map 171. At Buyer's request, the Premises shall be conveyed utilizing a metes and bounds description based upon a survey of the Premises to be obtained by Buyer at Buyer's expense, provided, however, that said survey and description shall be acceptable to Sellers in Sellers' sole discretion.

3. DEED. The Premises are to be conveyed by a good and sufficient quitclaim deed with covenant, which deed shall convey good and clear record and marketable title to the Premises, free from all liens and encumbrances, except for easements, covenants and restrictions of record which do not, in the reasonable opinion of Buyer, adversely effect the use of the Premises.

4. PURCHASE PRICE. The purchase price for the Premises is Two Hundred Sixty-Nine Thousand Dollars (\$269,000.00), payable as follows:

(a) Ten Thousand Dollars (\$10,000.00) which has been paid as an earnest money deposit (the "Deposit"), which is to be held by The Boulos Company, One Canal Plaza, Portland, Maine 04101, in an interest-bearing account and disbursed in accordance with the terms and conditions of this Agreement; and

(b) Two Hundred Fifty-Nine Thousand Dollars (\$259,000.00) which is to be paid to Sellers at the time of delivery of the deed by certified or local cashier's check, subject to the credits and proration hereinafter set forth.

All interest earned on the Deposit shall be payable to Buyer unless Buyer defaults in Buyer's obligations hereunder and Sellers retain the Deposit pursuant to the terms and conditions of this Agreement, in which case all such interest shall be payable to Sellers.

5. WITHHOLDING TAX. Sellers are hereby notified that Buyer will withhold two and one-half percent (2.5%) of the purchase price for transfer to the State of Maine Tax Assessor pursuant to 36 M.R.S.A. § 5250-A unless (i) Sellers furnish a certificate to Buyer at the Closing stating, under penalty of perjury, that as of the date of the Closing, Sellers are residents of the State of Maine, or (ii) Sellers furnish a certificate from the State of Maine Tax Assessor to Buyer at the Closing stating that no taxes are due on the gain from the transfer of the Premises or that Sellers have provided adequate security to the State of Maine Tax Assessor to cover the tax liability resulting from said transfer.

6. TIME FOR PERFORMANCE/DELIVERY OF DEED. Such deed and other transfer documents are to be delivered and the consideration paid within fifteen (15) days following the later to occur of Sellers' satisfaction of the conditions set forth in Paragraph 9 of this Agreement, and satisfaction of all other contingencies to Buyer's obligations hereunder, on such date and at such time as shall be mutually agreed to by Sellers and Buyer, the closing to take place at the offices of Drummond, Woodsum & MacMahon, 245 Commercial Street, P.O. Box 9781, Portland, Maine 04104-5081 (the "Closing"). It is agreed that time is of the essence of this Agreement.

7. BUYER'S CONTINGENCIES. In addition to such other conditions to closing as may be set forth herein, the obligations of Buyer under this Agreement are subject to the following contingencies, any of which, if not met after good faith efforts within the time period specified, shall entitle Buyer to terminate this Agreement by giving Sellers written notice of Buyer's intention to do so within the time period specified. Upon such termination, the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement.

(a) Survey. Buyer shall have obtained, within forty-five (45) days of the date of Sellers' acceptance of this Agreement (the "Effective Date of this Agreement"), a survey of the Premises disclosing a state of facts acceptable to Buyer, the cost of which survey shall be paid for by Buyer. Sellers shall provide Buyer with copies of any surveys of the Premises within Sellers' or Sellers' agents possession promptly following Sellers' acceptance of this Agreement.

(b) Environmental Report. Buyer shall have obtained, within forty-five (45) days of the Effective Date of this Agreement, an environmental report of the Premises disclosing a state of facts acceptable to Buyer, the cost of which report shall be paid for by Buyer. Sellers shall provide Buyer with copies of any environmental reports of the Premises within Sellers' or Sellers' agents possession, promptly following Sellers' acceptance of this Agreement.

(c) Demolition and Removal of Buildings and Improvements. Buyer shall have obtained, within forty-five (45) days of the Effective Date of this Agreement, an estimate indicating a cost not exceeding \$25,000.00 to demolish and remove all buildings and improvements on Parcel One, the cost of which estimate shall be paid for by Buyer.

(d) Inspection of Residence. Buyer shall have obtained, within forty-five (45) days of the Effective Date of this Agreement, a general building and systems inspection of the residential structures and associated systems located on Parcel Two disclosing a state of facts acceptable to Buyer, the cost of which inspection shall be paid for by Buyer.

