

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-

Location of Construction: Seal Cove Lane, G.D. 1 04109		Owner: Jonathan & Bonnie Dietz	Phone: 779-8895
Owner Address: 23 Cole Field Road, ME 04107		Lessee/Buyer's Name: Peter R. Spencer, Waterman Marine	Business Name: Waterman Marine
Contractor Name: Peter R. Spencer, Waterman Marine		Address: #195 Dignally Island Rd, Harpswell, ME 04079	Phone: 779-8895
Past Use: Single Family Dwelling		Proposed Use: SAME	COST OF WORK: \$ 44,000.00
Proposed Project Description: Construct fixed pier 97' x 5'3"; seasonal ramp 36' x 32'; seasonal float 12 x 25 stairs from bank to pier 16' x 4'.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	PERMIT FEE: \$ 788.00
Permit Taken By: MN	Date Applied For: 5/19/00	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	

Permit No:
000684

PERMIT ISSUED

JUN 26 2000

CITY OF PORTLAND

Zone: CBL

Zoning Approval: ~~50-E-4-020~~

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

MAIL TO: Peter Spencer
 Waterman Marine Corp.
 #195 Dignally Island Road
 Harpswell, ME 04079

PERMIT ISSUED
 WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 5/19/00 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED
 WITH REQUIREMENTS

1

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

28000021

I. D. Number

Jonathan & Bonnie Dietz

Applicant

23 Cole Field Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Peter F. Spencer

Consultant/Agent

775-8123

775-8136

Applicant or Agent Daytime Telephone, Fax

2/22/00

Application Date

Proposed Dock System

Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083- E-A- 020

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The attached flood hazard applications and forms shall be filled out and signed appropriately. This proposal is located in a V2 velocity flood zone.
You are required to construct the pier 2 feet above the given map elevation of 14 feet, or 16 feet. Flood proofing materials shall be used and verified as the attached paperwork attests.

Fire Conditions of Approval

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

20000021

I. D. Number

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2/22/00
Application Date
Proposed Dock System
Project Name/Description
Seal Cove Ln, Great Diamond Island, Great Diamond Island
Address of Proposed Site
083- E-A- 020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) Fixed Pier/See Plans
1.14ac IR-1
Proposed Building square Feet or # of Units Acreage of Site 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: 2/2/00

Fire Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer Lt. Mc Dougall
Approval Date 3/1/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Lt. Mc dougall signature 3/1/00 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 Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	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

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

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775-8123 **775-8136**
Applicant or Agent Daytime Telephone, Fax

2/22/00
Application Date
Proposed Dock System
Project Name/Description
Seal Cove Ln, Great Diamond Island, Great Diamond Island
Address of Proposed Site
083- E-A- 020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) **Fixed Pier/See Plans**
 Proposed Building square Feet or # of Units 1.14ac Acreage of Site IR-1 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: 2/2/00

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied
 Approval Date 5/26/00 Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance 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 Issued	_____		
	date		
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	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
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	date	signature	
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Peter F. Spencer

Consultant/Agent

775-8123

775-8136

Applicant or Agent Daytime Telephone, Fax

2/22/00

Application Date

Proposed Dock System

Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083- E-A- 020

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **Fixed Pier/See Plans**

Proposed Building square Feet or # of Units _____ Acreage of Site **1.14ac** Zoning **IR-1**

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **2/2/00**

DRC Approval Status:

Reviewer **Steve Bushey**

- Approved**
- Approved w/Conditions see attached
- Denied

Approval Date **3/10/00** Approval Expiration **3/10/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Steve Bushey** **3/10/00**
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 _____
date
- Performance Guarantee Reduced _____ _____ _____
date remaining balance signature
- Temporary Certificate Of Occupancy _____ Conditions (See Attached)
date
- Final Inspection _____ _____
date signature
- Certificate Of Occupancy _____
date
- Performance Guarantee Released _____ _____
date signature
- Defect Guarantee Submitted _____ _____ _____
submitted date amount expiration date

**CITY OF PORTLAND, MAINE
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PLANNING DEPARTMENT PROCESSING FORM**

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I. D. Number

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775-8123 775-8136

Applicant or Agent Daytime Telephone, Fax

2/22/00

Application Date

Proposed Dock System

Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083- E-A- 020

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) **Fixed Pier/See Plans**

Proposed Building square Feet or # of Units 1.14ac Acreage of Site IR-1 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: 2/2/00

Planning Approval Status:

Reviewer R.Knowland

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 6/12/00 Approval Expiration 6/12/01 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit R.Knowland 6/12/00
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 Issued	_____		
	date		
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	date	remaining balance	signature
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	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

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

20000021

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23 Cole Field Road, Cape Elizabeth, ME 04107
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775-8123 775-8136
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2/22/00
Application Date
Proposed Dock System
Project Name/Description
Seal Cove Ln, Great Diamond Island, Great Diamond Island
Address of Proposed Site
083- E-A- 020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
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Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 2/2/00

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date 5/26/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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	date	signature	
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<input type="checkbox"/> Defect Guarantee Released			

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DEVELOPMENT REVIEW APPLICATION
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Application Date

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Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

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1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The attached flood hazard applications and forms shall be filled out and signed appropriately. This proposal is located in a V2 velocity flood zone.
You are required to construct the pier 2 feet above the given map elevation of 14 feet, or 16 feet. Flood proofing materials shall be used and verified as the attached paperwork attests.

