

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0704	Issue Date:	CBL: 389 G003001
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Location of Construction: 0 Curtis Rd	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name:	Contractor Name: Portland Trails	Contractor Address: 1 India Street Portland	Phone: 2077752411
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	Zone: RPE

Past Use: open space	Proposed Use: open space	Permit Fee: Waived	Cost of Work: \$3,000.00	CEO District: 5
		FIRE DEPT: perm <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A Type: Trails/Bridges been 1999	

Proposed Project Description: trail improvements	Signature:	Signature: JMB 6/29/04
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: jodinea	Date Applied For: 06/02/2004	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>within 250' but over 75' from NWM</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>N/A</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>outside of 75' to HWY</i></p> <p>Date: <i>OK 5/6/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>S</i></p> <p>Date:</p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 040704

This is to certify that City Of Portland /Portland Tr

has permission to trail improvements

AT .0 Curtis Rd 389 G003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is laid or occupied closed-in. **HEAVY NOTICE IS 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

Janine Bourke 6/29/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0704	Date Applied For: 06/02/2004	CBL: 389 G003001
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Location of Construction: 0 Curtis Rd	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name:	Contractor Name: Portland Trails	Contractor Address: 1 India Street Portland	Phone (207) 775-2411
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	

Proposed Use: open space	Proposed Project Description: trail improvements
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Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 06/09/2004
 Note: in RPZ zone - over 75' from HWM Ok to Issue:

Dept: Building Status: Approved Reviewer: Jeanine Bourke Approval Date: 06/29/2004
 Note: 6/21/04 left vm w/Steven M. About the design of the bridge guard, and beams for spanning. Ok to Issue:
 6/28 After much phone tag Steve M. Called and will fax a revised plan showing guard hts. And exterior grade beams.
 6/29 received plans ok to issue

- 1) The design load spec sheet for the engineered beam(s) must be submitted to this office.



Commercial 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: <u>Presumpscot River Preserve</u>		
Total Square Footage of Proposed Structure <u>2 boardwalk, 160 sq. ft.</u>	Square Footage of Lot <u>approx. 48 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>389</u> Block# <u>6</u> Lot# <u>3</u>	Owner: <u>City of Portland</u> <u>389 Congress St.</u> <u>Portland, ME 04101</u>	Telephone: <u>874-8300</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Portland Trails</u> <u>One Endix St.</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ 18000
Current Specific use: <u>open space preserve with internal trails</u>		WAIVED REGISTERED <i>(Signature)</i>
Proposed Specific use: <u>trail improvement</u>		
Project description: <u>This application is for an extension of trail construction begun last year. Two boardwalks will cross non-MDEP jurisdictional streams to complete upland trail loops.</u>		
Contractor's name, address & telephone: <u>Portland Trails LLC</u>		
Who should we contact when the permit is ready: <u>Steve (Alan) Cumming, exec. director</u>		
Mailing address:		
Phone:		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: <u>Nan Cumming</u>	Date: <u>4/14/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

M O H R & S E R E D I N

Landscape Architects

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

TRANSMITTAL

Date: *6/28/04*

Project Number:

Project:

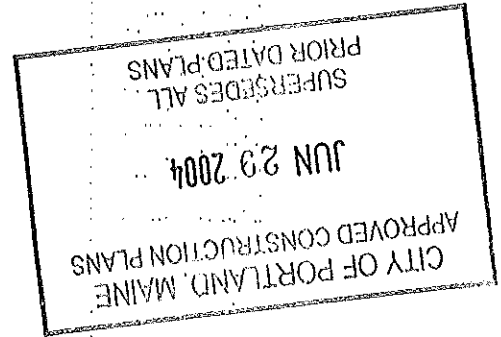
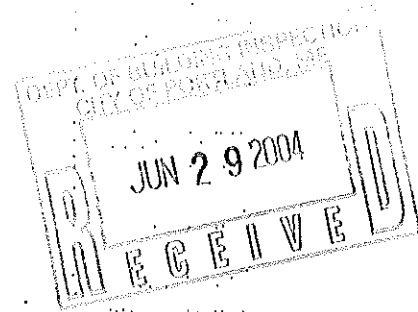
To: *Jeanne Bourgee*

From: *Stephen Mohr*

Copy:

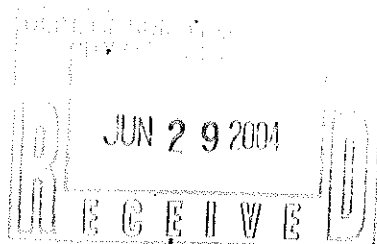
Message:

Revisions as of June 2004



- Mailed
- Delivered

Fax Number _____
 Total No. of Pages _____



2" x 4" TOP RAIL; CHAMFER EDGES and ATTACH WITH GALV. LAG BOLTS
 1" x 2" NAILER (OVER WIRE MESH) UNDER TOP RAIL. NAIL TO RAIL and POSTS

2" x 4" RAIL SUPPORTS; LAG BOLT TO JOISTS @ 2 POINTS

BLACK VINYL COATED 2" GA. (1/2" x 4") 12 GAUGE WIRE FENCING ON OUTSIDE. ATTACH WITH GALV. STAPLES.