(e) Lease Review. Buyer shall have reviewed and found satisfactory, within forty-five (45) days of the Effective Date of this Agreement, the current lease of the residence situated on Parcel Two. Sellers shall not extend the term of said lease beyond its present term without the prior consent of Buyer.

If Buyer does not notify Sellers that any such contingency has not been satisfied within the time period set forth above, such contingency shall be deemed to have been waived by Buyer. Prior to the Closing, Buyer shall have the right to enter, inspect and survey the Premises for the foregoing purposes and the purposes set forth in Paragraph 8 of this Agreement, provided that there shall be no unreasonable interference with Sellers or the tenant in the residence on Parcel Two (Buyer hereby agreeing that its rights granted herein are subject to the terms of the lease to said tenant). Buyer shall indemnify and hold Sellers harmless from any claims, damage or loss resulting from such entry, including (without limitation) reasonable attorneys' fees.

8. APPROVAL OF CONSTRUCTION AND USE OF THE PREMISES /
RETENTION OF DEPOSIT BY SELLERS.

(a) If, after good faith efforts, Buyer has not obtained, within one hundred twenty (120) days of the Effective Date of this Agreement, all necessary permits and approvals under applicable local, state and federal laws, ordinances and regulations in order to permit Buyer's construction and use of the Premises as an athletic practice field facility, upon such terms and conditions as shall be satisfactory to Buyer, with all appeal periods with respect to said permits and approvals having expired without any appeals therefrom or, in the event of any such appeal, such appeal having been finally resolved upholding such permits and approvals, Buyer shall have the option to terminate this Agreement by giving Sellers written notice of Buyer's intention to do so within the time period specified, in which case the parties shall be relieved of all further obligations under this Agreement. The time period for Buyer's satisfaction of this condition may be extended for up to one hundred twenty (120) days in thirty (30) day increments if requested by Buyer in writing provided Buyer is continuing to make good faith efforts to obtain such permits and approvals or to diligently pursue or participate in any appeals with respect thereto. All costs and expenses including, but not limited to, legal fees and expenses incurred by Buyer in seeking such permits and approvals, or pursuing or participating in any appeals with respect thereto, shall be the sole responsibility of Buyer. Sellers agree, however, to join with Buyer as petitioners or applicants as to all of the foregoing as necessary.

(b) Notwithstanding anything to the contrary contained herein, and subject to Paragraph 8(c) below, in the event Buyer terminates this Agreement as a result of Buyer's failure to satisfy the condition set forth in Paragraph 8(a) above, Sellers shall be entitled to retain a portion of the Deposit in accordance with the following formula:

i. In the event of such termination within one hundred twenty (120) days of the Effective Date of this Agreement, Sellers shall be entitled to retain twenty percent (20%) of the Deposit; and

ii. In the event of such termination within two hundred forty (240) days of the Effective Date of this Agreement, Sellers shall be entitled to retain fifty percent (50%) of the Deposit.

(c) In the event, however, that such termination occurs following receipt of all permits and approvals and a subsequent appeal thereof by a third party which is not finally resolved upholding such permits and approvals, the entire Deposit, together with all interest earned thereon, shall be promptly returned to Buyer.

9. REMOVAL OF CONTAMINATED SOILS BY SELLERS. Examination of the Premises by Tewhey Associates, 500 Southborough Drive, South Portland, Maine on behalf of Sellers has disclosed the existence of certain contaminated soils (the "Contaminated Soils"), reference being made to Memoranda from John Tewhey to Robert Cleaves dated October 8, 1999 and October 26, 1999. Sellers shall, no later than sixty (60) days following notice from Buyer of Buyer's satisfaction of the condition set forth in Paragraph 8 of this Agreement, remove and dispose of the Contaminated Soils from the Premises in accordance with "Option 2 - Off-Site Disposal" set forth in the October 26, 1999 Memorandum of John Tewhey and the requirements of 38 M.R.S.A. Section 343-E ("VRAP") and shall obtain a no action assurance letter, a certificate of completion, and such other documentation necessary to evidence Sellers' compliance with VRAP. All costs and expenses associated with the removal and disposal of the Contaminated Soils shall be paid for by Sellers on or before the date of the Closing. Failure of Sellers to satisfy this condition shall be deemed a default hereunder entitling Buyer to exercise the remedies afforded Buyer under Paragraph 21 hereof, provided, however, that if Sellers are unable to satisfy the conditions of this Paragraph 9 after good faith and diligent efforts to do so, Buyer's remedy shall be limited to a return of the Deposit, together with all interest earned thereon. The time period for Sellers' satisfaction of this condition may be extended for up to one hundred twenty (120) days in thirty (30) day increments if requested by Sellers in writing provided Sellers are continuing to make good faith and diligent efforts to remove such contaminated soils. Additionally, in the event the actual cost to remove such contaminated soils from the Premises should exceed Forty Thousand Dollars (\$40,000.00) (as opposed to the current \$30,500.00 estimate), Sellers may, at their option, terminate this Agreement in which case the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement, provided, however, that Buyer may, at Buyer's option, pay such costs in excess of Forty Thousand Dollars (\$40,000.00) in which case the parties shall close as provided herein.

