

FAY, SPOFFORD &  
THORNDIKE  
778 Main Street, Suite 8  
South Portland, ME 04106  
Toll Free: 800.835.8666  
Main: 207.775.1121  
Fax: 207.879.0896  
www.fstinc.com

October 11, 2013

for boat ramp

Building Inspections Office  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101-3509  
ATTN: Marge Schmuckal

**Subject: Canal Landing New Yard – Phase 1  
40 West Commercial Street  
Applicant: New Yard, LLC  
Flood Hazard Development Permit Application for Boat Ramp and Floats**

Dear Marge:

We have received your email transmission dated 10/10/2013 related to the flood hazard development permit application for the proposed boat ramp at the New Yard, 40 West Commercial Street. We have completed the forms and include the following information as it appears to be required on Page 3 of the application.

#### Site Plan

1. **show property boundaries, floodway and floodplain lines** – the accompanying existing conditions plan has been annotated to identify the limits of the elevation 10.0 ft. (NGVD29) floodplain limit based on an on the ground survey.
2. **Show dimensions of the lot** – See Existing conditions Plan
3. **Show dimensions and location of existing and/or proposed development on the site** – The accompanying proposed Site layout plan depicts the proposed development.
4. **For new construction also include existing grade elevations done by a Professional Land surveyor or Engineer** – the accompanying plans have been prepared by Owen Haskell Inc. and Fay, Spofford & Thorndike, Inc., professional land surveyors and engineers respectively.
5. **For New Construction attach statement describing in detail how each applicable development standard in Article VI will be met** – See as follows:

In accordance with Section 14-450.8 of the Code of Ordinances:

- (a) 1. Standard is met as the proposed project is a concrete boat ramp and floats that are excluded from this requirement.

Building Inspections Office

October 11, 2013

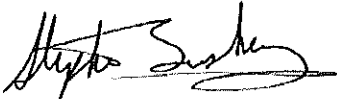
Page 2

2. The standard is met as the proposed ramp will be constructed on cast in place and precast concrete materials. Heavy armor rock shall also be used for stabilization and flood damage protection.
  3. The proposed ramp and float systems have been designed by Licensed Professional Engineers and have been designed to prevent flood damage based on alignment and placement.
  4. This standard is not applicable.
- (o) 1. The proposed ramp and floats have been reviewed and approved by the Portland Planning Authority, the Portland Harbor Commission, the Maine Department of Environmental Protection and the U.S. Army Corps of Engineers, thus evidencing compliance with local, State and federal regulations.
2. The proposed ramp and float systems have been designed in a manner that adheres to the design and construction standards contained in the US ACOE *Shore Protection Manual*. The activities have been permitted under USACOE Permit # NAE-2012-02469.

Based on this accompanying information we trust that you can complete the processing of the proposed ramp and float system building permits as well as the Flood Hazard Development Permit application. If you have any questions or require any additional information, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE, LLC



