

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 23 Seashore Ave P.I.		Owner: John & Mary Jo Cashman		Phone: 425 391-4317		Permit No: 990213	
Owner Address: 21637 S.E. Eight St Redmond WA 98053		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ** Terrence Edwards		Address: 238 Brackett Ave P.I. 04108		Phone: 76605660		Permit Issued: MAR 15 1999	
Past Use: 1-Fam		Proposed Use: Same w/retaining wall		COST OF WORK: \$ 50,000		PERMIT FEE: \$ 270.00	
Proposed Project Description: Retaining Seawall to stop further erosion				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Permit Taken By: HG				Date Applied For: March 5, 1999			

PERMIT ISSUED
MAR 15 1999
CITY OF PORTLAND

Zone: CBL: 084-E-010-11
Zoning Approval: 3/12/99
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: 3

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

March 5, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

3

COMMENTS

8-26-99 wall is going to Plan Re bar schedule has been followed, 3rd pour didn't vibrate out and had to be removed this is done and it's been by Re forward and should be poured 2nd week of Sept (TR) 2/18/00 Concrete aspect completed. Site plan stuff remains. AL

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 12 MARCH 1999 ADDRESS: 23 Seashore Ave. P.I. CBL 084-E-01A-011
REASON FOR PERMIT: To Construct a retaining wall
BUILDING OWNER: John & Mary Jo Cashman
CONTRACTOR: Terrence Edwards
PERMIT APPLICANT: _____
USE GROUP U BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10, *31, *32,

- ~~X~~ 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~X~~ 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~X~~ 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~X~~ 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm) and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 31. All site plan requirements must be met. (see attached)
- * 32. This retaining (proposed) wall shall meet the requirements of section 1825.0 of the City's bldg. Code
- * 33. IF The subSurface wastewater disposal Field is disturbed, a new site evaluation must be done and The system installed as per the new requirements.


P. Samuel Hoffes, Building Inspector

cc: L. McDougall, PFD

Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND

March 4, 1999

John and Mary Jo Cashman
21637 S.E. 8 Mast
Redmond, WA 98053

re: 23 Seashore Avenue, Peaks Island

Dear Mr. & Mrs. Cashman:

On March 4, 1999 the Portland Planning Authority granted minor site plan approval for a retaining wall located at 23 Seashore Avenue on Peaks Island with the following conditions:

- that a rock fascia be constructed on the front of the concrete wall.
- if at any time during construction the existing septic system fails, the applicant will be need to install a septic system which meets current standards.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

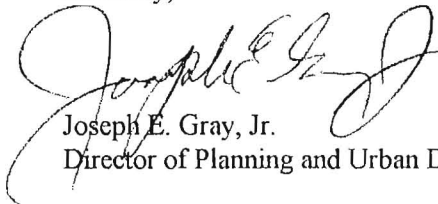
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
- Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Provide exact directions to the project site. EXAMPLE: "Turn right off Route 202 Southbound; go 1/2 mile down Elm Street and take a left onto Fire Road #32. Take the third dirt road on the right, opposite utility pole #70A."

Right on Island Ave. from ferry landing. Turn right at second paved street on the right (Whitehead Street). This street turns into Seashore Ave. at sharp left turn. It's the third house on right side of Seashore Ave.

NOTE: If there are no identifying features on the lot, put up a temporary sign to help field investigators find the proper site. Avoid using local names for roads that are not clearly marked with signs at all times of the year. Include a sketch map showing the project location.

2. PROJECT HISTORY:

Has any part of this project been started without a permit? YES _____ NO X

If yes, please describe and show on plans the area previously altered:

N/A

If you have received a written notice of violation from the department for undertaking the project without a permit, please list the 7 digit enforcement file number (listed on the notice) and provide the name of the enforcement agent:

N/A

Is this project part of a larger project? YES _____ NO X

If yes, describe the larger project:

3. ATTACHMENTS REQUIRED FOR ALL PROJECTS:

- X A. Attach as **Exhibit 1**, a map with project location clearly marked. Acceptable maps are USGS topographical maps or other maps of similar detail such as the Maine Atlas or Gazetteer (clear photocopies are acceptable provided they are labelled with quad name or map number).
- X B. Attach as **Exhibit 2**, photographs of the area to be altered which show vegetation and other landscape features. Photos should be mounted on an 8 1/2" x 11" sheet. The photographs must be labeled with location, photographer, and date taken. Original photographs must be attached to the original copy of the application. Legible photocopies of photographs are acceptable for the other 7 application copies.
- X C. Attach as **Exhibit 3**, site drawings (**overhead and side views, see examples in Appendix I**) of the project site which show the project in detail, including the following:
- X 1) The exact location of the waterbody, watercourse and/or wetland including normal high water and mean low water lines and/or wetland boundary;
- X 2) Dimensions and exact location of the proposed project on the lot;
- X 3) Location and dimensions of all existing structures on the lot and all existing structures on abutting lots within 50 feet of any proposed structure;
- n/a 4) Proposed seasonal structure (a seasonal or temporary structure is a structure in place less than 7 months per year);
- X 5) Location of all proposed erosion control measures;
- X 6) Location and dimensions of property lines and names of abutters;
- X 7) Scale of drawings (where an area of greater than 500 square feet is to be altered, drawings must be at a scale of at least one inch equals 100 feet and must show two foot contour intervals unless otherwise approved by the Department); and

THE DEPARTMENT HAS FOUND THAT A MAJOR CAUSE OF APPLICATIONS BEING RETURNED IS THE LACK OF PROPERLY PREPARED PLANS. ACCURATELY DETAILED PLANS ARE CRUCIAL TO EFFICIENT APPLICATION PROCESSING. IF YOU DO NOT POSSESS STRONG SKILLS IN DRAFTING PLANS, THE DEPARTMENT RECOMMENDS THAT YOU HIRE A CONSULTANT TO DO THE WORK FOR YOU.

NOTES: A) See sample drawings in Appendix I

B) Larger drawings are permissible, however, if drawings exceed 8 1/2" x 11" in size, seven (7) copies folded to 8 1/2" x 11" are required.

____8) If the project consists of a roadway or a dam, cross sections must be provided.

4. LOT INFORMATION:

A. Size of lot or parcel in square feet or acres: 7,200 ±

B. Do you: own X lease _____ have an option _____ or written agreement to use _____ the property?

C. Attach as **Exhibit 4**, a copy of deed, lease, purchase agreement, or other legal documents establishing title, right or interest in the site, or list the deed reference numbers from the Registry of Deeds:

Book #: 11711 Page #: 269

D. List the map and lot number of the property from the town tax maps:

Map #: 84 Lot #: E-10 & 11

5. PROJECT INFORMATION:

A. Describe in detail the proposed project including dimensions of structures and areas to be altered. Include a statement as to why the project is needed.

See "Additional Information" sheets

(Use a separate or additional sheet if needed.)

B. What is the area of wetland or waterbody (below the normal high water line) in square feet that will be altered by the project? 0.0

C. If your project involves a freshwater wetland, indicate the wetland's classification(s) under the Wetland Protection Rules Chapter 310. N/A

6. PROJECT CONSTRUCTION:

A. Describe how the project will be constructed. Include each step to project completion:

See "Additional Information" sheets

(Use a separate or additional sheet if needed.)

B. How will the project area be reached by equipment and vehicles required for construction (for example, by an existing road or path, through an area that will be cleared, etc.)? Describe how the area used for access will be repaired after the project completion:

See "Additional Information" sheets

C. Will the project require the clearing of any trees or other vegetative cover? YES _____ NO X

If yes, explain: _____

D. If you are proposing to excavate soil, bulldoze or scrape the land or use fill, provide a description of what temporary and permanent measures will be taken to control erosion of disturbed or filled areas:

See "Additional Information" sheets

NOTE: All erosion control measures proposed must be shown on project plans as part of Exhibit 3 and must conform to the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, 1991.

E. If dredging is proposed:

- 1) What volume of material will be dredged or otherwise removed below the normal high water line? _____ cubic yards; below the mean low water line? _____ cubic yards

 - 2) Describe how and where the dredged material will be utilized or disposed of. Include specifications for stabilizing the material to prevent erosion: _____
-
-

- 3) Describe the dredging operation and what measures will be taken to prevent sedimentation of surrounding waters: _____

NOTE: Upland Disposal of dredge spoils is subject to the Solid Waste Rules, Chapters 400-405. Spoils to be disposed of in an upland location must undergo physical and chemical testing as outlined in the Solid Waste Rules, 06-096 CMR 405.5. Spoils to be disposed of at an ocean disposal site must be tested in accordance with the U.S. Environmental Protection Agency and U.S. Army Corps of Engineers' document "Guidance For Performing Tests on Dredged Material To Be Disposed of in Open Waters". The Department strongly recommends that applicants schedule a pre-application meeting with Department staff prior to submitting an application for dredging.

- 4) If dredged material is to be disposed of at an ocean disposal site:
- a. Attach as **Exhibit 5**, a map of the proposed transportation route to the disposal site.
 - b. Submit a copy of the application to all municipalities adjacent to the proposed transportation route.
 - c. Publish notice of the proposed transportation route in a newspaper of general circulation in the area adjacent to the proposed route.

NOTE: Notice of the proposed route must include compass bearings or Loran coordinates.

- 5) Attach as Exhibit 5A, a copy of the test results required for the proposed method of disposal.

7. INFORMATION CONCERNING THE FILING OF PUBLIC NOTICE

The Department of Environmental Protection requires that an applicant provide public notice in which he/she describes the project activity and where it is located. Three notices all using the same form (see Notice of Intent to File, page 15) are required. The notice requirements are as follows:

- 1. Newspaper - You must publish the Notice of Intent to File in a newspaper circulated in the area where the project is located. The notice must appear in the newspaper within 30 days prior to your filing the application with this Department.
- 2. Abutting Property Owners - You must send a copy of the Notice of Intent to File by certified mail to the

owners of property abutting the project. Their names and addresses can be obtained from town tax maps or local officials. They must receive notice within 30 days prior to your filing the application with this Department.