10. CLOSING DOCUMENTS. At the Closing, and in addition to any other documents referred to in this Agreement to be delivered to Buyer at the Closing, Sellers shall execute, acknowledge as necessary and deliver the following documents and such other documents as Buyer's attorneys may reasonably require to complete the transaction contemplated herein:

(a) Transfer Documents. Sellers shall execute, acknowledge and deliver to Buyer the quitclaim deed with covenant, a Real Estate Transfer Tax Declaration of Value, and an assignment of lease in form satisfactory to Buyer;

(b) Title Affidavits. Sellers shall deliver to Buyer such customary certificates, affidavits or indemnity agreements as the title insurance company issuing the title insurance policy to Buyer on the Premises shall require in order to issue such policy and to omit therefrom all exceptions for unfiled mechanic's, materialmen's or similar liens and for parties in possession;

(c) Nonforeign Person Affidavit. If applicable, Sellers shall deliver to Buyer such affidavits and certificates, in form and substance reasonably satisfactory to Buyer, as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to § 1445 of the Internal Revenue Code;

(d) Maine Resident Affidavit. If applicable, Sellers shall deliver to Buyer such affidavits and certificates, in form and substance reasonably satisfactory to Buyer, as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to 36 M.R.S.A. § 5250-A; and

(e) Underground Oil Storage Tank Certification. Sellers shall deliver to Buyer a written notice, in form and substance reasonably satisfactory to Buyer, which written notice shall certify either (i) that Sellers have no actual knowledge of any underground oil storage facility located on the Premises, or (ii) pursuant to 38 M.R.S.A. § 563(6), if there is such a facility on the Premises, that the facility exists and shall disclose its registration number or numbers, the exact location of the facility, whether or not it has been abandoned in place, and that the facility is subject to regulation by the Maine Board of Environmental Protection.

11. POSSESSION AND CONDITION OF PREMISES. Full possession of the Premises free of all tenants and occupants, except for the tenant in the residence on Parcel Two in the event the term of said tenant's lease extends beyond the Closing, is to be delivered at the Closing, the Premises to be then in the same condition as they now are, subject to the conditions hereof regarding removal of the Contaminated Soils thereon by Sellers, and normal wear and tear excepted. Notwithstanding anything herein to the contrary, the Premises shall not include the existing greenhouse on Parcel One, or any other buildings or structures on Parcel One, provided Sellers are able to arrange to have such greenhouse and other buildings and structures removed prior to the Closing. Buyer or its agent may inspect the Premises within forty-eight (48) hours

prior to the Closing in order to determine whether the condition thereof complies with the terms and conditions of this Agreement.

12. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM. If Sellers shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of the Closing the Premises do not conform with the terms and conditions hereof, then Sellers shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof, as the case may be, in which event the time for performance hereof shall be extended for a period of sixty (60) days.

13. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM. If at the expiration of such extended time Sellers shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then, at Buyer's option, any payments made under this Agreement shall be promptly refunded to Buyer, together with all interest earned thereon, and all other obligations of all parties hereto shall cease and this Agreement shall be void without recourse of the parties hereto.

14. BUYER'S ELECTION TO ACCEPT TITLE AND CONDITION. In addition to such other remedies available to Buyer under this Agreement, Buyer shall have the election, at either the original or such extended time for performance, to accept such title to the Premises in its then condition as Sellers can deliver and to pay therefor the purchase price without deduction, in which case, Sellers shall convey such title or deliver the Premises in such condition.