2" x 6" PLANKING SURFACE; INSTALL WITH 1/8" GAPS BETWEEN PLANKS. CUT TO FIT AROUND SUPPORTS.

ATTACH SUPPORT POSTS @ TWO POINTS ON JOISTS; MIN. 12" OF CONTACT. USE GALV. LAG BOLTS.

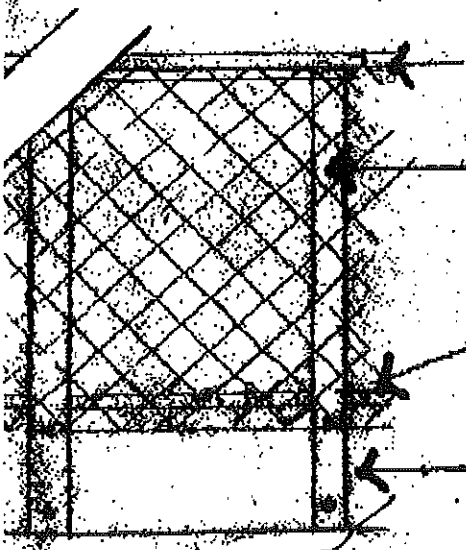
2" x 8" PURLINS UNDER SURFACE @ 18" O.C.; LAG BOLT TO JOISTS

SUPPORT JOISTS: 5" x 16" GLU-LAM BEAM FOR SPANS > 16'
 3" x 12" GLU-LAM BEAM FOR SPANS 10' - 16'
 2" x 12" P.T. WOOD FOR SPANS 6' - 9'

ALL FASTENERS FOR JOISTS/GLU-LAM TO BE GALV. LAG BOLTS; ALL DECKING TO BE WITH WOOD SCREWS

10" OF 3/4" CRUSHED STONE UNDER ENDS OF PURLINS; ON COMPACTED SUBGRADE

Bridge Design
 Presumpscot River Preserve, Maine
 November 20, 2002
 REVISED 10 FEB 2003
 REVISED 7 MARCH 2003
 REVISED JUNE, 2004

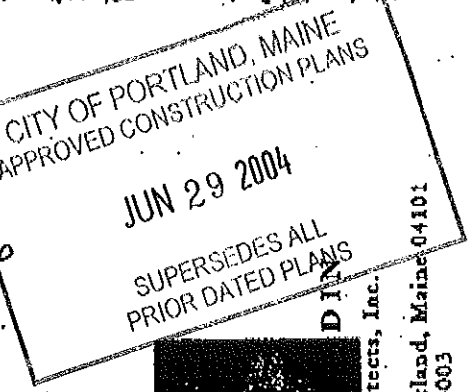


2" x 4" TOP RAIL WITH NAILER UNDER TO TIE-IN MESH. EXTEND RAILINGS 2" BEYOND LAST POST/SUPPORT

VINYL-COATED MESH; INSTALL ON 45° ANGLE and STAPLE TO POSTS & JOISTS

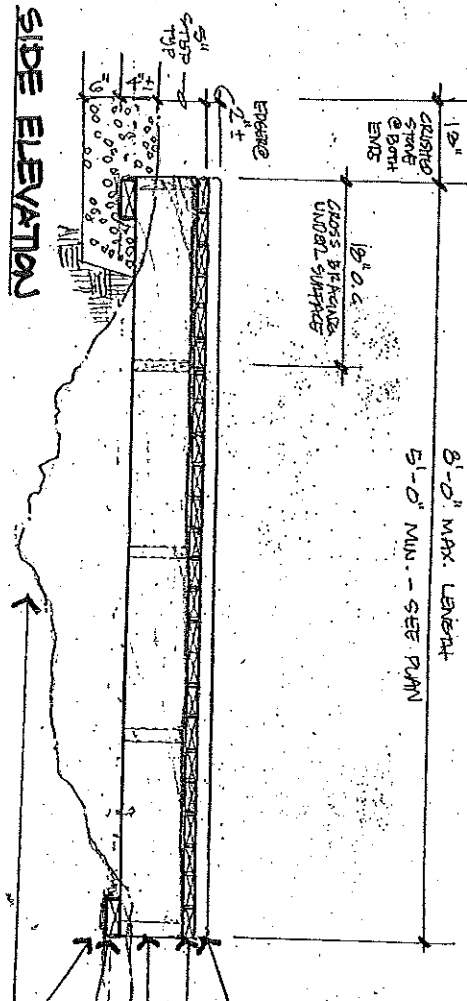
PLANKING AS DETAILED ABOVE;

JOISTS, PURLINS and SUPPORTS AS DETAILED ABOVE.

