

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080320

PERMIT ISSUED
APR 14 2008

This is to certify that O'LEARY FRANCIS M & MATHLEEN A ITS/Lionel Plant Assoc

has permission to Stabilize 36 L.F. Of eroding shoreline with geotextile fabric and rip rap

AT 109 REED AVE P.I. 091 P006001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 4/10/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0320	Issue Date:	CBL: 091 P006001
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Location of Construction: 109 REED AVE, <i>P.I.</i>	Owner Name: O'LEARY FRANCIS M & KATHL	Owner Address: 146 CEDAR LN	Phone:
Business Name:	Contractor Name: Lionel Plante Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone 2077662508
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>IR-1</i>

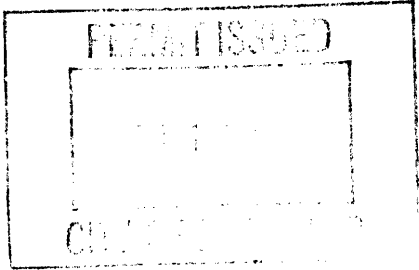
Past Use: Single Family Home	Proposed Use: Single Family Home - Stabilize 36 L.F. Of eroding shoreline with geotextile fabric and rip rap	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1	<i>shoreland</i>
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Proposed Project Description: Stabilize 36 L.F. Of eroding shoreline with geotextile fabric and rip rap	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <i>Site Work</i> Type: Signature:
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: Idobson	Date Applied For: 04/08/2008	Zoning Approval		
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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 checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>see Attached Approved site plan exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/9/08</i>	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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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.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0320	Date Applied For: 04/08/2008	CBL: 091 P006001
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Location of Construction: 109 REED AVE, P.I.	Owner Name: O'LEARY FRANCIS M & KATHL	Owner Address: 146 CEDAR LN	Phone:
Business Name:	Contractor Name: Lionel Plante Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone (207) 766-2508
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

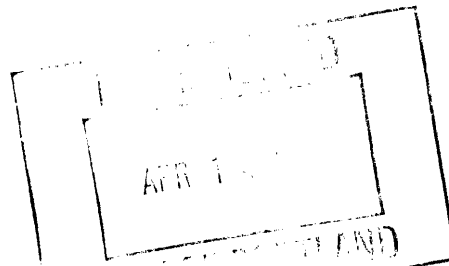
Proposed Use: Single Family Home - Stabilize 36 L.F. Of eroding shoreline with geotextile fabric and rip rap	Proposed Project Description: Stabilize 36 L.F. Of eroding shoreline with geotextile fabric and rip rap
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/09/2008**Note:** **Ok to Issue:**

- 1) All Best Management Practices shall be employed with this shoreland stabilization.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 04/10/2008**Note:** **Ok to Issue:** **Comments:**

4/9/2008-gg: received site exemption as of 4/9/08. With permit, permit to be routed. /gg





General Building Permit Application

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

Location/Address of Construction: 109 Reed Avenue, Peaks Island, ME, 04108		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 91 P 6	Owner: SAME	Telephone: 207-766-5052
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: FRANCIS O'LEARY 109 REED AVENUE PEAKS ISLAND, ME 04108 207-766-5052	Cost Of Work: \$ 15,000. ⁰⁰ Fee: \$ _____ C of O Fee: \$ 170. ⁰⁰
Current Specific use: SINGLE FAMILY		
If vacant, what was the previous use? _____		
Proposed Specific use: SAME		
Project description: STABILIZE 36 L.F. OF ERODING SHORELINE WITH GEOTEXTILE FABRIC AND RIP RAP		
Contractor's name, address & telephone: LIONEL PLANTE ASSOC., 98 ISLAND AVE, PEAKS ISL., ME 04108		
Who should we contact when the permit is ready: TERRY MULKERN		
Mailing address: _____ Phone: (207) 766-2508		

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

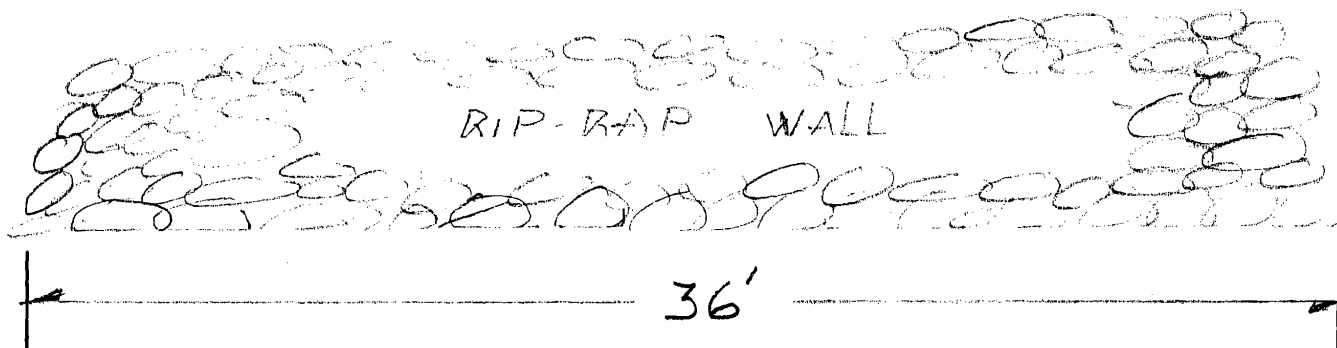
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room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