List below the names and addresses of the owners of abutting property (use additional sheet if necessary).

<u>NAME</u>	<u>ADDRESS</u>
William J. Desmond	P.O. Box 634 Gayhead, MA 02535
Barbara Knox	RFD 3, Cross Road Weare, N.H. 03281

3. Municipal Office - You must send a copy of the Notice of Intent to File and a DUPLICATE OF THE ENTIRE APPLICATION to the Municipal Office.

NOTE: The applicant shall use the Notice of Intent to File form on the next page or one containing identical information to notify abutters, municipal officials, and local newspapers.

NOTICE OF INTENT TO FILE

Please take notice that Mary Jo Cashman, 21637 SE 8th Street,
(Name, Address and Phone of Applicant)

Redmond, WA 98053 Tel.: (206) 391-4317

is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A through 480-V on or about 20. July 1997
(anticipated filing date)

The application is for a proposed retaining wall to stabilize the
(state specifically what is to be done)

shoreline of Whitehead Passage, Casco Bay

at the following location:

23 Seashore Ave., Peaks Island, ME
(project location)

A request for a public hearing or a request that the Board of Environmental assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in (Portland, Augusta or Bangor) during normal working hours. A copy of the application may also be seen at the municipal offices in

Portland, Maine.
(town)

Written public comments may be sent to the Department of Environmental Protection, Bureau of Land and Water Quality, State House Station #17, Augusta, Maine 04333.

8. Signature:

By signing below, the applicant (or authorized agent) certifies that he or she has:

1. Sent by certified mail a completed copy of the Notice of Intent to File to the owners of the property abutting the land upon which the project site is located within thirty days prior to the filing of the application;
2. Sent by certified mail a completed copy of the Notice of Intent to File and filed a duplicate of this application with the town clerk or city clerk of the municipality(ies) where the project is located.
3. Published a Notice of Intent to File once in a newspaper circulated in the area where the project site is located within thirty days prior to the filing of the application;
4. If the project involves filling or dewatering greater than 20,000 square feet of Class I or Class II wetland, or 1 acre or more of Class III wetland; construction of expansions or new buildings on frontal dunes; new crossings of Outstanding River Segments as defined by 38 M.R.S.A. section 480-P; or federal consistency determinations pursuant to the Coastal Zone Management Act, has provided notice of and held a public informational meeting in accordance with Chapter 2, Rules Concerning the Processing of Applications, Section 8, prior to filing the application.
5. Authorized the Department and any reviewing agency personnel the Department has requested to enter the property to review the application.

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

DATE: 15 July 1997


SIGNATURE OF APPLICANT

IF SIGNATURE IS OTHER THAN APPLICANT
ATTACH LETTER OF AGENT AUTHORIZATION

PRINT NAME AND TITLE

NOTE: ANY CHANGES IN PROJECT PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING AND MUST BE APPROVED BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. FAILURE TO DO SO MAY RESULT IN ENFORCEMENT ACTION AND/OR THE REMOVAL OF THE PROJECT CHANGES.

ADDITIONAL INFORMATION

5. PROJECT INFORMATION

5.A. This project is needed to prevent further erosion of soil and loss of land that is being caused primarily by the action of ocean waves during storm conditions. Although the shore conditions are mostly bedrock, some of the rock is a shale material that being slowly broken up, which allows the overlying soil to fall down onto the rock beach and disperse. If unchecked, the erosion could eventually undermine the foundation of existing structures.

The project will consist of a reinforced concrete retaining wall about 70 feet long. On the west side, the wall will terminate at an existing stone and mortar retaining wall on the abutter's property. On the east side, the wall will terminate at a steep bedrock slope that comes up to an existing lawn surface. The elevation of the top of the wall will generally follow the elevation of the existing ground surface that is 10 to 12 feet north of the proposed wall. After the wall is constructed, fill will be placed in the space behind the wall to create a finished lawn with appropriate drainage provisions.

The bottom of the wall will be built on a concrete footing constructed on the exposed bedrock slope that exists between the lot's ground level and the tidal zone. Near the east side of the wall, the bottom of the wall will have it's lowest elevation, where there is a rubble surface created by the erosion of the bedrock slope above this area. At this location, there may be a need to excavate the rubble to expose a bedrock surface that is suitable for the wall's foundation. The height of the wall will not exceed 12 feet. The location, wall profile, and section are shown on the attached drawings, with dimensions.

The existing ground surface at this lowest point is 12.0, based on the survey performed for the project, using City of Portland datum, which is about the same as NGVD. Based on information from the National Ocean Survey office, the NGVD "zero" elevation is 4.57 feet less than Mean Lower Low Water (MLLW) for tide data for the Portland station. Normal high tides are about 9.0 feet above MLLW, or an elevation of 4.43 NGVD; this is almost exactly the same as the observed elevation of the high tide line shown on the survey. The typical Spring high water elevation is about 10.4 feet above MLLW, or 5.83 NGVD elevation. The highest observed tide level for the Portland station is 14.17, or 9.6 NGVD elevation. Therefore, the elevation of 12.0 (NGVD) for the bottom of the proposed retaining wall is considerably higher than the "maximum Spring tide level" that determines the boundary of a coastal wetland. There will be no alteration of any regulated natural resource within the tidal zone.

6. PROJECT CONSTRUCTION

6.A. The project will be constructed in a manner that is typical for a reinforced concrete retaining wall. It will actually be somewhat simpler than some projects because the retaining wall will be constructed without needing to clear or excavate and move soil in order to provide space for construction. The major steps are summarized as follows:

- (1) Access the site and set up a staging area in the lawn at the top of the slope; install measures to control erosion (see description in 6.D.)
- (2) Build forms, install anchors in the bedrock, place reinforcing steel and concrete for footings.
- (3) Build forms, place reinforcing steel and concrete for the retaining wall; this work will be performed in phases as determined by the Contractor.
- (4) Backfill the wall, installing drainage stone and pipes as shown; this work may be performed in phases as determined by the Contractor.
- (5) Install the railing at the top of the wall, and the stairs.
- (6) Install topsoil, seed and mulch.
- (7) Clean-up the staging areas, installing seed and mulch on disturbed areas.

6.B. The project area will be reached by equipment and construction vehicles by traveling across the existing lawn from Seashore Avenue. The areas that are disturbed to the point of exposing the soil will be repaired by installing grass seed and mulch to restore the lawn.

6.D. The existing soil will only be disturbed as required for construction of the retaining wall; during construction, disturbed soil will be covered with wood chips, brush, or crushed stone to control erosion. After the retaining wall is constructed, fill soil will be placed behind it. Erosion will be controlled by the retaining wall and the drainage system behind the wall. The fill will also be immediately covered with topsoil, seed and mulch.

MAINE 841 8150
 PORTLAND, CASCO BAY

Tidal datums at PORTLAND, CASCO BAY are based on the following:

LENGTH OF SERIES	=	19 YEARS
TIME PERIOD	=	1960-1978
TIDAL EPOCH	=	1960-1978
CONTROL TIDE STATION	=	

Elevations of tidal datums referred to mean lower low water (MLLW) are as follows:

HIGHEST OBSERVED WATER LEVEL (02/07/1978)	=	14.17 FEET
MEAN HIGHER HIGH WATER (MHHW)	=	9.91 FEET
MEAN HIGH WATER (MHW)	=	9.45 FEET
MEAN TIDE LEVEL (MTL)	=	4.90 FEET
*NATIONAL GEODETIC VERTICAL DATUM-1929 (NGVD)	=	4.57 FEET
MEAN LOW WATER (MLW)	=	0.34 FEET
MEAN LOWER LOW WATER (MLLW)	=	0.00 FEET
LOWEST OBSERVED WATER LEVEL (11/30/1955)	=	-3.41 FEET

*NGVD reference based on adjustment of 1967 and NOS levels of 1983.

Bench mark elevation information:

BENCH MARK STAMPING	ELEVATION IN FEET ABOVE:	
	MLLW	MHW
38 1919	74.24	64.79
8150 A 1978	16.20	6.75
8150 D 1982	18.52	9.07
841-8150 B 1979	16.97	7.52
841-8150 C 1979	40.47	31.02
ELEV 14.501 FT. TIDAL 31	19.07	9.62
NO 3 1971	15.61	6.16
NO 43 1975	58.19	48.74
NO STAMPING 1	18.62	9.17
NO STAMPING 2	19.03	9.58
NO STAMPING 3	17.46	8.01

Data from NOAA.

MAINE REAL ESTATE TAX PAID

68709 BK11711PG269

STATUTORY SHORT FORM
WARRANTY DEED


We, MALCOLM STEELE and ANN STEELE, both of Webster, County of Worcester and Commonwealth of Massachusetts, for consideration paid, grant to JOHN E. CASHMAN and MARY JO CASHMAN, as joint tenants and not as tenants in common, both of Redmond, Washington, whose mailing address is 21637 S. E. Eighth Street, Redmond, Washington 98053, with warranty covenants, the land in Portland, County of Cumberland and State of Maine, described in Exhibit "A" attached hereto.

See Exhibit "A"

Witness our hands and seals this 15th day of November, 1994.

Signed, Sealed and Delivered
in presence of

Michael E. Dwyer
to wit

Malcolm Steele 
Malcolm Steele
Ann Steele
Ann Steele

STATE OF MAINE
Cumberland, ss.

