

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

Permit No: 01-0988	Issue Date: 2001	CBL: 171 A011001
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<b>Location of Construction:</b> 963 Washington Ave	<b>Owner Name:</b> Cheverus High School	<b>Owner Address:</b> 963 Washington Ave	<b>Phone:</b> 207-774-6238
<b>Business Name:</b> Athletic Field	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone:</b> 2077738499
<b>Lessee/Buyer's Name:</b> Cheverus High School	<b>Phone:</b> n/a	<b>Permit Type:</b> Demolitions	<b>Zone:</b> R-5

<b>Past Use:</b> Vacant Lot w/ Old Green House	<b>Proposed Use:</b> Demo. Green House to Build New Concession Stand. LandScaping to Create Ball Field	<b>Permit Fee:</b> \$84.00	<b>Cost of Work:</b> \$10,000.00	<b>CEO District:</b> 2
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<b>Proposed Project Description:</b> Demo. Green House to Build New Concession Stand. LandScaping to Create Ball Field	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group _____ 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: _____
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<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 08/10/2001	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK [Signature]</i> <i>0/17/01</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>
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**PERMIT ISSUED WITH REQUIREMENTS**

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# 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: 963 Washington Ave Building In Rear

Total Square Footage of Proposed Structure \_\_\_\_\_ Square Footage of Lot \_\_\_\_\_

Tax Assessor's Chart, Block & Lot 9 Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Chart# 171 Block# A Lot# 9

Lessee/Buyer's Name (If Applicable) \_\_\_\_\_ Applicant name, address & telephone: \_\_\_\_\_ Cost Of Work: \$ 10,000  
 Fee: \$ 54.00

Current use: VACANT  
 If the location is currently vacant, what was prior use: Green House Production <sup>↳ Demo</sup>  
 Approximately how long has it been vacant: 1 YEAR  
 Proposed use: Ball Fields  
 Project description: Cheverus H.S. Athletic Fields

Contractor's name, address & telephone: \_\_\_\_\_ Jim's cell #  
KEELEY CONSTRUCTION 749-4765  
 Who should we contact when the permit is ready: Jim Cote  
 Mailing address: Keeley Construction Phone: 773-8499  
P.O. Box 1074  
Portland Maine 04104

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

*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: [Signature] Date: 8-9-07

This is not a permit, you may not commence ANY work until the permit is issued 8/10

Check for plans - call either way. CH  
 OK to process 8/13/07 NW

City of Portland  
 Inspection Services Division  
 Demolition Call List

874-8460  
 874-8833 *Toll*

Site Address: 963 Washington Ave Owner: Leigh Roak  
 Structure Type: \_\_\_\_\_ Contractor: Keeley Construction

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	Rose / 7-27-01
NYNEX	878-7000	Debbie / 7-27-01
Northern Utilities	797-8002 X6241	Rick B / 7-27-01
Portland Water District	761-8310	Jan / 7-27-01
Public Cable Co.	775-3431 X257	Sheryl / 7-27-01
Dig Safe***	1-888-344-7233	Chris / 7-27-01 - # 2001 3010575

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	<del>874-8300 X8467</del>	Todd Munkel / 8-2-01
DPW/Traffic Division(K.Doughty)	<del>874-8300 X8437</del>	Lt Bantly / 8-7-01
DPW/Forestry Division(J.Tarling)	874-8300 X8389	Jeff T / 7-31-01
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	C Merritt / 7-31-01
Building Inspections(insp required)	874-8300 X8703	N/A / 8-2-01
Historic Preservation	874-8300 X8726	DEB Andrews / 8-3-01
Fire Dispatcher	<del>874-8300 X8576</del> 874-8489	Ben Diaz / 8-7-01

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	John Bullard

U.S. EPA Region I - No phone call required. Just mail copy of State notification to:  
 Demo/Reno Clerk  
 US EPA Region I (SEA)  
 JFK Federal Building  
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Jan B. [Signature] DATE: 8-7-01