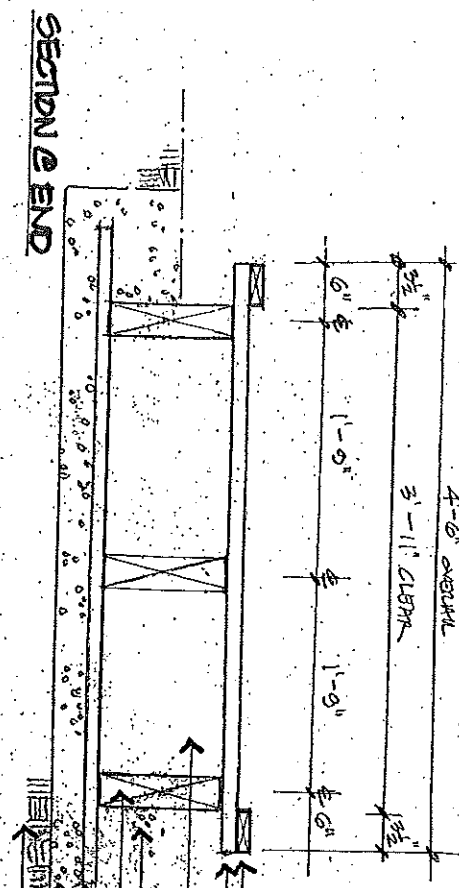


NOTE

GLU-LAM BEAMS: SHALL BE EXTERIOR GRADE (PRESUMED TREATED)
 DECK PLANKING TO BE COMPOSITE 'DIAMON' WOOD-TOP RAIL NAILER RAIL



NOTE:
 BOARDWALK SURFACE DOES NOT HAVE TO BE LEVEL; MAX FITCH TO BE 6" FOR 5' and 10" FOR 6'.
 INSTALL 2"x4" BEAMS AT OUTER SIDES OF WALK.
 2"x6" PLANKS SURFACE; INSTALL W/ 1/2" GAPS.
 2"x8" PRESSURE TREATED JOISTS; INSTALL CROSS BRACING AT 18" O.C.
 2"x8" PRESSURE TREATED SLABBERS AT BOTH ENDS; INSTALL WITH GALT NAILS.
 3/4" CRUSHED STONE BEHIND SURFACE EXISTING GRADE; CONDITIONS VARIES



1. JOISTS, SLABBERS and BRACING TO BE PRESSURE-TREATED SOUTHWEST YELLOW PINE.
 2. DECK PLANKING and 2"x4" ELSA-TO BE COMPOSITE PLASTIC WOOD AS ROUGH SHOWN COLOR.
 3. DECK FASTENERS TO BE GALVANIZED NAILS; LAG-BOLT ENDS and NAIL BEHINDS and SLABBERS WITH GALVANIZED NAILS.
 2"x4" BASKING CONTINUOUS @ SIDES OF BOARDWALK
 2"x6" PLANKING SURFACE
 2"x8" PRESSURE TREATED CROSS BRACING (18" O.C.)
 CRUSHED STONE AT ENDS
 2"x8" PRESSURE TREATED JOISTS (3 PER)
 2"x8" PRESSURE TREATED SLABBER
 6" OF 3/4" CRUSHED STONE UNDER SLABBER
 COMPACT EXISTING SUBGRADE

NOTES

PRESUMPCOT RIVER PRESERVE (PRP)