November 15 1994

Then personally appeared the above-named Malcolm Steele and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Michael E. Dwyer
Notary Public

Printed name Kenneth F. Switzer, Atty

EXHIBIT "A"

BK11711PG270

Two certain lots or parcels of land with the buildings thereon situated on the southeast side of Peaks Island and being lots numbered sixty-four (64) and sixty-five (65) as shown on Plan of the Henry M. Brackett Estate recorded in Cumberland County Registry of Deeds in Plan Book 9, page 57.

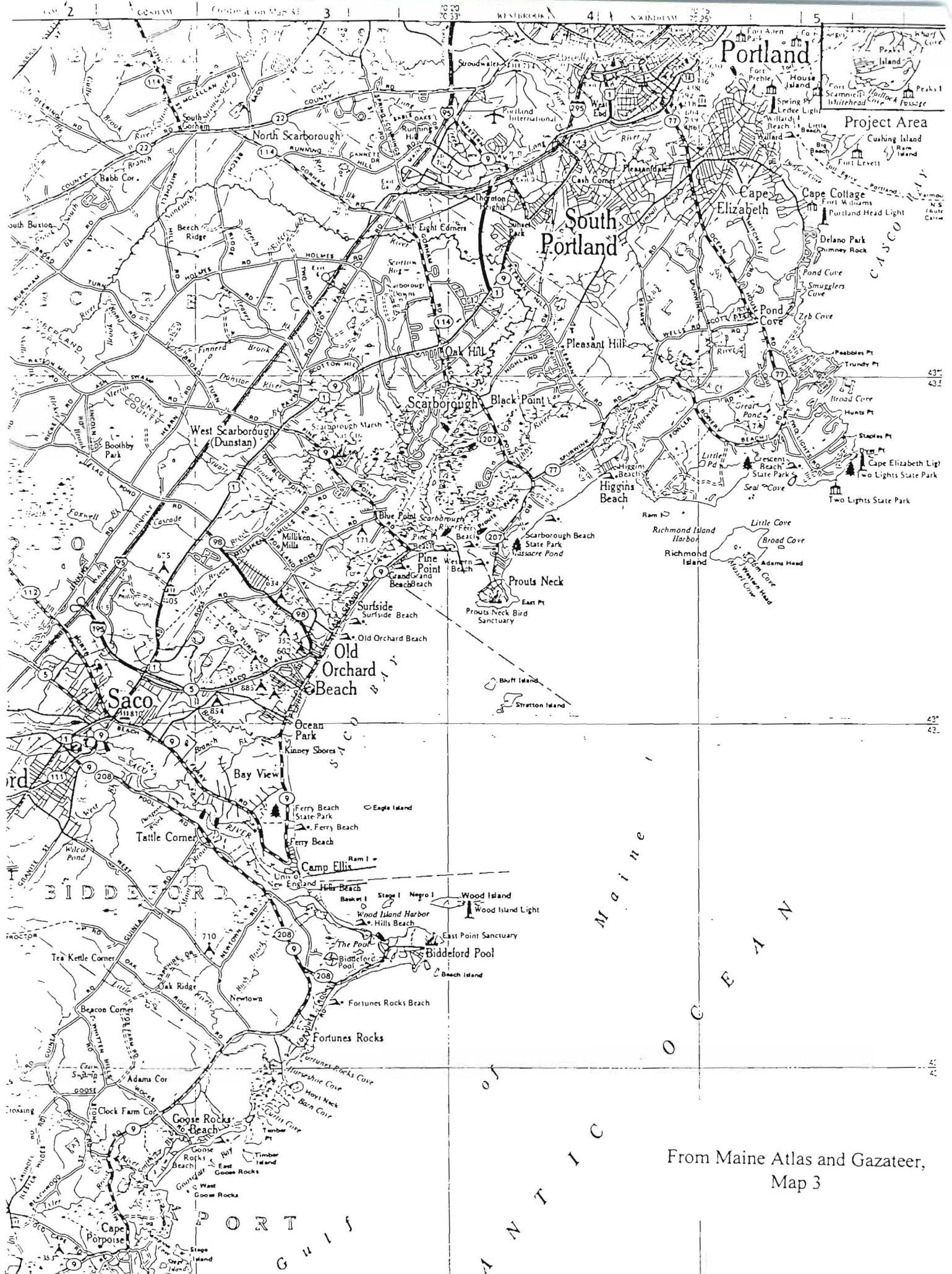
Being the same premises conveyed to the grantees by deed dated May 28, 1991 and recorded in said registry in Book 9572, page 248.

RECEIVED
RECORDED REGISTRY OF DEEDS

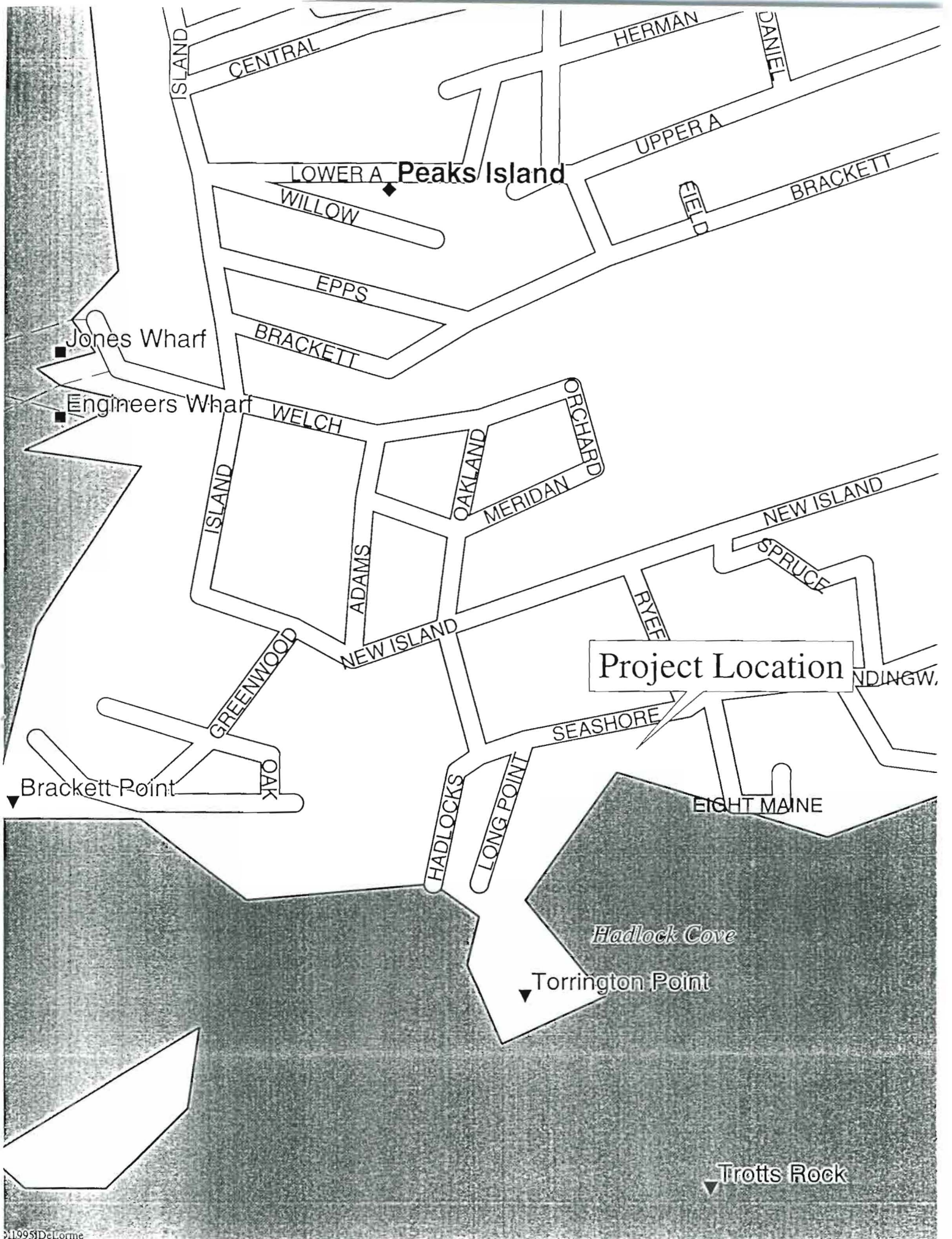
54 NOV 16 AM 11:04

CUMBERLAND COUNTY

John B. Crain



From Maine Atlas and Gazetteer,
Map 3





From east side of shore looking northwest



From west side of shore looking east

Photographs taken on May 28, 1997 by Albert Presgraves, Woodard & Curran



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

MARY JO CASHMAN) NATURAL RESOURCES PROTECTION ACT
PORTLAND, CUMBERLAND COUNTY) COASTAL WETLAND ALTERATION AND
RETAINING WALL) WATER QUALITY CERTIFICATION
L-19438-4D-A-N (Approval)) NEW PERMIT

Pursuant to the provisions of 38 M.R.S.A. Section 480-A, et seq., 06-096 CMR 310, the Wetland Protection Rules (June 30, 1990), and Section 401 of the Federal Water Pollution Control Act, the Department of Environmental Protection has considered the application of MARY JO CASHMAN with its supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. APPLICATION SUMMARY

A. Application: The applicant proposes to construct a concrete retaining wall in front of her house on Peak's Island.

B. Summary of Proposal:

The applicant proposes to construct a 70 foot long, 12 foot high poured concrete retaining wall in front of her property on Peak's Island. The applicant also proposes to construct a wooden set of stairs in front of the retaining wall to allow access to the shore. The applicant proposes to construct the wall at the base of a near vertical slope. The footing of the wall will be constructed on exposed ledge. The wall will be reinforced with an anchor system and will have two drainage systems, one at the top of the wall and the other at the base. The drainage systems will include crushed stone trenches and perforated pipes outletting approximately every 6 feet along the length of the wall. The proposed wall and stairs will be located from 4 feet, directly in front of the existing house, to 17 feet on the west side, and 10 feet on the east side of the property from the maximum spring tide line, established from the Portland tidal datum from the National Ocean Service. The proposed project is necessary to protect the existing house from being undermined by erosion due to wave action. There is concern that if left unchecked the erosion problem could undermine the foundation of the existing house, which is approximately 8 feet from the top of the existing slope.