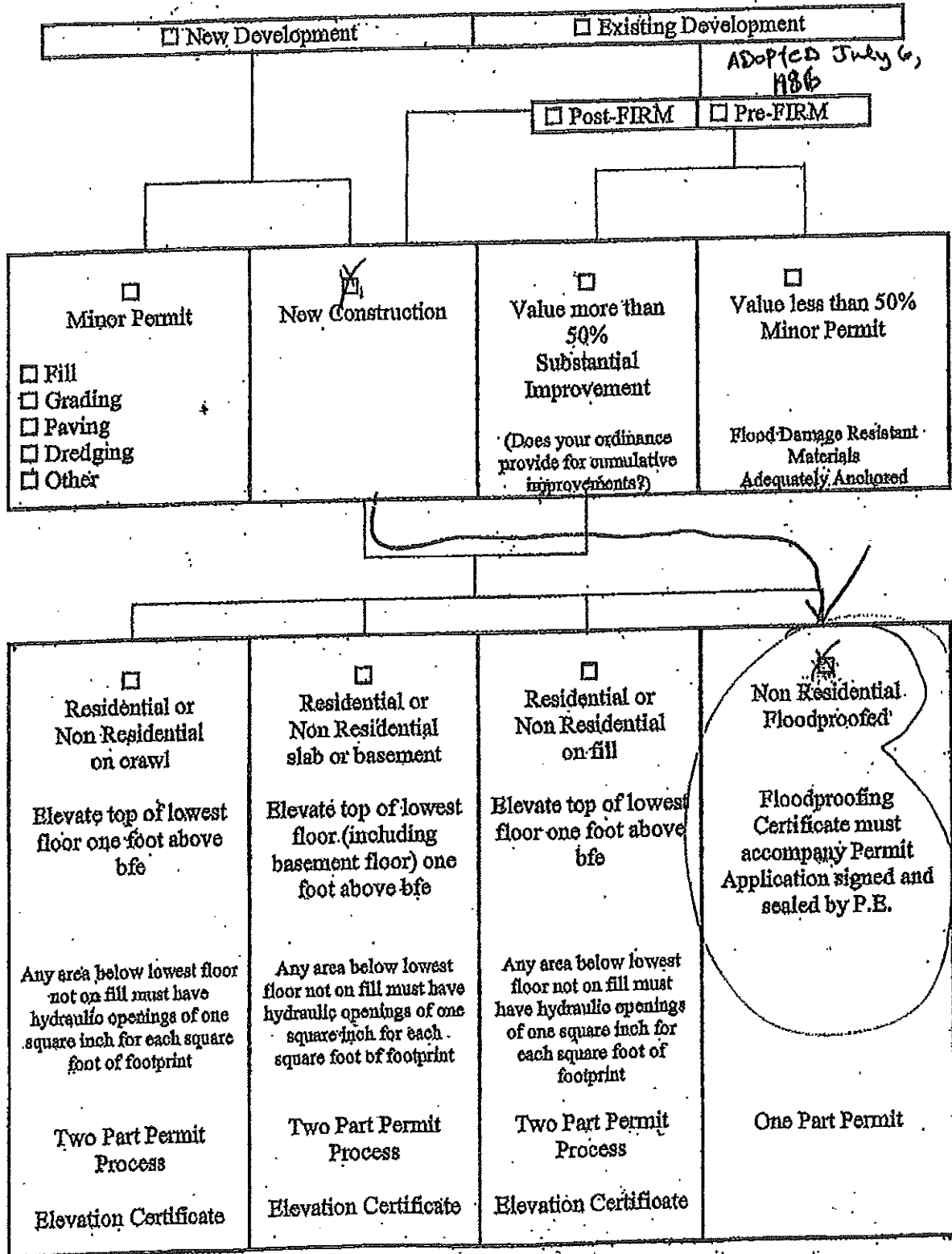
Stephen Bushey, P.E., C.P.E.S.C.  
Senior Engineer

SRB/smk

Enclosures: Amended Site Plans

c: Bill Needelman, City Planning  
Phin Sprague, New Yard, LLC  
Bob Flight, New Yard, LLC  
Peter Plumb, Murray, Plumb and Murray

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



# 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: New Yard LLC. (Phyllis Sprague Jr) Address: 58 Fore St, Portland

Ph. No: 207-774-1067

Applicant: Delwea Hoffman Associates <sup>Steve Bushey</sup> Address: 770 Maine St, So. Portland

Ph. No: (207) 775-1121

Contractor: M.C. Hall 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: 59-A-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Lot #: \_\_\_\_\_

Address: 40 West Commercial St / 528 Commercial St  
Street/Road Name

Zip Code: 04101

General explanation of proposed development: INSTALL NEW CONCRETE BOAT RAMP AND FLOAT SYSTEM

Estimated value of improvements: \$ 150,000

## 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: MB/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 #	Traced by	Date	



