

159-G-1

2003-0228

427-485 Ocean Ave.
Payson Dr. Softball field
City of Portland

on spreadsheet

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

2003-0228
Application I. D. Number
10/23/2003
Application Date
Payson Pk. Softball Field Reconstructi
Project Name/Description

City Of Portland Dept. Of Parks and Recr
Applicant
17 Arbor Street, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 874-8793 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

427 - 485 Ocean Ave, Portland, Maine
Address of Proposed Site
159 G001001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ **ROS**
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 **\$400.00** Subdivision _____ Engineer Review _____ Date **10/28/2003**

DRC 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 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	

From: Denise Albert
To: internet:ahowe@sytdesign.com; Jeff Tarling ; Sar...
Date: Wed, Dec 3, 2003 4:28 PM
Subject: Re: Payson Park

Hi Sarah,

Thanks for the response.

In response to your concerns:

1. I will forward this email to Jeff Tarling for the tree identification;
2. Not sure about the sidewalk - that requirement will shorten the field which is a huge problem. We barely have the distance we need for the design of the field. Secondly, if and when the master plan gets completed, that roadway will be closed and the sidewalk is unnecessary. Thirdly, we do not have enough money in the CIP to have a sidewalk. What do we do? Is it really necessary?
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4. I will check on the crossroads -

Denise

>>> Sarah Hopkins 12/03 12:23 PM >>>

Denise & Anne,

Sorry for the delay in getting final comments back to you on the Payson Park ballfield plan. During the staff review today, the following issues/requirements were raised:

1. Please identify all trees in the area to be disturbed. There are some sizable Oaks in the area and we are not sure if they are proposed to be removed. If they are, is there a replanting plan proposed?
2. A sidewalk will be required along the length of the field improvements.
3. Would it be possible to use more "shallow" bleachers so as to minimize the disturbance to the vegetation on both sides of homeplate?
4. Are there still plans to remove/discontinue the cross roads adjacent to the ballfield?

These comments sum up our review.

Please let me know if you have any questions?

-Sarah

CC: Alex Jaegerman ; Donald Brewer; Jeff Tarling ; ...

From: Jeff Tarling
To: Denise Albert; internet:ahowe@sytdesign.com; Sar...
Date: Wed, Dec 3, 2003 4:36 PM
Subject: Re: Payson Park

Denise, Sarah,

The only tree impact would be to the two trees along the Payson Park roadway, these two are proposed to be removed. (one of the trees is in decline) Replanting the site can be accomplished once the project is complete. I will re-check the plan to see about the impact to the oak woodlands at the rear of the field.

>>> Denise Albert 12/03 4:28 PM >>>
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CC: Alex Jaegerman ; Donald Brewer; Joel St. Pierre...

From: Joel St. Pierre
To: Denise Albert; internet:ahowe@sytdesign.com; Sar...
Date: Wed, Dec 3, 2003 4:54 PM
Subject: Re: Payson Park

The bleachers issue is an easy fix. On each side (right/left field line) you can simply have more small bleachers rather than one large set. You can get them at whatever size wanted.

-joel

>>> Denise Albert 12/3/2003 4:28:06 PM >>>
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From: Alex Jaegerman
To: Denise Albert; internet:ahowe@sytdesign.com; Sar...
Date: Wed, Dec 3, 2003 5:04 PM
Subject: Re: Payson Park

Hi Denise.

Sarah and I discussed this plan before she sent you her comments. On the subject of sidewalk, it seems like it would fit between the fence and the roadway without compromising the field dimensions. There is a tight spot (about five feet between fence and roadway) at the end of the right field line. Even there, it looks like a walk could be squeezed in. Looking at the master plan, there is a walkway shown in about this same location. I am also assuming that this field is going to be there for awhile, once it is re-built.

As for cost, if the walk extends around the outfield, that is about 720'. It would be 4 to 5 feet wide. I don't know the unit cost for bituminous sidewalk but if it exceeds five percent of project cost, that would be a consideration (that is one of the standards for public street sidewalk waivers). I'm not certain of the above specifications, but they are ballpark (pun intended). We require sidewalks from so many developers, that it would be inconsistent for us not to here. If we are missing something about the plan that makes it less feasible than it appears, let us know.

I'll let Sarah reply on the other items.

Alex.

>>> Denise Albert 12/03 4:28 PM >>>
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CC: Donald Brewer; Jeff Tarling ; Joel St. Pierre; ...

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

January 28, 2004

Denise Albert, Director
City of Portland Department of Parks and Recreation
17 Arbor Street
Portland, ME 04103

RE: Payson Park Softball Field Reconstruction
427-485 Ocean Ave

CBL: 159 G001001

Dear Denise:

On January 28, 2004, the Portland Planning Authority granted minor site plan approval for the softball field reconstruction at Payson Park, as shown on the approved plan

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. No performance guarantee, defect guarantee, or inspection fee will be required as part of this project.
3. Prior to construction, a pre-construction 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

CITY OF PORTLAND

**APPLICATION FOR
MINOR SITE PLAN REVIEW**

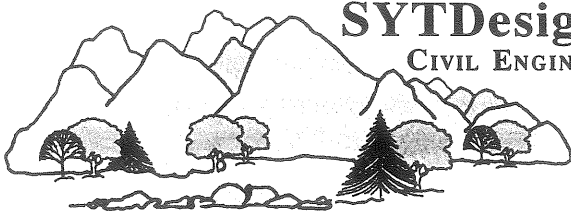
**PAYSON PARK
SOFTBALL FIELD RECONSTRUCTION**
427-485 Ocean Avenue
Portland, Maine

APPLICANT:
Department of Parks & Recreation
City of Portland
17 Arbor Street
Portland, Maine 04101

OCTOBER, 2003



P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com



SYTDesign Consultants

CIVIL ENGINEERS & LAND SURVEYORS

PRINCIPALS:

Saucier, Thomas W., P.E.