15. ACCEPTANCE OF DEED. The acceptance of a deed by Buyer shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms and conditions hereof, to be performed after the delivery of said deed.

16. USE OF PURCHASE MONEY TO CLEAR TITLE. To enable Sellers to make conveyance as herein provided, Sellers may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

17. RISK OF LOSS. Until delivery of possession of the Premises from Sellers to Buyer, risk or loss or damage to Premises by fire or otherwise shall be on Sellers.

18. ADJUSTMENTS. Real estate taxes for the then current municipal tax year and rents with respect to the lease of the residence on Parcel Two shall be apportioned as of the Closing, and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by Buyer at the time of delivery of the deed. Any security deposit under said lease of the residence on Parcel Two shall be delivered to Buyer at the Closing. Real estate transfer taxes due on the sale will be paid by Sellers and Buyer in accordance with Maine law.

19. ADJUSTMENT OF UNASSESSED AND ABATED TAXES. If the amount of said real estate taxes referred to in the preceding Paragraph is not known at the time of the Closing, they shall be apportioned on the basis of the real estate taxes assessed for the immediately preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

20. BROKERAGE. Sellers and Buyer each represent and warrant to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them, other than The Boulos Company on behalf of Sellers, and Sellers and Buyer agree to indemnify and hold the other harmless from any claim by any broker or agent claiming compensation in respect of this transaction, alleging an agreement with Sellers or Buyer, as the case may be. This agreement to indemnify and hold harmless shall survive the Closing.

21. DEFAULT/DAMAGES. Should Sellers fail to fulfill Sellers' obligations hereunder, Buyer may elect to receive a refund of the Deposit, together with all interest earned thereon, or to pursue all available remedies, including specific performance. Should Buyer fail to fulfill Buyer's obligations hereunder, Sellers may either retain the Deposit, together with all interest earned thereon, or pursue all available remedies, including specific performance.

22. SELLERS' WARRANTIES AND REPRESENTATIONS. Sellers warrant and represent as of this date and as of each date through and including the Closing that:

- (a) No consent, approval, order or authorization of any court or other governmental entity is required to be obtained by Sellers in connection with the execution and delivery of this agreement or the performance hereof by Sellers;
- (b) Sellers, without making inquiry, have no actual knowledge of any litigation, liens, judgments, violations, or proceedings pending or to Sellers' knowledge threatened against or relating to the Premises nor do Sellers know or have reasonable grounds to know of any basis for any such action, or of any governmental investigation relating to the Premises;
- (c) Sellers, without making inquiry, have no actual knowledge of any pending, or threatened action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of the ownership of the Premises or any portion thereof, or which may adversely affect Sellers' ability to perform this Agreement, or which may affect the Premises or any portion thereof;
- (d) Sellers are not a "foreign persons" within the meaning of § 1445 of the Internal Revenue Code;
- (c) Sellers are Maine "residents" within the meaning of 36 M.R.S.A. § 5250-A;

(f) Sellers, without making inquiry, have no actual knowledge of any underground oil storage facilities located on the Premises;

(g) No work has been performed or is in progress at, and no materials have been furnished to, the Premises or any portion thereof which may give rise to mechanic's, materialmen's or other liens against the Premises or any portion thereof; and

(h) Except as otherwise referred to in this Agreement, to the best of Sellers' knowledge, no hazardous or toxic wastes, substances, matters or materials, including but not limited to any material defined as hazardous or toxic from time to time by applicable state, local and federal law, are stored or otherwise located on the Premises or any adjacent property owned by Sellers.

Buyer's performance under this Agreement is conditioned upon the truth and accuracy of Sellers' warranties and representations expressed herein as of the Closing.

23. MISCELLANEOUS.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties.

(b) Any notice relating in any way to this Agreement shall be in writing and shall be sent by registered or certified mail, return receipt requested, addressed as follows:

To Sellers: Leigh A. Roak and Donald A. Roak
c/o Roak's Seven Acre Greenhouses, Inc.
415 Forest Avenue
Portland, Maine 04101

With copy to: Peter B. Webster, Esq.
Verrill & Dana
One Portland Square
Portland, Maine 04112-0586

To Buyer: Cheverus High School
767 Ocean Avenue
Portland, Maine 04103

Attn: Michael Komich, Business Manager

With copy to: Richard A. Shinay, Esq.
Drummond Woodsum & MacMahon
245 Commercial Street
P.O. Box 9781

Portland, Maine 04104-5081

and such notice shall be deemed delivered when so posted. Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above

(c) All paragraph headings in this Agreement are for convenience of reference only and are of no independent legal significance.

