

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

CONSTRUCTION

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 altered or enclosed-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

Jamie Burke 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 GO03001
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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: <input checked="" type="checkbox"/>

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. 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			Ok to Issue: <input type="checkbox"/>
1) The design load spec sheet for the engineered beam(s) must be submitted to this office.			

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 GOO3001
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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: RPZ

Past Use: open space	Proposed Use: open space	<table border="1"> <tr> <td>Waived</td> <td>\$3,000.00</td> <td>5</td> </tr> <tr> <td>FIRE DEPT. <i>perm</i></td> <td><input type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td>INSPECTION: Use Group A BOCA 1999 Type: Trails/ Buildings</td> </tr> </table>	Waived	\$3,000.00	5	FIRE DEPT. <i>perm</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A BOCA 1999 Type: Trails/ Buildings
Waived	\$3,000.00	5						
FIRE DEPT. <i>perm</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A BOCA 1999 Type: Trails/ Buildings						

Proposed Project Description: trail improvements	Signature:	Signature: <i>AMB 6/29/04</i>
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 25' but over 75' from NWN</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>NA</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 NWN</i></p> <p>Date: <i>6/9/04</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 _____



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 boardwalks, 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>369 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>775-2411</u> <u>One India St.</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ 1800
Current Specific use: <u>open space preserve with internal trails</u>	<u>WAIVED</u> <u>REGISTRATION</u> <u>FEES</u>	
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, see above</u>		
Who should we contact when the permit is ready: <u>Same (Nan 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

JUN 29 2004

RECEIVED

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JUN 29 2004
SUPERSEDES ALL
PRIOR DATED PLANS

- Mailed
- Delivered

Fax Number _____
Total No. of Pages _____

JUN 29 2004

← 2" x 4" TOP RAIL; CHAMFER EDGES and ATTACH WITH GALV. LAG BOLTS

← 1" x 2" NAILER (COVER 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" SQ. (w/ 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.

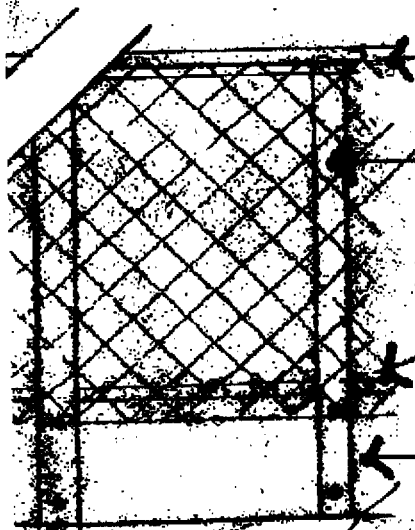
← 2" x 8" PURLINS UNDER SURFACE @ 18" O.C.; LAG BOLT TO JOISTS

← 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 RAILDECKS; ON COMPACTED SUBGRADE

FIVE
 Bridge Design
 Presumpscot River Preserve, Maine
 November 20, 2002
 REVISED 10 FEB 2003
 REVISED 7 MARCH 2003
 REVISED JUNE 1, 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.