2. SITE DESCRIPTION

The applicant owns approximately 7,200 square feet off Seashore Avenue on Peak's Island in Portland. The property contains an existing house and a guest house. The beach area consists of rock and rubble created by the erosion of an existing shale slope. The shoreline is a combination of low ledge, shale and soil material. Ocean waves during storm conditions have battered the shale material allowing pieces of it to crumble off, taking the existing soil material with it onto the beach. The abutting property to the west has an existing retaining wall. The property to the east has a ledge outcrop protecting it from the storm waves. The applicants property is further identified as Lots #E-10 & E-11 on the

City of Portland's Tax Map #84.

3. ALTERNATIVES

The applicant contends that rip rap will not adequately stabilize the property in this particular situation. The existing slope is a sheer slope composed of soft rock and soil. Rip rap would have to extend installed at a 1:1 slope. The toe of the rip rap would then be into the intertidal zone. It is not possible to cut into the slope to place rip rap as the existing house is located at the top of the slope. The applicant also contends that a retaining wall will provide much needed support to existing structures which currently are in danger of suffering foundation failure due to a lack of stability by the eroding slope.

4. SCENIC AND AESTHETIC

The applicant proposes to construct a 70 foot long, 12 foot wide concrete retaining wall located above the high water mark. The applicant contends that this project will not impact existing scenic and aesthetic uses. The property is located in a developed residential area above an exposed bedrock shore. The adjacent property to the west, is currently protected by a concrete retaining wall, and the adjacent property to the east is protected by a sheer bedrock slope. The applicant proposes to maintain as much of the existing bedrock and rubble condition found above the intertidal zone as possible. The Department finds that the applicant's proposal will not unreasonably interfere with existing scenic and aesthetic uses.

5. EROSION AND SEDIMENTATION CONTROL

The Department finds that soil disturbance during this project has the potential to impact the coastal wetland through erosion and sedimentation. The applicant has submitted a narrative detailing erosion control during and after project construction. The Department finds that the applicant's proposal will protect the resource provided the project is constructed according to plans and information in the project file.

6. OTHER CONSIDERATIONS

The Department has identified no issues affecting: existing scenic, aesthetic, recreational, or navigational uses; natural transfer of soil; significant wildlife habitat; threatened or endangered plant habitat; aquatic habitat; travel corridors; freshwater, estuarine, or marine fisheries or other aquatic life; natural flow of surface or subsurface waters; water quality; sand supply; or flooding.

BASED on the above Findings of Fact, and subject to the Conditions listed below, the Department makes the following CONCLUSIONS:

- A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses.
- B. The proposed activity will not cause unreasonable erosion of soil or sediment provided the project is constructed according to plans and

L-19438-4D-A-N

3 of 3

information in the project file.

- C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
- D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat; aquatic habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.
- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classification of the State's waters.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.
- I. The proposed activity is not on an outstanding river segment as noted in Title 38 M.R.S.A., Section 480-P.

THEREFORE, the Department APPROVES the above noted application of MARY JO CASHMAN SUBJECT TO THE ATTACHED CONDITIONS and all applicable standards and regulations:

- 1. The Standard Conditions of Approval, a copy attached as Appendix A.
- 2. The project shall be constructed according to plans and information in the project file.
- 3. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during construction of the project covered by this approval.

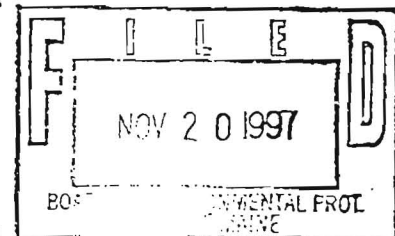
DONE AND DATED AT AUGUSTA, MAINE, THIS 20th DAY OF November, 1997.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: Edward O. Sullivan
EDWARD O. SULLIVAN, COMMISSIONER

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application 7/21/97
Date application accepted for processing 7/24/97
Date filed with Board of Environmental Protection
deh/L19438AN



STANDARD CONDITIONS

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Initiation of Activity Within Two Years. If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years from the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.
- F. Reexamination After Five Years. If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.
- G. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- H. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- I. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

Revised (4/92)

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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.**

084-E-010

Location/Address of Construction (include Portion of Building): <i>23 Seashore Ave, P.F.</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number <i>Book 9 Pg 57</i> Chart# <i>84</i> Block# <i>E</i> Lot# <i>65</i>	Owner: <i>JOHN & MARY JO CASHMAN</i>	Telephone#: <i>(425) 391-4317</i>	
Owner's Address: <i>21637 S.E. Eighth St Redmond, wa. 98053</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$50,000</i>	Fee: <i>\$270</i>
Proposed Project Description: (Please be as specific as possible) <i>Retaining seawall to stop further erosion. approximately 70' long, 10' in height</i>			
Contractor's Name, Address & Telephone <i>238 Brackett Ave P.I. 04108</i> <i>Terrence Edwards 766-5660</i>			Rec'd By <i>M.J.</i>
Current Use: <i>1-fam</i>		Proposed Use: <i>Same w/ retaining wall</i>	



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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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.

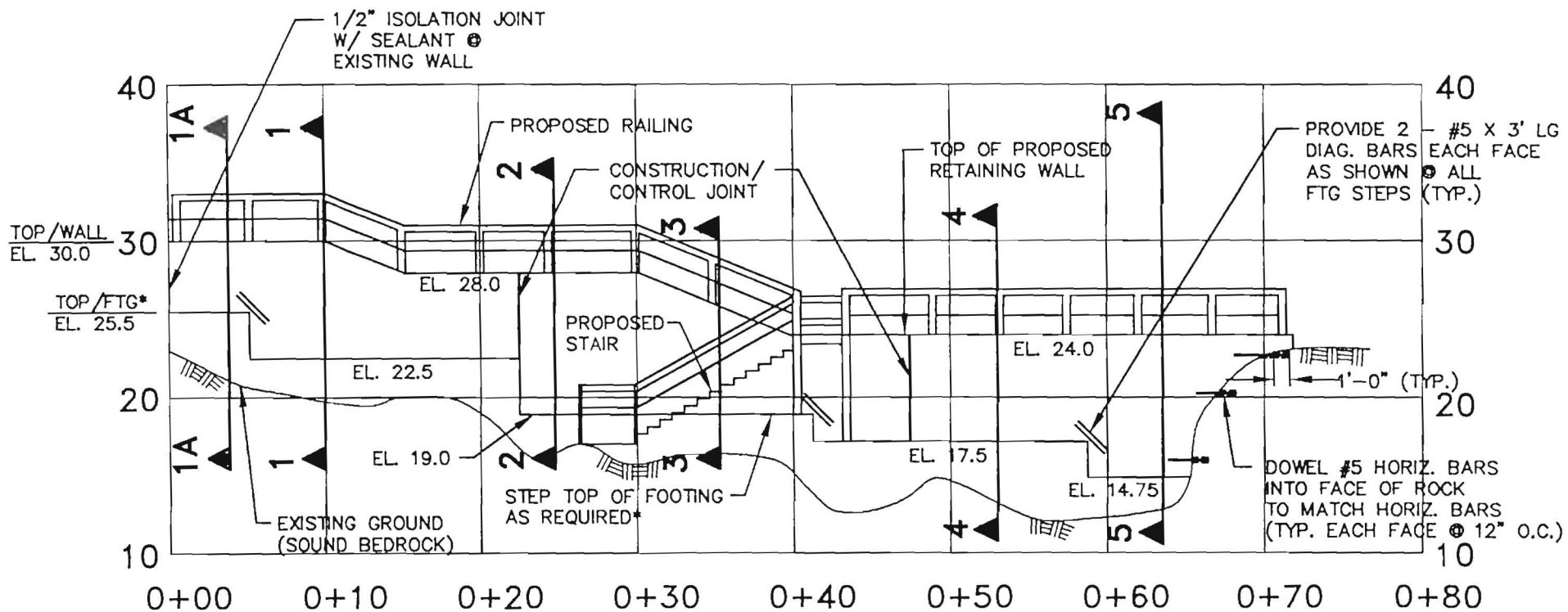
Certification

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: <i>Mary Jo Cashman</i>	Date: <i>9. Sep. 1999</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

