

Building "A" - PHASE II

# FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)  
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Maine Wharf LLC Address: PO. Box 525, Buxton ME  
04093  
Ph. No: (207) 239-5500

Applicant: Maine Wharf LLC Address: SAME AS ABOVE  
Ph. No: SAME AS ABOVE

Contractor: \_\_\_\_\_ Address: \_\_\_\_\_  
Ph. No: \_\_\_\_\_

### LEGAL DESCRIPTION

Is this lot a part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 030-D- Lot #: 001:002

Address: 68 Commercial St / Maine Wharf  
Street/Road Name

Zip Code: 04101

General explanation of proposed development: interior & exterior work on middle portion of Building "A" - raising 1st floor to 15' floor to ceiling heights, PHASE II

Estimated value of improvements: \$ 200,000.00 add 3rd floor

### OTHER PERMITS

Are other permits required from State or Federal Jurisdictions?  Yes  No  
If yes, are copies of these permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Reviewed by CEO: \_\_\_\_\_ Reviewed by Planning Board: \_\_\_\_\_

Permit #: \_\_\_\_\_ Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): AT Lanfve

V1-30 Zone  VE Zone  AE Zone  A1-30 Zone  A Zone A2  
 FRINGE  FLOODWAY (1/2 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study, please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section:

Cross Section	Base Flood Elevation
Above Site _____	Above Site <u>12</u>
Below Site _____	Below Site <u>12</u>

Base Flood Elevation (bfe) at the site \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvements]

Basis of A Zone bfe determination:

- From a Federal Agency:  USGS  USDA/NRCS  USACE  Other PANEL 14 FEMA FIRM MAPS
- From a State Agency:  MDT  Other \_\_\_\_\_
- Established by Professional Land Surveyor
- Established by Professional Engineer  HEC II  HY 7  Quick-2  Other \_\_\_\_\_
- Highest Known Water level
- Other (Explain) \_\_\_\_\_

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: \$ 3,100,000.00  
 New development or Substantial Improvement  Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- |  |                  |  |                 |
|--|------------------|--|-----------------|
| <input type="checkbox"/> 1. Residential Structure                | Dimensions       |  | Cubic Yards     |
| <input type="checkbox"/> 1a. New Structure                       | _____            | <input type="checkbox"/> 5. Filling <sup>1</sup>   | _____           |
| <input type="checkbox"/> 1b. Add to Structure                    | _____            | <input type="checkbox"/> 6. Dredging   | _____           |
| <input type="checkbox"/> 1c. Renovations/other changes           | _____            | <input type="checkbox"/> 7. Excavation   | _____           |
| <input checked="" type="checkbox"/> 2. Non-Residential Structure |                  | <input type="checkbox"/> 8. Levee  | _____           |
| <input type="checkbox"/> 2a. New structure                       | _____            | <input type="checkbox"/> 9. Drilling   | _____           |
| <input checked="" type="checkbox"/> 2b. Add to Structure         | <u>41' x 73'</u> | <input type="checkbox"/> 10. Mining:   | Number of Acres |
| <input type="checkbox"/> 2c. Renovations/other changes           | _____            | <input type="checkbox"/> 11. Dam: Water surface to be created                                  | _____           |
| <input type="checkbox"/> 2d. Floodproofing                       | _____            | <input type="checkbox"/> 12. Water Course Alteration   | _____           |
| <input type="checkbox"/> 3. Water Dependent use:                 |                  | Detailed description must be attached with copies of all applicable state and federal permits. |                 |
| <input type="checkbox"/> 3a. Dock                                | _____            | <input type="checkbox"/> 13. Other: Explain _____  | _____           |
| <input type="checkbox"/> 3b. Pier                                | _____            |  |                 |
| <input type="checkbox"/> 3c. Boat Ramp                           | _____            |  |                 |
| <input type="checkbox"/> 3d. Other                               | _____            |  |                 |
| <input type="checkbox"/> 4. Paving                               | _____            |  |                 |