DATE: 15 August 2001 ADDRESS: 963 Washington Ave. CBL: 171-A-011  
REASON FOR PERMIT: Demo. greenhouse - Construct Concession Stand - Plans of Stand of each approx. - Pls  
BUILDING OWNER: Cheverus High School  
PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR Keeley Const.)  
USE GROUP: U CONSTRUCTION TYPE: \_\_\_\_\_ CONSTRUCTION COST: \$10,000 PERMIT FEES: \$8450

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: 4/ 21

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. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of  $\frac{1}{2}$ " in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
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. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of  $\frac{1}{2}$  inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least  $1\frac{1}{4}$ " and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7  $\frac{1}{2}$ " maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

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 Hoffses, 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**

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 08/09/2001

PERMISSION IS HEREBY GIVEN TO Keeley Construction Co., I P.O. Box 1074  
NAME ADDRESS  
 TO OPEN 963 - 963 Washington Ave Street/Avenue

FOR THE PURPOSE OF Sewer seal at building to be used again  
 SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the  
 Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of  
 Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of  
 Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS  
 DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR: Keeley Construction Co., Inc., P.O. Box 1074, Portland  
NAME ADDRESS  
 PLUMBER: \_\_\_\_\_  
NAME ADDRESS  
 OWNER: \_\_\_\_\_  
NAME ADDRESS  
 NOTES: \_\_\_\_\_

DIG SAFE:

STREET EXCAVATION PERMIT \$142.00  
 SEWER CONNECTION PERMIT \$ 25.00\*  
 COMBINATION PERMIT \$167.00

*William J. Bray*  
 William J. Bray  
 Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate	per Unit	Charge	Paid	Due
0.200	Sealed Drain	\$250.00	Each	\$50.00	\$50.00	\$0.00
<b>Totals:</b>				<u>\$50.00</u>	<u>\$50.00</u>	<u>\$0.00</u>

