

SITE DATA
 LOCATION: 1342 CONGRESS STREET
 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17

OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103

ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 PROPOSED USE: NEIGHBORHOOD CENTER AND SCHOOL*

*ALLOWED WITH CONDITIONAL USE APPROVAL

DIMENSIONAL REQUIREMENTS:

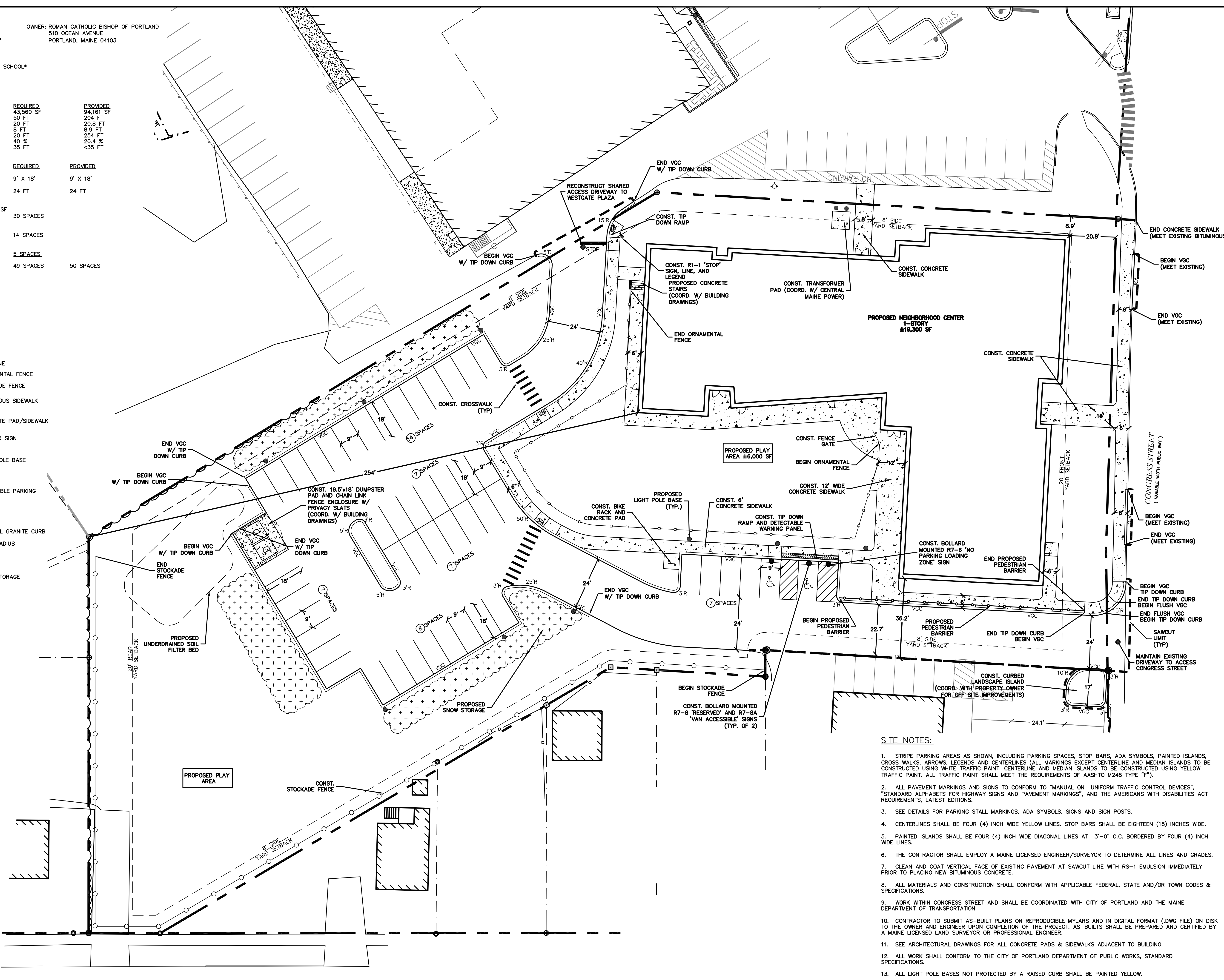
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
MINIMUM STREET FRONTAGE:	50 FT	204 FT
MINIMUM FRONT YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK - 1 STORY BUILDING:	8 FT	8.9 FT
REAR SETBACK:	20 FT	25.4 FT
MAXIMUM BUILDING LOT COVERAGE:	40 %	20.4 %
MAXIMUM HEIGHT:	35 FT	<35 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL LAYOUT:		
STANDARD 90°:	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC):	24 FT	24 FT
PARKING SPACES REQUIRED:		
NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF)*1 SPACE/150SF =	30 SPACES	
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS)*1 SPACE =	14 SPACES	
OFFICE = 1 SPACE/400 SF (2,000 SF)*1 SPACE/400SF =	5 SPACES	
TOTAL PARKING REQUIRED	49 SPACES	50 SPACES