**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:**

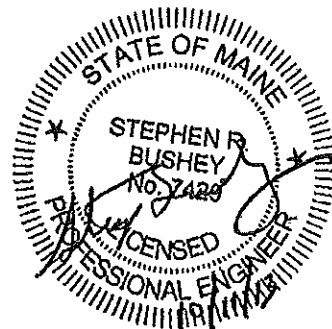
- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application 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 Stephen Bushey agent Date 10/11/13  
signature

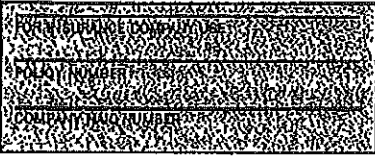


National Flood Insurance Program

## FLOODPROOFING CERTIFICATE

FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

BUILDING OWNER'S NAME <b>New Yard LLC</b>	
STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. Number) OR RO. ROUTE AND BOX NUMBER <b>58 Fore Street</b>	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <b>RE: 40 WEST COMMERCIAL / 520 COMMERCIAL</b>	
CITY <b>Portland</b>	
STATE <b>MAINE</b>	ZIP CODE <b>04101</b>

### SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PARCEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (in feet, Use Dash)
<b>230051</b>	<b>16</b>	<b>B</b>	<b>December 8, 1998</b>	<b>A-2</b>	<b>ele 10</b>

### SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information: **N/A**

Building is floodproofed to an elevation of ..... feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is ..... feet.

(NOTE: For insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

### SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

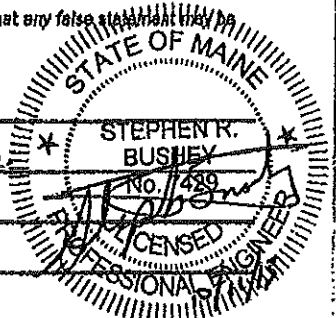
I certify that, based upon development and/or review of structural design, specifications, and plans for construction, the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