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS

JUN 29 2004

SUPERSEDES ALL
 PRIOR DATED PLANS

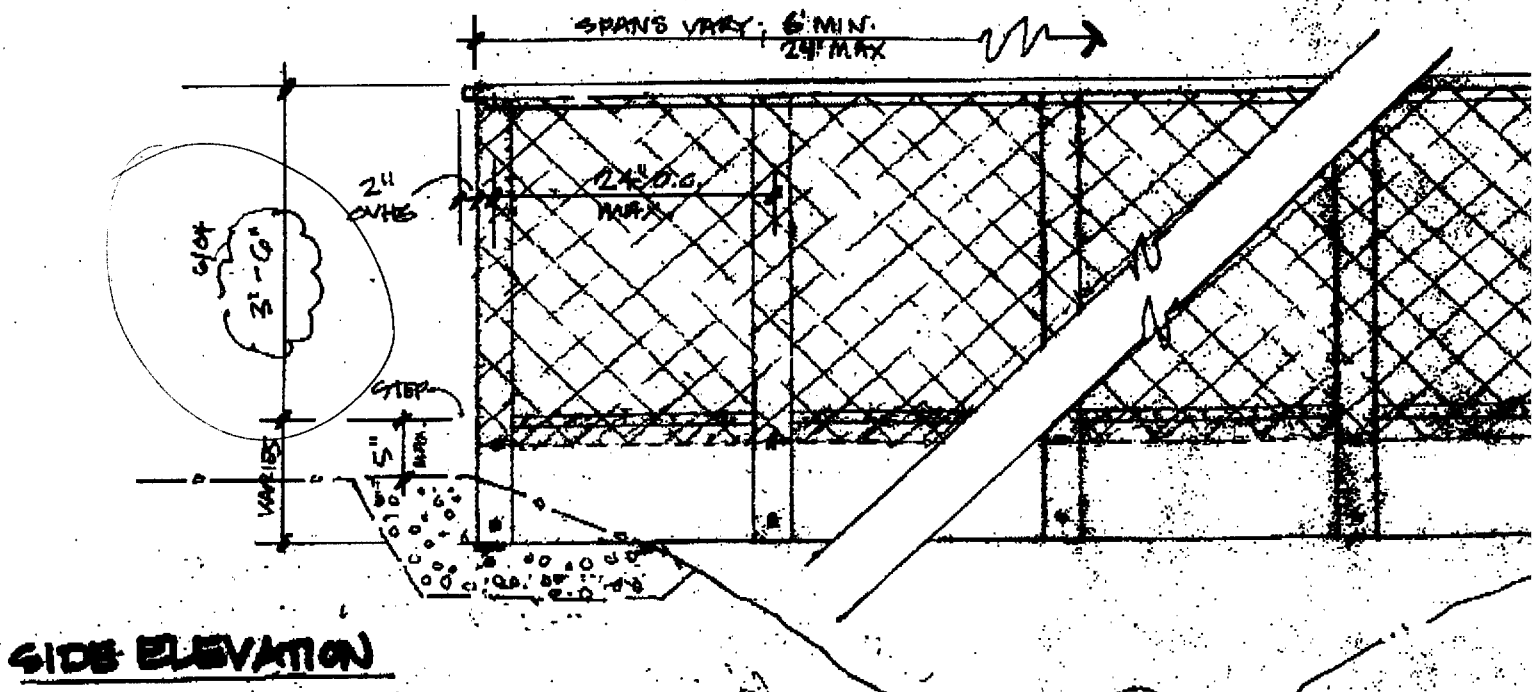
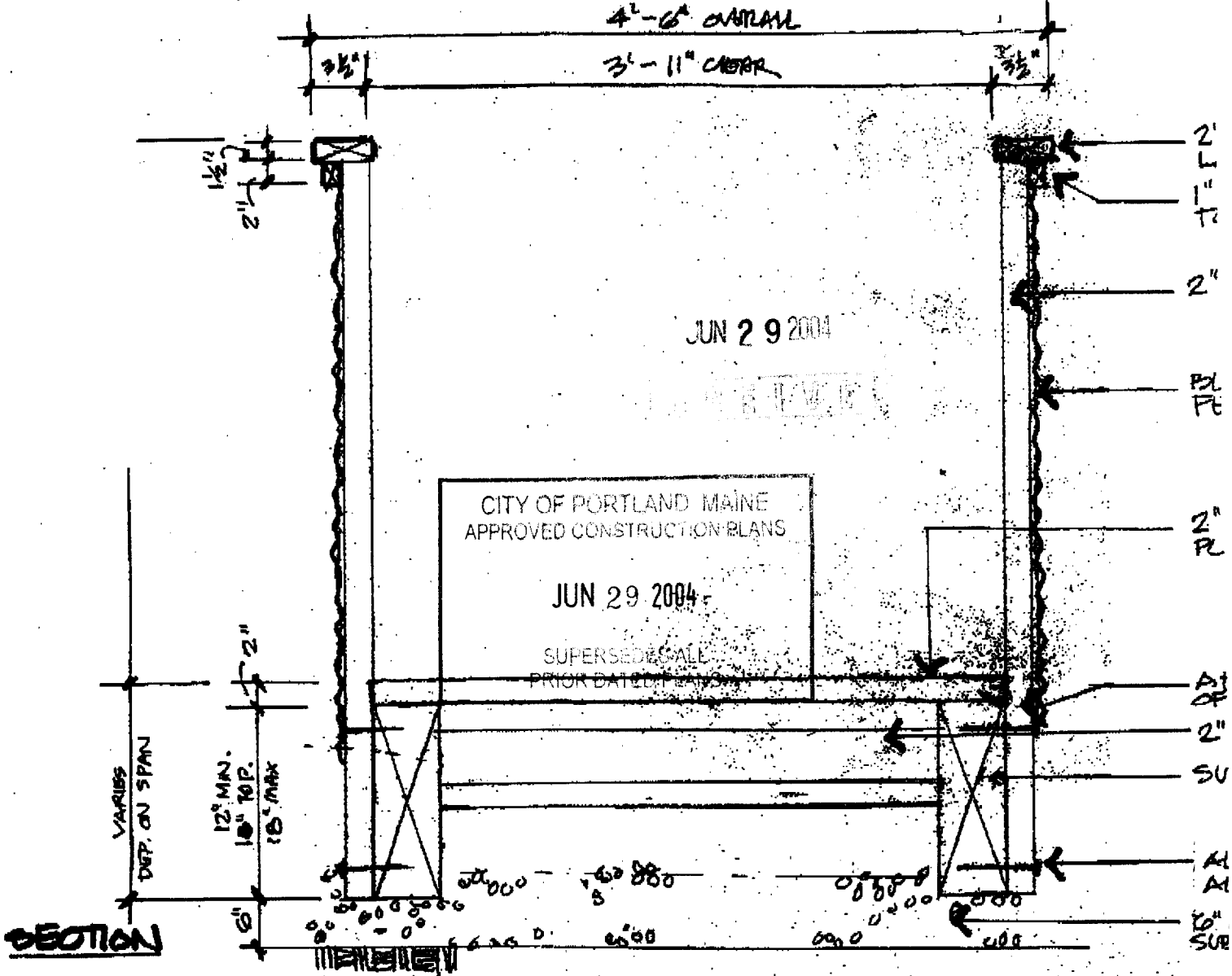


MOH
 Landscape Architects, Inc.

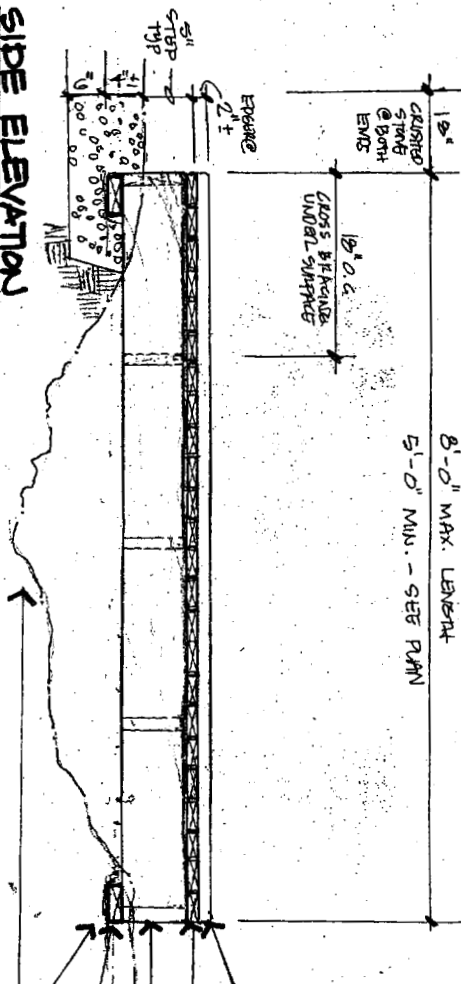
18 Pleasant Street, Portland, Maine 04101
 (207) 871-0003

NOTE GLU-LAM BEAMS: SHALL BE EXTERIOR GRADE (PRESUMED PLANTED)