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

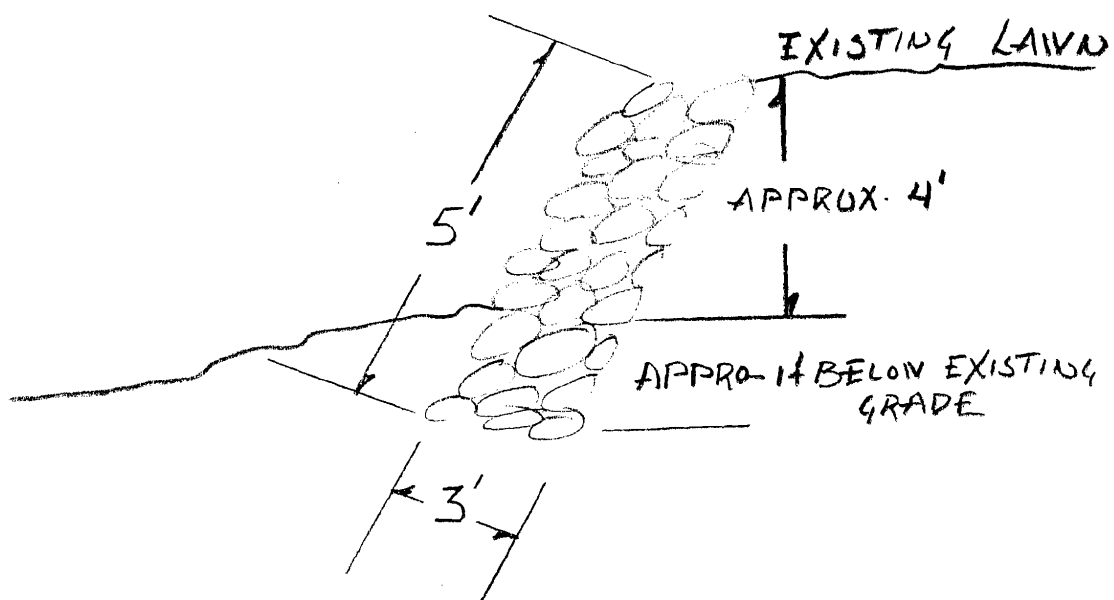
Signature of applicant: Terry Mulhern	Date: 4-8-08
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This is not a permit; you may not commence ANY work until the permit is issued.

FRANCIS O'LEARY



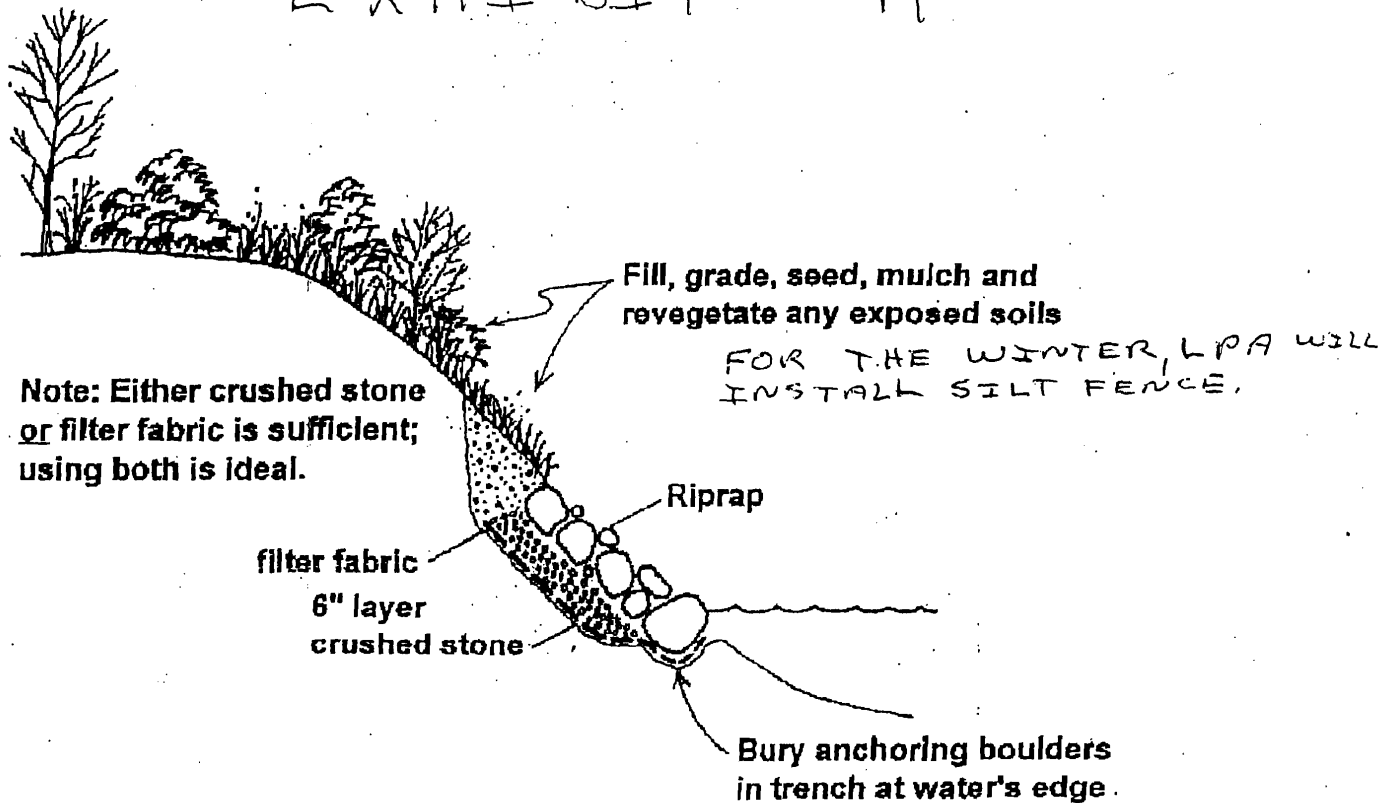
- NOTES: 1 - ALL DIMENSIONS ARE APPROXIMATE
2 - NEW SEAWALL
3 - WALL BUILT ON AN APPROXIMATELY
A 2 TO 1 RATIO



CROSS SECTION

SLOPING BANK RIPRAP

EXHIBIT "A"



MAINE DEPLW96-24

NOTES:

RIP RAP CONSISTS OF LARGE LEDGE ROCK WHICH MATCHES THE ABUTTING EROSION CONTROL WALL. THESE BASE ROCK AVERAGE 800-1,000 LBS. EACH, TAPERING TO AN AVERAGE OF 200-300 LBS. AT THE TOP LAYER. THE ROCKS WILL BE INTERMESHED WITH THE EXISTING RIP RAP ON ONE END AND END AT THE VERY SIMILAR NATIVE LEDGE ON THE OTHER END. THIS WILL ALLOW A SEAMLESS RETAINING WALL OF NATIVE LEDGE ACROSS THE ENTIRE COVE AREA.