(d) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

(e) Any and all prior and contemporaneous discussions, undertakings, agreements and understandings of the parties are merged in this Agreement, which alone fully and completely expresses their entire agreement.

(f) This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute be one and the same instrument.

(g) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

IN WITNESS WHEREOF, the Sellers have executed this Agreement and the Buyer has caused this Agreement to be executed by its officer as of the dates hereinafter set forth.

WITNESS:

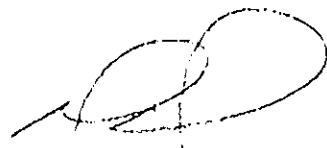
Leigh A. Roak

Social Security Number

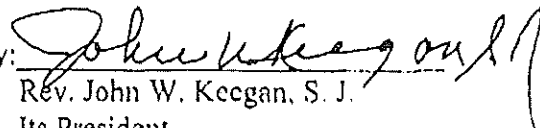
Donald A. Roak

Social Security Number

Date of Sellers' acceptance of this Agreement: April ____, 2000.



CHEVERUS HIGH SCHOOL

By: 
Rev. John W. Keegan, S. J.
Its President

010211785
Employer Identification Number

Date of Buyer's execution of this Agreement: April 25, 2000.

The Boulos Company, by signing this Agreement, hereby agrees to hold the Deposit in accordance with the terms and conditions hereof.

THE BOULOS COMPANY

By: _____
Debra R. Napolitano
Its Principal

21633


**Addendum to Contract
 For Sale of Real Estate
 Between Donald and Leigh Roak "Seller"
 And
 Cheverus High School "Buyer"
 For Real Estate located on
 Washington Avenue in Portland
 Originally dated April 25, 2000**

Once executed by all parties below it is agreed that the above reference Contract shall be amended as follows:

Buyer contingency Paragraph 7B regarding Environmental shall be extended through July 10, 2000 and Buyer Contingency Paragraph 7D regarding Building Inspection shall be extended through June 23, 2000. The above referenced Contract remains contingent upon these items. However, Buyer has waived its rights under Buyer Contingency Paragraph 7A regarding Survey, Paragraph 7C regarding Demolition and removal of buildings and improvements, and Paragraph 7E regarding acceptance of Lease Agreement.

SEEN AND AGREED TO:

CHEVERUS HIGH SCHOOL, Buyer

By: 
 Its: Business Manager

Date: 6/9/00

DONALD AND LEIGH ROAK, Seller

By: 
 Its: _____

Date: 6-12-00

BK 14026PG072

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS,

50569

THAT ROAK'S SEVEN ACRE GREENHOUSES, INC. ("Grantor"), a corporation organized under the laws of Maine, and located at Portland in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by LEIGH A. ROAK of said Portland, Maine, and DONALD A. ROAK of Portland, Maine ("Grantees"), the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Leigh A. Roak a 52.6% interest, in common and undivided, and to Donald A. Roak a 47.4% interest, in common and undivided, their heirs and assigns forever, in and to the following described real estate:

Three certain lots or parcels of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid and bargained premises, with all the privileges and appurtenances thereof to said Leigh A. Roak and Donald A. Roak, in the proportions herein described, their heirs and assigns, to them and their use and behoof forever. And it does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as described on said Exhibit A, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through or under it.

IN WITNESS WHEREOF, the said Roak's Seven Acre Greenhouses, Inc. has caused this deed to be executed by its duly authorized agent, this 31st day of July, 1998

Signed, Sealed and Delivered
in the presence of

[Signature]

ROAK'S SEVEN ACRE GREENHOUSES,
INC.

By *Leigh A. Roak*
his Vice President

State of Maine
Cumberland, ss.

July 31, 1998

Personally appeared the above named Leigh A. Roak, Vice President of Roak's Seven Acre Greenhouses, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me, **SEAL.**
[Signature]
Notary Public in and for the State of Maine

Peter B. Webster
Print Name
My commission expires: 11/09/00

BK 14026P0074

Being the same premises conveyed to the Grantor by Harris M. Nickerson, Inc. by deed dated August 19, 1967, and recorded in said Registry in Book 3009, Page 122.