Fire Conditions of Approval

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: JONATHAN/Bonnie Dietz Address: Seal Cove lot #20, Great Diamond Isl.
 Phone No.: 779-9895
 Applicant: Peter R Spenser Address: 195 Dinnally Island Rd.
 Phone No.: 775-8123 Harpwell, ME
 Contractor: Peter R. Spenser Address: _____
 Phone No.: _____

LEGAL DESCRIPTION

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

Subdivision: McKINLEY Estates Lot #: #20
 Tax Map: 83E-A- Lot #: 20

Address: Seal Cove Lane
Street/Road Name
 Zip Code: GREAT DIAMOND Island - 04109
Town/Zip Code

General explanation of proposed development: construct fixed Pier 97' x 53"; seasonal ramp 36' x 32"; seasonal float 12' x 24'; stairs to pier from ledge 14' x 4'

Estimated Value of Proposed Development: \$ 44,000.00

Proposed Lowest Floor elevation [for new or substantially improved structure]: _____

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 N/A

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): Ocean

- V2 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 14 NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure _____ 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:

\$ 200,000.00

- 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:

- | | | | |
|---|--------------------|---|-----------------|
| <input type="checkbox"/> 1. Residential Structure | Dimensions | <input type="checkbox"/> 7. Filling ³ | Cubic Yards |
| <input type="checkbox"/> 1a. New Structure | _____ | <input type="checkbox"/> 8. Dredging | _____ |
| <input type="checkbox"/> 1b. Add to Structure | _____ | <input type="checkbox"/> 9. Excavation | _____ |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance | _____ | <input type="checkbox"/> 10. Levee | _____ |
| <input type="checkbox"/> 2. Non-Residential Structure | | <input type="checkbox"/> 11. Drilling | |
| <input type="checkbox"/> 2a. New Structure | _____ | | Number of Acres |
| <input type="checkbox"/> 2b. Add to Structure | _____ | <input type="checkbox"/> 12. Mining | _____ |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance | _____ | <input type="checkbox"/> 13. Dam: Water surface to be created | _____ |
| <input type="checkbox"/> 2d. Floodproofing | _____ | <input type="checkbox"/> 14. Water Course Alteration | _____ |
| <input type="checkbox"/> 3. Accessory Structure | _____ | | |
| <input type="checkbox"/> 4. Functionally Dependent Use: | | Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits. | |
| <input checked="" type="checkbox"/> 4a. Dock (float) <i>section 2</i> | <u>12' x 24'</u> | <input type="checkbox"/> 15. Storage of equipment or materials | |
| <input checked="" type="checkbox"/> 4b. Pier | <u>97' x 5' 3"</u> | <input type="checkbox"/> 16. Sewage Disposal System | |
| <input checked="" type="checkbox"/> 4c. Boat Ramp <i>(S&S)</i> | <u>36' x 32"</u> | <input type="checkbox"/> 17. Water Supply System | |
| <input checked="" type="checkbox"/> 4d. Other <i>STAIRS TO Pier</i> | <u>14' x 4'</u> | <input type="checkbox"/> 18. Other: Explain | _____ |
| <input type="checkbox"/> 5. Paving | _____ | | |
| <input type="checkbox"/> 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.

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.

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

For New Construction or Substantial Improvement also show:

- 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 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 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: _____ Date: _____
Signature

(This section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid _____; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

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: 03E-A - Lot #: 20

Project Description: fixed pier 97' x 5' 3" ; seasonal ramp 36' x 32" ; seasonal float 12' x 24' ; STANS to Pier for ledge 14' x 4'

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 #: _____

FLOOD HAZARD DEVELOPMENT PERMIT

For FLOODPROOFING

Non-Residential Structures

Portland, Maine

This Flood Hazard Development Permit allows Floodproofing of Non-residential Structures in a Special Flood Hazard Area. Floodproofing means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and contents. 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.

If the floodproofing is to serve as a method of bringing a structure into compliance with National Flood Insurance Program (NFIP) elevation requirements:

- All standards required by NFIP 44 CFR 60.3(c)(3) and all standards required by Article VI.G. of the Floodplain Management Ordinance must be met; and
- The application for this permit must include a FEMA Floodproofing Certificate (Form 81-65) signed by a registered professional engineer or architect certifying that the design and methods of construction will be in accordance with accepted standards of practice for meeting the provisions of NFIP 44 CFR 60.3(c)(3) as well as Article VI.G. of the Floodplain Management Ordinance.

A Flood Hazard Development Permit for Floodproofing is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance.

Tax Map: 03E-A Lot #: 20

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;
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- 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 #: _____
Horizontal Structural Member..... feet (NGVD)

FEDERAL EMERGENCY MANAGEMENT AGENCY
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.

JONATHAN & BONNIE DIETZ
BUILDING OWNER'S NAME

SEAL Cove, Lot # 20, GREAT DIAMOND ISLAND
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER

03E-A-20
OTHER DESCRIPTION (Lot and Block Numbers, etc.)

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

CITY Great Diamond Island STATE ME ZIP CODE 04109

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
<u>230051</u>	<u>0009</u>	<u>B</u>	<u>July 17, 1986</u>	<u>V2</u>	<u>14</u>

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

Floodproofing Design Elevation Information:

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

Structure
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	LICENSE NUMBER (or Affix Seal)		
TITLE	COMPANY NAME		
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	PHONE	