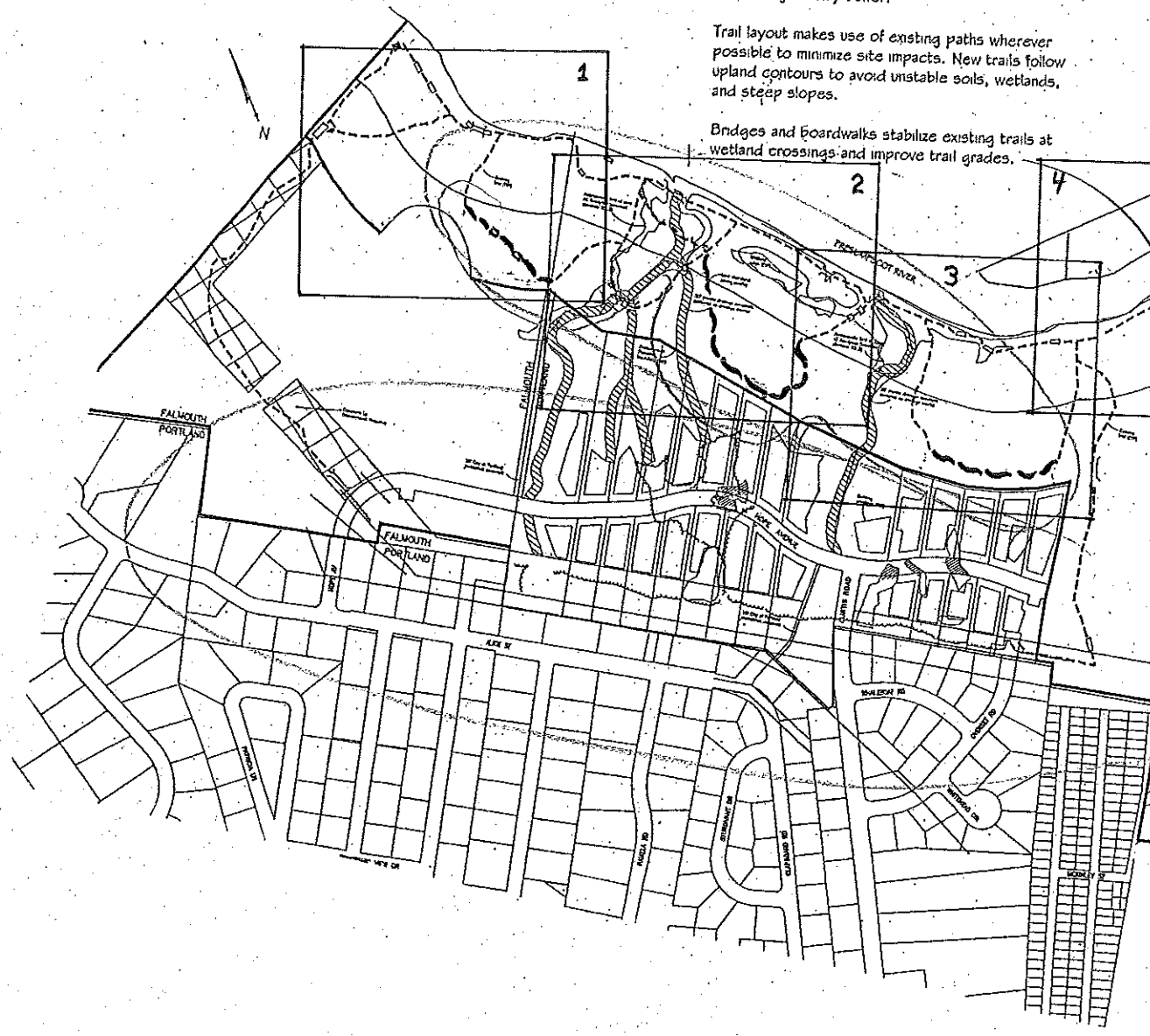
Approximately 2500' of new trail creates a series of completed loops that offer varied routes. Only 100' of this new construction, which will follow an abandoned roadbed, falls within the 250' shoreland zoning overlay.

over 75' from HWM

Trail improvement includes blocking of approximately 250' of trail within delineated wetland areas within the shoreland zoning overlay, including an extensively eroded mountain bike stream crossing. The overall design provides a net reduction of total trails within the zoning overlay buffer.

Trail layout makes use of existing paths wherever possible to minimize site impacts. New trails follow upland contours to avoid unstable soils, wetlands, and steep slopes.

Bridges and boardwalks stabilize existing trails at wetland crossings and improve trail grades.



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

2004-0072
Application I. D. Number

Portland Trails
Applicant
One India Street, Portland, ME 04101
Applicant's Mailing Address

04/15/2004
Application Date
Presumpscot River Preserve
Project Name/Description

Curtis Rd , Portland, Maine
Address of Proposed Site
389 G003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-2411 Applicant Fax: (207) 772-7673
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Trails and 2 boardwalks**

160 s.f./boardwalks

Proposed Building square Feet or # of Units Acreage of Site **R2**
Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision Engineer Review Date **04/16/2004**

Planning Approval Status:

Reviewer **Rick Knowland**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **06/01/2004** Approval Expiration **06/01/2005** Extension to Additional Sheets
 OK to Issue Building Permit **Rick Knowland** **06/01/2004** Attached
signature date

Performance Guarantee Required* Not Required

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

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

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

2004-0072
Application I. D. Number

Portland Trails
Applicant
One India Street, Portland, ME 04101
Applicant's Mailing Address

04/15/2004
Application Date

Presumpscot River Preserve
Project Name/Description

Curtis Rd , Portland, Maine
Address of Proposed Site
389 G003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-2411 Applicant Fax: (207) 772-7673
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Tralls and 2 boardwalks**

160 s.f./boardwalks

Proposed Building square Feet or # of Units

Acreage of Site

R2
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 04/16/2004

DRC Approval Status:

Reviewer Rick Knowland

- Approved Approved w/Conditions See Attached Denied

Approval Date 06/01/2004

Approval Expiration 06/01/2005

Extension to

Additional Sheets Attached

Condition Compliance

Rick Knowland
signature

date

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

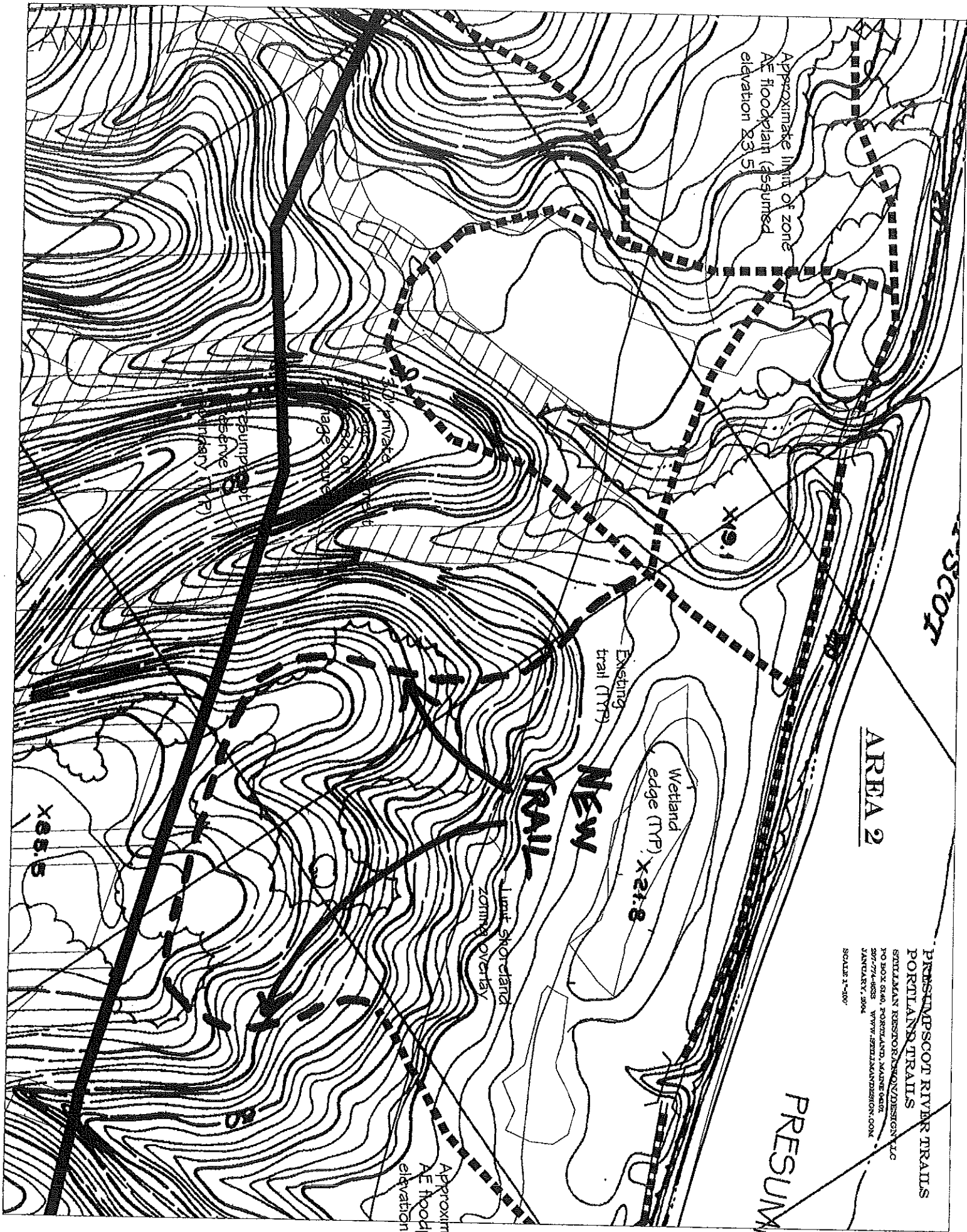
amount

expiration date

Defect Guarantee Released

date

signature



AREA 2

PRESUMSCOT RIVER TRAILS
PORTLAND TRAILS
STILLMAN RESTORATION/DESIGN LLC
PO BOX 640, PORTLAND, MAINE 04101
207-774-8833 WWW.STILLMANDESIGN.COM
JANUARY, 2004
SCALE 1"=100'

RESUMPSHOT RIVER

AREA 3

Approximate limits of zone
AE floodplain (assumed
elevation 22.5)