STANDARD EROSION CONTROL MEASURES TO BE UTILIZED PER D.E.P. STANDARDS OUTLINED IN CHAPTER 305 SECTION 8.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

FRANCIS O'LEARY
Applicant

3-11-08
Application Date

109 KEEN AVE PEAKS LA. 97008
Applicant's Mailing Address

STABILIZE EROSION
Project Name/Description

766-2598
Consultant/Agent/Phone Number

109 KEEN AVE PEAKS LA 97008
Address of Proposed Site

CBL: CLIMAX 91, BLOCK 9, LOT # 6

Description of Proposed Development:

TO STABILIZE ALL ROAD EROSION EXISTING ON ADJACENT SITES
FRONTING TO REPAIR STORM DRAINAGE PER MAJOR DEP
REQ. REGULATIONS. (SEE ATTACHED DRAWING # DEP LWS 96-24)

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/Comply with ADA

e) No Additional Parking/No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
N/A	✓
N/A	✓
N/A	✓
N/A	✓
N/A	✓
N/A	✓
N/A	✓ regarding slope
N/A	✓
N/A	✓



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

FRANCIS O'LEARY
Applicant

3-11-08
Application Date

109 REED AVE PEAKS ISLAND ME 04108
Applicant's Mailing Address

STABILIZE EROSION
Project Name/Description

LIONEL PLANTÉ ASSOC 207-766-2508
Consultant/Agent/Phone Number

109 REED AVE PEAKS ISLAND
Address of Proposed Site

CBL: CHART 91, BLOCK P, LOT# 6

Description of Proposed Development:

INSTALL RIP-RAP EROSION CONTROL ON APPLICANTS SHORELINE PROPERTY TO REPAIR STORM EROSION PER MAINE DEP RECOMENDATIONS. (SEE ATTACHED DRAWING # DEPLW96-24

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

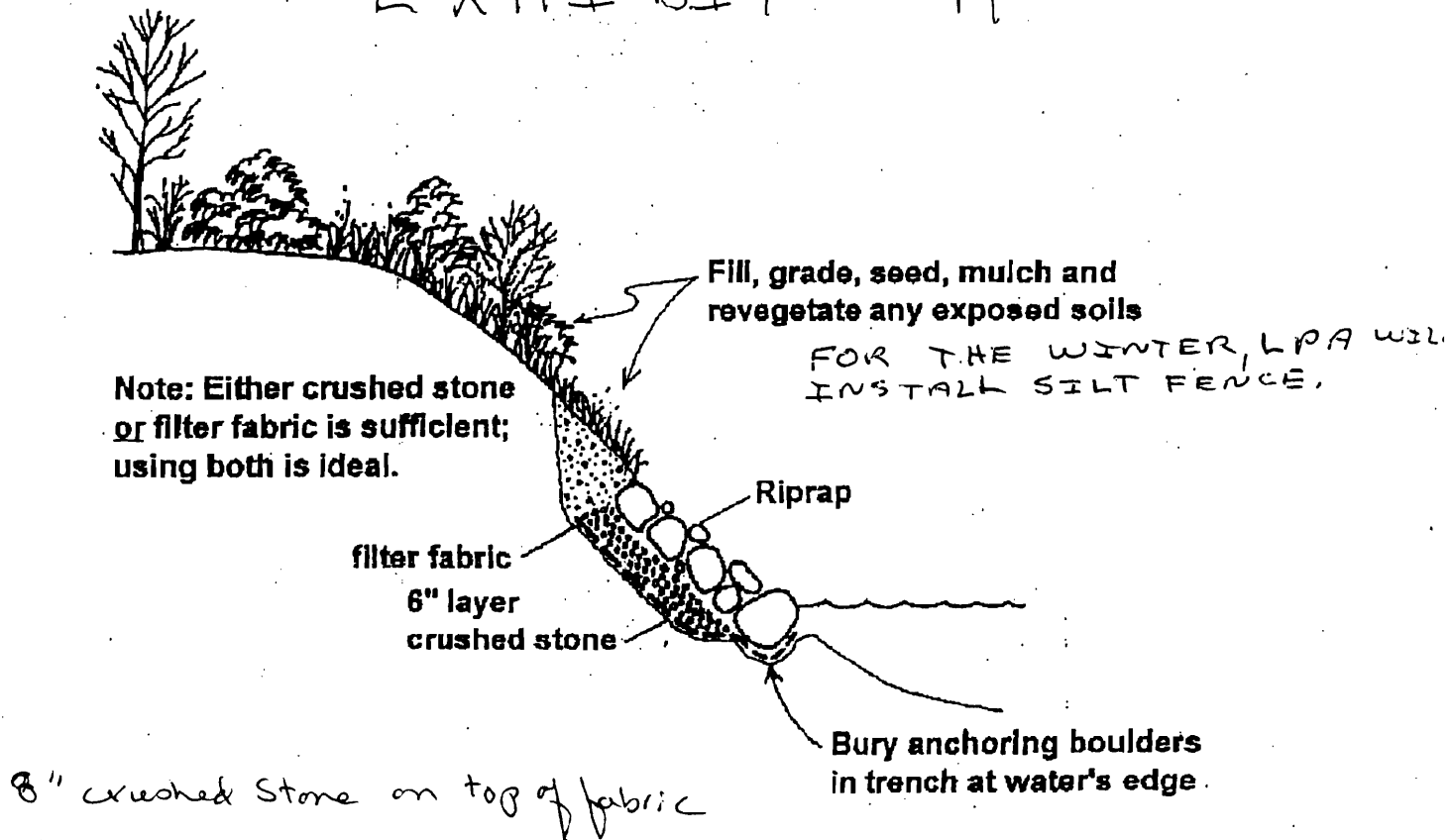
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>N/A</u>	✓
<u>N/A</u>	✓
<u>N/A</u>	✓
<u>N/A</u>	✓
<u>N/A</u>	✓
<u>N/A</u>	✓ minor slope
<u>N/A</u>	✓
<u>N/A</u>	✓

SLOPING BANK RIPRAP

EXHIBIT "A"