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

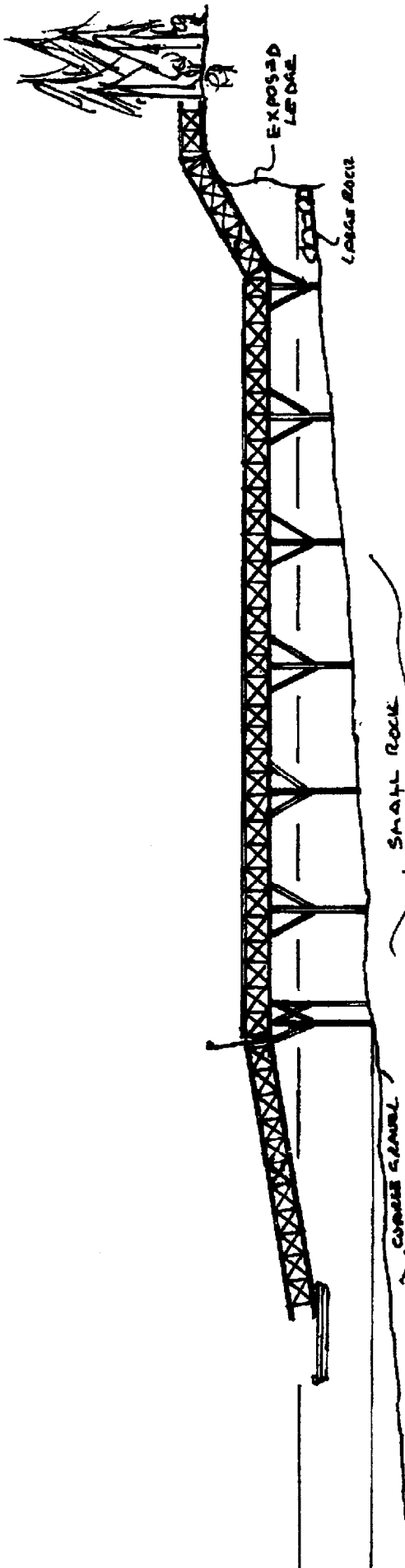
Required to be filled out

PAPERWORK BURDEN DISCLOSURE NOTICE

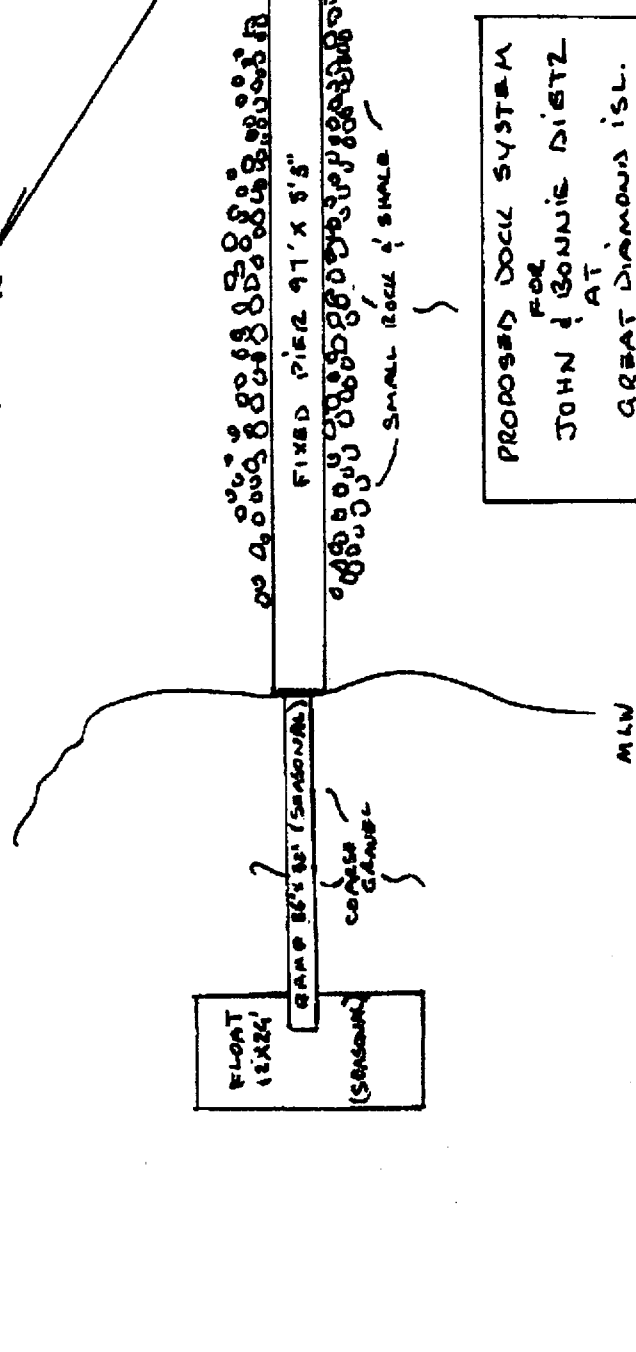
GENERAL—This information is provided pursuant to Public Law 96-511, (The Paper Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY—Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

PAPERWORK REDUCTION ACT NOTICE—Public reporting burden for Floodproofing Certificate is estimated to average 3.25 hours per response. Burden means the time, effort, or financial resources expended by persons to generate, maintain, disclose, or provide information to the Federal Emergency Management Agency. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of each form. You may send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collection Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20427, Paperwork Reduction Project (3067-0077). To ensure timely receipt and processing of the completed forms, return them to the address provided in the instructions to the forms. Do not send form(s) to the above address. Your response to this collection of information is required to obtain or retain benefits under the National Flood Insurance Program.



PROFILE
PLAN
SCALE 1"=20'



PROPOSED DOCK SYSTEM FOR JOHN & BONNIE DIETZ AT GREAT DIAMOND ISL. PORTLAND, ME	06/99
--	-------



Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

JONATHAN/BONNIE DIETZ

02/16/00

Applicant
23 COLE FIELD RD, CAPE ELIZABETH
ME 04109

Application Date
PROPOSED DOCK SYSTEM
AT DIAMOND ISLAND

Applicant's Mailing Address
PETER F. SPENCOR
WATERMAN MARINE CORP.
 Consultant/Agent

Project Name/Description
SEAL COVE LANE, AT DIAMOND ISL
LOT 20
 Address Of Proposed Site

Applicant/Agent Daytime telephone and FAX 207-725-8123 / 725-8136 FAX

Assessor's Reference, Chart#, Block, Lot# 83E/A 20

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Other(Specify) CONSTRUCTION FIXED PIER 97' X 33'; SEASONAL RAMP 36' X 32'; SEASONAL FLOAT 12' X 24'; STAIRS TO PIER FROM LEDGE 14' X 4'

Proposed Building Square Footage and /or # of Units

1.14
 Acreage of Site

1R-1
 Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>02/18/00</u>
---	-----------------------