II. 947 Washington Avenue

A certain lot or parcel of land, together with the buildings thereon, situated on the westerly side of Washington Avenue in the City of Portland, County of Cumberland and, State of Maine, bounded and described as follows:

Beginning on the northeasterly side of said Washington Avenue at an iron stake at the most westerly corner of that certain lot or parcel of land conveyed by George E. Nelson to Joseph E. Cavena by deed dated October 6, 1914 and recorded in the Cumberland County Registry of Deeds in Book 1030, Page 189, thence northeasterly along said northeasterly side of said Washington Avenue one hundred (100) feet to a point; thence northeasterly parallel to the northeasterly side of said Cavena land one hundred (100) feet to a point; thence southeasterly parallel to said northeasterly side of Washington Avenue one hundred (100) feet to said westerly side of said Cavena land; thence southeasterly along said northeasterly side of said Cavena land one hundred (100) feet to the point of beginning.

None included.

Being the same premises conveyed to the Grantor by Ruth C. Hutchings by deed dated March 17, 1986, and recorded in said Registry in Book 7095, Page 337.

III. 937 Washington Avenue

a certain lot or parcel of land with the buildings thereon situated on the northeasterly side of Washington Avenue in the City of Portland, State of Maine and bounded and described as follows: Beginning on said northeasterly side of Washington Avenue at the westerly corner of the lot of land conveyed by Alexander Pindley to Lina Kern by deed dated August 22, 1930 and recorded in the Cumberland County Registry of Deeds in Book 1031, Page 75, thence by said northeasterly side of Washington Avenue on a course of N 37° 37' W 125 feet to an iron stake, thence on a course of N 51° 16' E 175 feet to an iron stake, thence on a course of S 37° 37' E 125 feet to land now or formerly of said Kern, thence by land now or formerly of said Kern on a course of S 51° 16' W 175 feet to said northeasterly side of Washington Avenue and the point of beginning.

Being the same premises conveyed to the Grantor by Eleanor Fell et al by deed dated November 16, 1989, and recorded in said Registry in Book 8992, Page 12.

This conveyance is made subject to all restrictions and encumbrances of record.

RECEIVED
RECORDED REGISTRY OF DEEDS
1991 JUL 31 AM 10:13
CUMBERLAND COUNTY
John B. [Signature]



HrB (Joins sheet 76)