NOTE DECK PLANKING TO BE COMPOSITE 'PLASTIC' WOOD - TOP RAIL NAILER RAIL

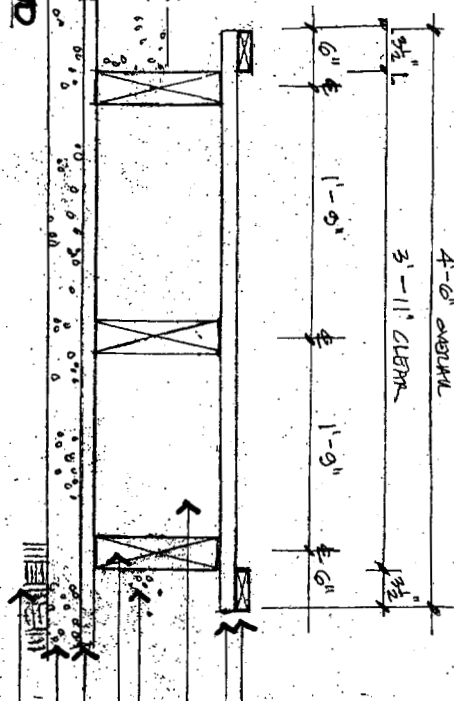


SIDE ELEVATION



NOTE:
 PARALLEL SURFACE DOES NOT HAVE TO BE LEVEL; WHX PITCH TO BE 6" FOR 5' and 10" FOR 10'.
 INSTALL 2"x4" ENDS AT OUTER SIDES OF WALK.
 2"x6" PLANKS SURFACE; INSTALL W/ 1/8" GAPS.
 2"x8" PRESSURE TREATED JOISTS; INSTALL CROSS BRACING AT 19" O.C.
 2"x8" PRESSURE TREATED SLABBERS AT BOTH ENDS; INSTALL WITH GAVL NAILDS.
 3/4" CRUSHED STONE BENEATH SURFACE EXISTING GRADE; CONDITIONS VARIES

SECTION @ END

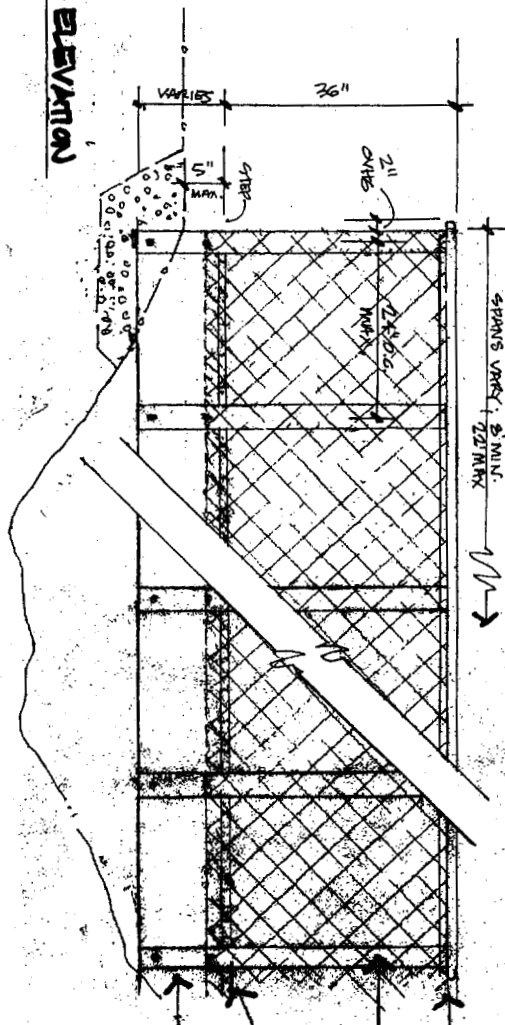


2"x4" JOIST CONTINUOUS @ SIDES OF BOARDWALK
 2"x6" PLANKING SURFACE
 2"x8" PRESSURE TREATED CROSS BRACING (19" O.C.)
 CRUSHED STONE AT ENDS
 2"x8" PRESSURE TREATED JOISTS (3 FOR 4)
 2"x8" PRESSURE TREATED SLABBER
 1" OF 3/4" CRUSHED STONE UNDER SLABBER
 COMPACT EXISTING SUBGRADE

NOTES

1. JOISTS, SLABBERS and BRACING TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE.
2. DECK PLANKING and 2 x 4 BRACKET TO BE COMPOSITE 'PLASTIC' WOOD or ROUPEL SPAWN CENTER.
3. DECK FASTENERS TO BE GALVANNEDED NAILS; LAG BOOT ENDS and NAIL BRACING AND SLABBERS WITH GALVANNEDED NAILS.

SIDE ELEVATION



NOTE: TOP RAILING TO BE COMPOSITE "PLYWOOD" WOOD OR PLYWOOD SHOWN ABOVE.

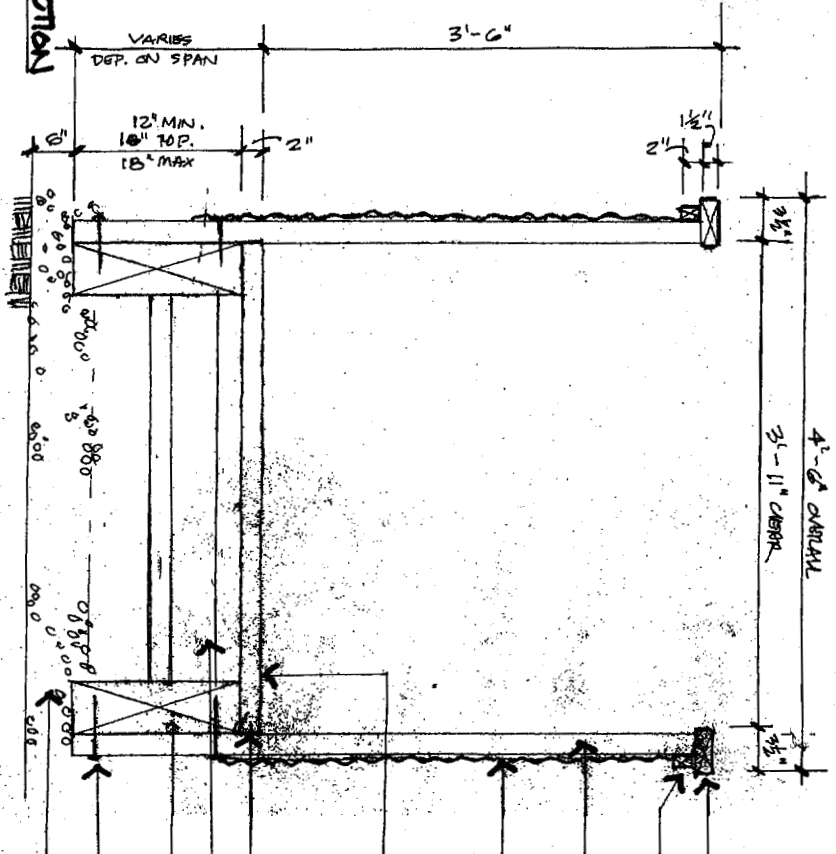
2" x 4" TOP RAIL WITH NAILER UNDER TO THE -IN NAIL. EXTEND RAIL UNDER 2" BEYOND LAST POST/SUPPORT.