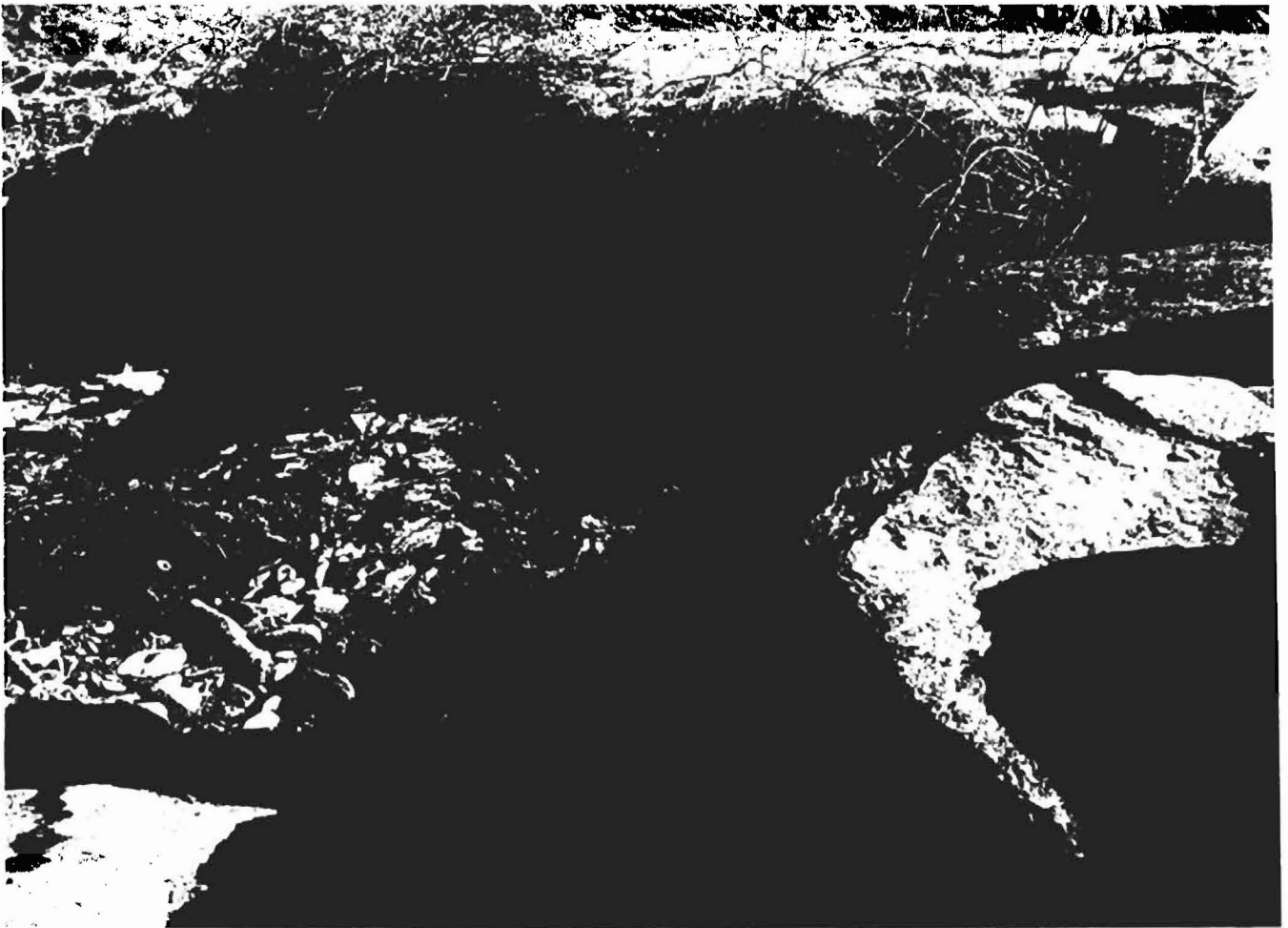


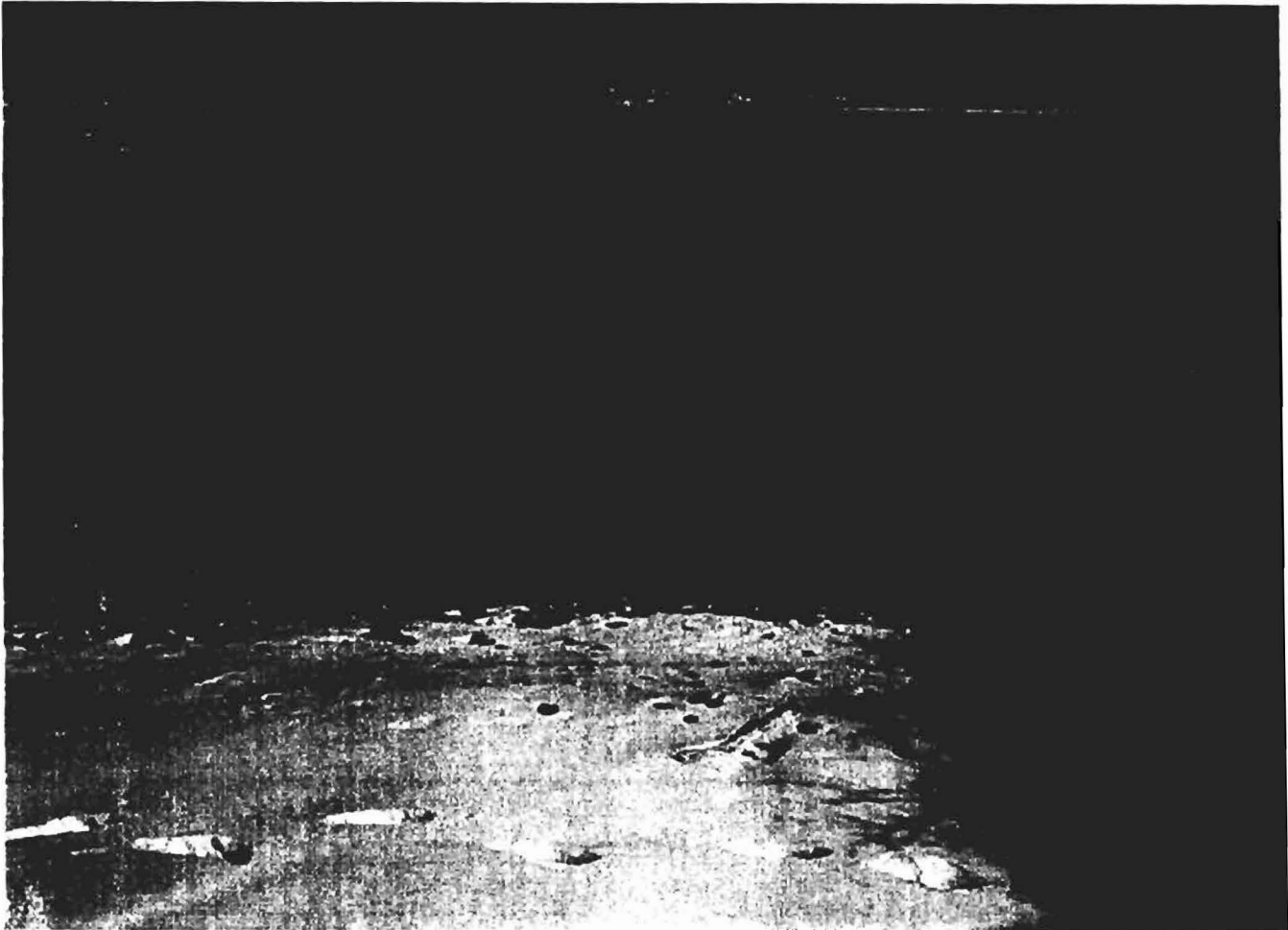
MAINE DEPLW96-24

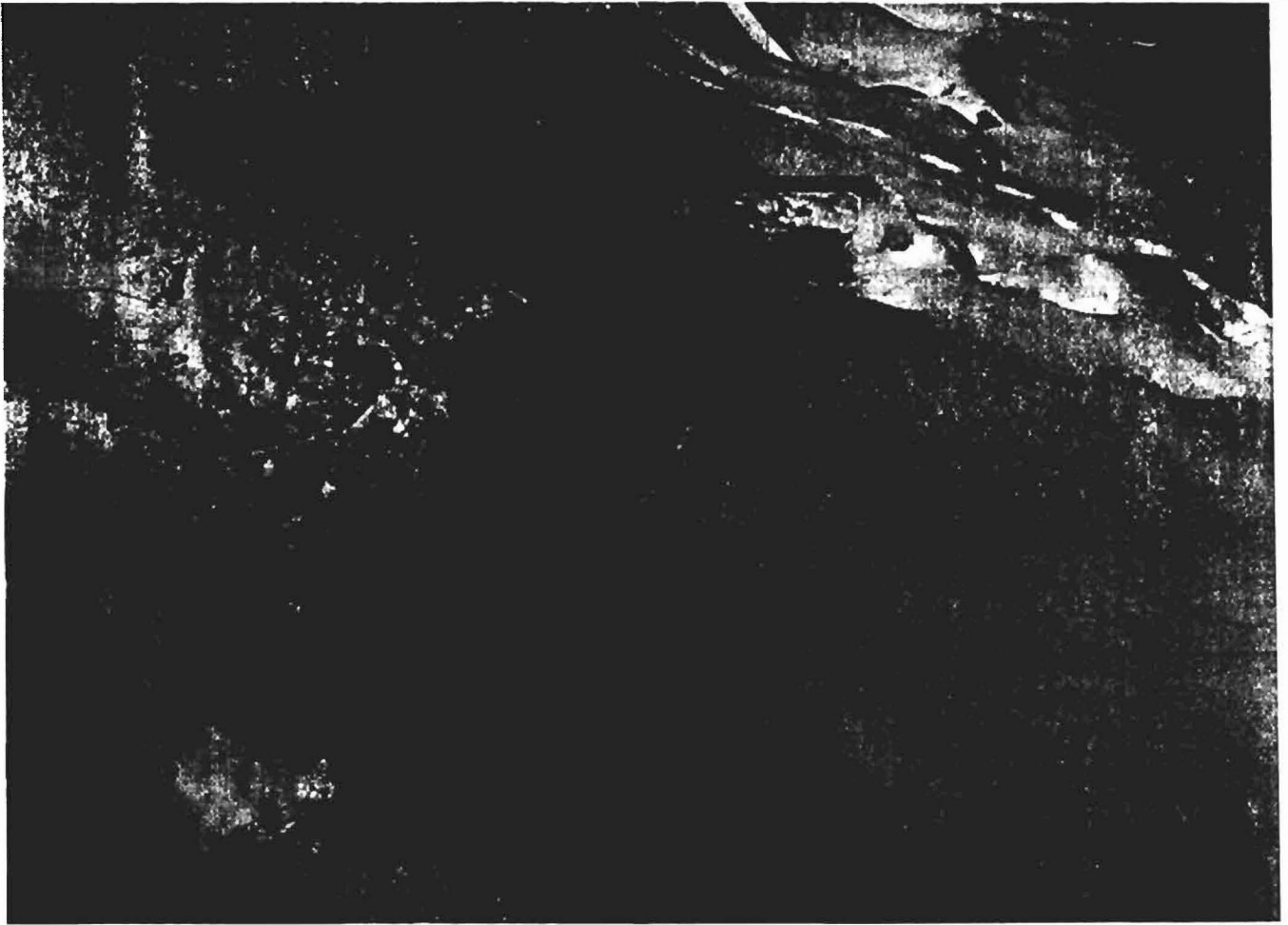
NOTES:

RIP RAP CONSISTS OF LARGE LEDGE ROCK WHICH MATCHES THE ABUTTING EROSION CONTROL WALL. THESE BASE ROCK AVERAGE 800-1,000 LBS. EACH, TAPERING TO AN AVERAGE OF 200-300 LBS. AT THE TOP LAYER. THE ROCKS WILL BE INTERMESHED WITH THE EXISTING RIP RAP ON ONE END AND END AT THE VERY SIMILAR NATIVE LEDGE ON THE OTHER END. THIS WILL ALLOW A SEAMLESS RETAINING WALL OF NATIVE LEDGE ACROSS THE ENTIRE COVE AREA.

STANDARD EROSION CONTROL MEASURES TO BE UTILIZED PER D.E.P. STANDARDS OUTLINED IN CHAPTER 305 SECTION 8.