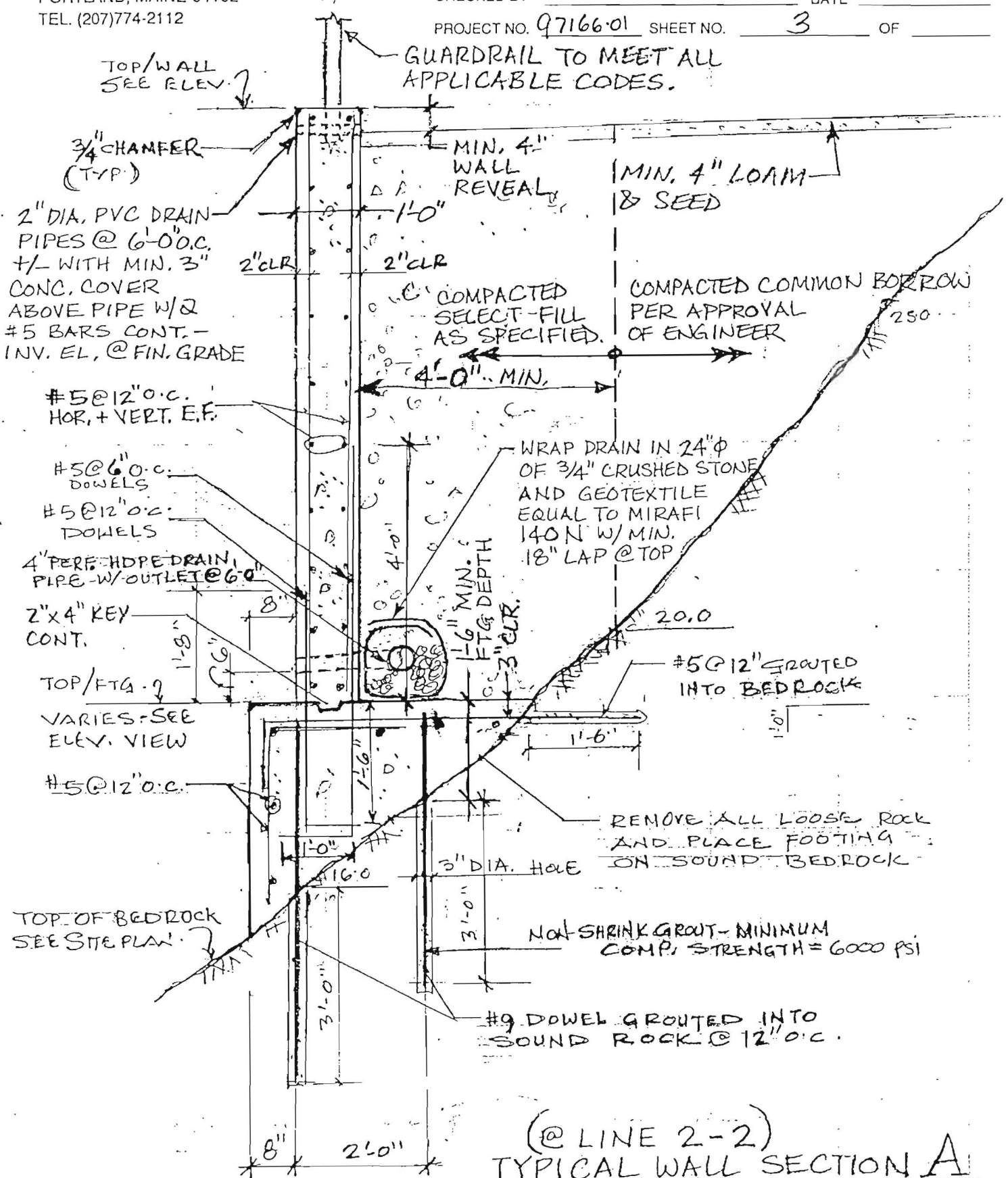




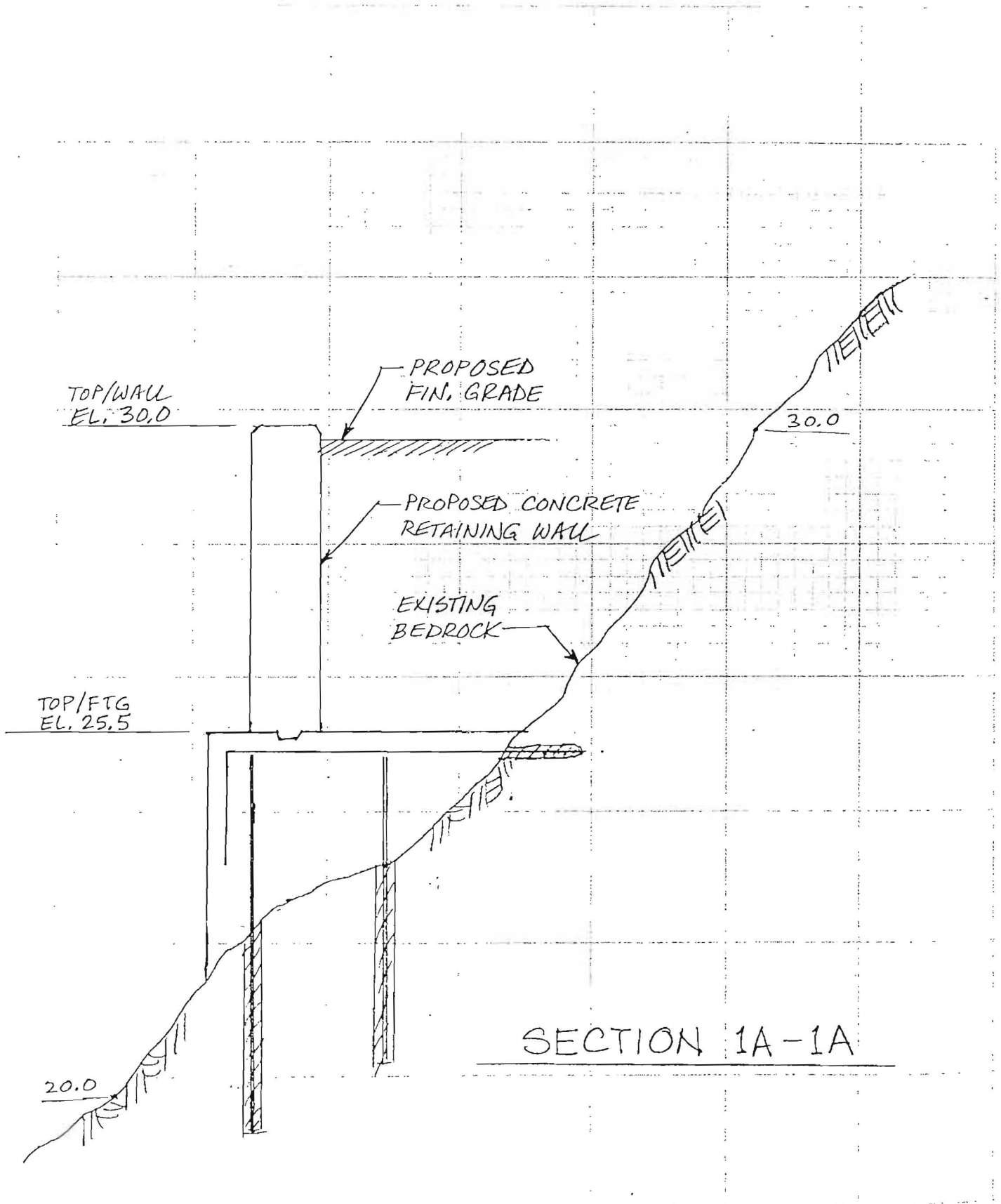
* NOTE: TOP/FOOTING ELEVATIONS AND STEP LOCATIONS INDICATED SHALL BE FIELD VERIFIED/MODIFIED TO FIT EXISTING SOUND BEDROCK PROFILE & MAINTAIN MIN. FOOTING DEPTH PER SHEET 3 DETAIL.

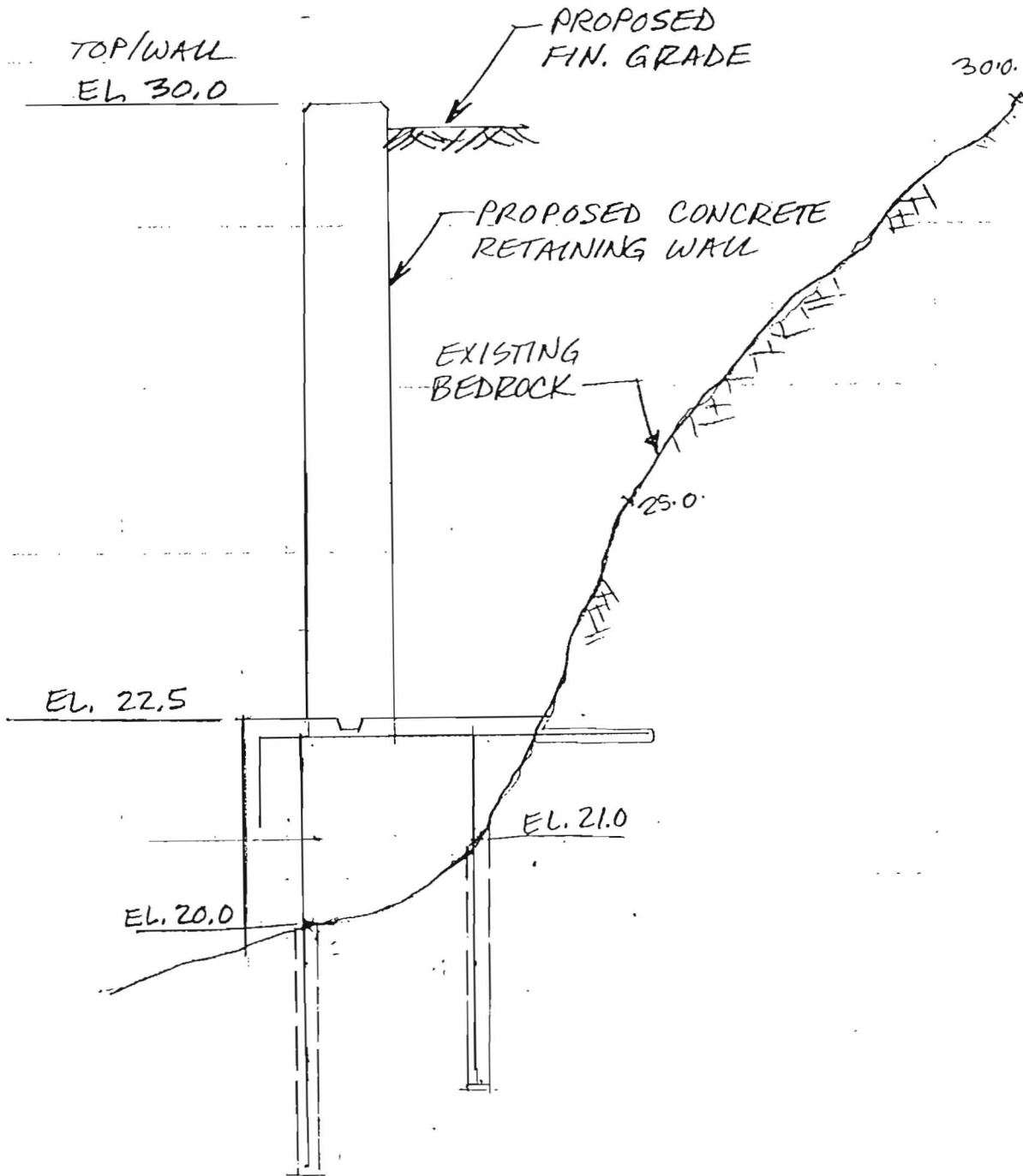
DES.BY: TP/AMP	DR.BY: KAP	CK.BY: AMP
MARY JO CASHMAN, 23 SEASHORE AVE. PEAKS ISLAND, PORTLAND, MAINE		
PROPOSED RETAINING WALL STRUCTURE		
PROFILE B		
SCALE: 1"=10'	JOB NO.: 97166.02	
DATE: JANUARY 1999	SHEET: 2/10	971660A