VINYL-COATED MESH. INSTALL ON 45° ANGLES AND STRIKE TO POSTS & JOISTS.

RAILING AS DETAILLED ABOVE;

2" x 4" TOP RAIL WITH NAILER UNDER TO THE -IN NAIL. EXTEND RAIL UNDER 2" BEYOND LAST POST/SUPPORT.

SECTION



4'-6" OVERALL

3'-11" CLEAR

3'-6"

12" MIN. 18" MAX

2"

2" x 4" TOP RAIL; CHARACTER EDGES AND ATTACH WITH SAW-LAG BOLTS

1" x 2" NAILER (COVER WIRE MESH) UNDER TOP RAIL. NAIL TO RAIL AND POSTS

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

BLACK VINYL COATED 2" SQ. (OR 2" x 4") 12 GAGES WIRE FENCING ON OUTSIDE. ATTACH WITH SAW GRAPPLERS.

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

ATTACH SUPPORT POSTS @ TIED POINTS ON JOISTS; MIN. 12" OF CONTACT. USE SAW-LAG BOLTS.

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

5" x 16" GU-LAM BEAM FOR SPANS > 16'

3" x 12" GU-LAM BEAM FOR SPANS 10' - 16'

2" x 12" FT. WOOD FOR SPANS < 10'

ALL FASTENING FOR JOISTS/GU-LAM TO BE SAW-LAG BOLTS; ALL DECAYS & RAFTS TO BE WITH SAW-LAG.

1/2" OF 3/4" GALVANIZED STEEL UNDER ENDS OF PURLINS; ON COMPACTED SLOPED GRADE

Bridge Design
Presumpscot River Preserve, Maine

November 20, 2002

Cape Elizabeth
 ALBION RD H5
 ALEXANDER DR H4
 BEACH BLUFF TERR H6
 BELFIELD RD G5
 BEVERLY TERR G4
 BIRCH RD G5
 BIRCHWOOD RD F5
 BRADFORD RD G4
 BRENTWOOD RD H5
 BRIDLE PATH WAY G5
 BRUCE AV H5
 CAMPION RD G5
 CANTER LN H5
 CANTERBURY WAY G4
 CAPE WOODS DR G5
 CHAMBERS RD H5
 CHANNELSIDE F5

1
 CHARLES RD F5
 CHARLOTTE LN F5
 CHERRY CIR H5
 CHEVERUS RD G5
 CHIMNEY ROCK RD G5
 CLINTON RD H5
 COLUMBUS RD G5
 CONCORD PL G5
 COTTAGE FARMS RD F5
 COTTAGE LN F5
 CRAIGWOOD F5
 CRANBROOK DR G5
 DAVCARLEY RD G5
 DAWE RD G4
 DEARBORN H5
 DYER POND RD G8
 EASTMAN RD H4
 ELIZABETH RD F5
 ELMWOOD RD F5
 ERIE RD G4

EVERGREEN CIR H5
 FIELDSTONE RD H5
 FOREST RD F5
 FRIAR LN G5
 GARDEN LN F6
 GATELEDGE DR G5
 GELBERT LN F5
 GLEN AV F5
 GLENDON RD G5
 GOODWIN LN G5
 GRANITE RIDGE RD G5
 GRAYSTONE RD G5
 HAMLIN ST G4
 HARRISON AV G4
 HEMLOCK HILL RD G5
 HERMIT THRUSH RD F5
 HIGH BLUFF RD G5
 HIGHLAND ST G5
 HILDA F5

HILL ST G5
 HILLWAY H5
 HILLCREST DR H6
 HILLCREST RD F5
 HOBSTONE RD G5
 HUNTER PL G5
 HUNTS CLUB RD G5
 IRONCLAD RD G5
 ISLAND VIEW RD F5
 IVE RD G5
 JACKSON F5
 JORDAN LN G6
 JULIE ANN LN H5
 JUNIPER LN H5
 KILLDEER RD H5
 LAWSON RD G6
 LINENWOOD RD F5
 LINN ST G5
 LINWOOD ST F5
 LITTLE JOHN RD G5
 LOCKLEY RD G5

LYDON LN G5
 MAIDEN COVE LN F5
 MANOR WAY G5
 MANTER ST G5
 MAPLE LN H5
 MCAULEY RD G5
 MEADOWVIEW LN G5
 MERRIMAC PL G5
 MITCHELL RD G5
 MONTGOMERY TERR F5
 MOUNTAIN VIEW RD F5
 MURRAY DR H5
 OAK VIEW DR H5
 OAKHURST RD G5
 OAKWOOD RD H5
 OCEAN HOUSE RD H5
 OCEAN VIEW RD F5
 OLD COLONY LN G5
 OLDFORT RD G5

2
 ORCHID RD G5
 PATRICIA DR H5
 PENWOOD CIR H5
 PHEASANT HILL RD H5
 PHILIP RD H5
 PINE POINT RD H5
 PLEASANT VALLEY AV H4
 PLEASANT VALLEY AV H5
 POINT RD G6
 PURPOODOCK DR G4
 QUARTZ KNOB RD G5
 RAMBLE RD H5
 RAND RD H5
 RESOLUTION PL G5
 RIDGE RD H4
 ROBINHOOD LN G5
 ROCK CREST DR G5
 ROCK WALL LN G5
 ROCKY HILL RD G5

ROCKY KNOLL RD G5
 RUSSET LN H5
 SAWYER RD H4
 SAWYER ST H4
 SCHOONER RD G5
 SCOTT DYER RD H5
 SEA VIEW AV F5
 SEABARN RD G6
 SHORE RD F5, G6, H5
 SILVA DR H4
 SINGLES RD G6
 SMUGGLERS COVE RD H6
 SOUTHWELL RD G5
 SPURWINK AV G4, H4
 STAR RD H5
 STATE AV G4
 STEPHENSON ST G4
 STIRRUP RD H5
 STONE BRIDGE RD G5
 STONEGATE RD G6