*OK # 20219*  
*C. Munn*

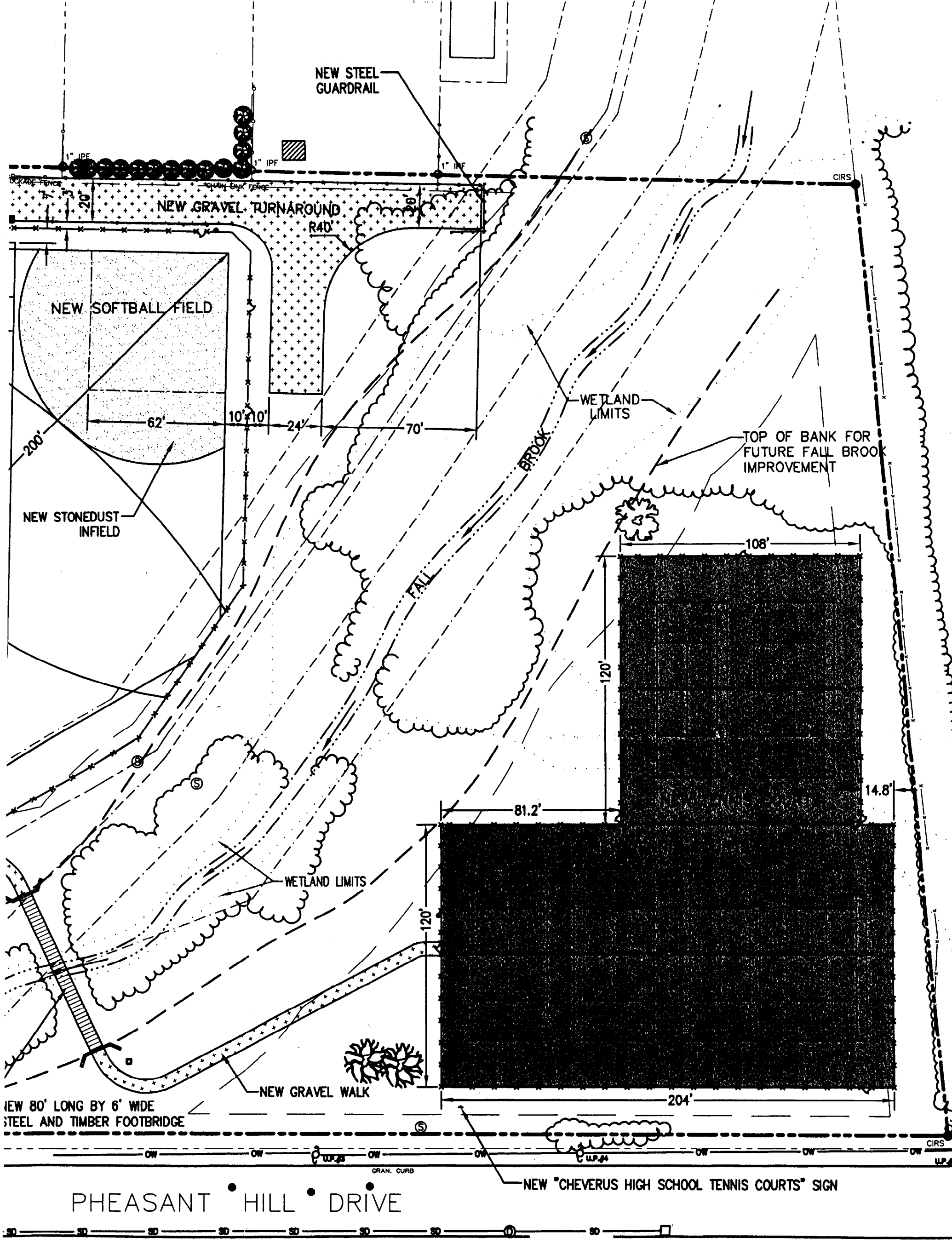
\*CHARGE INCLUDES INSPECTION AND CONNECTION FEE

