Inspections Division
Date: 02/26/18

FLOOD HAZARD DEVELOPMENT 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: CANAL LANDING, LLC
Address: 100 W Commercial ST
Phone No.: 207-774-1067
Portland, ME 04101

Applicant: CANAL LANDING, LLC
Address: SAME
Phone No.: SAME

Contractor: Gorham Sand & Gravel
HB Fleming
Address: 89 Pleasant Ave
Phone No.: 207-799-8514
South Portland, ME 04106

LEGAL DESCRIPTION

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

Subdivision: _____ Lot #: _____

Tax Map: 060 Lot #: F 003 (Lot F 001)

Address: 232 West Commercial ST.
Street/Road Name

Zip Code: 04101
Town/Zip Code

General explanation of proposed development: Construction of Marine Travel Lift Basin, Float System for Boat maintenance services and Boat Ramp

Estimated Value of Proposed Development: $ 1.0-1.5 million

Proposed Lowest Floor elevation [for new or substantially improved structure]: N/A

OTHER PERMITS

Are other permits required from State or Federal jurisdictions? ☒ Yes ☐ No
If yes, are these other permits attached? ☒ Yes ☐ No ☐ Not Applicable

Federal and State Permits may include but are 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.

SEWER AND WATER

Sewage Disposal: ☒ Public ☐ Private
☐ Existing ☒ Proposed ☐ Not Applicable Type _____
Water Supply: ☒ Public ☐ Private

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(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): Fore River / Casco Bay

☐ V1-30 Zone ☐ VE Zone ☒ AE Zone ☐ A1-30 Zone ☐ A Zone ☐ AO Zone ☐ AH Zone
☐ FRINGE ☐ FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site 10.0 NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure NA NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross section data is available in the Flood Insurance Study, please note the nearest cross section reference letter and elevation of base flood at nearest cross section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:

☐ From a Federal Agency: ☐ USGS ☐ USDA/NRCS ☐ USACE ☐ Other _____
☐ From a State Agency: ☐ MDOT ☐ Other _____
☐ Established by Professional Land Surveyor
☐ Established by Professional Engineer ☐ HEC/RAS ☐ HEC II ☐ HY 7 ☐ TR20 ☐ TR55 ☐ Quick-2
☐ Other _____
☐ Highest Known Water Level
☐ Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure before improvements:
$ NA
(not a structure)

☒ New Construction or Substantial Improvement ☐ Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

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

	Dimensions
☐ 1. Residential Structure	
☐ 1a. New Structure	
☐ 1b. Add to Structure	
☐ 1c. Renovations/repairs/maintenance	
☐ 2. Non-Residential Structure	
☐ 2a. New Structure	
☐ 2b. Add to Structure	
☐ 2c. Renovations/repairs/maintenance	
☐ 2d. Floodproofing	
☐ 3. Accessory Structure	
☒ 4. Functionally Dependent Use:	
☒ 4a. Dock	≈ 17,000 SF total
☐ 4b. Pier	
☒ 4c. Boat Ramp	20' X 200'
☒ 4d. Other Travel Lift Basin	45' X 100'
☐ 5. Paving	
☐ 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide)	

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

	Cubic Yards
☐ 7. Filling[3]	
☒ 8. Dredging	1500 - 2000 CY
☒ 9. Excavation	3200 - 3800 CY
☐ 10. Levee	
☐ 11. Drilling	

	Number of Acres
☐ 12. Mining	
☐ 13. Dam: Water surface to be created	
☐ 14. Water Course Alteration	

Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits.

☐ 15. Storage of equipment or materials
☐ 16. Sewage Disposal System
☒ 17. Water Supply System
☒ 18. Other: Explain Shorefront Utilities including, water, sewer, power for boat maintenance operations

[1] Certain prohibitions apply in Velocity Zone

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Attach a Site Plan – Drawn to scale with north arrow. (See Attached)

- 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.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show: (see Attached)

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

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 XIV, 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. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

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 sue 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 in the attachments to this application are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
Signature

or

Authorized Agent: Steph Bailey agent Date: 2/21/18
Signature

(This section to be completed by Municipal Official)

Date: Submitted 2/26/18 ; Fee Paid ✓ ; Reviewed by CEO 2/26/18 ; Reviewed by Planning Board N/A

Permit # 2018-00245 Issued by Ann Machado Date 2/26/18

Inspections Division
Date: 02/26/18

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: 060 Lot #: F003

Project Description: Construction of marine travel lift Basin, marine float system and Boat Ramp.

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: [signature] agent Date: 2/21/18
Signature

Issued by: Ann Machado Date: 2/26/18

Permit #: 2018-00245