Site Review Fee: Major \$500.00 Minor 400.00

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: ~~R3 GOLF ROAD~~ ¹⁰ SEAL COVE LANE, AT. DIAMOND ISLAND

Tax Assessor's Chart, Block & Lot Number Chart# 80-E-A Block# Lot# 20	Owner: JOHNSTHAN/BONNIE NIETZ	Telephone#: 779-9895
Owner's Address: 23 COLE FIELD ROAD CAPE ELIZABETH, ME 04107	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$44,000 Fee: \$ 288
Proposed Project Description:(Please be as specific as possible) CONSTRUCT FIXED PIER 97' X 5' 3"; SEASONAL RAMP 30' X 32"; SEASONAL FLOAT 12' X 24' STAIRS FROM BANK TO PIER 14' X 4'		
Contractor's Name, Address & Telephone PETER R SAWYER WATERMAN MARINE CORP, 195 DINALOY ISL RD		Rec'd By: MJ HARQUHILL 04079-725-8123

SEND TO

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

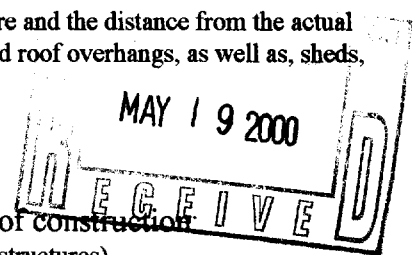
4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: *[Signature]* Date: 05/19/00

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY PROGRAMMATIC GENERAL PERMIT
STATE OF MAINE, SUMMARY OF SCREENING AND STATUS

Jonathan & Bonnie Dietz
23 Cole Field Road
Cape Elizabeth, Maine 04107

CORPS PERMIT # 20000820
CORPS PGP ID# 00-184
STATE ID# _____

DESCRIPTION OF WORK AS ON ATTACHED CORPS APPN:

To construct and maintain an 6' x 97' pile and timber pier with an attached 3' x 36' ramp leading to a 12' x 24' float attached perpendicular extending northwest in Casco Bay off Seal Cove Lane at Great Diamond Island, Maine.

UTM GRID COORDINATES N: 4837755 E: 403632 USGS QUAD: Portland East, Maine

I STATE ACTIONS: PENDING [] ISSUED [] DENIED [] DATE _____

LEVEL OF STATE REVIEW: PERMIT BY RULE: X TIER 1: _____ TIER 2: _____ TIER 3: _____ (NRPA)

II. FEDERAL ACTIONS:

DATE STATE FILE REVIEWED: 4/6/00 (PGP JP MEETING)

LEVEL OF CORPS REVIEW: CATEGORY 1: _____ CATEGORY 2: X

AUTHORITY: SEC 10 X, 404 _____, 10/404 _____, 103 _____

EXCLUSIONS: The exclusionary criteria identified in the general permit do apply to this project.

ESSENTIAL FISH HABITAT (EFH): EFH PRESENT Y (N) (CIRCLE ONE)

IF YES: Based on the terms and conditions of the PGP, which are intended to ensure that authorized projects cause no more than minimal environmental impacts, the Corps of Engineers has preliminary determined that this project will not cause more than minimal adverse effects to EFH identified under the Magnuson-Stevens Fisheries Conservation and Management Act.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA N, USF&WS N, NMFS N

CORPS DETERMINATION:

We have determined that your project as proposed and as shown on the plans submitted to the Corps is eligible and hereby authorized under the State of Maine Programmatic General Permit.

Please note that all work is subject to the conditions contained in the general permit and any additional special conditions listed on any attached sheets. No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. Also, this permit requires you to notify us before beginning work and allow us to inspect the project. Hence, you must complete and return this attached Work Start Notification Form(s) to this office no later than 2 weeks before the anticipated starting date. (FOR PROJECTS REQUIRING MITIGATION, BE SURE TO INCLUDE THE MITIGATION WORK START FORM)

ADDITIONAL SPECIAL CONDITIONS ATTACHED: YES / (NO) (CIRCLE ONE)

If you have any questions on this matter, please contact Shawn Mahaney or Rod Howe of my staff at 207-623-8367 at our Manchester, Maine project Office.

Rodney A. Howe
RODNEY A. HOWE
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

David H. Killooy 5/19/00
DAVID H. KILLOY, P.E., C.P.G. DATE
CHIEF, PERMITS SECTION
REGULATORY BRANCH

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

20000021

I. D. Number

Jonathan & Bonnie Dietz

Applicant

23 Cole Field Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Peter F. Spencer

Consultant/Agent

775-8123 725-8123 775-8136

Applicant or Agent Daytime Telephone, Fax

2/22/00

Application Date

Proposed Dock System

Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083-E-A-020

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) **Fixed Pier/See Plans**

Proposed Building square Feet or # of Units: 1.14ac Acreage of Site: 1.14ac Zoning: IR-1

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: 2/2/00

Inspections Approval Status:

Approved
 Approved w/Conditions see attached
 Denied
 Reviewer _____

Approval Date _____
 Approval Expiration _____
 Extension to _____
 Additional Sheets Attached