MAR-26-2008 09:28

MAINE DEP SMRO
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

2078226303 P.02

PLEASE TYPE OR PRINT IN BLACK INK ONLY

FRANCIS O'LEARY		109 REED AVE	
PEAKS ISLAND			
04108	207-766-5052	PEAKS ISLAND	
LUMBERLAND	91	6	PORTLAND HARBOUR
LPA INC. (TERRY)		207-749-2237 207-766-2508	
FERRY TO PEAKS ISLAND, LEFT ON ISLAND AVE, RIGHT @ FERRIER AVENUE, RIGHT ON SEASHORE AVE, LEFT ON REED AVE, RIGHT ON FORK, BOTTOM ON LEFT			
STABILIZE ERODED BANK AREA APPROX 36' LONG X 5' HIGH UTILIZING STANDARD FABRIC + RIP-RAP METHODS? SEE EXHIBIT "A"			

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEPRules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input checked="" type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing de. areas located In/on/over higher moderate value inland waterway & wading bird habitat or shore of nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input checked="" type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$55 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Terrence J. Mulken 3-11-08

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 108 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)784-0477

OFFICE USE ONLY	Ck.# 23873	Date 3/13/08	Staff JM	Staff	
PBR # 45325	FP # 55.00		Acc. Date 3/14/08	Def. Date	After Photos

MAR-26-2008 09:28

MAINE DEP SMRD
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

2078226303 P.02

PLEASE TYPE OR PRINT IN BLACK INK ONLY

FRANCIS O'LEARY		109 REED AVE	
PEAKS ISLAND			
04108	207-766-5052	PEAKS ISLAND	
CUMBERLAND	91	6	PORTLAND HARBOUR
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SEE EXHIBIT "A"			

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AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

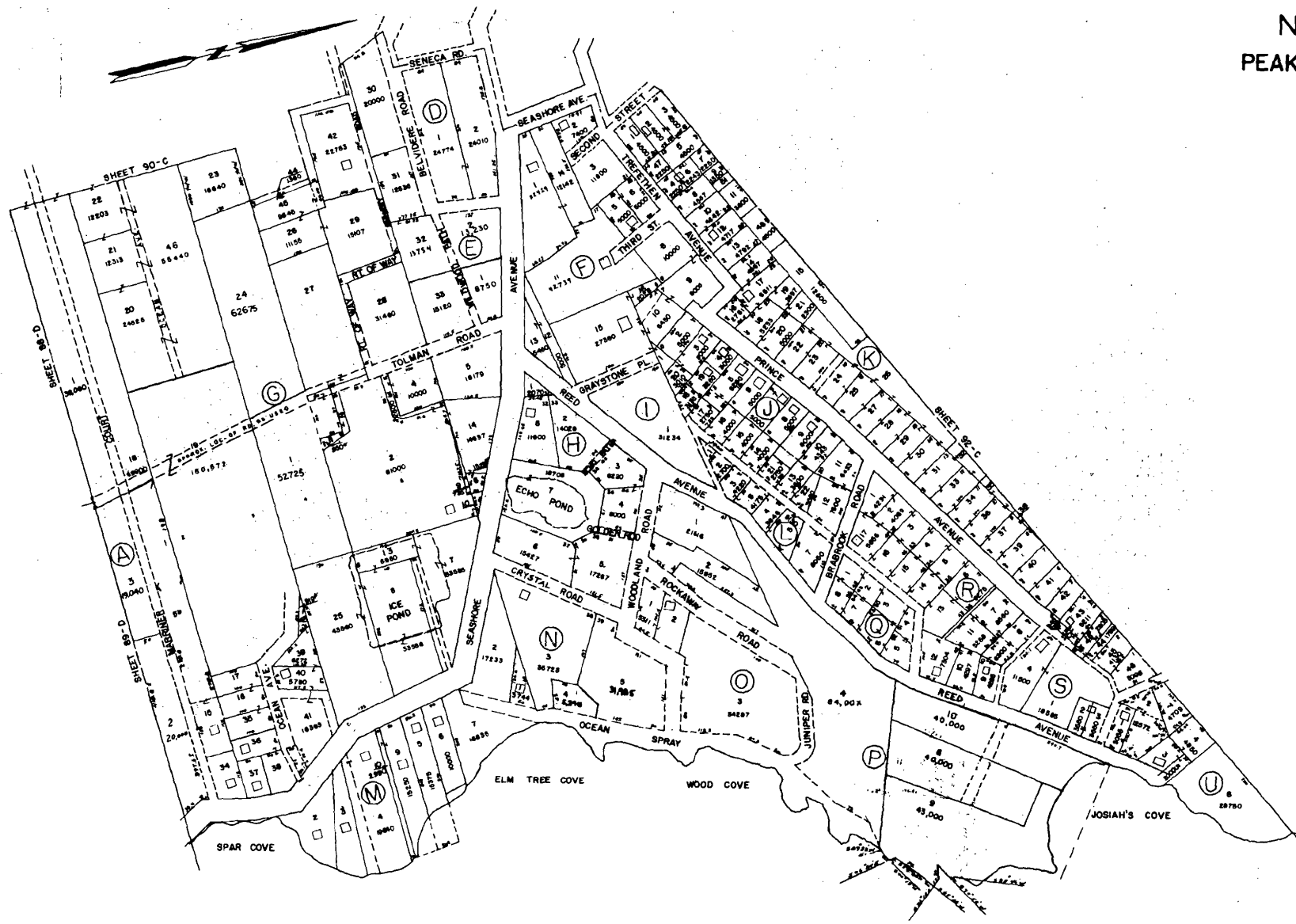
PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-8300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)784-0477

OFFICE USE ONLY	Ck.# 23873	Date 3/13/08	Staff JM	Staff	
PBR # 45325	FP # 55.00		Acc. Date 3/14/08	Def. Date	After Photos

Nº 91
PEAKS ISLAND



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 100'
REDRAWN 6-76
REVISED 8-22-04

091 P 006001

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 091 P009001
Location 111 REED AVE
Land Use SINGLE FAMILY

Owner Address O'LEARY FRANCIS M & KATHLEEN A JTS
 146 CEDAR ST
 WESTWOOD MA 02090

Book/Page
Legal 91-P-9
 REED AVE
 PEAKS ISLAND
 43000 SF

Current Assessed Valuation

Land	Building	Total
\$399,000	\$101,100	\$500,100

Property Information

Year Built 1989	Style Contemp	Story Height 1	Sq. Ft. 1237	Total Acres 0.987	
Bedrooms 2	Full Baths 2	Half Baths	Total Rooms 5	Attic Full Fin./wh	Basement Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