STONYBROOK RD F5
 SURF RD G5
 TALL PINES RD H5
 THOMPSONS RD H6
 THRASHER RD G5
 TIDES EDGE RD G5
 TODD RD H6
 VALLEY RD H4
 VALLEY ST G5
 WARREN AV F5
 WATERHOUSE RD G4
 WAVERLY RD F5
 WESTMINSTER TERR G5
 WILDWOOD DR H5
 WILTON LN G4
 WINDMILL LN G5
 WINDWARD WAY F5
 WINSLOW PL G5
 WOOD RD G5
 WOODCREST RD G5
 WOODLAND RD F5

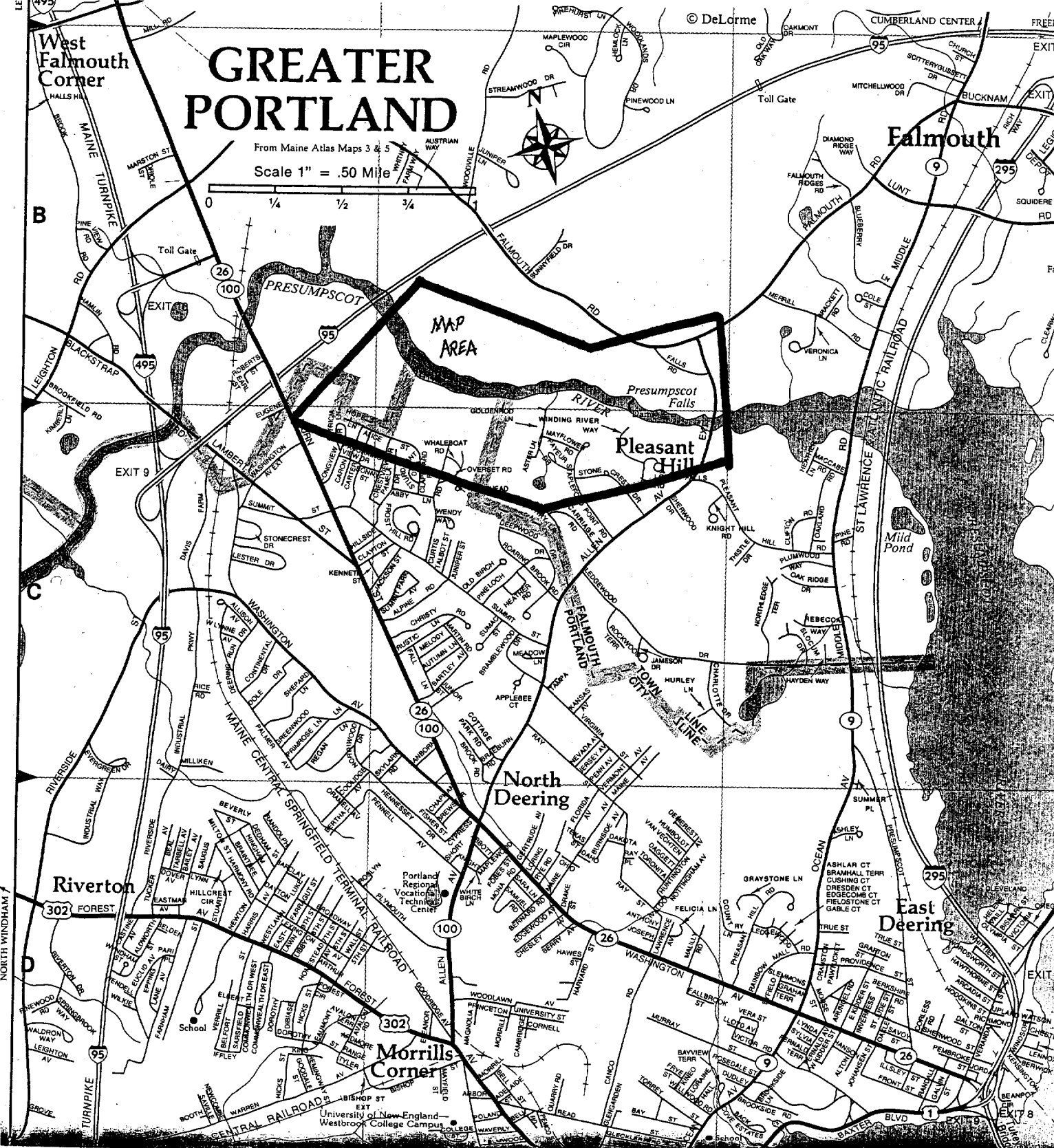
Falmouth
 ALLEN AV EXT C2
 ANDERSON DR B4
 ANDREW AV C4
 ARTHUR AV C2
 ASTER LN B4
 AUSTRIAN WAY B2
 AVON RD C4
 BAY SHORE DR C4
 BLACKSTRAP RD B1
 BLUEBERRY LN B3
 BRACKETT RD B3
 BRAYTON AV C3
 BROOK RD C1
 BROOKFIELD RD B1
 BROWN ST C4
 BUCKNAM RD B3
 CARRIAGE RD C2
 CARROLL ST C4
 CHARLOTTE DR C2
 CHESTER AV C4

3
 CHURCH ST B3
 CLEARWATER DR B3
 CLIFTON RD C3
 COLE ST B3
 DEPOT RD B3
 DIAMOND RIDGE WAY B3
 EARL ST B1
 EDGEWATER RD B4
 ELM DR B4
 EUGENE ST C1
 FALLS RD B2
 FALMOUTH RIDGES RD B3
 FALMOUTH RD B2, B3
 FALMOUTH RIDGES RD B3
 FERN AV C4
 FORTSIDE COMMON C4
 FORTSIDE RD B4
 FUNDY RD B4
 GILSLAND FARM RD G4

GOLDENROD LN
 GREENWAY DR
 HALLS HILL RD
 HAMLIN RD
 HAMMOND RD
 HARDING AV C4
 HARTFORD AV
 HAYDEN WAY C4
 HEATHER LN C4
 HURLEY LN C2
 IVEY PL C4
 JAMESON DR C4
 JUNIPER LN B2
 JUST-A-MERE RD C4
 KELLEY RD C4
 KIMBERLY LN C4
 KNIGHT HILL RD
 LAMBERT ST C4
 LANDINGWOOD C4
 LAUREL ST B4
 LEDGWOOD G4

GREATER PORTLAND

From Maine Atlas Maps 3 & 5
 Scale 1" = .50 Mile



© DeLorme

PRESUMPCOT RIVER PRESERVE (PRP)