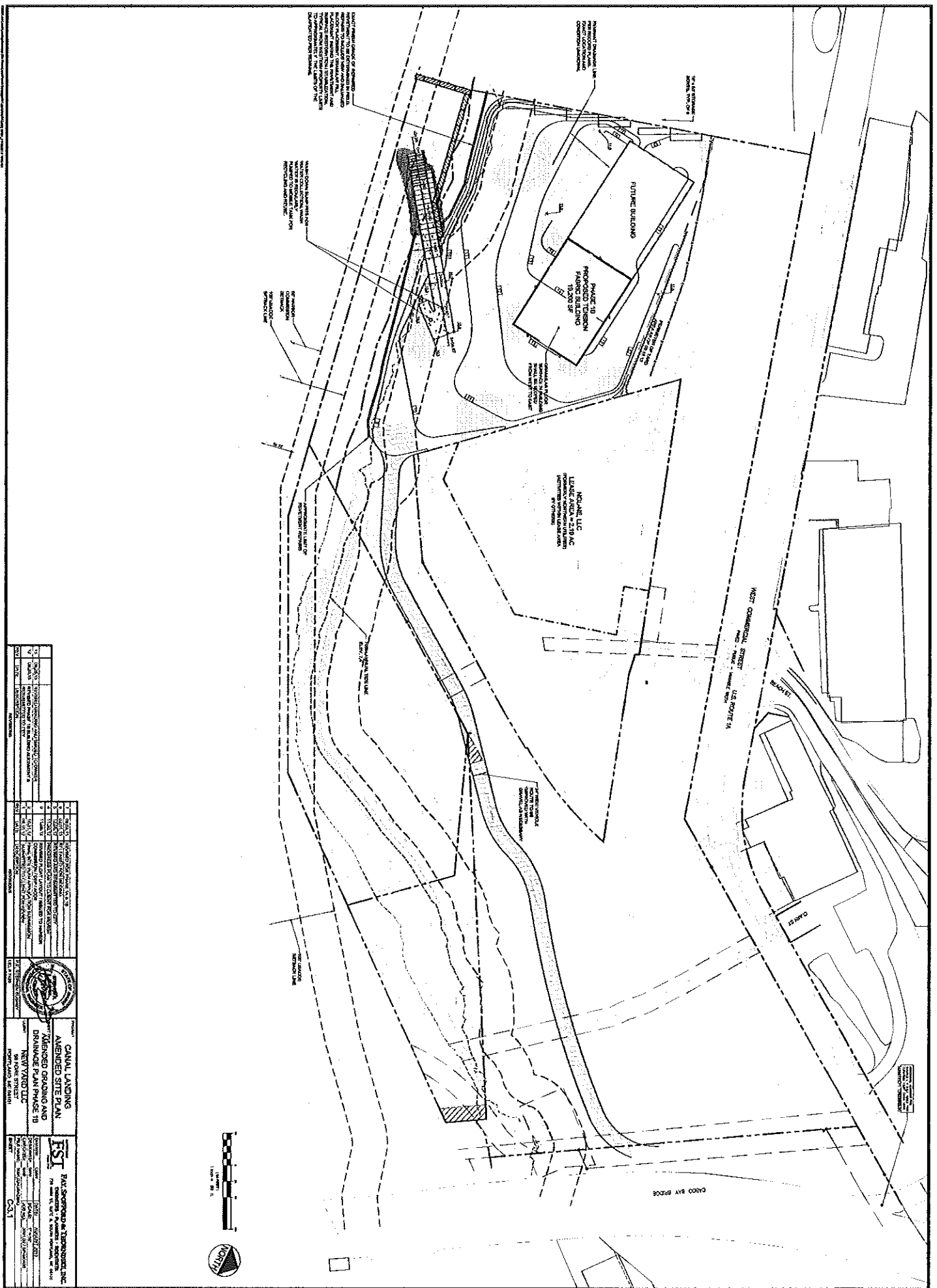
All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME <b>STEPHEN BUSHEY</b>	LICENSE NUMBER (or Affix Seal) <b>7429</b>
TITLE <b>Senior Principal Engineer</b>	COMPANY NAME <b>Fry Spafford &amp; Thordike Inc.</b>
ADDRESS <b>778 Main Street</b>	CITY <b>S. PORTLAND</b>
SIGNATURE <i>Stephen Bushey</i>	STATE <b>ME</b>
	ZIP CODE <b>04106</b>
	PHONE <b>207-775-1121</b>
	DATE <b>10/11/13</b>



Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.



NOT TO SCALE  
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
 THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
 THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.  
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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	08/15/2011	J. SMITH	M. JONES
2	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	09/01/2011	J. SMITH	M. JONES
3	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	09/15/2011	J. SMITH	M. JONES
4	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	10/01/2011	J. SMITH	M. JONES
5	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	10/15/2011	J. SMITH	M. JONES
6	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	11/01/2011	J. SMITH	M. JONES
7	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	11/15/2011	J. SMITH	M. JONES
8	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	12/01/2011	J. SMITH	M. JONES
9	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	12/15/2011	J. SMITH	M. JONES
10	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK	01/01/2012	J. SMITH	M. JONES