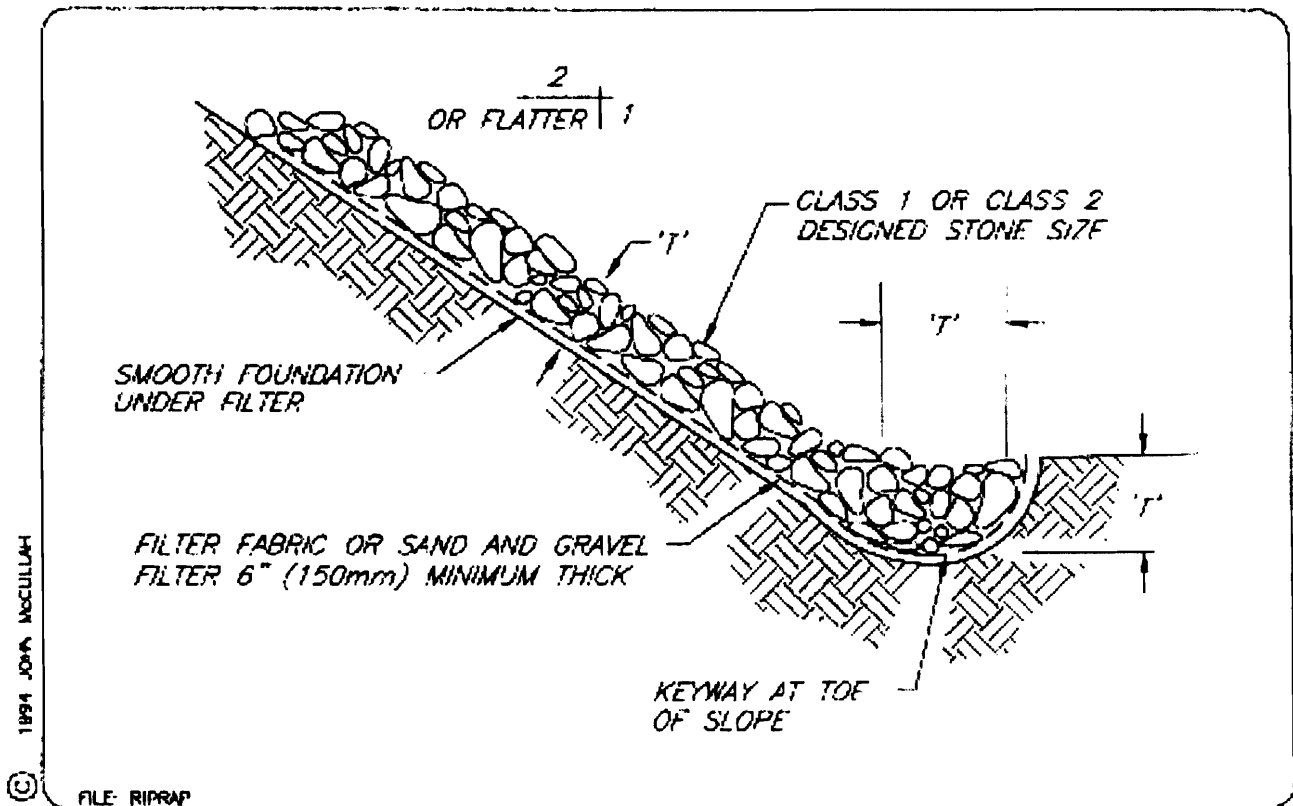
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



RIPRAP STABILIZATION -- SLOPE OR SHORELINE



This sketch shows the general requirements for installing riprap on a slope or shoreline. Use riprap where the erosion potential is high and the slope is no greater than 1½ horizontal to 1 vertical. Riprap may not be installed along a surface waterbody without the permission of the DEP and Army Corps of Engineers.