Sn

WASHINGTON AVENUE
ATHLETIC FACILITY

Deering Junction

Rocky Hill

BuB Lunt's Corner

Cummings School

East Deering

Westbrook Jr College

EVERGREEN CEMETERY

St Joseph's Convent

Cheverus High School

Deering

Lincoln Jr High School

Woodfords

BACK COVE

Roseman

Highlands

Woodfords Corner

PORTLAND

Brighton Corner

Oakdale

Bradley Corner

King High School

Libbytown

Maine Medical Center

West End

ROCK RIVER

Thompson Point

297 000 FEET

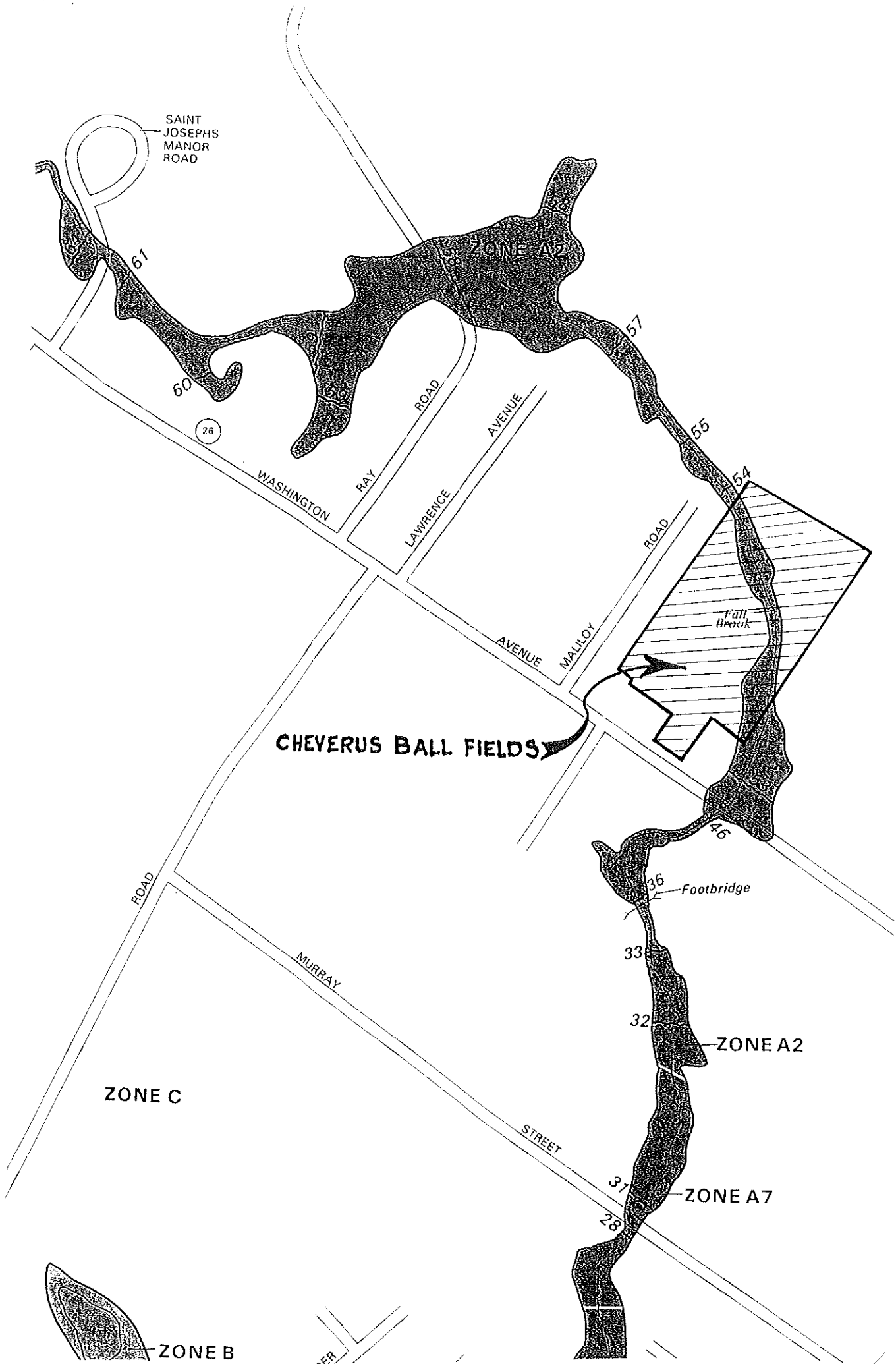
(Joins sheet 86)

Scale 1:20 000

1 Mile
5 000 Feet

0 1 000 2 000 3 000 4 000 5 000
1/4 1/2 3/4

455 000 FEET



SAINT JOSEPHS MANOR ROAD

ZONE A2

60

26

WASHINGTON ROAD

RAY ROAD

LAWRENCE AVENUE

57

55

54

MALLOY ROAD

Fall Brook

CHEVERUS BALL FIELDS

ROAD

MURRAY

ZONE C

36 Footbridge

33

32

ZONE A2

STREET

31

ZONE A7

28

ZONE B

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance and flood plain management purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. The coastal flooding elevations shown may differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations shown on this map include the effects of wave action.

Coastal base flood elevations apply only landward of 0.0 NGVD.

INITIAL IDENTIFICATION:

APRIL 29, 1977

FLOOD HAZARD BOUNDARY MAP REVISIONS:

NONE

FLOOD INSURANCE RATE MAP EFFECTIVE:

JULY 17, 1986

FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

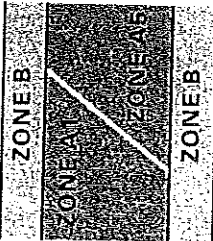
To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



APPROXIMATE SCALE



KEY TO MAP

- 500-Year Flood Boundary _____
- 100-Year Flood Boundary _____
- Zone Designations* 
- 100-Year Flood Boundary _____
- 500-Year Flood Boundary _____
- Base Flood Elevation Line With Elevation In Feet** (EL 987)
- Base Flood Elevation in Feet Where Uniform Within Zone** RM7X
- Elevation Reference Mark _____
- Zone D Boundary _____
- River Mile \blacklozenge M1.5