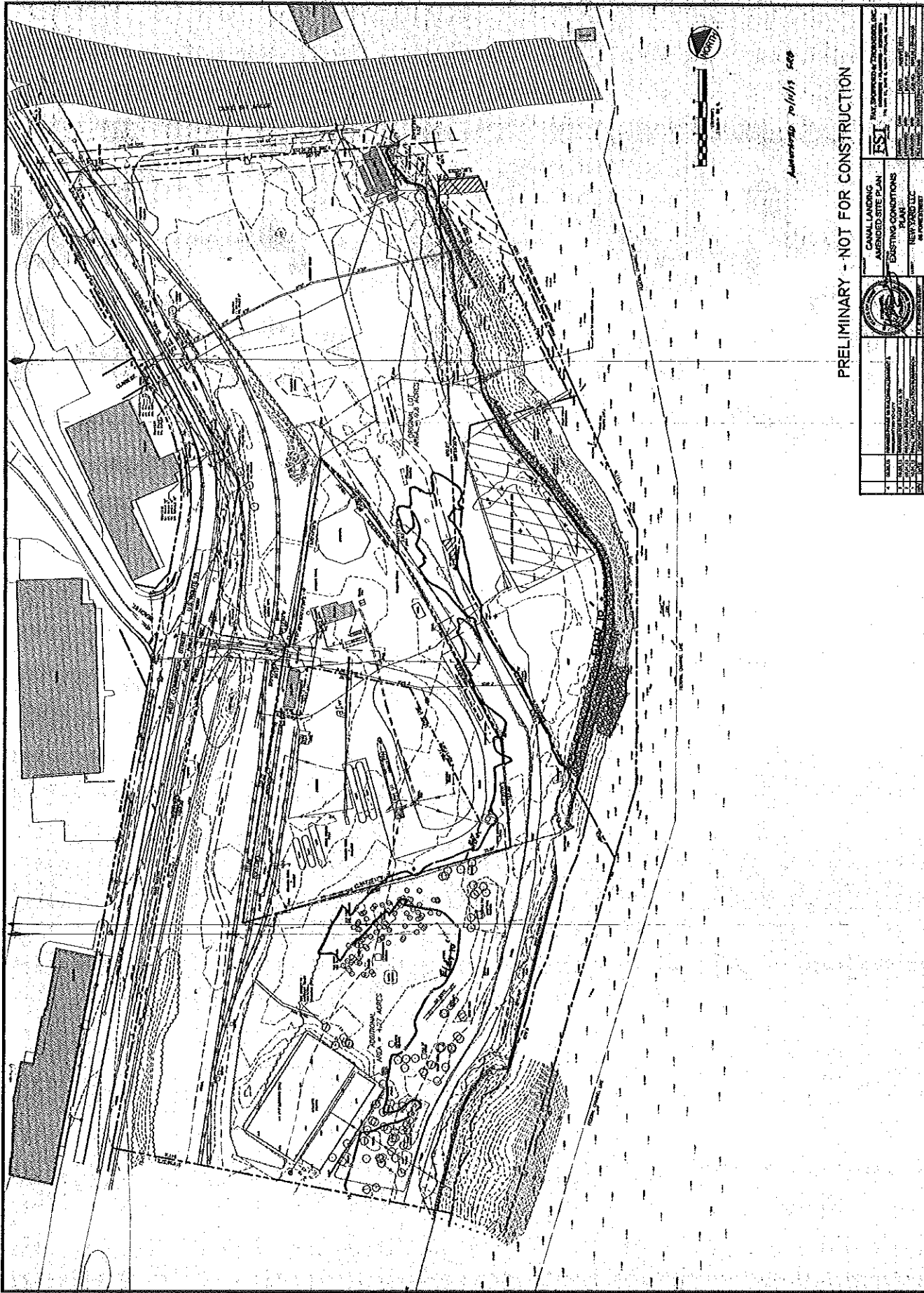


**CANAL LANDING**  
**AMENDED SITE PLAN**  
**IMPROVED GRADING AND**  
**DRAINAGE PLAN PHASE 1B**  
 98 SOUTH STREET  
 NEW YORK, NY 10003

**FSI** FSI ENGINEERING & ARCHITECTURE, INC.  
 100 WEST 30TH STREET, SUITE 200  
 NEW YORK, NY 10001  
 TEL: 212-692-7200  
 FAX: 212-692-7201  
 WWW.FSIENGINEERING.COM








PRELIMINARY - NOT FOR CONSTRUCTION

Amended 7/11/13

		<b>FSI</b> FAY, SPENCER & CORNELL, INC. 1000 ... ... ...
<b>CANAL LANDING</b> <b>AMENDED SITE PLAN</b> <b>EXISTING CONDITIONS</b>		<b>PLAN</b> <b>NEW PART IIC</b> ... ...
PROJECT NO. ... SHEET NO. ... DATE ...	DRAWN BY ... CHECKED BY ... DATE ...	PROJECT NO. ... SHEET NO. ... DATE ...