White copy - Permittee's • Yellow copy - Billing • Pink copy - File









**CITY OF PORTLAND STANDARD NOTES**

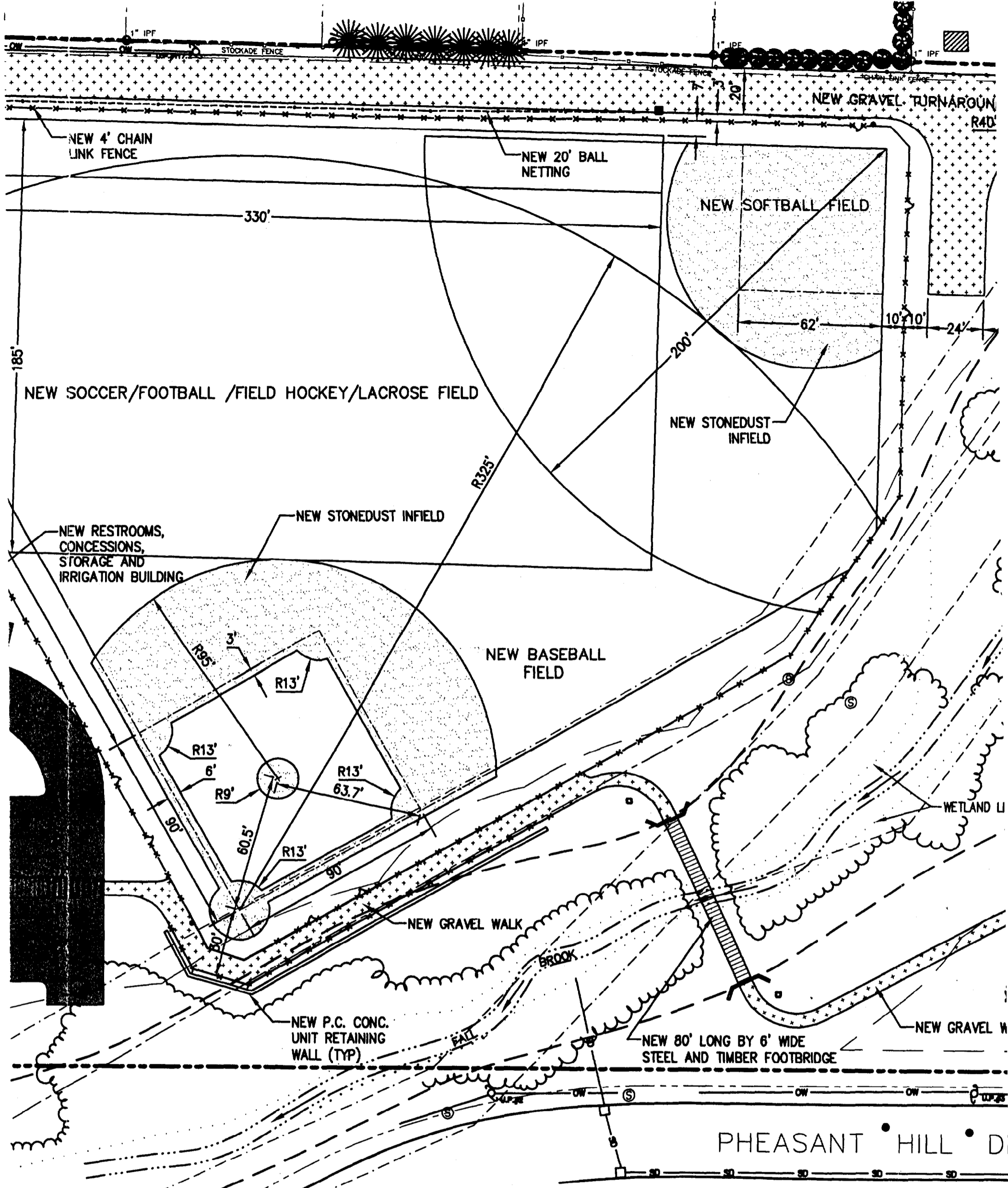
A) LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

B) 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.

F) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

G) 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.)