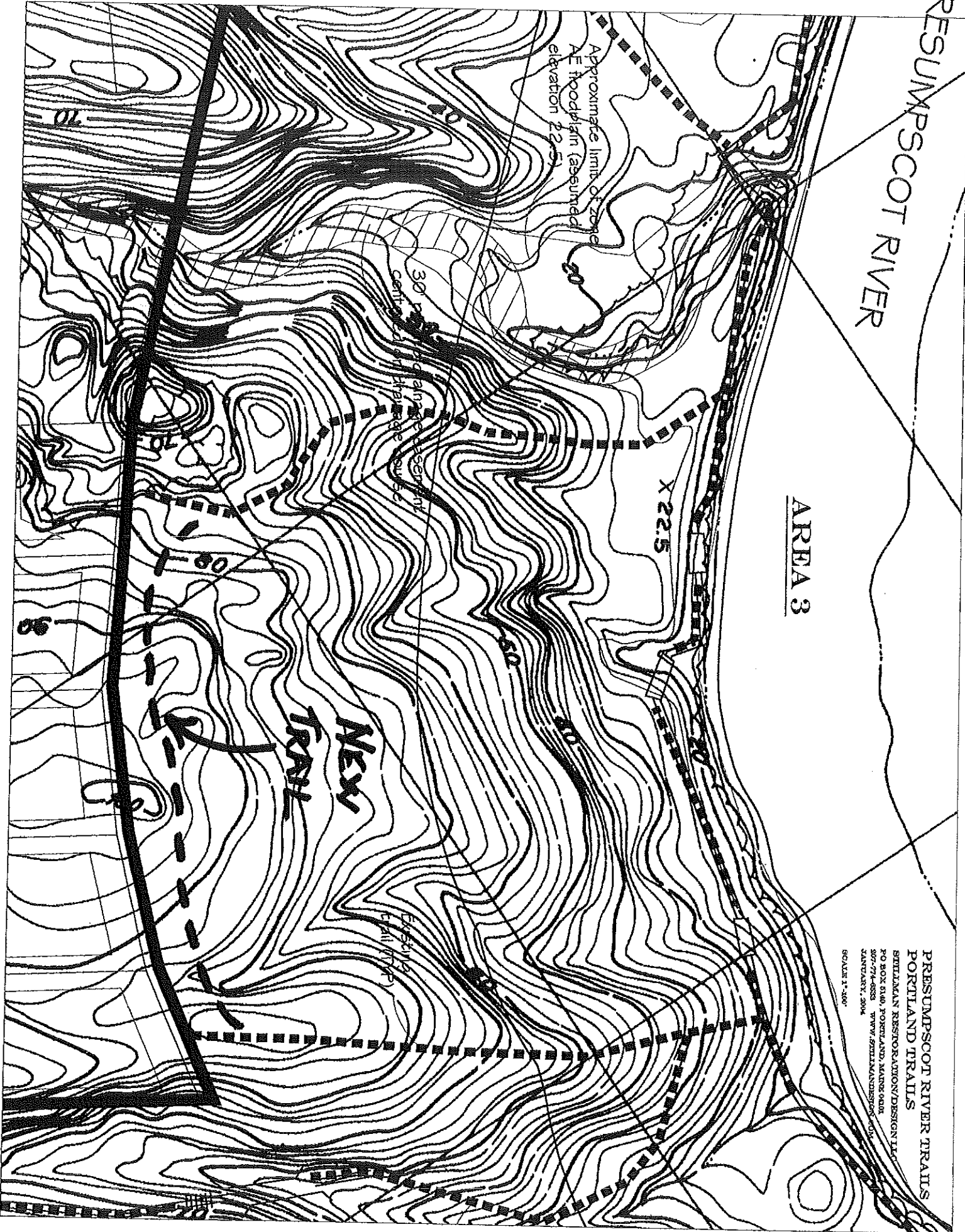
30' Buffer along a Segment
Centerline of Highway

X 22.5

NEW
TRAIL

EXISTING
TRAIL (OPEN)

PRESUMPSHOT RIVER TRAILS
PORTLAND TRAILS
SETTLAMAN RESTORATION/DESIGN LLC
PO BOX 8140, PORTLAND, MAINE 04101
207-774-6333 WWW.SETTLAMANDESIGN.COM
JANUARY, 2004
SCALE 1"=100'



Presumpscot River Preserve Trail Construction

Portland, Maine

Erosion and Sedimentation Control Plan

February 18, 2003

A. Introduction

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices such as those outlined in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection dated March 1991. The Contractor shall be made familiar with the aforementioned publication and adhere to it and the practices presented herein.

B. General Erosion and Sedimentation Control Practices

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to: (1) limit disturbance and hence erosion (2) correct any erosion problems immediately (3) regularly monitor the practices implemented and (4) revegetate disturbed areas as soon as possible.

Strawbales and Silt Fence

1. Silt fencing shall be installed between the work areas and the resource (river, stream or wetland).
2. Strawbales will be installed where silt fence cannot be used due to alignment or elevations.
3. The specific locations requiring strawbales and/or silt fence will be set in the field by the project designer/manager.

C. Construction Phase

The following general practices will be used to prevent erosion during construction of this project.

EXHIBIT B

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, mulching and restoration will not occur within 5 days, the area will be mulched immediately with hay at a rate of two tons per acre.
2. Prior to the start of construction in a specific area, silt fencing and/or strawbales will be installed, at the toe of slope and in areas as established in the field to protect against any construction-related erosion.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from drainage areas. All stockpiles expected to remain longer than 5 days shall be seeded with conservation mix and mulched immediately.
4. Side slope areas or other areas expected to remain unseeded or mulched longer than 5 days shall be:
 - a. Treated with woodchips or mulch immediately.
 - b. Monitored every week until final stabilization can occur. These areas shall be remulched as needed to protect slopes.