LEGEND

- PROPERTY LINE
- - - ABUTTER LOT LINE
- - - BUILDING SETBACK
- - - EXISTING TREE LINE
- - - PROPOSED TREE LINE
- - - PROPOSED ORNAMENTAL FENCE
- - - PROPOSED STOCKADE FENCE
- - - PROPOSED BITUMINOUS SIDEWALK
- - - PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED BOLLARD SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- PROPOSED ACCESSIBLE PARKING
- VGC PROPOSED VERTICAL GRANITE CURB
- 15'R COORD. PROPOSED CURB RADIUS
- CONST. COORDINATE CONSTRUCT
- PROPOSED SNOW STORAGE



SITE NOTES:

- STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A MAINE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
- WORK WITHIN CONGRESS STREET AND SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

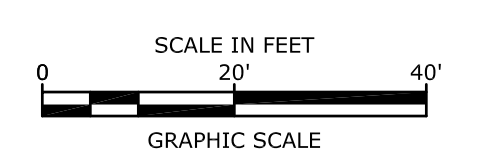
April 03, 2015

Mark	Date	Description
2	6/9/15	REVISED PER PB COMMENT
1	5/8/15	REVISED FOR PB WORKSHOP

PROJECT NO: J-0096
 FILE: J0094-SITE.dwg
 DRAWN BY: GWH
 CHECKED: BLM
 APPROVED BY: BLM

SITE PLAN
 SCALE: AS SHOWN
 C-2B

Jun 09, 2015 8:54am Plotted By: gwh
 Tighe & Bond, Inc. C:\Users\gwh\Documents\Tighe & Bond\Projects\J0094-SITE.dwg Layout: SITE



LASSELL STREET
 (60' WIDE PUBLIC WAY)