H) 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

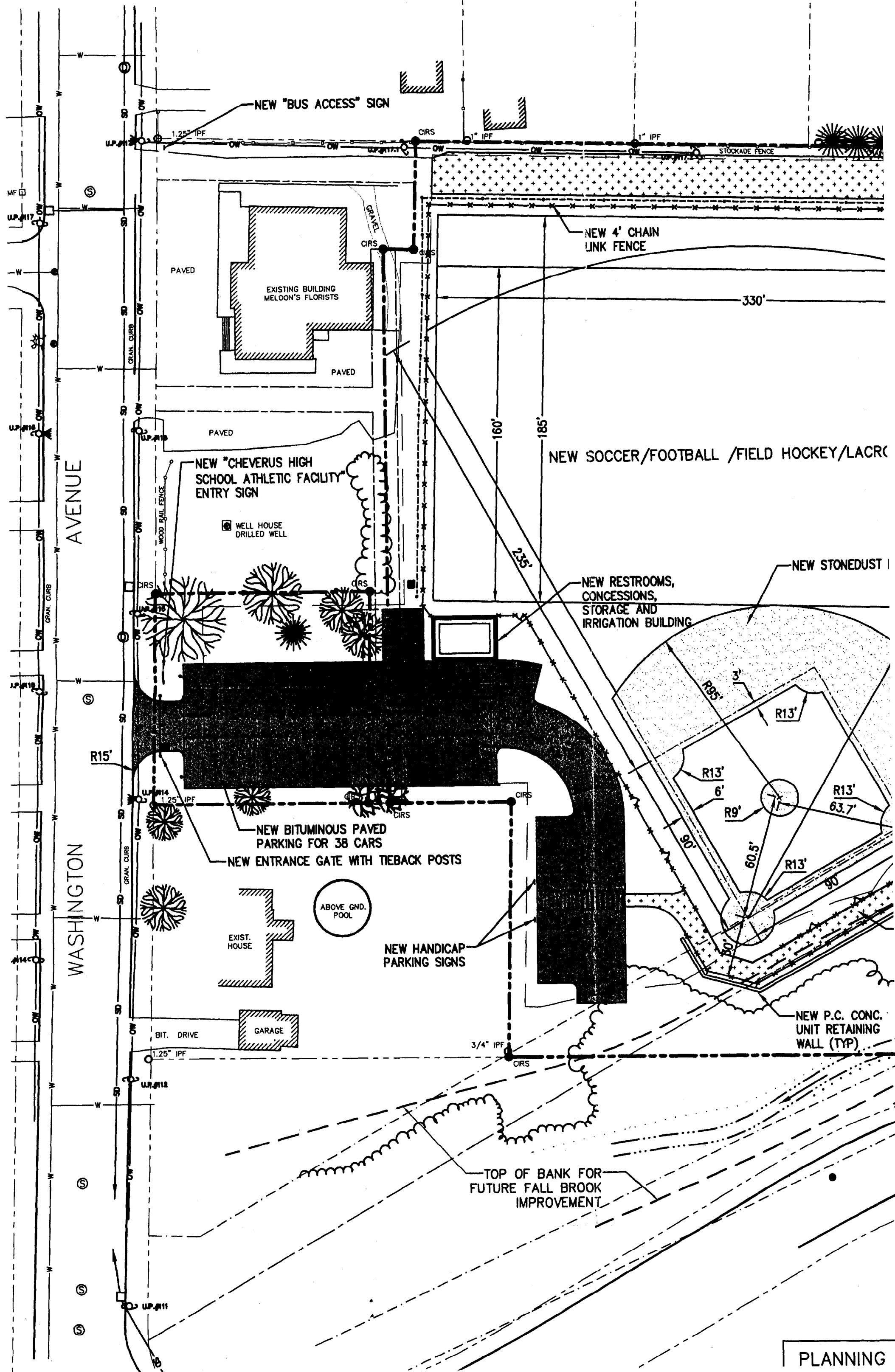


PLANNING BOARD WORKSHOP	
DEVELOPER:	CHEVERUS HIGH SCHOOL
CURRENT OWNER:	DONALD & LEIGH ROAK
LOT SIZE:	7.5 ACRES
COVERAGE:	ONE BUILDING = 600 S.F.

**CITY OF PORTLAND STANDARD NOT**

- A) LANDSCAPING SHALL MEET THE "ARBORICULT SPECIFICATIONS AND STANDARDS OF PRACTICE AND GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
- B) THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN. 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 OF BUILDINGS.
- C) ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- D) SIDEWALKS AND CURBING SHALL BE DESIGNED WITH TIP DOWN RAMPS AT ALL STREET CORNERS, AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

ANK FOR  
L BROOK  
OVEMENT



NEW "BUS ACCESS" SIGN

EXISTING BUILDING  
MELOON'S FLORISTS

NEW "CHEVERUS HIGH  
SCHOOL ATHLETIC FACILITY"  
ENTRY SIGN

WELL HOUSE  
DRILLED WELL

NEW 4' CHAIN  
LINK FENCE

NEW SOCCER/FOOTBALL /FIELD HOCKEY/LACRO

NEW RESTROOMS,  
CONCESSIONS,  
STORAGE AND  
IRRIGATION BUILDING

NEW STONEDUST

NEW BITUMINOUS PAVED  
PARKING FOR 38 CARS

NEW ENTRANCE GATE WITH TIEBACK POSTS

ABOVE GND.  
POOL

NEW HANDICAP  
PARKING SIGNS

NEW P.C. CONC.  
UNIT RETAINING  
WALL (TYP)

TOP OF BANK FOR  
FUTURE FALL BROOK  
IMPROVEMENT

PLANNING