 **WOODARD & CURRAN**
Engineering • Science • Operations

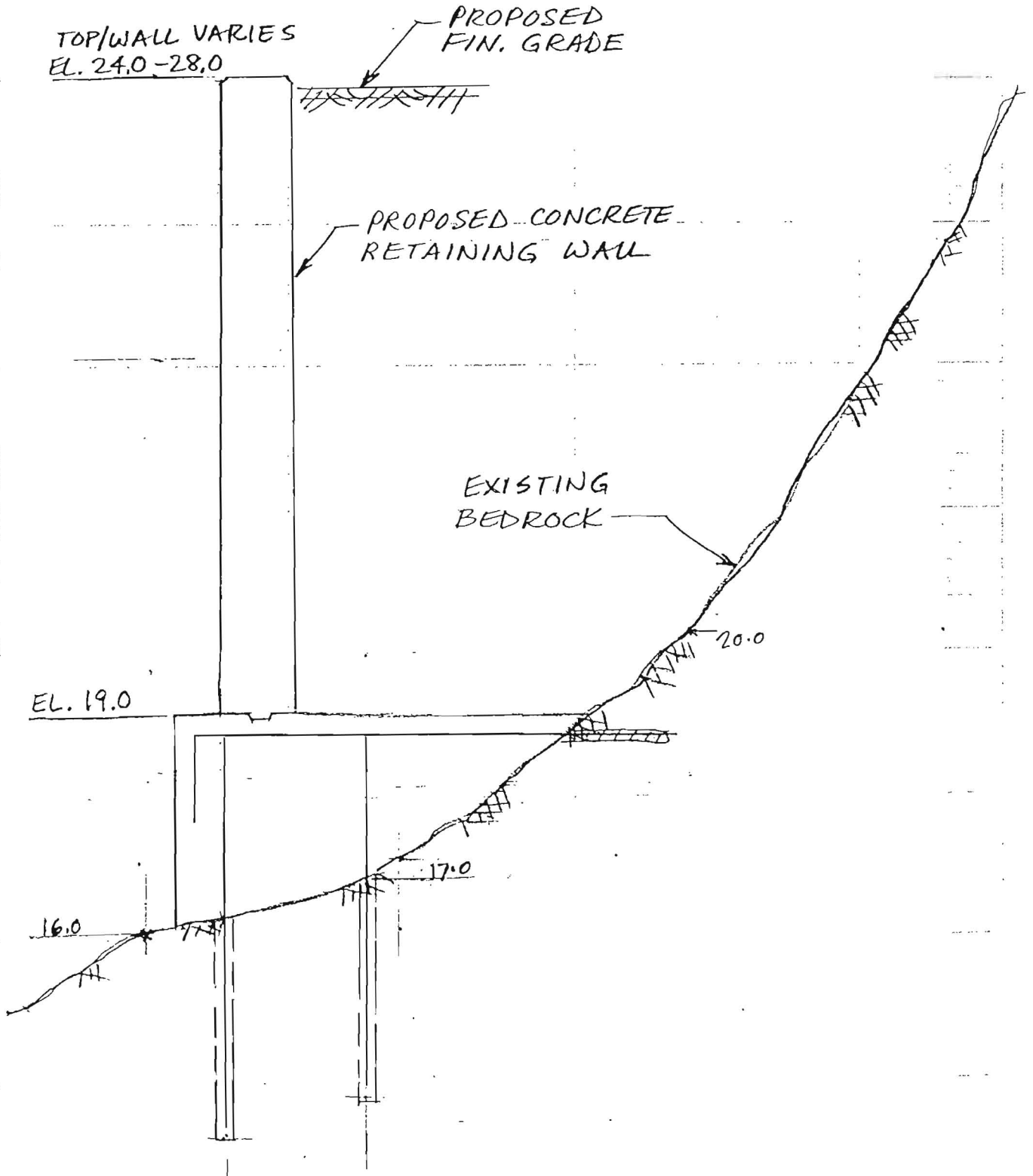


(@ LINE 2-2)
TYPICAL WALL SECTION A
APPROX. SCALE: 1/2" = 1'-0"