Condition Compliance _____
 signature _____
 date _____

Performance Guarantee Required* Not Required

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

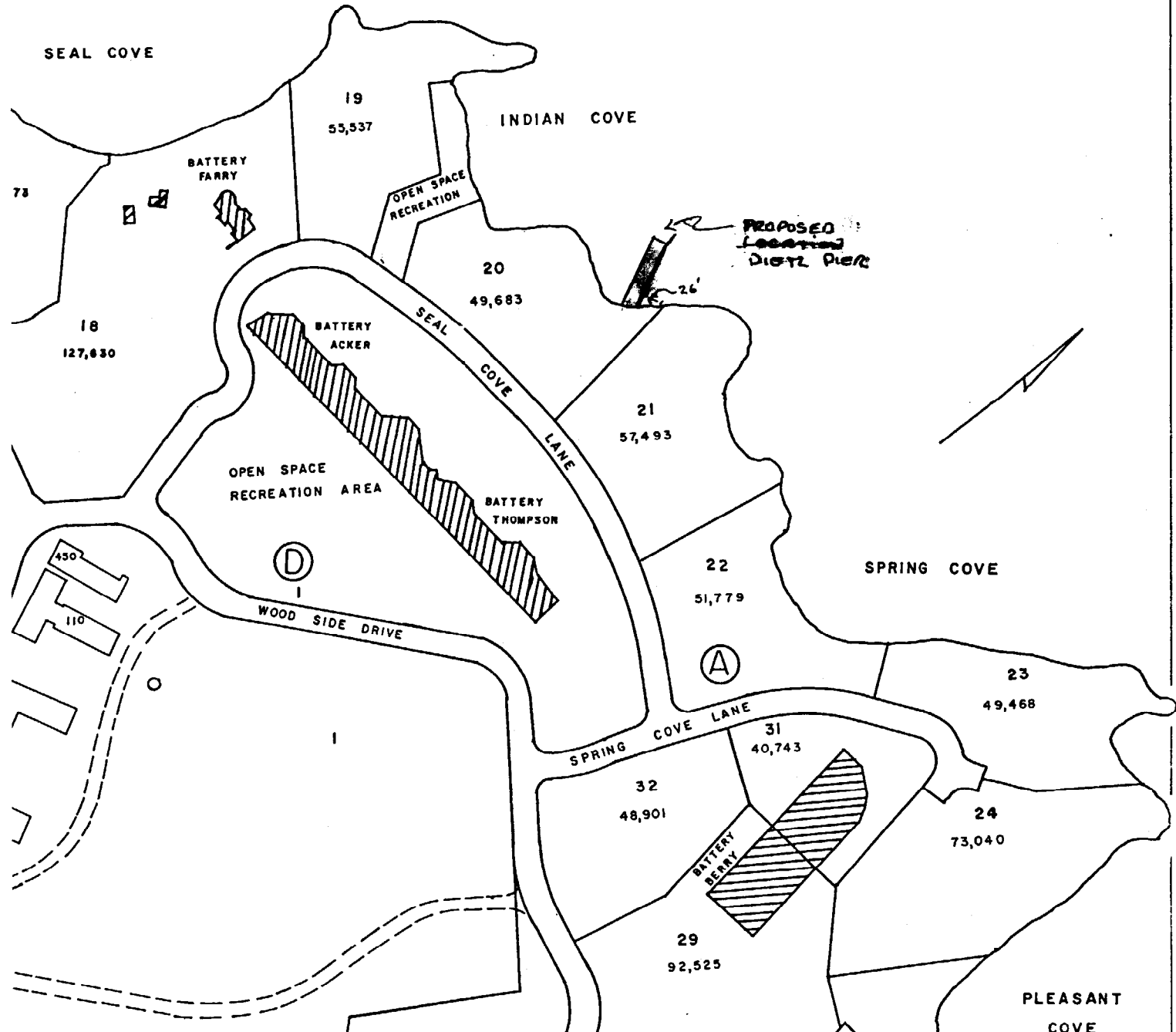
<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	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	

Lot # 20 Seal Cove Lane / Great Diamond Island

CASCO BAY

No 83-E

GREAT DIAMOND





18 February, 2000
Building Inspection Services
Planning Dept.
City of Portland
389 Congress St.
Portland, Me 04101

Custom Docks, Ramps & Float Systems

**Application to Construct a Pier
Jonathan/Bonnie Deitz
Seal Cove Lane, Gt Diamond Island**

Dear Sirs:

In connection with the above referenced application we are now pleased to enclose the following:

1. Application for a Minor Site Review.
2. Check for \$400 to cover the Application fee.
3. Letter of authorization from the owners to make application on their behalf to Waterman Marine.
4. Copy of tax map #83-E showing lot 20 and the proposed pier location x 2.
5. Copy of the deed to the Deitz' x 7.
6. Copy of the locator map showing Gt Diamond Island & the Site x 7.
7. Scale drawing in both Plan & Profile of the proposed pier & system x 7.
8. Proposed Construction Plan and sketch of construction detail x 2.
9. DEP Permit by Rule x 7.
10. Board of Harbor Commissioners Permit x 7.

Applications from the Army Corps and the Submerged Lands Administration have been made and are in the process of approval.

It would be appreciated if this Application could be processed as soon as convenient. If further information or clarification is required please contact the writer. Thank you for your assistance.

Yours truly,

Peter F. Spencer

Encls.