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

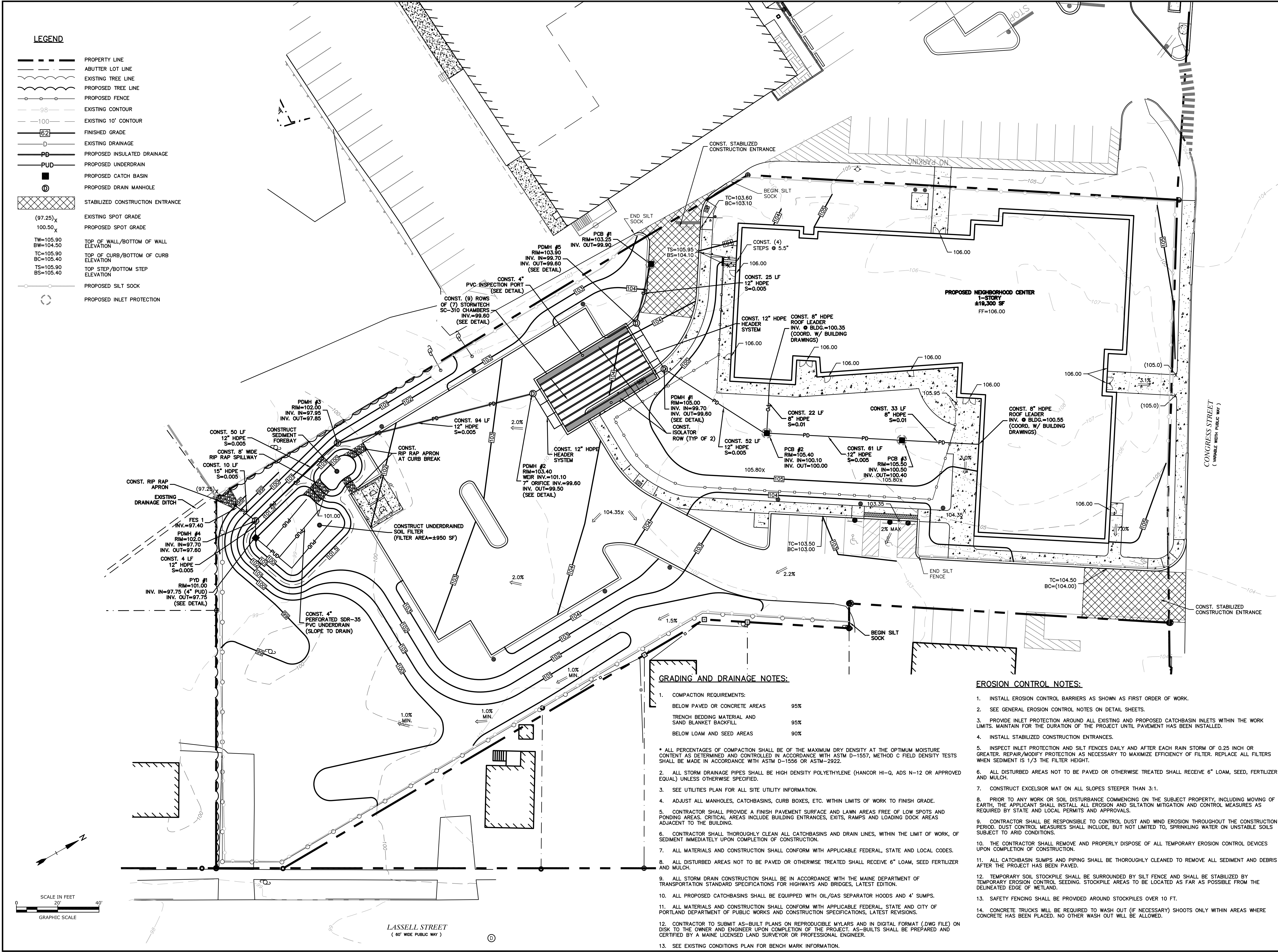
April 03, 2015

PROJECT NO:	J-0096
FILE:	J0094-SITE.dwg
DRAWN BY:	GWH
CHECKED:	BLM
APPROVED BY:	BLM

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-3



GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:
 BELOW PAVED OR CONCRETE AREAS 95%
 TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
 BELOW LOAM AND SEED AREAS 90%
 * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITIES PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCHBASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCHBASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEETS.
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
5. INSPECT INLET PROTECTION AND SILT FENCES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EXCELSIOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCHBASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLAND.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

May 08, 2015 11:45am Plotted By: gwh
 Tighe & Bond, Inc. C:\Users\gwh\Documents\Projects\J0094-SITE.dwg Layout: GRADE