Young, David W., P.E., P.L.S.

Tubbs, Peter B., P.E., P.L.S.

Decker, W. Scott, P.E.

October 22, 2003

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

RE: Softball Field reconstruction, Payson Park

Dear Ms. Hopkins:

Enclosed are 10 copies of the application for Minor Site Plan approval, under Article V of the Land Use Ordinances of the City of Portland, for the referenced project. The project consists of the re-construction of an existing softball field in the park with some enhancements such as dugouts and batting cage.

On behalf of the Department of Parks and Recreation, we are asking for a waiver of the application fee and of the performance guarantee.

We would appreciate a review by staff at its earliest convenience. Thank you for your attention to this application.

If you have any questions about the information contained in the application, please do not hesitate to call me.

Sincerely,

SYTDesign Consultants

Ann Archino Howe, P.E.
Civil Design Engineer

TABLE OF CONTENTS

<u>SECTION NUMBER</u>	<u>DESCRIPTION</u>
1	Application Form and Check List
2	Project Description
3	Right, Title, Interest
4	Financial Capacity
5	Technical Ability
6	Review Criteria
7	Solid Waste
8	Utility Services
9	Site Access
10	Surface Drainage and Runoff
11	Temporary and Permanent Erosion and Sedimentation Control
12	Surficial Soil Survey
13	Landscape Plan
14	Project Drawings

SECTION 1

APPLICATION FORM AND CHECK LIST

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: Edward Payson Park 427-485 Ocean Ave		Zone: R0S
Total Square Footage of Proposed Structure N/A		Square Footage of Lot Portion of 50± Ac. Park
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 159 G 1		Property owner, mailing address: City of Portland 389 Congress St., Portland Telephone: 874-8300
Consultant/Agent, mailing address, phone & contact person SYTDesign Consultants P.O. Box 86A, Cumberland 829-6994 Ann Archino Howe		Applicant name, mailing address & telephone: Denise Albert, Dir. Softball Field Reconstruction Department of Parks & Recreation, 17 Arbor St. Portland 874-8793
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ Traffic Movement \$1,000 Stormwater Quality \$250.00 Other _____ After the fact review - Major project \$1,500.00 After the fact review - Minor project \$1,200.00 Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: _____ Board review \$200.00 _____ Staff review \$100.00		
Who billing will be sent to: Mailing address: State and Zip:		
		Contact person: Phone:

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list
- Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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:	Date:
-------------------------	-------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

SOFTBALL FIELD RECONSTRUCTION

Project Name, Address of Project PAYSON PARK
PORTLAND, ME

Ld. Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓	(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
	(7)	Plans based on the boundary survey including: <u>AERIAL</u>	2
✓	(8)	Existing soil conditions <u>FIG 1</u>	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
NA	(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 <u>WHERE KNOWN</u>	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
	(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
NA	(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
✓	(31)	Location and intensity of outdoor lighting system	j
NA	(32)	Location of fire hydrants, existing and proposed	k
✓	(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
✓	(36)	Total land area of the site	b2
NA	(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	e3
✓	(39)	Method of handling solid waste disposal	4

✓		(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
NA		(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 it 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):

- drainage patterns and facilities;
- an environmental impact study;
- erosion and sedimentation controls to be used during construction;
- a sun shadow study;
- a parking and/or traffic study;
- a study of particulates and any other noxious emissions; and
- a noise study;
- a wind impact analysis.

Other comments:

SECTION 2

PROJECT DESCRIPTION

The Edward Payson Park has been a City park since 1917. Proposed improvements are consistent with the master plan for the park that was developed between 1997 and 2000. The proposed improvements consist of the reconstruction of an existing softball field and such accessory structures so that the resulting field will meet the requirements of the National Federation of State High School Associations or the current governing board for high school girl's fast pitch competition. The proposed reconstruction will also accommodate use of the field by adult softball players.

At the completion of the project there will be new lighting, irrigation of the reconstructed field, dugouts, a bathhouse and concession stand, viewing stands, batter's cage, scoreboard and press box.

Most of the Edward Payson Park, including this existing softball field, is in the Recreation and Open Space Zone. The parcel is located on map 159, block G, lot number 1.

The proposed improvements as depicted on drawing C-101 disturb approximately four acres of the more than 50-acre park. The proposed plan for this portion of the park results in no disturbance of the existing wetlands along Baxter Boulevard, shown on drawing C-100. It is not anticipated that the project will require any other permits, except for a construction permit under N.P.D.E.S., Phase 2, that will be obtained prior to the start of construction.

The construction project will be completed in two phases. The reconstruction of the softball field, including irrigation, field re-grading, new fencing and backstop, dugouts, batting cage and slab in the location of the bathhouse/concession building that will hold portable latrines will be completed in Fall of 2004. The concession building/bathhouse, press box, and lighting will be constructed at a later date. Construction cost for the 2004 phase is estimated to be approximately \$300,000 (three hundred thousand dollars).