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME

(207) 725-8123 / Fax: (207) 725-8136



Custom Docks, Ramps & Float Systems

**Proposed dock system Jonathan / Bonnie Dietz
Great Diamond Island**

Construction Plan

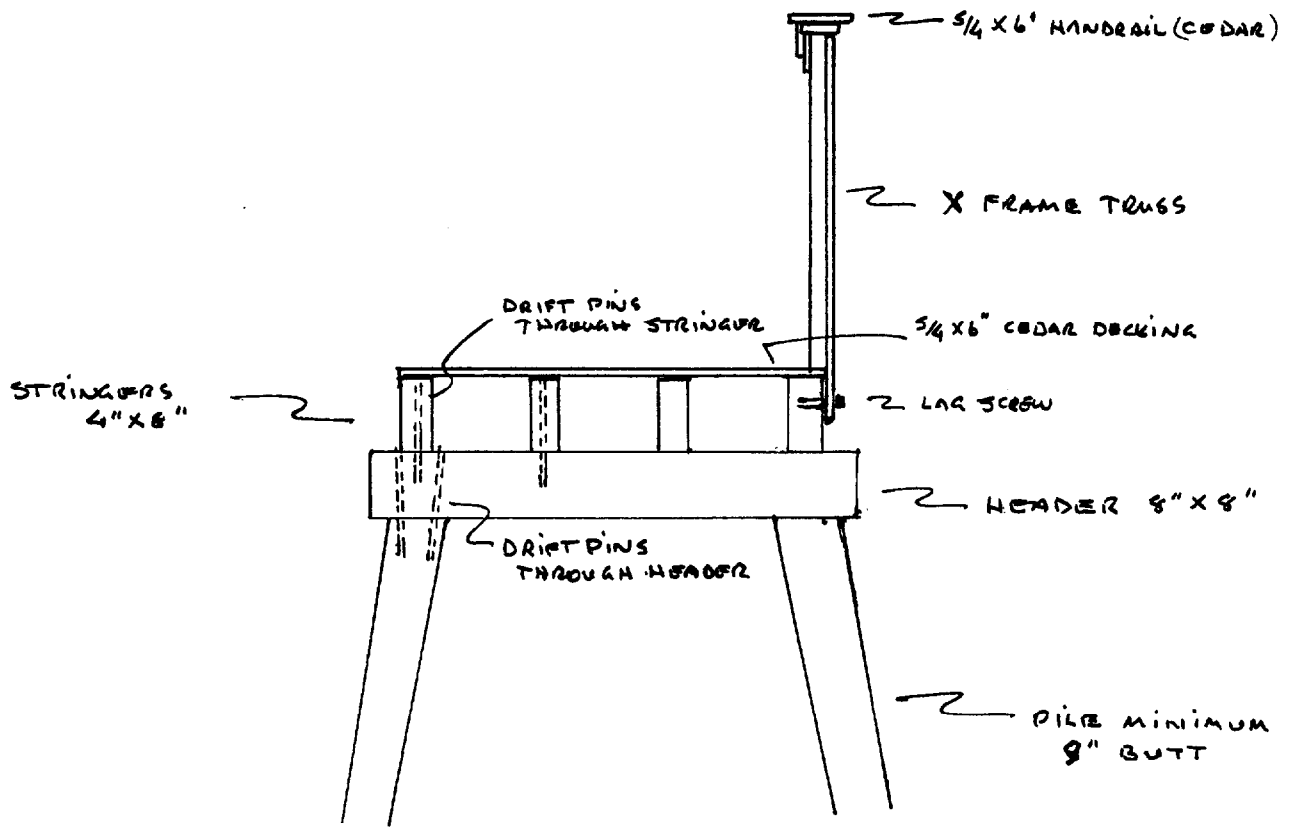
1. Fixed pier: 97' x 5'3"
Driven pile, minimum butt 9"; 8" x 8" headers; pile cross braced; 4" x 8" stringers; X trussed handrail; headers & stringers secured to pile with 1/2" drift pins; *d*
2. Ramp: 36' x 32"
4" x 6" stringers; 2" x 6", 2"x 4" cross bracing; X trussed handrail; custom fabricated steel pivot & mounting hardware;
3. Float: 12' x 24'
2" x 12" triple laminated stringers x4; 6" x 6" corner bollard supports; fully foamed for stability, heavy shoes for sitting on mud or rock & for seasonal storage; fendered on three sides; stored on owners property in winter;
4. Stairs: 4' x 14':
4" x 6" stringers; X trussed handrail; secured to ledge on 6" x 6" posts pinned to ledge;
5. All lumber pressure treated southern yellow pine, except decking and handrail which are western red cedar; all hardware is hot dipped galvanized or equivalent in strength and longevity. System installation involves no soil disturbance.

20 January, 2000.

Bf

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME
(207) 725-8123 / Fax: (207) 725-8136



TYPICAL SECTION
J. DIETZ



6



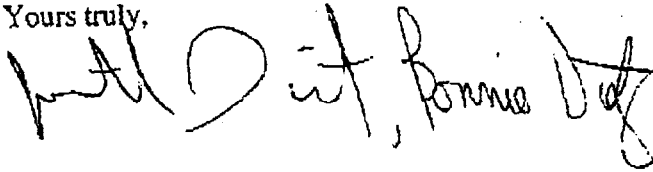
Bonnie Dietz
Jonathan Dietz
23 Cole Field Road
Cape Elizabeth, ME 04107
207-799-9895

December 9, 1999

To Whom It May Concern:

We hereby authorize Peter Spencer of Waterman Marine Corp. to make application on our behalf for the necessary permits to construct a fixed pier on our property on Great Diamond Island.

Yours truly,

A handwritten signature in cursive script that reads "Jonathan & Bonnie Dietz". The signature is written in dark ink and is positioned to the right of the typed name below it.

Jonathan & Bonnie Dietz

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: PETER F. SPENCER		Name of Owner: JONATHAN/BONNIE DIETZ	
Mailing Address: Rt#5, Box 2357A		Town/City: BRUNSWICK	
State: ME	Zip Code: 04011	Daytime Telephone No: 207-725-8123 (Include area code)	
Name of Wetland, Water Body or Stream: CASCO BAY			
Detailed Directions to Site: FROM EAST END LAUNCH PORTLAND, TAKE BOAT NORTH EAST APPROX 1.3 MILES TO NORTH END GT. DIAMOND IS. SITE IS WESTERN COVE WITH SHALE / SMALL STONE BEACH, CLIFF FACE.			
Town/City: PORTLAND	Map #: 80 E-A	Lot #: 20	County: CUMBERLAND
Description of Project: FIXED PIER 97' X 5' 3" ; SEASONAL RAMP 36' X 32" ; SEASONAL FLOAT 12' X 24' ; STAIRS TO PIER FROM HEADLAND 14' X 4'			
PIER TO BE SUPPORTED BY DRIVEN PILE		Part of a larger project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|--|
| <input type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input checked="" type="checkbox"/> Sec. (14) Piers, Wharves & Pilings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** photographs showing existing site conditions (unless not required under standards).