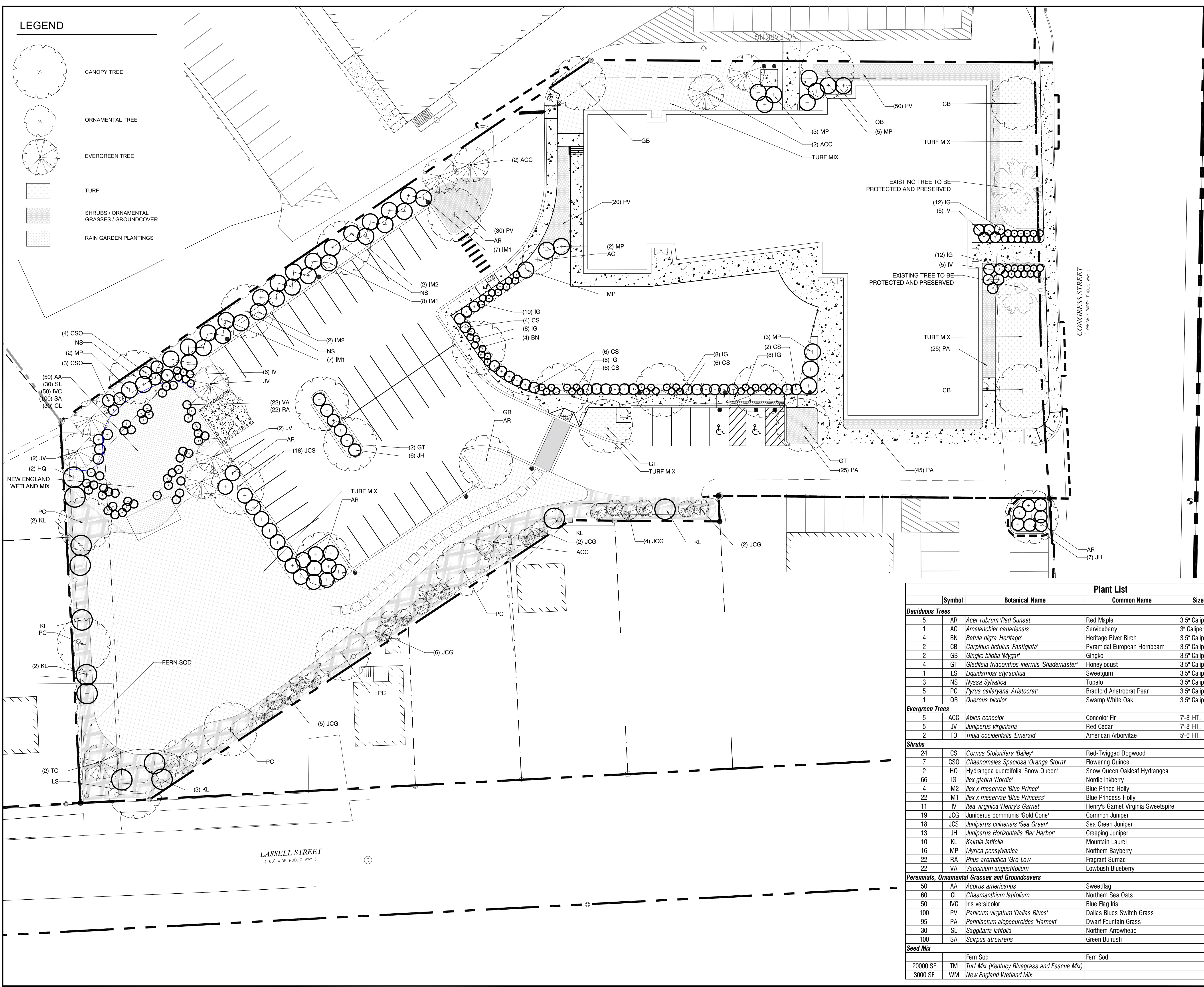
Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- TURF
- SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVER
- RAIN GARDEN PLANTINGS