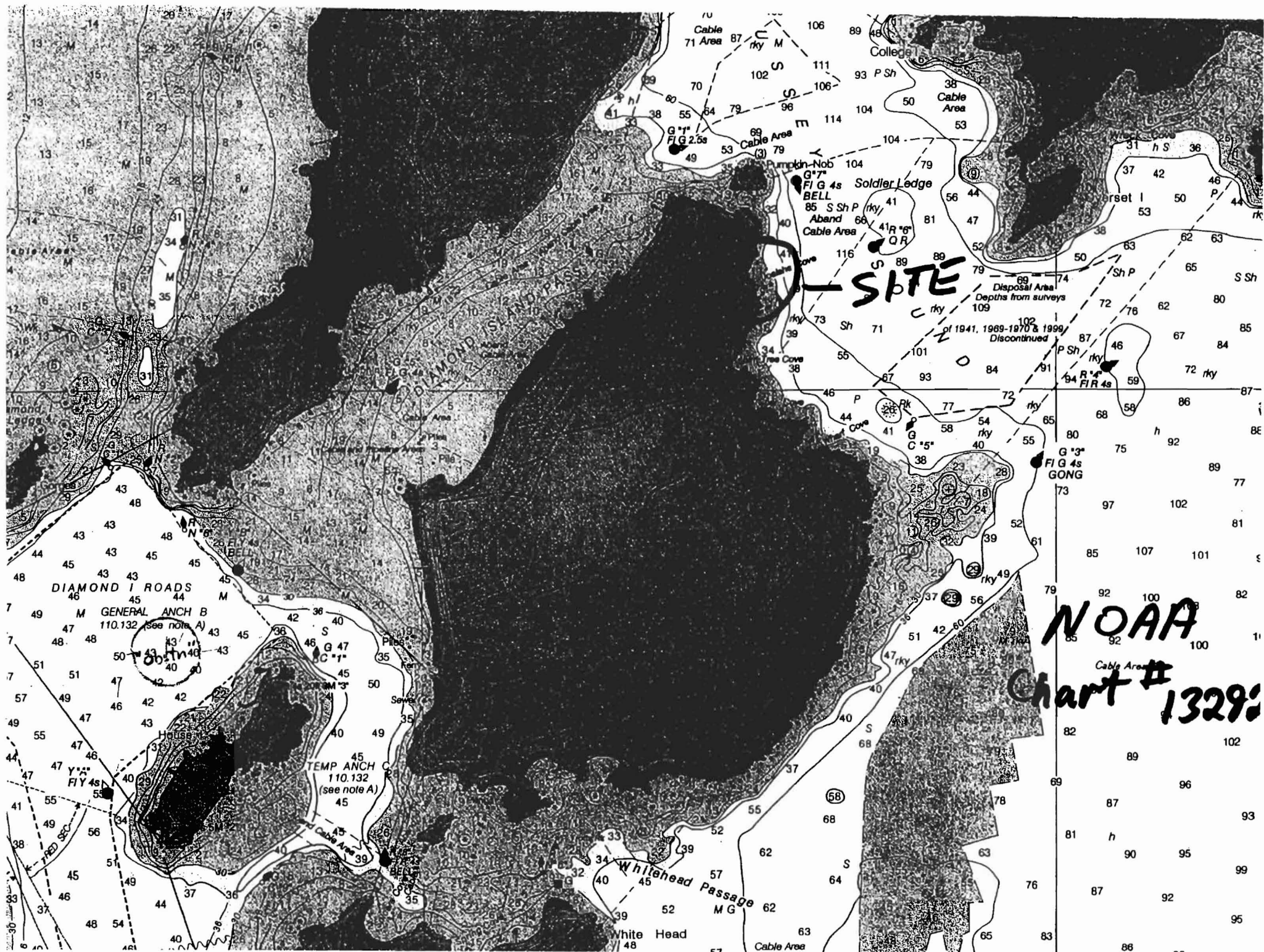
INSTALLATION

Install riprap for shoreline and slope stabilization within 24 hours of completing the final grading of the slope.

1. Use riprap where the erosion potential is high and the slope is no greater than 1½ horizontal to 1 vertical.
2. The minimum riprap D50 size is 4 inches. The D50 size refers to the median diameter of the stone. This is the size for which 50 percent, by weight, will be smaller and 50 percent will be larger.
3. Use sub-angular fieldstone or rough unhewn quarry. The stone must be hard and resistant to weathering.
4. Make the riprap layer 2.25 x D50 in thickness. The minimum thickness for a D50 of 4 inches would be 9 inches.
5. Remove brush, trees, stumps and other objectionable material (i.e., organic matter).
6. Compact the subgrade to a density approximating that of the surrounding undisturbed material.
7. Install a geotextile filter cloth on the graded slope according to the manufacturer's recommendations. The upper end of the geotextile should be buried and the lower end should be toed in.
8. Key-in the riprap at the toe of the slope using a trench at least one foot deep. Start placing stones at the bottom of the trench and work upwards to the top of the slope. The stone must completely cover the underlying fabric.

MAINTENANCE

- ◆ The first year after installation, inspect on a monthly basis the riprapped slope for slumping and loss of stones. File the



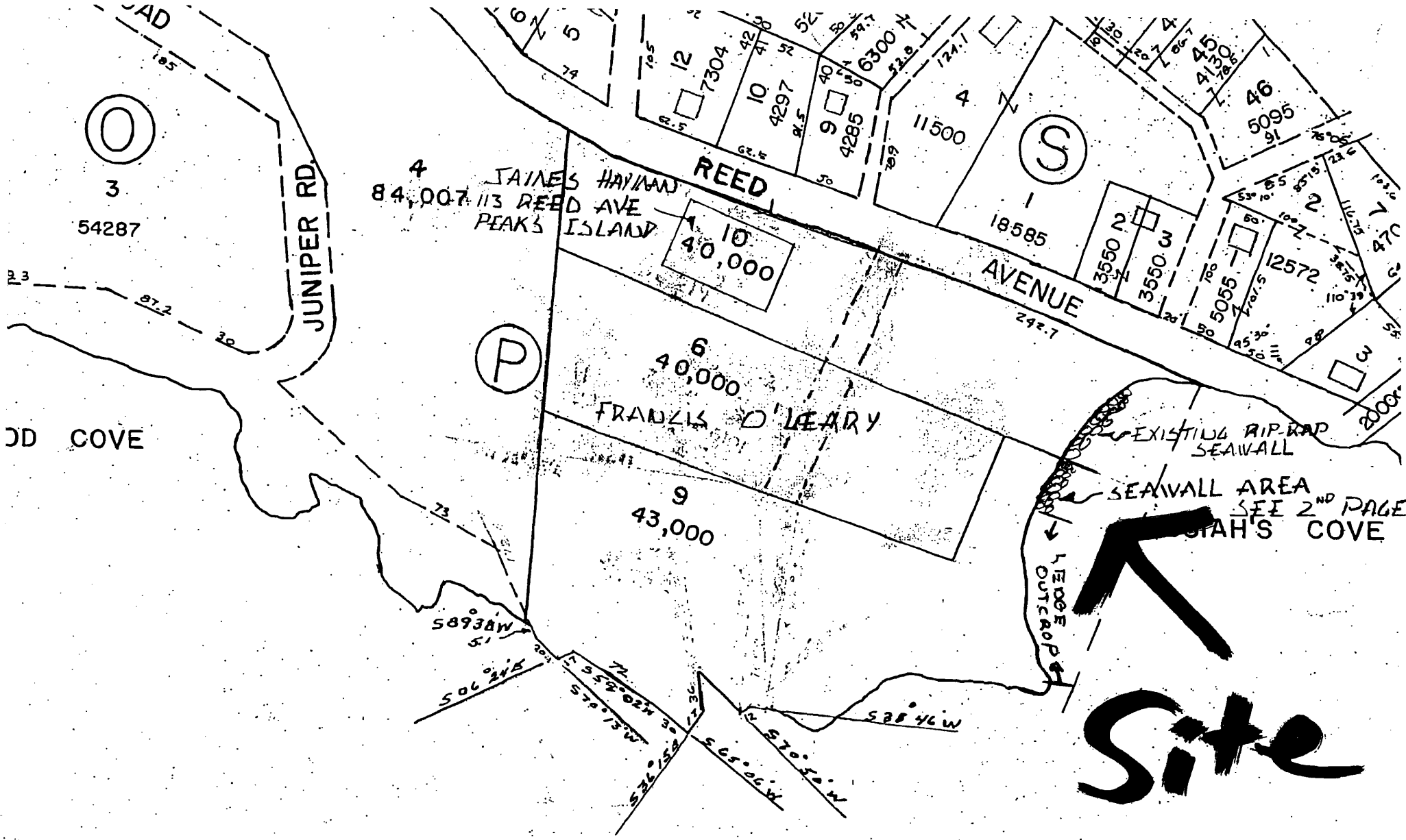
SITE

NOAA
Chart # 1329

TEMP ANCH C
110.132
(see note A)
45

Whitehead Passage
M G

White Head
48



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