SECTION 3

RIGHT, TITLE & INTEREST

The City of Portland owns the Edward Payson Park. It is administered under the City's Department of Parks and Recreation.

SECTION 4

FINANCIAL CAPACITY

The funds for the first portion of the softball field improvements, consisting of the re-grading of the field, installing new fencing and backstop, and installing other accessories as described in section 2 of this application, have been allocated as part of the current Capital Improvement Program for the City of Portland and are secured.

SECTION 5

TECHNICAL ABILITY

The Applicant has contracted the site development design and environmental permitting work to SYTDesign Consultants (SYTD), a civil engineering firm, located in Cumberland, Maine. SYTD has provided site development, survey and engineering services to private developers, commercial, industrial and governmental clients for the past 15 years. Its four principals have more than 140 years combined experience in the site design and engineering field. SYTDesign's qualification material is included herein.

**TOWN OF WELLS, MAINE
FOUNDERS PARK**

SYTDesign Consultants was recently retained by the Town of Wells to work with their Historic Committee in the preparation of a conceptual master plan for a Town park being constructed in honor of the founding families of the Town of Wells. A cape style house constructed in 1710 is located on the site. The park will be associated with this historic structure and consist of gardens, paths, benches, picnic tables, recognition plaques and signage. The project is currently under construction.

**TANGLEWOOD 4-H CAMP AND LEARNING CENTER, LINCOLNVILLE, MAINE
COMPREHENSIVE MASTER PLAN**

SYTDesign Consultants is part of a the design team working with the Tanglewood 4-H Camp and Learning Center in Lincolnville, Maine on a comprehensive master plan. The camp was built on public land in the 1930s by the Civilian Conservation Corps and has served as a summer camp with school programs focused on environmental issues. Many of the buildings have been identified as historic and the goal of the camp is to maintain the rustic and environmentally sound focus of the camp as it expands and enhances existing programs.

SYTD's role has been to review existing utility and drainage issues and to recommend changes and upgrades that conform to and support the camp's goals. This has involved discussion with all interested parties and consideration, for example, of alternative wastewater and power systems. The camp's overall goal of "living lightly on the earth" has influenced all of the work on this comprehensive master plan.

**CATHERINE MCAULEY HIGH SCHOOL, PORTLAND, MAINE
ATHLETIC FIELD EXPANSION**

Increasing field use has generated a need to expand the area of playing fields at this parochial high school in Portland. The school's Board of Directors had requested that SYTDesign Consultants evaluate the potential for constructing new fields. SYTDesign Consultants developed a series of design concepts with accompanying estimates of construction cost. SYTDesign Consultants prepared the engineering designs and environmental permit applications for the selected layout.

**NORTH YARMOUTH ACADEMY AND TOWN OF YARMOUTH, MAINE
SLIGO FIELDS ATHLETIC COMPLEX**

SYTDesign Consultants was selected by North Yarmouth Academy and the Town of Yarmouth to assist the Town and NYA in developing several athletic fields at a fifty-five acre site between Sligo Road and the Royal River in North Yarmouth. The athletic fields will be used by NYA and the Town's middle and high school teams, as well as by the Town's recreational programs. SYTD's services will include wetlands mapping, a topographical survey, environmental/regulatory permitting, stormwater management, utility planning and design, erosion control, roadway analysis and design, and construction administration and monitoring.

**TOWN OF FREEPORT, MAINE
WINSLOW PARK IMPROVEMENTS**

SYTDesign Consultants worked with the Town's Winslow Park Commission in the planning, conceptual design, engineering design and permitting of improvements to a 97-acre seasonal park located on Casco Bay. Work consisted of maintenance and resurfacing of the existing boat launch facility, design of the vehicle/trailer parking lot, reconfiguration of roadways and campsites and an addition of a new gate house and a restroom facility.

**TOWN OF NORTH YARMOUTH, MAINE
MEETING HOUSE PARK**

SYTDesign Consultants served as technical/engineering consultant to the Town's Recreation Committee for evaluating the development potential for multi-purpose playing fields and walking trails on this 58-acre tract. In addition to site planning assistance, SYTDesign Consultants prepared boundary and existing conditions surveys and designed access and parking improvements for the property.

**TOWN OF SALEM, NEW HAMPSHIRE
CLUFF CROSSING ATHLETIC FACILITY, SALEM, NEW HAMPSHIRE**

Due to the growing need for more playing fields in town, the client requested the design and construction documentation for 2 irrigated soccer fields, one irrigated ball diamond and associated parking. Services provided included design, cost estimating, town approvals, and state approvals (wetland and storm water & erosion control). The project is about to go out to bid. The construction cost was approximately \$300,000.

TOWN OF CUMBERLAND, MAINE - TWIN BROOKS RECREATION AREA MASTER PLAN

SYTDesign Consultants prepared the master plan and permit applications for this 250-acre general recreation area. SYTDesign Consultants provided boundary and topographic surveys, site planning, engineering design and local and state permitting. Site elements included access roads, parking areas, playing surfaces, including softball, baseball, and multi-purpose fields, and trails for hiking, jogging and cross-country skiing.

TOWN OF YARMOUTH, MAINE – RIVERFRONT PARK RECREATION AREA MASTER PLAN

SYTDesign Consultants prepared the master plan for this 55-acre recreation complex located on the banks of the Royal River in Yarmouth, Maine. Working with the Town's recreation committee, SYTDesign Consultants developed master plan alternatives for the development of a community and high school athletic complex. Site elements included access roads, parking areas, playing surfaces, including softball, baseball, youth athletic fields, multi-purpose fields, a boat launch area, stormwater detention areas, wetland mitigation areas and trails for hiking, jogging and cross-country skiing.