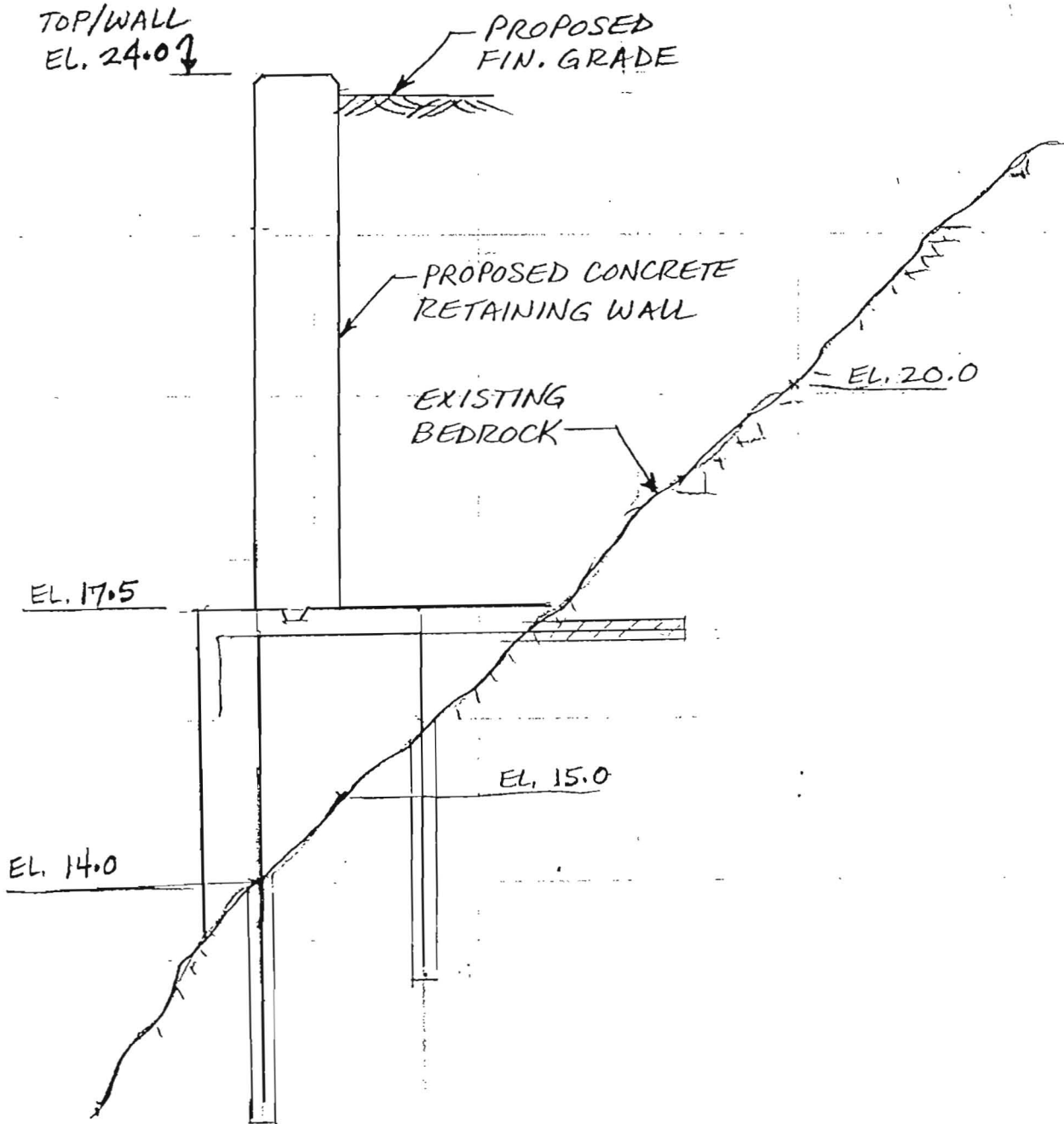




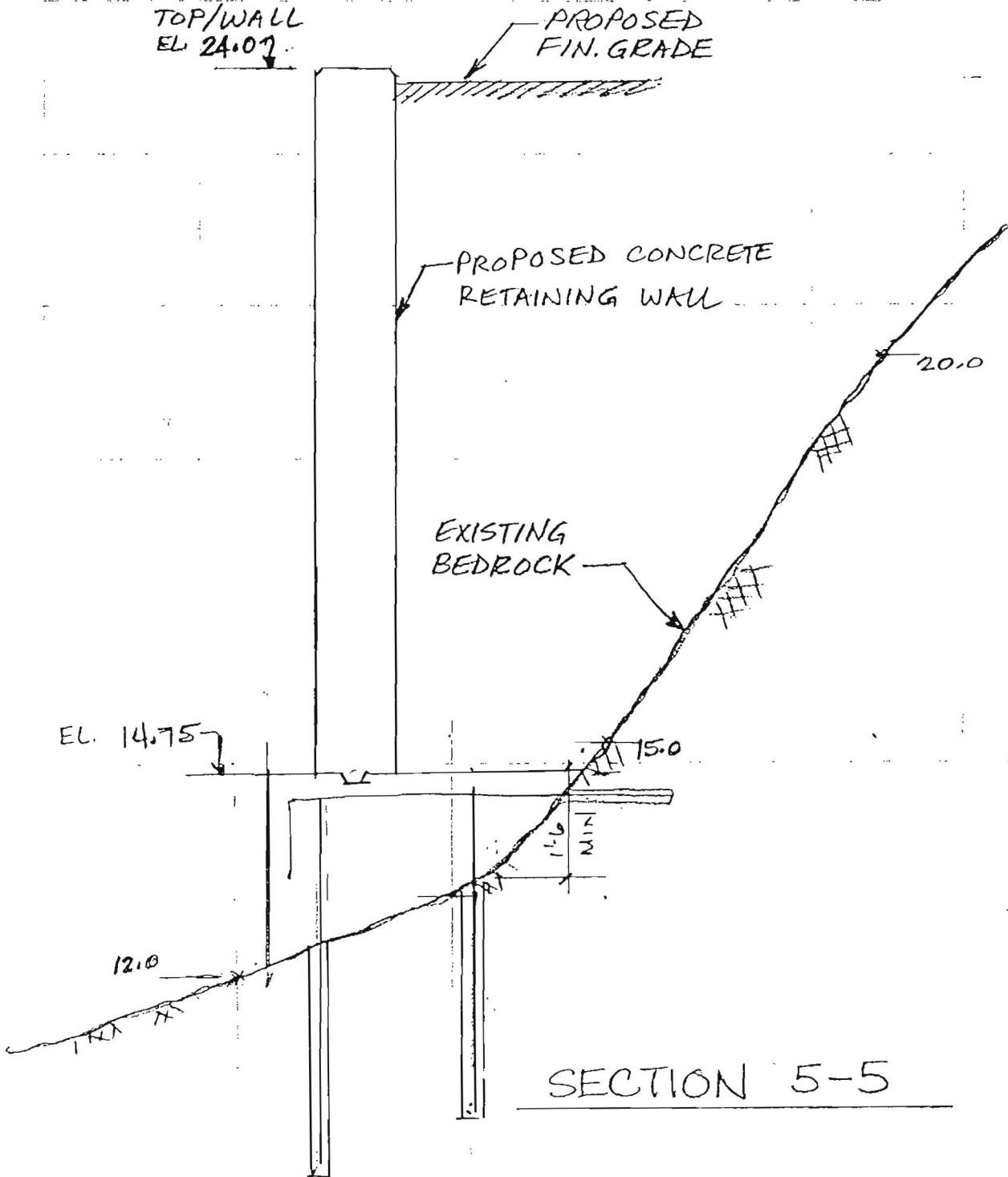
SECTION 1-1

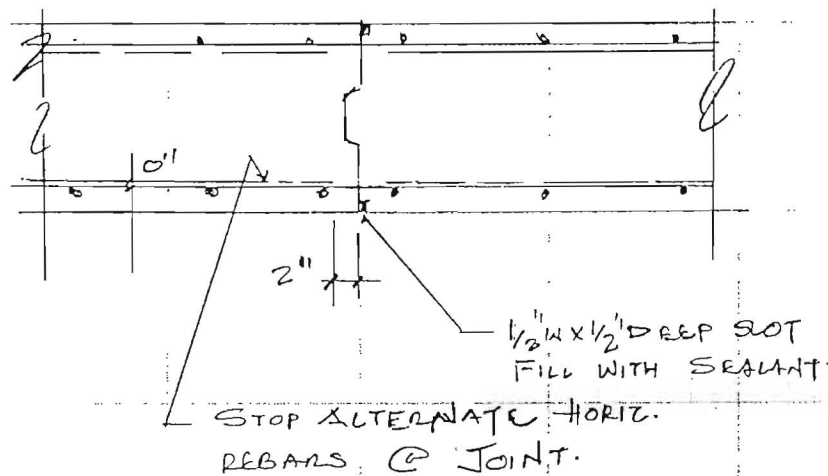


SECTION 3-3

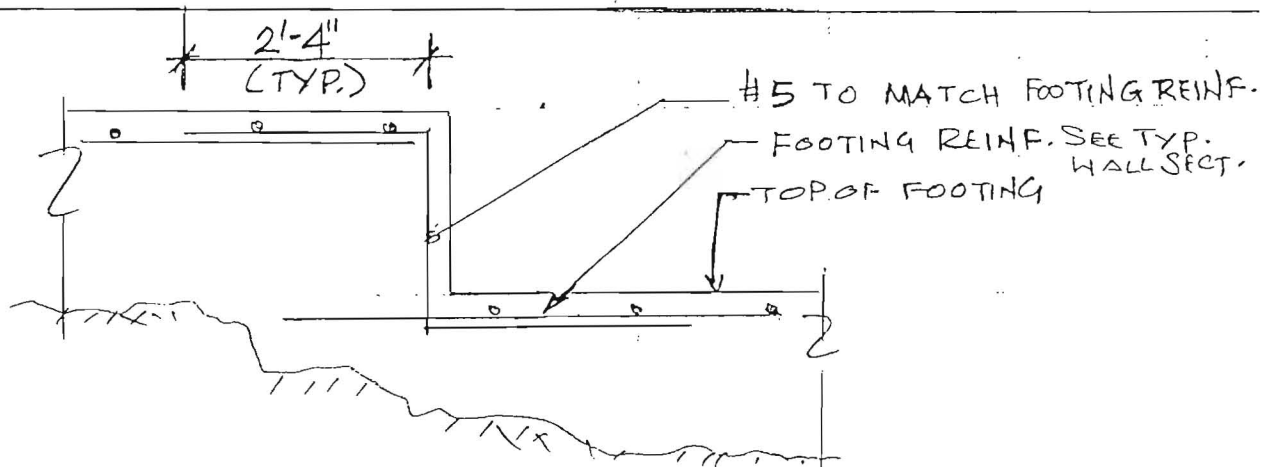


SECTION 4-4





TYPICAL CONSTRUCTION/CONTROL
JOINT DETAIL



TYPICAL STEP FOOTING
DETAIL

GENERAL NOTES:

1. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
WATER CEMENT RATIO = 0.46 MAX. ✓
AIR ENTRAINED 6% ± 1%
SLUMP = 4" MAXIMUM
2. REINFORCING STEEL — ASTM A 615 - 60 GRADE DEFORMED BARS
EPOXY COATED PER ASTM A 775 ✓
3. CONCRETE MIX DESIGN, PLACEMENT, FINISHING AND CURING AS PER ACI STANDARDS.
4. DISCONTINUE ALTERNATE HORIZ. REBARS AT CONTROL JOINTS. (2 CONTROL JOINTS). SEE DETAIL ✓
5. MAKE 2-SETS OF 4 CYLINDERS FOR EACH DIFFERENT PLACEMENT OF CONCRETE FOR COMPRESSIVE STRENGTH. BREAK CYLINDERS AT 7 DAYS, 14 DAYS AND 28 DAYS (2). ✓
6. DO NOT BACKFILL WALL UNTIL CONCRETE HAS ACHIEVED 28-DAY DESIGN STRENGTH AS CONFIRMED BY CYLINDER BREAK RESULTS. AND AS APPROVED BY ENGINEER.
7. SELECT BACKFILL SHALL BE CLEAN, NON-FROST SUSCEPTIBLE MATERIAL MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	4"	3"	1/4"	# 40	# 200
% FINER BY WEIGHT	100	90-100	25-90	0-30	0-5

From: Mike Nugent
To: Alex Jaegerman , Kandi Talbot
Date: Thu, Mar 11, 1999 2:14 PM
Subject: Cashman Seawall/Peaks Island

I think it would be a good idea to have the Cashman's produce a new HHE200 form in the event that the system malfunctions. Tom Reinsborough is concerned that if the system malfunctions, there may not be an alternate location. What do you think?

CC: Marge Schmuckal, Mark Adelson , Sam Hoffses

From: Kandi Talbot
To: Alex Jaegerman , Mike Nugent
Date: Thu, Mar 11, 1999 3:13 PM
Subject: Re: Cashman Seawall/Peaks Island

I discussed this issue with Penny and Sam. It was determined that because this seawall would not directly impact the sewer, we would not require them to submit an alternate plan for the sewer at this time. We did add a note to the approval letter which stated that if the existing system did fail, that they would be responsible for installing a system which would meet current standards.

>>> Mike Nugent 03/11 2:14 PM >>>

I think it would be a good idea to have the Cashman's produce a new HHE200 form in the event that the system malfunctions. Tom Reinsborough is concerned that if the system malfunctions, there may not be an alternate location. What do you think?

CC: Marge Schmuckal, Mark Adelson , Sam Hoffses

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

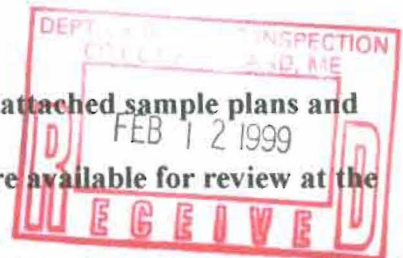
In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Applicant <u>JOHN & MARY JO CASHMAN</u>	Application Date <u>2/12/98</u>
Applicant's Mailing Address <u>21637 S.E. 8th St REDMOND, WA 98053</u>	Project Name/Description <u>23 Seashore Ave P.F.</u>
Consultant/Agent <u>TERRY Edwards</u>	Address Of Proposed Site _____
Applicant/Agent Daytime telephone and FAX <u>766-5660 Fx-766-2364</u>	Assessor's Reference, Chart#, Block, Lot# <u>084-2-010</u>
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Other(Specify) <u>Retaining seawall</u>	
<u>70' long</u> Proposed Building Square Footage and /or # of Units	<u>7200 sq ft</u> Acreage of Site
	<u>IR-1</u> 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: <u>Mary Jo Cashman</u>	Date: <u>9 Feb. 1999</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.