Signature of Applicant:	Date: 12/08/99
-------------------------	-----------------------

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
 STATE HOUSE STATION 17
 AUGUSTA, ME 04333-0017
 (207)287-2111

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date 12/9/99	Def. Date	

COPY

2000- 01

BOARD OF HARBOR COMMISSIONERS HARBOR OF PORTLAND PERMIT

TO BE POSTED IN A CONSPICUOUS PLACE AT THE CONSTRUCTION SITE

To Jonathan & Bonnie Dietz
23 Cole Field Road, Cape Elizabeth, ME 04107

The undersigned, Board of Harbor Commissioners for the Harbor of Portland, has carefully considered your application, dated the 11th day of January 2000, for a permit authorizing

the construction of a wooden 97' x 5'3" fixed pier supported on driven pile; a 36' x 32" seasonal ramp; a 12' x 24' seasonal float; 14' x 4' stairs from the rock face to the pier; and the installation of two 3,000 lb. concrete

Having given public notice of this pending application, as required by law, and therein designated Thursday, the 10th day of February 2000, 5 o'clock in the afternoon prevailing time, as the time when they would meet at South Portland City Council Chambers to examine this issue and hear all interested parties, and having met at the time and place mentioned and examined the location of this proposed

pier, ramp, float, stairs and moorings

and having heard all interested parties, the Board of Harbor Commissioners for the Harbor of Portland hereby issues this permit which authorizes you to proceed under all applicable local and federal regulations hereinafter stated, and to maintain within the limits mentioned, namely none

In addition, the construction project described above must be surrounded by a containment boom unless the Board of Harbor Commissioners for the Harbor of Portland has waived this requirement, in writing, either as part of the above-listed conditions, or in a separate statement.

This permit is a limited authorization which contains a stated set of conditions with which the permit holder must comply. If a contractor performs the work for you, both you and the contractor are responsible for assuring that the work is done in conformance with the conditions and limitations of this authorization. Please be sure that the person who will be performing the work has read and understands these conditions.

Performing any work not specifically authorized by this permit, or that fails to comply with its conditions, may subject you to the enforcement provisions of Harbor Commission regulations. If any change in plans or construction methods is found necessary, please contact the Harbor Commission immediately to discuss modifications to your authorization. Any change must be approved by the Harbor Commission before it is undertaken.

Nothing in this permit shall be construed to justify or authorize any invasion to the private rights of others. Moreover, nothing in this permit shall limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within its applicable statute. Attested copies will be submitted to the U.S. Army Corps of Engineers, the Department of Environmental Protection, the City of Portland, and the City of South Portland.

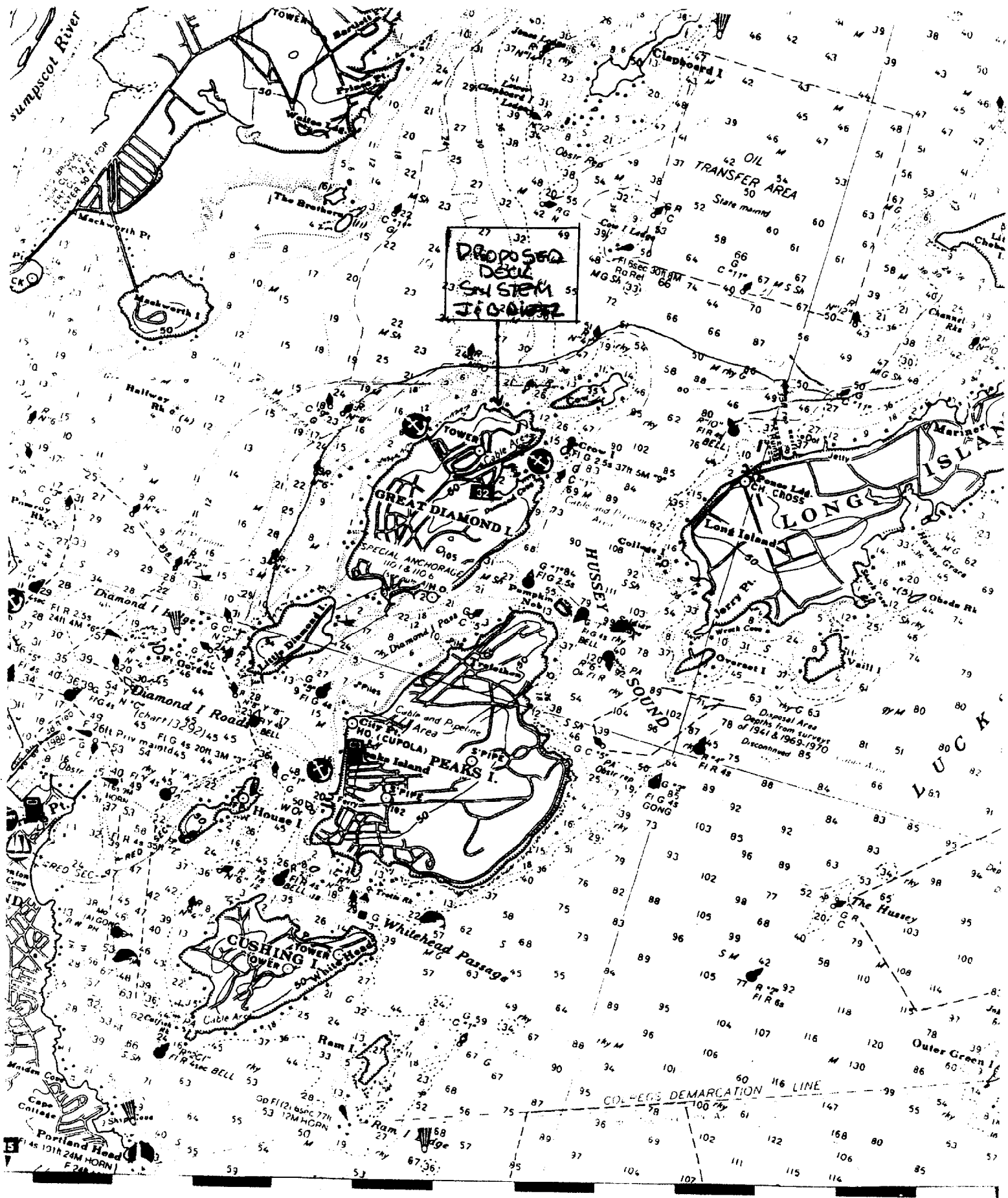
In Witness Whereof, the members of the Board of Harbor Commissioners for the Harbor of Portland hereunto set their hands and affix their corporate seal on this 10th day of February 2000.