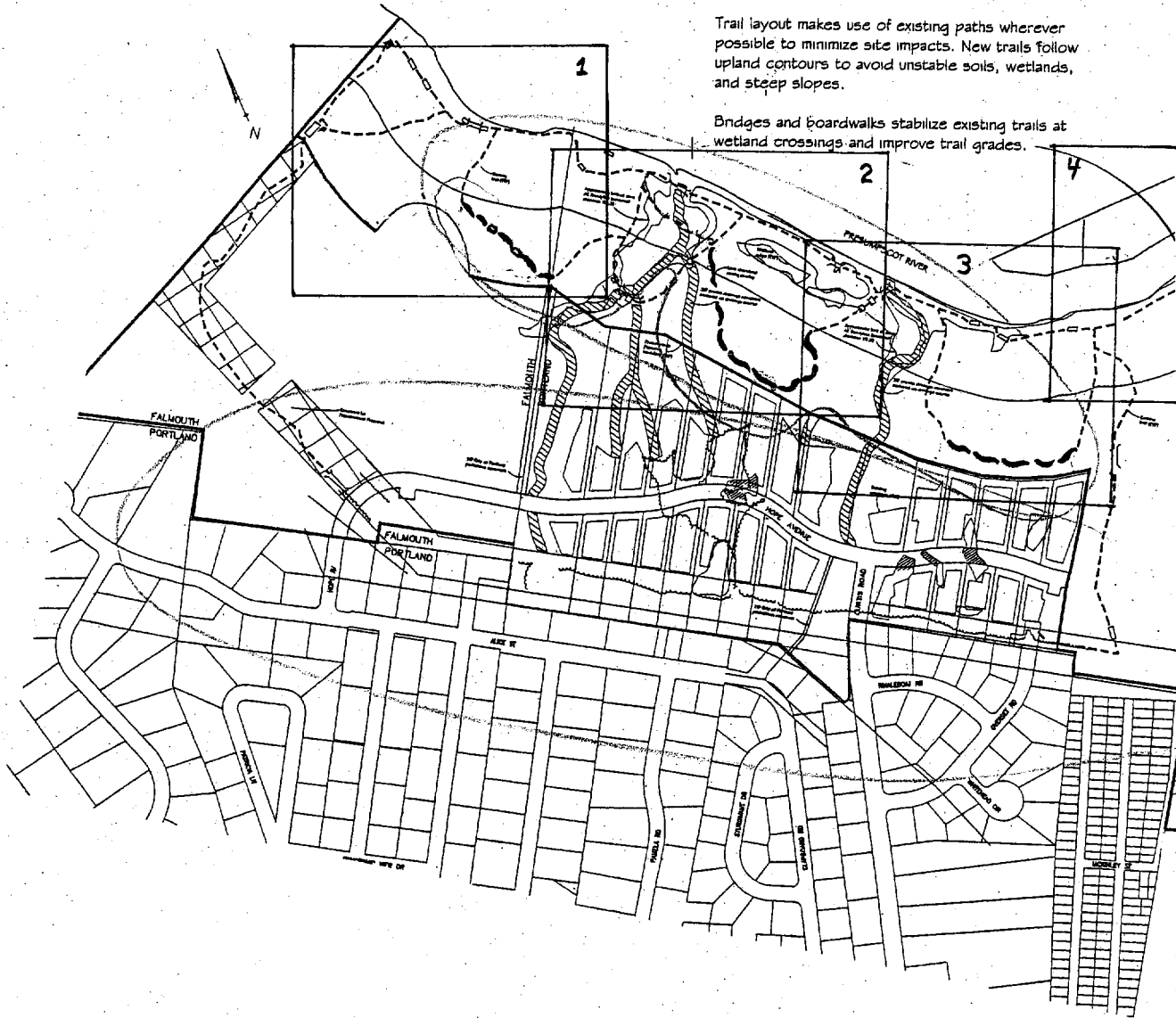
Approximately 2500' of new trail creates a series of completed loops that offer varied routes. Only 100' of this new construction, which will follow an abandoned roadbed, falls within the 250' shoreland zoning overlay.

- 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
DRC Copy**

2004-0072
Application I. D. Number

04/15/2004
Application Date

Portland Trails

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

Presumpscot River Preserve
Project Name/Description

Consultant/Agent

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

Curtis Rd , Portland, Maine
Address of Proposed Site
389 G003001
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) **Trails and 2 boardwalks**

160 s.f./boardwalks

Proposed Building square Feet or # of Units

Acreeage 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 (ZBNPB) Zoning Variance Other