<sup>1</sup>Certain prohibitions apply in Velocity Zones

**Attachment and Site Plan - drawn to scale with north arrow**

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

**Special Note:** Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. ( Article VI §L)

**The Applicant Understands and agrees that:**

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
signature

or

Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_  
signature

# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

Portland, Maine  
(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 030-D- Lot #: 001 & 002

Project Description: interior & exterior work - raise 1st floor to 15' + floor to ceiling  
Building A - Phase II Add 3rd floor

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

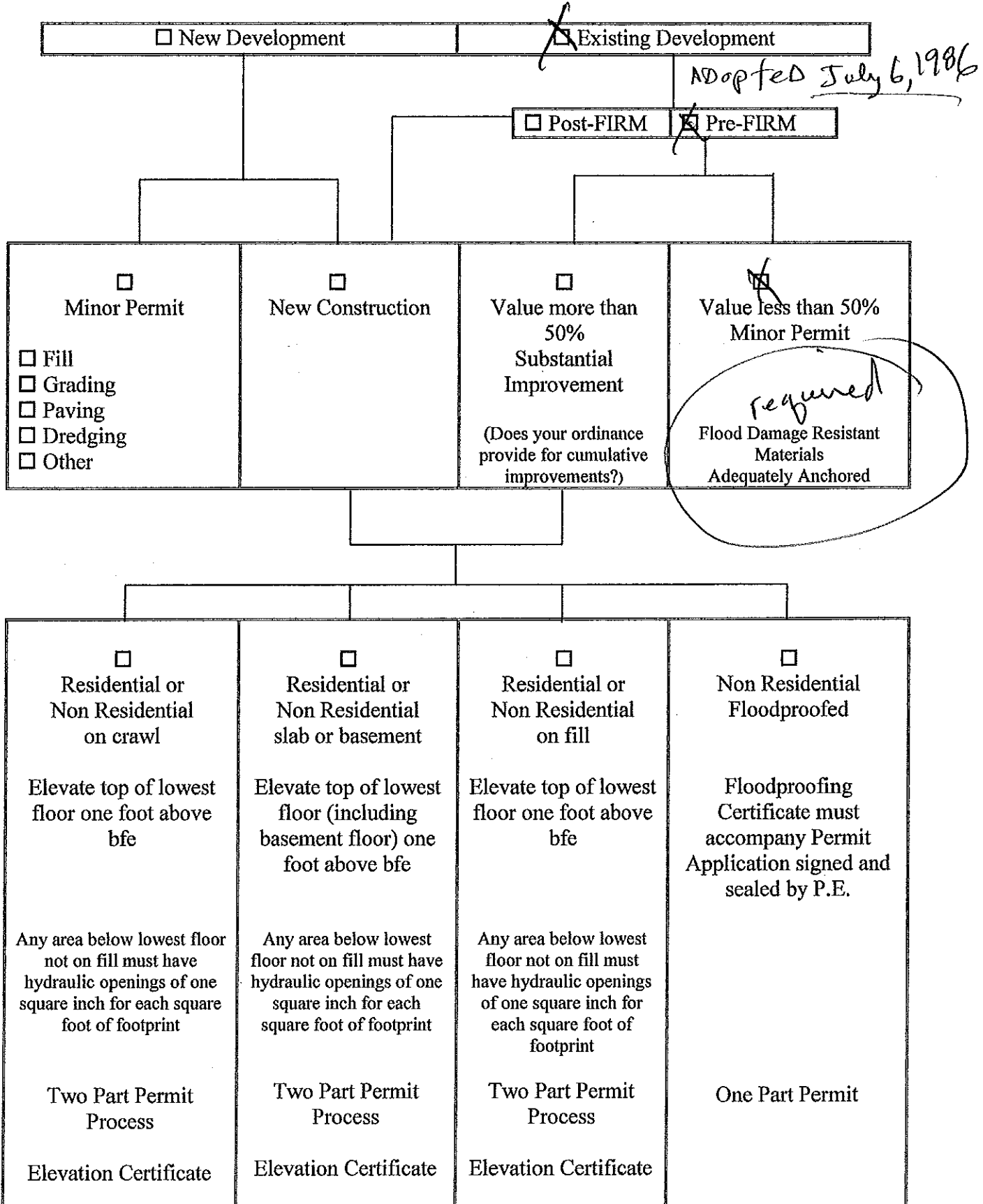
or

Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

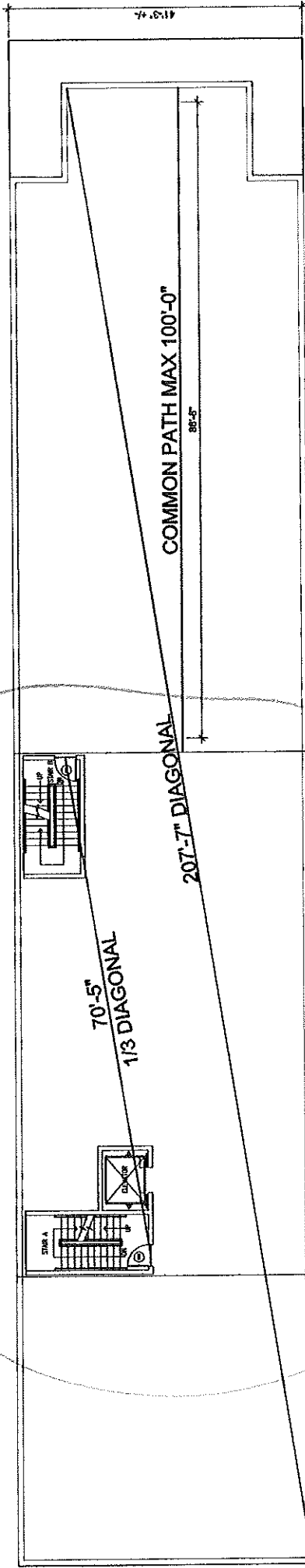
Permit #: \_\_\_\_\_

### A, A1-30, AE and AH Zones [Not in Floodway]



*Adopted July 6, 1986*

*required*



40'-2" +/-  
Phase 1  
**PHASE 1**  
1,662 SF +/-

72'-11" +/-  
Phase 2  
**PHASE 2**  
3,009 SF

99'-6" +/-  
Phase 3  
**PHASE 3**  
4,002 SF

**TOTAL SF = 8,673**

**DRAWING LIST**

- STRUCTURAL DRAWINGS
- S2.01 FIRST FLOOR SLAB PLAN
- S2.02 SECOND FLOOR FRAMING PLAN

*Building "A"*

DRAFTSTOPPING OR SPRINKLE CONCEALED SPACES

717.3.2 (EX. 2)