CITY OF SACO, MAINE - LANDFILL REUSE MASTER PLAN

SYTDesign Consultants worked with Richardson & Associates, Landscape Architects, in the development of a Master Plan for recreation reuse of the Saco Municipal Landfill. This is one of the first planning efforts in Maine to creatively look at a closed landfill for alternative municipal uses. SYTD provided conceptual engineering and cost estimating for all roadways, playing surfaces, trails, and support structures and utilities. This project received a planning merit award in 1998 from the Boston Society of Landscape Architects.

CITY OF AUBURN, MAINE - AUBURN MALL AREA MASTER PLAN

The City of Auburn contracted with SYTDesign Consultants to develop a master plan for elements of municipal infrastructure in an area experiencing dramatic growth. Leading a team of three consulting firms, SYTD projected future traffic flows and prepared conceptual plans for ten major street intersections. The team developed design concepts and landscape standards for linking public and private property into an attractive focal area for the City. Stormwater flows for the full build-out of the area were projected. New, innovative ways for handling stormwater detention were recommended.

TOWN OF NORTH YARMOUTH, MAINE**WESCUSTAGO PARK**

SYTD's assistance to the Town included planning, conceptual design, engineering design and permitting of this 10-acre municipal park fronting on the Royal River. Improvements that are part of this seasonal facility include a hand carry boat launch, access road, vehicle parking and multi-use recreation fields.

OCTOBER CORPORATION**PINELAND EQUESTRIAN CENTER, NEW GLOUCESTER, MAINE**

In the spring of 2000 the Libra Foundation purchased the Pineland Center complex from the State of Maine. The property included all the buildings that had been part of the former Pineland Center Hospital and approximately 1,000-acres of surrounding land. The Foundation's plan called for converting the old buildings into a business park, in addition to the development of a totally new equestrian center for therapeutic riding. SYTD initially surveyed all of the acquired property and developed a site assessment of the 150-acre portion selected for the equestrian center. This was followed by preparation of conceptual layout plans. In conjunction with the architect selected for the building complex SYTD developed preliminary and final site designs for permitting the facility and construction. Site elements include stables for 30 horses, 100' x 200' indoor and outdoor riding arenas, offices and meeting rooms, approximately 1,000' of access roads and parking for 80-100 vehicles. All work was completed under severe scheduling constraints in order to meet the Foundation's start-up target. This facility was opened in January 2002.

WINTHROP SCHOOL DEPARTMENT; WINTHROP, MAINE**MIDDLE SCHOOL ATHLETIC FIELDS**

The School Department wished to include new playing fields as part of an expansion of the Winthrop middle school. SYTDesign Consultants evaluated property adjoining the school and developed conceptual layouts for discussion with the Department's Building Committee. SYTDesign Consultants completed the required surveys and prepared engineering designs for construction of the selected layout that included a regulation soccer field and a multipurpose field.

MR. W. SCOTT DECKER, P.E.

QUALIFICATIONS SUMMARY

Mr. Decker has over 30 years of civil engineering design and project management experience on municipal, institutional, residential, commercial, and industrial projects. These have ranged from new college residence halls and classroom buildings to major manufacturing facilities, and from residential and commercial subdivisions to small and large-scale recreational parks. He has extensive experience in the preparation of municipal, state and federal environmental permit applications associated with site development.

PROFESSIONAL HISTORY

1987-date **SYTDesign Consultants- President and Treasurer**
Cumberland, Maine

Mr. Decker is a principal of SYTDesign Consultants. Since the founding of the firm he has served as its treasurer and performed as project manager or senior project engineer on a wide variety of projects. He has served as the firm's president since 1998. The following examples are representative of Mr. Decker's work:

- Preparation of site plans, state and local permit applications and construction specifications for 12 development projects on the Brunswick, Maine campus of Bowdoin College. Included are two residence halls that received a design excellence award from the Boston Society of Architects in 1998.
- Site design and permitting for numerous residential developments totaling more than 500 housing units.
- Preparation of "After-The-Fact" permit applications and design of associated site improvements for a lumber mill, chip mill and woodyard in northern Maine.
- Site design and permitting for a 150-acre therapeutic equestrian center in Gray and New Gloucester, Maine.
- Site design and environmental permitting for a 69,300 sq. ft. commercial building. The project also included the demolition of an existing 117,000 sq. ft. factory building.
- Site design, permitting and construction monitoring of a 200,000 sq. ft. distribution center. This project included the design of complex stormwater management and phosphorus control systems, erosion and sedimentation control facilities and the relocation of approximately 900 feet of stream.

1967-1987 **E. C. Jordan Co.-Manager, Civil Engineering Department**
Portland, Maine

Mr. Decker's 20 years with the E. C. Jordan Co. spanned a dynamic period of growth in which the firm became northern New England's largest consulting engineering company. At the time he left the E. C. Jordan, Co. to participate in the founding of SYTD, Mr. Decker was manager of the firm's civil engineering department; a position in which he supervised a staff of 15 professionals. Prior positions included: engineering technician, design engineer, project engineer, construction coordinator, senior project engineer and project manager. Projects in which Mr. Decker was involved were many and varied. Several examples follows:

- Development of a 350 acre combination residential subdivision, golf course and recreational area.