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



Reviewer **Rick Knowland**

Approved **Approved w/Conditions** See Attached **Denied**

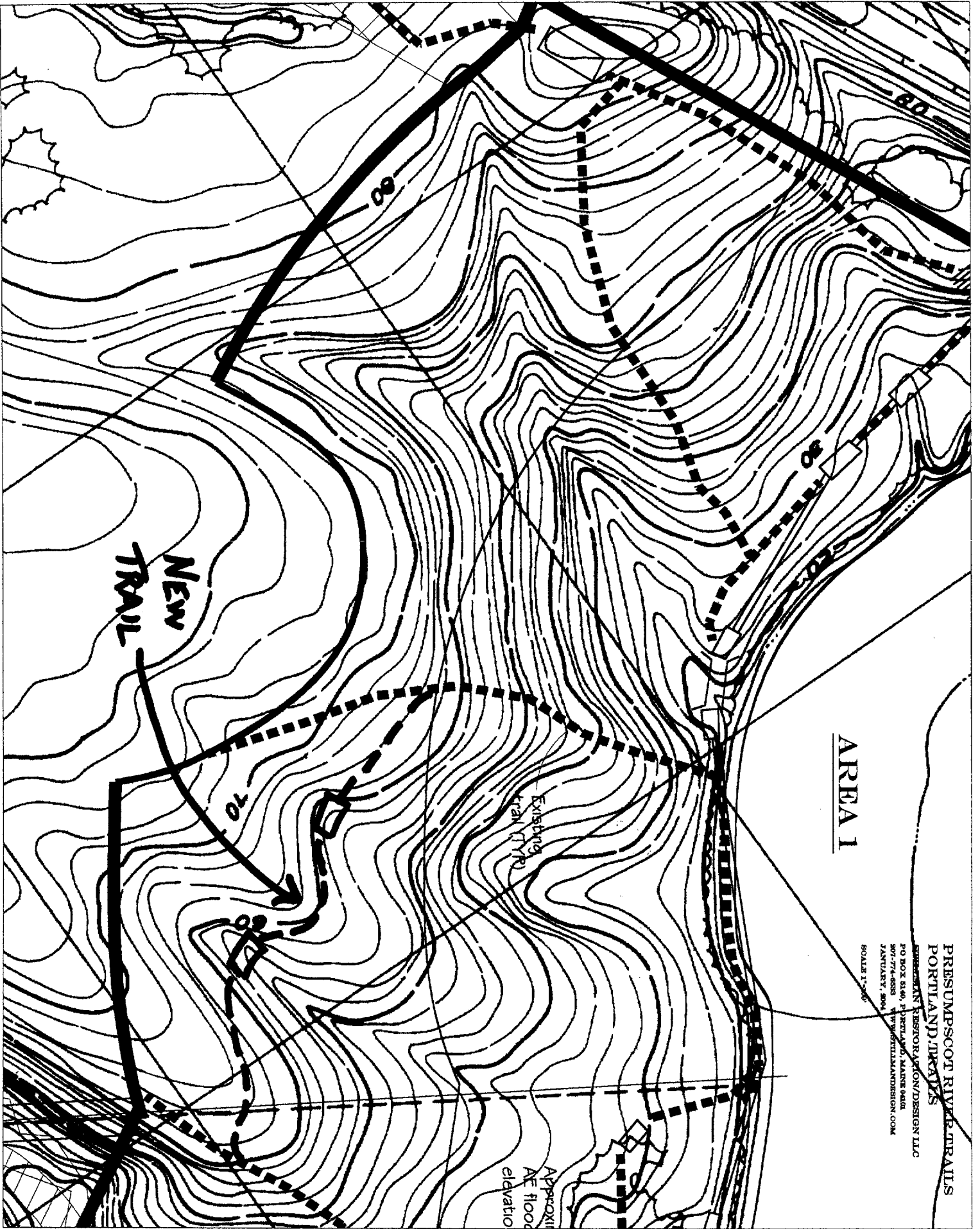
Approval Date **06/01/2004** Approval Expiration **06/01/2005** Extension to Additional Sheets Attached

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	

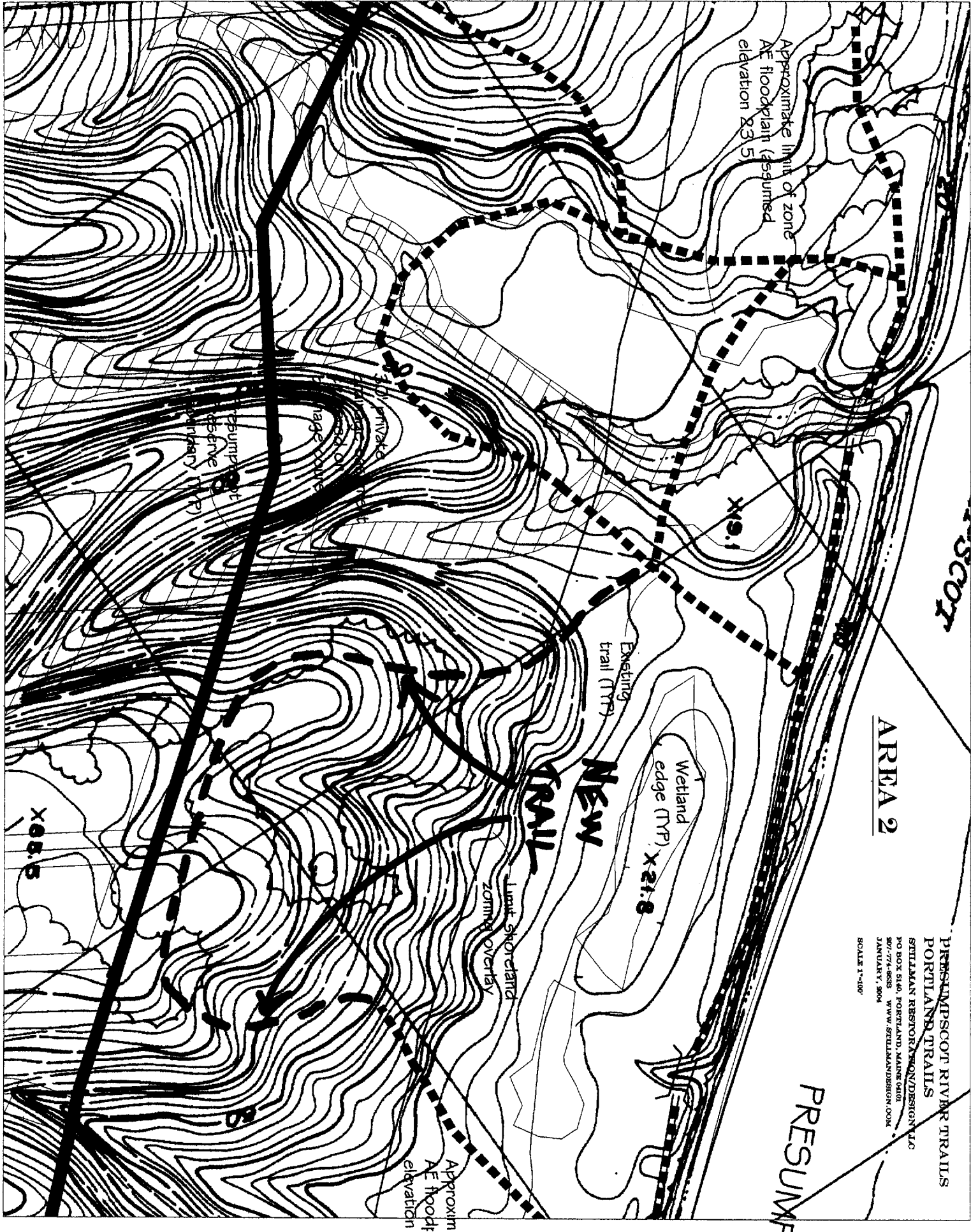


AREA 1

PRESUMPSCOT RIVER TRAILS
PORTLAND, MAINE

PORTLAND RESTORATION/DESIGN LLC
PO BOX 3340, PORTLAND, MAINE 04112
507-774-6555
WWW.PORTLANDRESTORATION.COM
JANUARY, 2004
SCALE 1"=50'