Plant List						
Symbol	Botanical Name	Common Name	Size	Container	Comments	
Deciduous Trees						
5	AR <i>Acer rubrum</i> 'Red Sunset'	Red Maple	3.5" Caliper	B&B		
1	AC <i>Amelanchier canadensis</i>	Serviceberry	3" Caliper	B&B		
4	BN <i>Betula nigra</i> 'Heritage'	Heritage River Birch	3.5" Caliper	B&B		Single Stem
2	CB <i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	3.5" Caliper	B&B		
2	GB <i>Ginkgo biloba</i> 'Myra'	Ginkgo	3.5" Caliper	B&B		
4	GT <i>Gleditsia triacanthos inermis</i> 'Shademaster'	Honeylocust	3.5" Caliper	B&B		
1	LS <i>Liquidambar styraciflua</i>	Sweetgum	3.5" Caliper	B&B		
3	NS <i>Nyssa sylvatica</i>	Tupelo	3.5" Caliper	B&B		
5	PC <i>Pyrus calleryana</i> 'Aristocrat'	Bradford Aristocrat Pear	3.5" Caliper	B&B		
1	QB <i>Quercus bicolor</i>	Swamp White Oak	3.5" Caliper	B&B		
Evergreen Trees						
5	ACC <i>Abies concolor</i>	Concolor Fir	7'-8' HT.	B&B		
5	JV <i>Juniperus virginiana</i>	Red Cedar	7'-8' HT.	B&B		
2	TO <i>Thuja occidentalis</i> 'Emerald'	American Arborvitae	5'-6' HT.	B&B		
Shrubs						
24	CS <i>Cornus stolonifera</i> 'Bailey'	Red-Twigged Dogwood		CONT.		
7	CSO <i>Chaenomeles speciosa</i> 'Orange Storm'	Flowering Quince		CONT.		
2	HQ <i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea		CONT.		
66	IG <i>Ilex glabra</i> 'Nordic'	Nordic Inkberry		CONT.		
4	IM2 <i>Ilex x meservae</i> 'Blue Prince'	Blue Prince Holly		CONT.		
22	IM1 <i>Ilex x meservae</i> 'Blue Princess'	Blue Princess Holly		CONT.		
11	IV <i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire		CONT.		
19	JCG <i>Juniperus communis</i> 'Gold Cone'	Common Juniper		CONT.		
18	JCS <i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper		CONT.		
13	JH <i>Juniperus horizontalis</i> 'Bar Harbor'	Creeping Juniper		CONT.		
10	KL <i>Kalmia latifolia</i>	Mountain Laurel		CONT.		
16	MP <i>Myrica pensylvanica</i>	Northern Bayberry		CONT.		
22	RA <i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac		CONT.		
22	VA <i>Vaccinium angustifolium</i>	Lowbush Blueberry		CONT.		Rain Garden
Perennials, Ornamental Grasses and Groundcovers						
50	AA <i>Acorus americanus</i>	Sweetflag		2" Plug		Rain Garden
60	CL <i>Chasmanthium latifolium</i>	Northern Sea Oats		#1 Pot		Rain Garden
50	IVC <i>Iris versicolor</i>	Blue Flag Iris		2" Plug		Rain Garden
100	PV <i>Panicum virgatum</i> 'Dallas Blues'	Dallas Blues Switch Grass		2 Gal.		
95	PA <i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass		2 Gal.		
30	SL <i>Sagittaria latifolia</i>	Northern Arrowhead		2" Plug		Rain Garden
100	SA <i>Scirpus atrovirens</i>	Green Bulrush		2" Plug		Rain Garden
Seed Mix						
		Fern Sod				
20000 SF	TM	Turf Mix (Kentucky Bluegrass and Fescue Mix)				Turf Areas
3000 SF	WM	New England Wetland Mix				Rain Garden

Mark	Date	Description
PROJECT NO:	J-0096	
FILE:		
DRAWN BY:	ARW	
CHECKED:	JF	
APPROVED BY:		

LANDSCAPE PLAN

SCALE: 1" = 20'-0"