- Design and construction of 128,000 sq. ft. expansion of an electrical components manufacturing facility.
- Design and construction of the expansion of a large retail goods distribution center.
- Feasibility study evaluating hydroelectric power potentials on the Penobscot River in Maine.
- Safety inspection for numerous dams in northern New England.

EDUCATION

University of Maine-A.S. in Civil Engineering

REGISTRATION

Professional Engineer: Maine, New York, New Hampshire, and Massachusetts

PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers
 Associated Constructors of Maine
 Maine State Chamber of Commerce
 Greater Portland Chamber of Commerce

SPECIAL COURSES

Value Engineering-University of Wisconsin
 Pavement Management-Asphalt Institute
 Asphalt Emulsion Workshop-Asphalt Institute
 Maine's Block Grant Program-Maine Advancement Program
 Project Management-Professional Services Management Journal
 Culverts: Hydrology and Hydraulics-Lehigh University

MS. ANN ARCHINO HOWE, P.E.

QUALIFICATIONS SUMMARY

Ms. Archino Howe's background brings not only technical engineering skills, but also broad public works and business management experience to SYTDesign Consultants. Her background includes direction of a municipal public works department, management consulting, project development and management, public relations, and construction supervision.

PROFESSIONAL HISTORY

1998-date **SYTDesign Consultants - Civil Engineer**
Cumberland, Maine

Ms. Archino Howe is a project engineer/project manager for SYTDesign Consultants. Recent project experience includes a major study examining storm water management options for one of Maine's largest cities, design of water main replacements as part of an intersection upgrade for a major urban arterial road, and design for the full depth reconstruction of several municipal roadways. She has served as project engineer for residential subdivision projects designed by SYTD and has been an advisor for the planning of municipal, multi-purpose, playing fields. Her work includes development of site designs and environmental permitting.

1996-1998 **Town of Old Orchard Beach – Director of Public Works**
Old Orchard, Maine

Ms. Archino Howe was responsible for all aspects of the Town's public works program. Infrastructure responsibilities included maintenance, repair and replacement of sewer and drainage systems, culverts, roads, sidewalks and street signs. During her tenure as Director, some thirteen projects totaling approximately 1.2 million dollars were completed. She had full budget and management responsibility for these projects.

1988-1994 **Archino Associates – Partner**
Portland, Maine

Ms. Archino Howe provided technical consulting services to municipalities, governmental agencies and non-profit groups working in the area of housing. Services included program design and development, finance, management and regulatory compliance.

1987 **Delorme Mapping Company – Project Manager**
Freeport, Maine

Projects dealt with the development of management reporting systems for the company's computer mapping division.

1986 **Recreation Technologies, Inc. – Director of Customer Relations**
South Pomfret, Vermont

1973 - 1985 **Design/Construction Associates – Partner**
Killington, Vermont

Design/Construction Associates completed 3-5 residential and light commercial projects per year. Ms. Archino Howe was involved in all aspects of the company's business.

EDUCATION: University of Maine, BS, Civil Engineering
Beaver College, BA, English

REGISTRATION Professional Engineer: Maine

**PROFESSIONAL
AFFILIATIONS:** American Society of Civil Engineers
American Public Works Association
Tau Beta Pi

SPECIAL COURSES: OSHA training (1910)—Maine Department of Labor
Storm Water Instructional Module—Maine Joint Environmental Training Coordinating
Committee, 1999
Applications in Stormwater Management - ASCE

SECTION 6

REVIEW CRITERIA

City of Portland Standards – Sec. 14-526 Requirements for Approval

1. *Provisions for traffic and pedestrian circulation both on and off the site.*

Access to the re-constructed softball field will be from the existing park road and parking area beyond Loring Field.

2. *Construction of new structures and parking requirements.*

All of the structures, such as the dugouts, bathhouse, and batting cage proposed for this re-construction, enhance the existing use.

3. *Impact of the bulk, location and height of proposed structures on neighbors.*

The existing softball field is in the middle of the Park. The tallest building may be two stories. We do not anticipate any impact of the building on the neighbors.

3. *Impact on value of neighboring property of proposed buildings.*

This project is a re-construction of an existing field. We do not anticipate any impact on the value of neighboring property.

4. *Affect of proposed project on public utilities.*

The proposed project will not adversely affect public sewers, water lines, power lines or storm drains of the City of Portland or other utilities. The project has been discussed with Brad Roland, P.E. of the Department of Public Works. The stormwater runoff patterns will not change from the present configuration. For the eventual sewer service, it was suggested that the line either enter the sewer on Baxter Boulevard or connect to the line that serves Loring Field and thence connects to the sewer line in Front Street. Power to the area of the field is already in place. It is underground from Alton Street. Existing lighting for the softball field will be replaced. The applicant has met with CMP and confirmed that the existing service is ample for the projected use.

5. *On-site landscaping provides an adequate buffer between the development and neighboring uses.*

Since the re-constructed softball field will be in the same location as the existing field, the character of the area will not be substantially changed by the construction of the proposed improvements.

6. *The site plan minimizes, to the extent feasible, any disturbance or destruction of significant existing vegetation.*

The proposed project does not disturb the existing wetland on the site. See drawing, C-100 Existing Conditions Plan for location of wetlands. The proposed project involves the re-construction of a regulation field in the already open and grassed area of the existing field. There will be minimal disturbance of the forested area to the south and west of the field. A few small trees along the Park road in the vicinity of the right field fence may need to be relocated to accommodate the larger outfield area.