# AKERS associates, inc.

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71 Chestnut St. • P.O. Box 753 • Camden, ME 04843 • 207-236-3893  
E-mail: pruakers@aol.com • www.akersassociates.com

Realtors®

August 30, 2013

Maine Wharf, LLC  
P.O. Box 535  
Buxton, Maine 04093-0535

Attn: Patrick Tinsman

*68-*  
**RE: Maine Wharf Analysis – 72 Commercial Street, Portland, Maine**

Dear Mr. Tinsman,


My office has done an analysis of the Maine Wharf located at 72 Commercial Street in Portland, Maine. In our analysis we reviewed the various items that pertain to the Maine Wharf which includes existing tenant leases for the existing buildings and parking areas, the potential income from the existing vacant buildings, reviewed the existing buildings, the amount of available lineal dockage and wharf storage and taken into consideration the amount of construction work that has been performed on the Maine Wharf with regards to pilings, braces and structural support.

In analyzing all of the aforementioned items it is in our opinion that the Maine Wharf at this time has a market value of approximately \$3,100,000.00 to \$3,300,000.00

**Market Value: \$3,100,000.00 - \$3,300,000.00**

Please contact us with any questions and/or comments that you may have pertaining to the evaluation.

Sincerely,

  
Christopher Grimm  
Akers Associates, Inc.



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