D. Post-Construction Revegetation

The following general practices will be used to prevent erosion as soon as an area is ready to undergo final grading.

1. Existing, excavated loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. Seed and mulch shall be installed at the time of loaming, or woodchip mulch applied..
3. Straw matting shall be used on slopes greater than 3H:1V or as indicated on the drawings. Straw matting shall be securely fastened to the ground with staples as recommended by the manufacturer.
4. Following final seeding or stabilization, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within ten days of notification by the project designer/manager that the existing catch is inadequate.

E. Monitoring Schedule

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Strawbale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the strawbale barriers prove to be ineffective, the contractor shall install silt fence behind the straw bales.

F. Erosion Control Removal

An area is considered stable if it is mulched to a depth of 8" or if 80% growth of planted seeds are established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. Strawbales and Silt Fence
The strawbales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
 - a. Distributed to an area undergoing final grading
 - b. Graded in an aesthetic manner to conform to the topography, fertilized seeded and mulched in accordance with the rates previously stated.
2. Miscellaneous
Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regarded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

When the above practices are applied the project will result in control of the erosion and sedimentation potential associated with this project.

Respectfully Submitted,


Stephen B. Mohr, RLA #75



April 14, 2004

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

Dear Rick:

Enclosed are nine copies of Portland Trails' Site Plan Application for upland trail construction within the Presumpscot River Preserve. I really appreciate all of your help working through site issues to determine the final layout.

This phase of trail development will create upland loops to complete the network begun last year with construction within the shoreland zone. Three new loops will add 3,750 feet to the trail network, using 2,100 feet of existing informal trails with an addition of 1,650 feet primarily along the Preserve boundary. These new sections offer challenging terrain for bikers and hikers while avoiding sensitive wetland habitat and slopes prone to erosion. As we have discussed, new trail sections will follow setbacks from the Preserve boundary according to site topography; the location of the trail may vary slightly from the maps to allow us to avoid tree removal and respect the natural features of the land. Portland Trails will build two 20' boardwalks to span MDEP non-jurisdictional streams in the locations we examined earlier this week. Plans for these structures are enclosed, as well as erosion and sedimentation control measures.

As in previous trail segments constructed in the Preserve, all work will be constructed by hand using wheelbarrows and other low-impact construction techniques. The trails will have limited hand-grubbing of roots and surfacing with wood chips generated onsite where appropriate. Clearing of vegetation will be restricted to trees less than 3" in diameter, and understory growth will be left intact except for areas where the existing trail is widened to 4' or new trail is constructed. Existing disturbed areas will be repaired and mulched or replanted as part of work activities.

Boardwalks will be constructed on crushed stone beds located at each end of the structures. As currently designed no piers or footings will be excavated. Lumber will be precut and delivered to the site and field constructed in locations shown on the plans. As with trail construction, materials will be handled via low-impact means, carried by workers or in wheelbarrows. Work will be performed by the Maine Conservation Corps with oversight by experienced personnel from the Corps and Portland Trails. Construction is scheduled to begin in May and last approximately two months.

Please feel free to contact me at 774-6533 with any further questions or concerns. I look forward to hearing from you.

Best wishes,



David Buchanan
Stillman Restoration/Design LLC

cc Nan Cumming



City of Portland Site Plan 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.

Address of Proposed Development: <i>Presumpscot River Preserve</i>		Zone: <i>R2/urzone d</i>
Total Square Footage of Proposed Structure: <i>160 sq. ft., boardwalks</i>		Square Footage of Lot: <i>48 acrs (approximately)</i>
Tax Assessor's Chart, Block & Lot: Chart# <i>389</i> Block# <i>6</i> Lot# <i>3</i>	Property owner's mailing address: <i>City of Portland 389 Congress St. Portland ME 04101</i>	Telephone #: <i>877-8300</i>
Consultant/Agent, mailing address, phone # & contact person: <i>David Buchanan William Design 774-6533 P.O. Box 5749 Portland, ME 04101</i>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <i>Portland Trails One Sanix Street Portland, ME 04101 775-2411 (phone) 772-7673 (fax)</i>	Project name: <i>Presumpscot Preserve Trails (upland extension)</i>
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 (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input checked="" type="checkbox"/> Other <i>TRAILS and boardwalks</i>		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

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

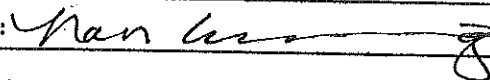
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & 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: 4/14/04

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

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

Neighborhood Meetings

In May of 2001, the Planning Board's review procedures were revised to improve neighborhood notification and encourage communication between applicants for development and neighborhood residents.

Neighborhood meetings, organized and hosted by the applicant, are now required for zone change proposals, subdivisions of 5 or more units/lots, and for any major site plan proposals only. Notification of the neighborhood meeting must be mailed to property owners within 500 ft. of the development parcel.