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

**CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY**

PANEL 7 OF 17

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER
230051 0007 B**

**EFFECTIVE DATE:
JULY 17, 1986**



Federal Emergency Management Agency

CHEVERUS HIGH SCHOOL
WASHINGTON AVE BALL FIELDS
LIST OF ABUTTERS

See City of Portland, Cumberland County, Maine: Property Map #170

Lots F1 & G30

J.B.Brown & Sons
PO Box 207
Portland, ME 04112

See City of Portland, Cumberland County, Maine: Property Map #171

Lots A4, A7, A12

Leigh A. & Donald Roak
937 Washington Ave
Portland, ME 04103

Lot A11

George Meloon Inc.
963 Washington Ave
Portland, ME 04103

Lot A15

Roth Keo
15 Malilly Road
Portland, ME 04103

Lot A16

Steven Reynolds
21 Malilly Road
Portland, ME 04103

Lot A17

Richard McMann
37 Malilly Road
Portland, ME 04103

Lot A18

Phyllis Price
29 Malilly Road
Portland, ME 04103

Lot A19

Paul Munroe
45 Malilly Road
Portland, ME 04103

Lot A20

Jeffery Schwartz
49 Malilly Road
Portland, ME 04103

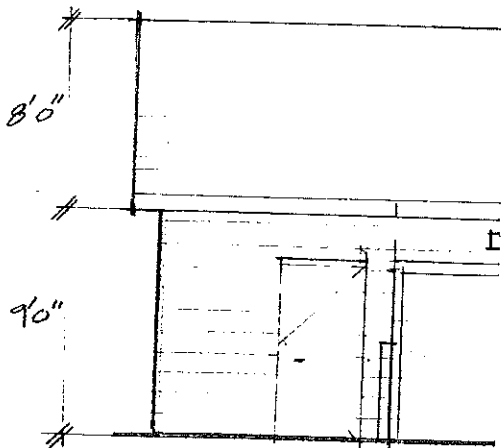
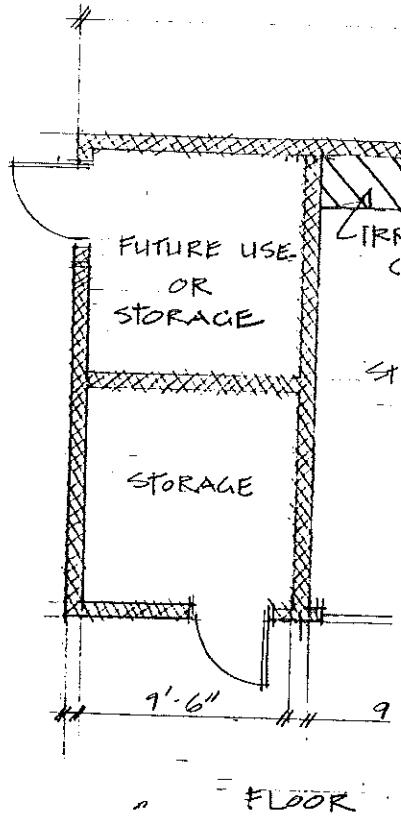
CHEVERUS HIGH SCHOOL
WASHINGTON AVE BALL FIELDS
LIST OF ABUTTERS

See City of Portland, Cumberland County, Maine: Property Map #171

Lot A28	Greater Portland Habitat For Humanity, Inc. PO Box 10505 Portland, ME 04103
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See City of Portland, Cumberland County, Maine: Property Map #171-A

Lot A-26	Pheasant Hill Homeowners Association PO Box 821 Yarmouth, ME 04096
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FRONT EL
SCALE: 1/8"

Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04224

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207.544.3007 fax
www.harriman.com

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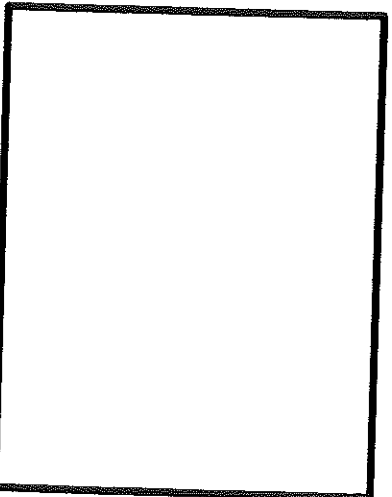
Project Title

**CHEVERUS
WASHINGTON AVENUE
ATHELETIC &
FACILITY**

PORTLAND, MAINE

HA Project No.

00146



Date	09/12/00
Scale	1/8" = 1'0"

Drawing Title

**STORAGE &
IRRIGATION
BUILDING**

Drawing Number

A1