7. *Avoidance of the creation of drainage problems and provision for control of erosion and sedimentation during and after construction.*

The proposed grading as shown on the Site Plan, drawing C-101, is designed to alleviate existing surface drainage problems in right field of the existing softball field. Drawing C-300, Erosion and Sedimentation Control Plan contains a narrative and construction details concerning both during and after construction.

8. *Provision of appropriate exterior lighting.*

Field lighting exists at this site. Replacement and updating of this lighting will be a bid alternate of the proposed re-construction.

9. *The development will not create fire or other safety hazards and provides adequate access to the site and to the buildings on the site for emergency vehicles.*

Access to the site will not change with the proposed 2004 phase of the project.

10. *The proposed development is designed so as to be consistent with off-premises infrastructure, existing or planned by the City.*

The proposed development is in general conformance with the master plan for Payson Park that was completed in 2000.

11. *Pertaining to industrial development.*

Not applicable.

12. *Pertaining to development in an R-P zone.*

Not applicable.

13. *Pertaining to planned unit developments.*

Not applicable.

14. *Pertaining to multi-family development.*

Not applicable.

15. *Pertaining to development in the B-3 zone.*

Not applicable.

16. *The applicant has submitted all information required by this article and the development complies with all applicable provisions of this Code.*

The application is complete to the best of our knowledge.

17. *Proximity to any landmark, historic district or historic landscape district.*

The Edward Payson Park is a city park for Portland and therefore has some significance in the life of the City. The proposed improvements are in an area of the Park where a softball field was constructed many years ago. The development is in an already disturbed area of the park.

18. *Pertaining to view corridors.*

The proposed project does not obstruct the view corridor that extends from the top of the hill in the park to the City skyline. The only structures are the fences and dugouts associated with the softball field.

19. *No adverse affect on existing natural resources.*

No adverse affect on existing natural resources, including groundwater quantity and quality, surface water quantity and quality, wetlands, unusual natural areas, and wildlife and fisheries habitats, is anticipated from the proposed development. The adjacent wetland area will not be disturbed. The area of the proposed re-construction has previously been disturbed by the original construction of the softball field.

20. *Pertaining to discharge to a significant groundwater aquifer.*

According to the Portland West Quadrangle map of the Maine Geological Survey, there is no significant aquifer in the vicinity of the proposed project.

21. *Pertaining to Signs.*

No signs other than a scoreboard are anticipated as part of the proposed reconstruction project.

22. *Pertaining to denial of sign under Section 14-369.5.*

Not applicable.

23. *Pertaining to major or minor businesses.*

Not applicable.

24. *Pertaining to development in industrial zones.*

Not applicable.

25. *Pertaining to development in B-5 and B-5b zones.*

Not applicable.

SECTION 7

SOLID WASTE

No additional solid waste is anticipated from the proposed improvements to the Payson Park. A garbage receptacle will be placed beside any bleachers that are part of the softball field. The City Parks and Recreation Department will be responsible for maintaining these receptacles.

SECTION 8

UTILITY SERVICES

The softball field already has a water line that services a single sprinkler head on the field. We are assuming that the existing water line will be the source of water for the irrigation system.

A 400 amp service already exists to a building adjacent to the field. The primary power is underground from Alton Street and goes through a pole transformer next to the existing field. Field lighting already exists, but will be upgraded as part of this project.

When the concession stand and bathhouse are built a sewer line will be installed either to Baxter Boulevard or to the line at Loring Field and thence to Front Street. Final approval of the proposed line will be from the Portland Department of Public Works.

Telecom lines shall be installed as part of this project.

SECTION 9

SITE ACCESS

Site access for re-construction of the softball field will be along the existing park road. Construction material will be brought to the site via Baxter Boulevard.

SECTION 10

SURFACE DRAINAGE AND RUNOFF

A storm water management report is not being submitted with this application. We would, however, like to comment briefly regarding stormwater management.

The existing site of the proposed improvements is currently a softball field. Except for some small roofs of dugouts and slabs for the eventual building and for the batter's cage, this surface type will not change in the improvements proposed. The existing drainage pattern consists of sheet flow to drainage swales adjacent to the field and thence to a substantial wetland in the park along Baxter Boulevard. The outlet for the wetland is a concrete box culvert under Baxter Boulevard. No surface water bodies, other than freshwater wetlands are located on the site.

In our opinion there will be no impact upon the capacity of the existing drainage infrastructure with the construction of the proposed improvements.

SECTION 11

TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL

See Section 14, Drawing C-300 Erosion and Sedimentation Control Plan and Civil Details and Drawing C-101 Site Plan for location of temporary and permanent erosion control facilities.