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

19990020

I. D. Number

Cashman, John & Mary Jo

Applicant

21637 S.E. 8 Mast, Redmond, WA 98053

Applicant's Mailing Address

Edwards, Terry

Consultant/Agent

766-5660 766-2364

Applicant or Agent Daytime Telephone, Fax

2/12/99

Application Date

Retaining Seawall

Project Name/Description

23 Seashore Ave, Peaks Island

Address of Proposed Site

084-E-010

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) **retaining wall**

7200

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 2/12/99

Planning Approval Status:

Reviewer Kandice Talbot

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

Approval Date 3/4/99 Approval Expiration 3/4/00 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi Kandice Talbot 3/4/99
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 Issue | _____ | | |
| | 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 | |

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

19990020

I. D. Number

Dashman, John & Mary Jo

Applicant

21037 S.E. 8 Mast, Redmond, WA 98053

Applicant's Mailing Address

Edwards, Terry

Consultant/Agent

766-5660 766-2364

Applicant or Agent Daytime Telephone, Fax

2/12/99

Application Date

Retaining Seawall

Project Name/Description

23 Seashore Ave, Peaks Island

Address of Proposed Site

084-E-010

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) **retaining wall**

Proposed Building square Feet or # of Units **7200** Acreage of Site _____ Zoning _____

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: **2/12/99**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date **2/22/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. MC Dougall** 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	

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

19990020
I. D. Number

Cashman, John & Mary Jo
Applicant
21637 S.E. 8 Mast, Redmond, WA 98053
Applicant's Mailing Address
Edwards, Terry
Consultant/Agent
766-5660 **766-2364**
Applicant or Agent Daytime Telephone, Fax

2/12/99
Application Date
Retaining Seawall
Project Name/Description

23 Seashore Ave, Peaks Island
Address of Proposed Site
084-E-010
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) **retaining sea wall**
7200 **IR-2**
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: **2/12/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved Approved w/Conditions see attached Denied
Approval Date **3/12/99** 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount
 Building Permit Issued _____ date
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
 Temporary Certificate of Occupancy _____ date Conditions (See Attached)
 Final Inspection _____ date _____ signature
 Certificate Of Occupancy _____ date
 Performance Guarantee Released _____ date _____ signature
 Defect Guarantee Submitted _____ date _____ amount _____ expiration date
 Defect Guarantee Released _____ submitted date _____ amount _____ expiration date

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

19990020

I. D. Number

Cashman, John & Mary Jo

Applicant

21637 S.E. 8 Mast, Redmond, WA 98053

Applicant's Mailing Address

Edwards, Terry

Consultant/Agent

766-5660

766-2364

Applicant or Agent Daytime Telephone, Fax

2/12/99

Application Date

Retaining Seawall

Project Name/Description

23 Seashore Ave, Peaks Island

Address of Proposed Site

084-E-010

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) **retaining wall**

7200

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: **2/12/99**

DRC Approval Status:

Reviewer _____

Approved Approved w/Conditions see attache Denied

Approval Date **3/4/99** Approval Expiration **3/4/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Kandi Talbot** **3/4/99**
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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19990020
I. D. Number

Cashman, John & Mary Jo

Applicant

21637 S.E. 8 Mast, Redmond, WA 98053

Applicant's Mailing Address

Edwards, Terry

Consultant/Agent

766-5660

766-2364

Applicant or Agent Daytime Telephone, Fax

2/12/99

Application Date

Retaining Seawall

Project Name/Description

23 Seashore Ave, Peaks Island

Address of Proposed Site

084-E-010

Assessor's Reference: Chart-Block-Lot

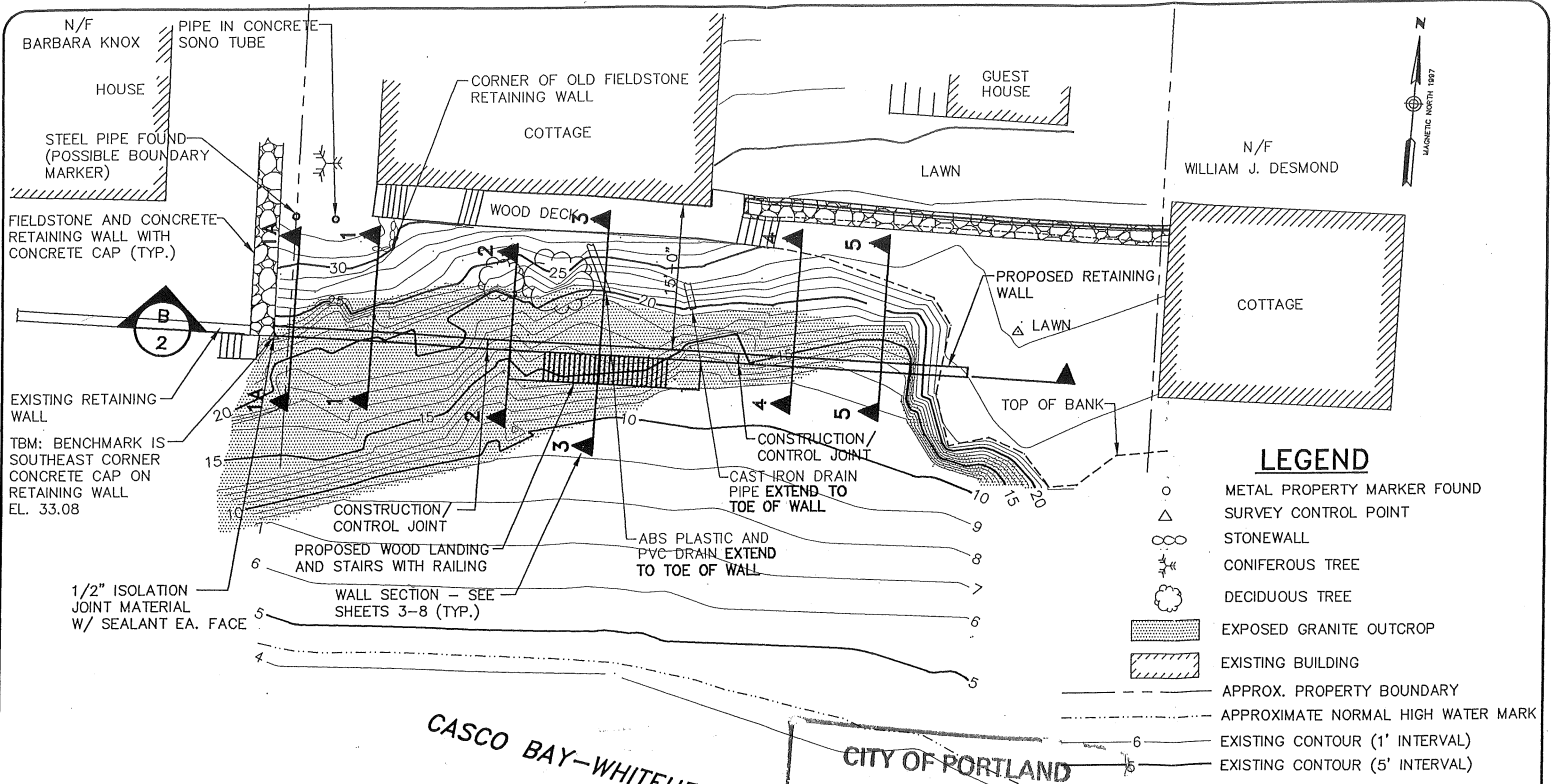
DRC Conditions of Approval

Planning Conditions of Approval

- that a rock fascia be constructed on the front of the concrete wall
- if at any time during construction of the retaining wall the existing septic system fails, the applicant will need to install a septic system which meets current standards

Inspections Conditions of Approval

Fire Conditions of Approval



LEGEND

- METAL PROPERTY MARKER FOUND
- △ SURVEY CONTROL POINT
- ∞ STONEWALL
- ☙ CONIFEROUS TREE
- ☼ DECIDUOUS TREE
- ▨ EXPOSED GRANITE OUTCROP
- ▩ EXISTING BUILDING
- - - - - APPROX. PROPERTY BOUNDARY
- · - · - · - APPROXIMATE NORMAL HIGH WATER MARK
- (thin) — EXISTING CONTOUR (1' INTERVAL)
- (thick) — EXISTING CONTOUR (5' INTERVAL)

NOTES

- SURVEY BY ROYAL RIVER SURVEY CO., YARMOUTH, MAINE ON MARCH 28, 1997.
- CITY OF PORTLAND ELEV. DATUM

CASCO BAY-WHITEHEAD PASSAGE
 CITY OF PORTLAND
 APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL CONDITIONS
 DATE OF APPROVAL 3/4/99

DES.BY: TP/AMP	DR.BY: KAP	CK.BY: AMP
MARY JO CASHMAN, 23 SEASHORE AVE. PEAKS ISLAND, PORTLAND, MAINE		
PROPOSED RETAINING WALL STRUCTURE		
SITE PLAN		
SCALE: 1"=10'	JOB NO.: 97166.02	
DATE: JANUARY 1999	SHEET: 1/10 9716600A	
WOODARD & CURRAN Engineering • Science • Operations		