Richard H. Small
Bob Bonbrak
Edmund M. Jaffer
Arthur J. Allen

The work authorized by this permit must be completed on or before the 10th day of February 2001.

Board of Harbor Commissioners for the Harbor of Portland





PROPOSED
DECK
SAIL SYSTEM

Portland Head
Light
F 15 101A 24M HORN
F 24M

COLLEGE DEMARCATION
LINE

Outer Green I.
Light
F 15 101B 24M HORN
F 24M

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Marge Schmuckal" <MES@ci.portland.me.us>
Date: Tue, Apr 4, 2000 9:50 AM
Subject: Re: Lot #20 Seal Cove Ln - Grt Diam. Isl

Yes I am all set with this.

Steve

—Original Message—

From: Marge Schmuckal <MES@ci.portland.me.us>
To: srbushey@maine.rr.com <srbushey@maine.rr.com>
Date: Friday, March 31, 2000 12:24 PM
Subject: Lot #20 Seal Cove Ln - Grt Diam. Isl

*Goes with The New
Amendment —*

Steve, we received an amendment to this recent single family dwelling. You were supposed to have gotten a copy of the amendment. It deals with a foundation drain outlet. Zoning wise I am ok with it. But I want to be sure that you are comfortable with it too. Let me know if you received this amendment. If not, I will be sure you get a copy of it. Thanks, Marge

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

20000021

I. D. Number

Jonathan & Bonnie Dietz

Applicant

23 Cole Field Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Peter F. Spencer

Consultant/Agent

775-8123 775-8136

Applicant or Agent Daytime Telephone, Fax

2/22/00

Application Date

Proposed Dock System

Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083- E-A- 020

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) **Fixed Pier/See Plans**

Proposed Building square Feet or # of Units 1.14ac Acreage of Site IR-1 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: 2/2/00

Fire Approval Status:

Reviewer Lt. Mc Dougall *WJN*

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 3/1/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc dougall 3/1/00
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 Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	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

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

20000021
I. D. Number

Jonathan & Bonnie Dietz
Applicant
23 Cole Field Road, Cape Elizabeth, ME 04107
Applicant's Mailing Address
Peter F. Spencer
Consultant/Agent
775-8123 **775-8136**
Applicant or Agent Daytime Telephone, Fax

2/22/00
Application Date
Proposed Dock System
Project Name/Description
Seal Cove Ln, Great Diamond Island, Great Diamond Island
Address of Proposed Site
083- E-A- 020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **Fixed Pier/See Plans**
 Proposed Building square Feet or # of Units **1.14ac** Acreage of Site **IR-1** 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: **2/2/00**

DRC Approval Status:

Reviewer **Steve Bushey**

Approved Approved w/Conditions see attached Denied

Approval Date **3/10/00** Approval Expiration **3/10/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Steve Bushey** **3/10/00**
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	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	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

042530

WARRANTY DEED

MCKINLEY PARTNERS LIMITED PARTNERSHIP, a Maine limited partnership with a place of business in Portland, Maine and a mailing address of Diamond Cove, Great Diamond Island, Portland, Maine 04109 (the "Grantor"), for consideration paid, grants to **JONATHAN DIETZ and BONNIE DIETZ**, with a mailing address of 23 Cole Field Road, Cape Elizabeth, ME 04107, as Joint Tenants, with Warranty Covenants, certain real estate situated on Great Diamond Island in Portland, Cumberland County, Maine, more particularly described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine and being Lot No. 20 as shown on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 23, 1993 and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto (the "Declaration"). The above described premises are further conveyed subject to all other matters of record.

For additional covenants affecting the within described premises, see Schedule A attached hereto.

Also hereby conveying with Quitclaim Covenants to the within Grantee, all of the Grantor's right, title and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extended seaward to mean low water mark; said inter-tidal area being subject, however, to the use Restrictions appearing in Articles 4 and 5 of the Declaration.

The above described premises are further conveyed subject to all other matters of record.

MAINE REAL ESTATE TAX PAID

Warranty Deed
Page 2 of 4

Particular reference is also made to the terms and conditions of State of Maine Dept. of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314, dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292, and dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287.

Being a portion of the premises conveyed to the Grantor by deed of Diamond Cove Associates dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 237.

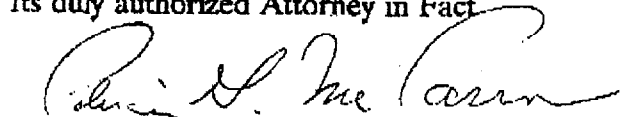
Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to the Grantor dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

IN WITNESS WHEREOF, McKinley Partners Limited Partnership has caused this instrument to be executed by Adrian G. McCarron, its attorney in fact, thereunto duly authorized, this 31st day of July, 1997.

MCKINLEY PARTNERS LIMITED PARTNERSHIP,
a Maine Limited Partnership

By: Adrian G. McCarron
Its duly authorized Attorney in Fact


WITNESS


Adrian G. McCarron

Warranty Deed
Page 4 of 4

SCHEDULE A

McKinley Partners Limited Partnership - Jonathan Dietz and Bonnie Dietz

Lot 20, Phase II, Great Diamond Island, Portland, Maine

The following restrictive covenant shall apply to, and be binding upon the within described Lot 20, and shall further be a covenant imposed by the Grantor herein upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991 and recorded in the Cumberland County Registry of Deed in Plan Book 191, Pages 143-145 (the "Plan"):

All residences erected on said lot shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of the Grantor and the Grantees herein and shall be a continuing covenant running with the land, enforceable by either Grantor or Grantees, their successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

A-PLEASEA-2WPD

RECEIVED
RECORDS REGISTRY OF DEEDS

1997 AUG -1 PM 12: 33

CUMBERLAND COUNTY

John B O'Brien