SECTION 12

SURFICIAL SOIL SURVEY AND WETLAND STATEMENT

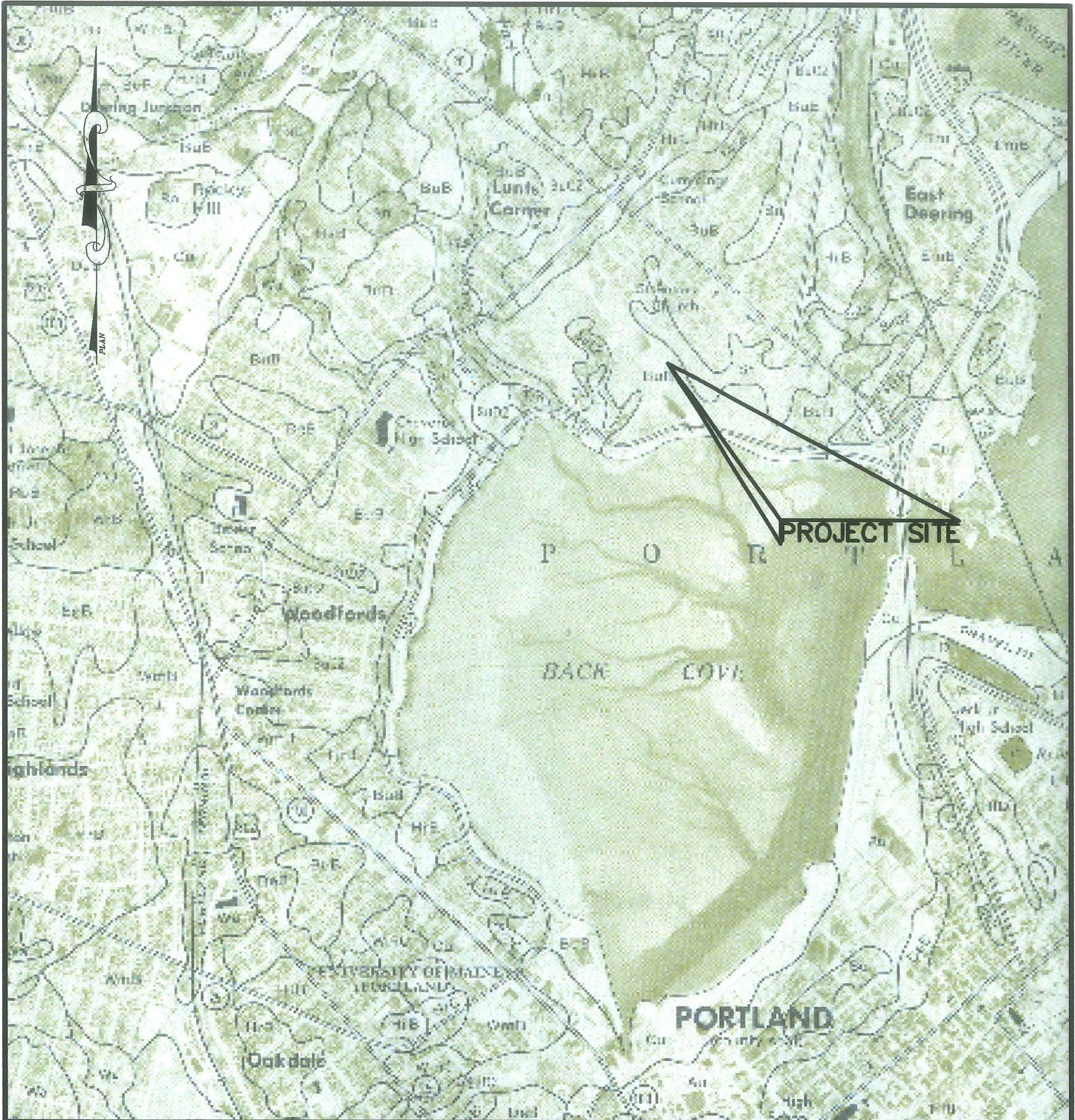
According to the Soil Survey of Cumberland County, Maine, this parcel consists of the following native soils. See Figure 1, Soils Map

BuB – Buxton silt loam 3-8% slopes

The characteristics of these soils are described in the accompanying description.

No wetlands are disturbed as a result of the proposed re-construction.

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SOURCE: Soils Survey, Cumberland County Maine, prepared by the U.S. Dept. of Agriculture, Soil Conservation Service & Maine Agricultural Experiment Station, Issued August, 1974. Sheet No. 82.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign CONSULTANTS, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign CONSULTANTS.



SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS

P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com

City of Portland
Department of Parks and Recreation.
Portland, Maine

DESIGN	AAH
DRAWN	RMC
CHKD	WSD

PROJECT:	Payson Park Portland, Maine
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SOILS MAP	
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DATE	Sept 2003	PROJ. NO.	01-207.01	REV.	
SCALE	1"=2,000'	DWG. NO.	Figure 1		

clay. Reaction in the B3g horizon ranges from neutral to mildly alkaline.

In the Cg horizon hue is 5Y, 5BG, 5G, or 5B; value is 4 or 5; and chroma is 1 or less. The Cg horizon ranges from silty clay loam to clay. In this horizon structure ranges from massive to weak, medium, platy that generally breaks into weak and very weak, very fine, blocky. The mottles range from common to many, fine to medium, and distinct to prominent. This horizon ranges from neutral to mildly alkaline in reaction.

Associated with Biddeford soils in the landscape are Buxton, Scantic, and Suffield soils. Biddeford soils are similar to these soils, but Suffield soils are well drained, Buxton soils are moderately well drained, and Scantic soils are poorly drained.

Biddeford silt loam (Bo).—This is the only Biddeford soil mapped in the county. It is in depressional areas adjacent to or surrounded by Scantic soils and in drainageways near steeper soils that are better drained. Runoff is very slow or ponded and permeability is very slow. Included in mapping are small areas of poorly drained Scantic soils and areas of soils that are sandy throughout.