Approximate
AF floodpl
elevation



AREA 2

**PRESUMPSCOOT RIVER TRAILS
PORTLAND TRAILS**
STULLMAN RESISTOR/AMMON/DESIGN LLC
PO BOX 6140, PORTLAND, MAINE 04201
507-774-8688 WWW.STULLMANDESIGN.COM
JANUARY, 2004
SCALE 1"=100'

Approximate limit of zone
AE floodplain (assumed
elevation 23.5)

Existing
trail (TYP)

**NEW
TRAIL**

Wetland
edge (TYP) X-21.8

Limit Shoreland
Zoning Overlay

Approxim
AE flood
elevation

Presumpscoot
River
Boundary (TYP)

X-25.5

X-19.1

X-23.5

RESUMPSHOT RIVER

AREA 3

Approximate limit of zone
AE floodplain (elevation
elevation 22.5)

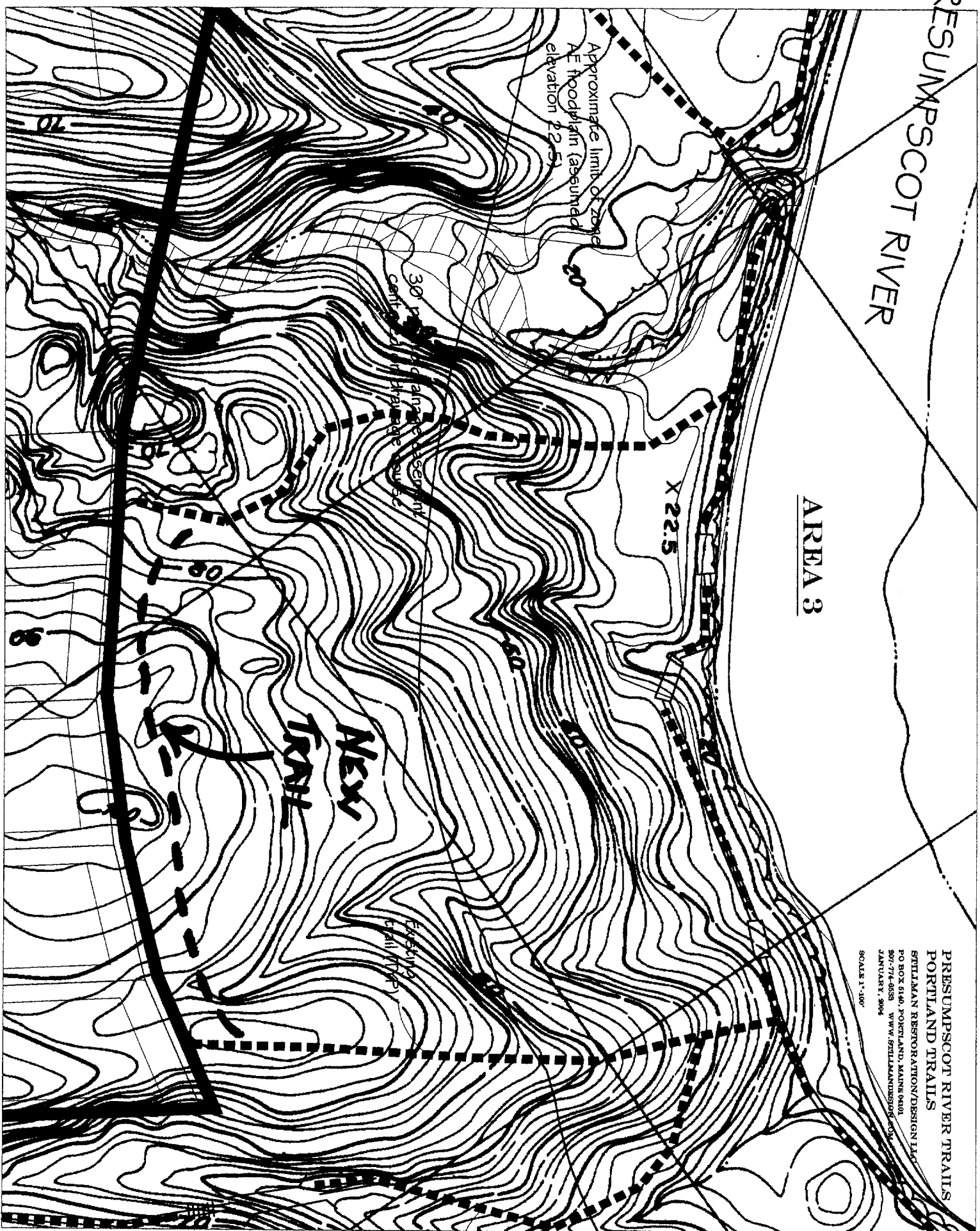
30' minimum
centerline of drainage easement

X 22.5

NEW TRAIL

EXISTING
TRAIL (W/P)

PRESUMPSHOT RIVER TRAILS
PORTLAND TRAILS
SHELLMAN RESTORATION/DESIGN LLC
P.O. BOX 8140, PORTLAND, MAINE 04201
807-774-8833 WWW.SHELLMANDSIGN.COM
JANUARY, 2004
SCALE 1"=300'





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



Address of Proposed Development: <u>Presumpscot River Preserve</u> Zone: <u>R2/Zone D</u>		
Total Square Footage of Proposed Structure:	Square Footage of Lot:	
Tax Assessor's Chart, Block & Lot: Chart# <u>389</u> Block# <u>6</u> Lot# <u>3</u>	Property owner's mailing address: <u>City of Portland</u> <u>389 Congress St.</u> <u>Portland, ME 04101</u>	Telephone #: <u>877-8300</u>
Consultant/Agent, mailing address, phone # & contact person: <u>David Buchanan</u> <u>Willma Design</u> <u>774-6533</u> <u>P.O. Box 5149</u> <u>Portland, ME 04101</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Portland Trails</u> <u>One Sanix Street</u> <u>Portland, ME 04101</u> <u>775-2411 (phone) 772-7673 (fax)</u>	Project name: <u>Presumpscot Preserve Trails</u> <u>Cyprusland extension</u>
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 checked="" 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 <u>Trails and boardwalks</u>		
Major Development (more than 10,000 sq. ft.) U n d e r 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) O v e r 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

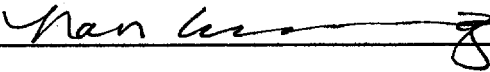
Amendment to **Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)

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.