Scheduling of Neighborhood Meeting:

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven (7) days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require 48 hours notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

Notice:

The applicant shall send notices to property owners within 500 ft. of the development site at least 7 days prior to the neighborhood meeting. Notice shall contain a brief description of the project, date, time and location of the neighborhood meeting.

Sign-up Sheets and Meeting Minutes:

At the meeting, the applicant shall circulate a sign-up sheet for those in attendance. The applicant shall also keep minutes of the meeting.

After holding the neighborhood meeting, the applicant shall submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Authority.

Please call the Planning Office (874-8719) if you have any questions.

Mike N
Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

April 11, 2001

Robert L. Adam
286 Falmouth Road
Falmouth, ME 04105

RE: End of Curtis Road, rear of Alice - 389-G-003, 390-A-001, 392-A-001, 393-F-001 --
R-2 residential Zone

Dear Mr. Adam,

I am in receipt of your permit to place 10,000 cubic yards of fill, as temporary storage, on your property at the end of Curtis Road.

I have determined that this is not an allowable use under the R-2 zone in which this property is located. Your permit is being **denied** because it can not meet the current zoning ordinance.

I will explain my decision further. 10,000 cubic yards of fill is an enormous amount of fill. It would take approximately 333 dumpster truck loads (conservatively using 30 cubic yards each) to place 10,000 cubic yards of fill on this site. That is an immense amount of truck traffic through a single family residential neighborhood. That quantity of fill is similar in nature to a fill storage area on an industrial site. It is a use in itself. Fill storage areas are not allowed in the R-2 zone in which this property is located. Please note that the Zoning Board of Appeals does not have the authority by ordinance to grant an industrial use within a residential zone (section 14-473).

You claim that this is temporary storage for a future development, Presumpscot River Place. The proposed subdivision plan has not been approved by the Planning Board. I do realize that the Planning Board has had several meetings concerning this development. However, it is my understanding that presently, you are not actively before the Planning Board for consideration. There is no guarantee that the Planning Board will approve this proposal. Therefore, I seriously question the "temporary" status of this massive amount of fill. If this fill is placed on site and the subdivision plan is abandoned or denied by the City, this fill would certainly become permanent.

You have the right to appeal my decision (section 14-472). If you wish to exercise your rights to an appeal, you would have 30 days from the date of this letter in which to apply. Please contact my office for all the necessary paperwork in which to apply for an appeal.

Very truly yours,



Marge Schmuckal
Zoning Administrator

CC: Sarah Hopkins, Planning
Rick Knowland, Senior Planner
Jay Reynolds, DRC
Penny Littell, Corporation Counsel
Mike Nugent, Housing and Neighborhood Services
File

ELECTRICAL PERMIT

City of Portland, Me.



STP

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 6/18/03
 Permit # 2003-4562
 CBL# 389 600 3001

LOCATION: Curtis Rd Extension METER MAKE & # _____
 CMP ACCOUNT # 441 171 545 6001 OWNER City of Portland
 TENANT Golden Eye (Bob Adam) PHONE # 797-5935

							TOTAL EACH FEE			
OUTLETS	1	Receptacles		Switches		Smoke Detector		.20	.20	
FIXTURES		Incandescent		Fluorescent		Strips		.20		
SERVICES		Overhead	1	Underground		TTL AMPS	<800	15.00	15.00	
		Overhead		Underground			>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS		25.00		
METERS	1	(number of)						25.00		
MOTORS	2	(number of)						1.00	1.00	
RESID/COM		Electric units						2.00	4.00	
HEATING		oil/gas units		Interior		Exterior		1.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens		5.00		
		Insta-Hot		Water heaters		Fans		2.00		
		Dryers		Disposals		Dishwasher		2.00		
		Compactors		Spa		Washing Machine		2.00		
		Others (denote)						2.00		
		Air Cond/win						3.00		
		Air Cond/cent					Pools	10.00		
		HVAC		EMS			Thermostat	5.00		
	Signs						10.00			
	Alarms/res						5.00			
	Alarms/com						15.00			
	Heavy Duty(CRKT)						2.00			
	Circus/Carnv						25.00			
	Alterations						5.00			
	Fire Repairs						15.00			
	E Lights						1.00			
	1	E Generators					20.00	20.00		
PANELS	0	Service		Remote		Main		4.00		
TRANSFORMER		0-25 Kva						5.00		
		25-200 Kva						8.00		
		Over 200 Kva						10.00		
TOTAL AMOUNT DUE									40.20	
MINIMUM FEE/COMMERCIAL							45.00			
MINIMUM FEE								35.00		

CONTRACTORS NAME EASTERN ELECTRICAL CORP MASTER LIC. # MCL6001182
 ADDRESS 20 BEDFORD ST, PORTLAND, ME 04101 LIMITED LIC. # _____
 TELEPHONE 772-6762

SIGNATURE OF CONTRACTOR Jessie L. Varney (WADE STROT)
 White Copy - Office • Yellow Copy - Applicant