This soil is too wet for most kinds of farming, but it is suitable for use as pasture if water-tolerant plants are grown. It is not suitable for the production of timber for commercial purposes. Limitations are severe on this soil for community and recreational uses because of wetness and a high water table. This soil is suitable for ponds and shallow-water impoundments for waterfowl and for use as habitat for other wildlife. Capability unit VIw-7; woodland group not suited to growing trees for commercial purposes; wildlife group 4.

Buxton Series

The Buxton series consists of deep, moderately well drained to somewhat poorly drained, gently sloping to moderately sloping, medium-textured soils. These soils formed in silty and clayey marine lacustrine sediment in the central lowland and coastal areas of the county. They are on terraces and plains.

A representative profile of a Buxton soil in a cultivated area has a layer of dark-brown silt loam, 9 inches thick, that overlies a layer of yellowish-brown, friable silt loam. The next 4 inches is light olive-gray, friable silty clay loam. Below this is 22 inches of olive-gray to gray, firm silty clay that has gray, olive, olive-brown, and light olive-brown mottles. The underlying material, at a depth of 38 inches, is olive-gray silty clay that has a few light olive-brown mottles.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. These soils have high available water capacity. Permeability is moderately slow to slow above the fine-textured layer and slow to very slow within it.

Most of the acreage of Buxton soils is used for farming, but many areas are wooded. Common species are white pine, yellow birch, gray birch, ground juniper, and poplar.

Representative profile of Buxton silt loam, 3 to 8 percent slopes, 2.75 miles south-southeast of North Scarborough on macadam road connecting Holmes Road with Beech Ridge Road, 80 feet to 45° east azimuth from N.E.T.&T. Co. pole #8, 70 feet from center of road in Scarborough Township:

Ap—0 to 9 inches, dark-brown (10YR 4/3) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

B2—9 to 12 inches, yellowish-brown (10YR 5/6) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

A'2—12 to 16 inches, light olive-gray (5Y 6/2) silty clay loam; moderate, fine, subangular blocky structure; friable when moist; some tonguing; medium acid; abrupt, wavy boundary.

B'21—16 to 21 inches, olive-gray (5Y 5/2) silty clay; a few, fine, faint, gray (5Y 5/1) and olive (5Y 5/6) mottles; moderate, medium, blocky structure; slightly firm; tops of prisms in this horizon; a few fine manganese stains on peds; medium acid; clear, smooth boundary.

B'22—21 to 28 inches, olive (5Y 4/3) silty clay; common, fine, distinct, olive-brown (2.5Y 4/4) and gray (5Y 5/1) mottles; moderate to strong, coarse, prismatic structure that parts to moderate, medium and coarse, subangular blocky structure; firm when moist, very sticky when wet; thick, continuous, olive-gray (5Y 5/2) coating on prism faces; a few, thin, black manganese coats on faces of peds; slightly acid; gradual, smooth boundary.

B'3—28 to 38 inches, olive (5Y 4/3) silty clay; common, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate to strong, very coarse, prismatic structure; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) coatings on prism faces; a few, thin, black manganese films on faces of peds; slightly acid; abrupt, smooth boundary.

C—38 to 60 inches, olive-gray (5Y 4/2) silty clay; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; weak, coarse, blocky structure becoming massive in lower part; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) films on ped faces and in some pores; some, thin, very dusky red (2.5YR 2/2) manganese coats; slightly acid to neutral.

The solum ranges from 24 to 50 inches in thickness. Depth to mottling ranges from 15 to 24 inches. The solum ranges from very strongly acid to neutral in reaction, and the C horizon ranges from slightly acid to neutral in reaction.

Associated with Buxton soils in the landscape are Hartland, Elmwood, Melrose, Suffield, Scantic, Biddeford, and Hollis soils. Buxton soils are similar to these soils, but Hartland and Suffield soils are well drained, Scantic soils are poorly drained, and Biddeford soils are very poorly drained. The subsoil of Buxton soil is finer textured than that of Hartland soils. Also, Hollis soils are shallow and Melrose and Elmwood soils are fine sandy loam over silty clay.

Buxton silt loam, 3 to 8 percent slopes (BuB).—This soil has the profile described as representative of the series. It is on terraces adjacent to natural drainageways, streams and rivers, and on plains. Included in mapping are small areas of a soil that has a few large stones or boulders on the surface and areas of a soil that has a thinner surface layer. Also included are small areas of Hartland, Hollis, Scantic, and Suffield soils.

This soil is likely to become cloddy if cultivated when wet, and it is very hard when dry. During periods of heavy rainfall, this soil is subject to ponding in places. This Buxton soil can be used for hay, pasture, row crops, or woodland. White pines and white spruce are suitable for planting. Limitations are severe on this soil for community and recreational uses because of a seasonal high water table, seasonal wetness, and slow to very slow permeability. Capability unit IIw-7; woodland group 4o1; wildlife group 2.

Buxton silt loam, 8 to 15 percent slopes, eroded (BuC2).—This soil is on the sides of terraces adjacent to

SECTION 13

LANDSCAPE PLAN

The current site consists of an existing softball field surrounded on two sides by mature trees and beyond that are wetlands. Along the existing park road some trees have been planted, but the area is mostly a grassed open space. No specific landscaping is anticipated for this phase of the Payson Park improvements.

SECTION 14

PROJECT DRAWINGS

<u>Drawing #</u>	<u>Project Description</u>
C-100	2001 Boundary Survey prepared by Owens-Haskell, Inc.
C-101	Existing Conditions Plan
C-300	Site Plan
C-301	Erosion and Sedimentation Control Plan
	Civil Details