

Location of Construction: Lot J10 Map 105 Little Diamond Island		Owner: Patricia H.D. Ragge		Phone: (207) 775-7442		Permit No: 990576
Owner Address: 225 Commercial St. Portland 04101		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: Custom Float Services		Address:		Phone:		Permit Issued: JUN 8 1999 CITY OF PORTLAND Zone: CBL: 105-3-010
Past Use: Vacant Shorefront		Proposed Use: 100' Dock, Ramp & Float		COST OF WORK: \$30,000.00 PERMIT FEE: \$270.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 1 Type: 0 Signature: _____ Signature: _____		
Proposed Project Description: Construct 100' Dock, Ramp & Float		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: S.P.		Date Applied For: GD May 28th, 1999				

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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

June 1st, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

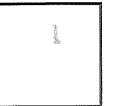
- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: _____

CEO DISTRICT



File Copies

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION PORTLAND, Maine

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

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications. [Article II, also, NFIP Reg. Part 60.3(a)(1)]

Owner: Article III.A. Patricia H.D. Hagge Address: Article III.A. 225 Commercial St

Ph. No: Article III.A. 775-7442

Applicant: Article III.A. Cyrus Hagge Address: Article III.A. Same

Ph. No: Article III.A. Same

Contractor: Article III.A. Custom Float Services Address: Article III.A. 36 Union Wharf

Ph. No: Article III.A. 772-3796
P.O. Box 7302
Portland, ME.

LEGAL DESCRIPTION

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

Subdivision: Recommended but not required by FPMO Lot #: Same

Tax Map: Map required in Article III.B. is not necessarily a Tax Map Lot #: 105-J-10

Address: Article III.B. Diamond Ave ext. Little Diamond Island
Street/Road Name

Article III.B. Portland, ME
Town/Zip Code

General explanation of proposed development: Article III.D. Construct 100' Dock, Ramp & Float

Estimated value of proposed development: \$50,000 § Article III.E. [Necessary to administer Substantial Improvement requirements]

Proposed lowest floor elevation [for new or substantially improved structure]: § Article III. H.3.

OTHER PERMITS [Article V.D. Also NFIP Regs Part 60.3(a)(2).]

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

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

SEWER AND WATER

Sewage Disposal: Public Private [Article III.F., Article VI.C.&D., and NFIP Reg. Part 60.3(a)(6)]
 existing proposed not applicable Type _____

Water Supply: Public Private [Article III.F., Article VI.B., and NFIP Reg. Part 60.3(a)(5)] N/A

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Ocean *Recommended but not required by FPMO*

- V1-30 Zone VE Zone AE Zone A1-30 Zone AO Zone A Zone *[Needed to administer Article VI]*
 FRINGE FLOODWAY (1/2 width of floodplain in A Zone) *[Needed to administer Article VI]*

Base Flood Elevation (bfe) at the site et 11 *Article III.H.1. and Article V.B. also see NFIP Reg. Part 60.3(b)(4)* NGVD. *[Required for New Construction or Substantial Improvements]*

Lowest floor elevation of existing structure N/A *Article III.H.3.* NGVD. *[Required for New Construction or Substantial Improvements]*

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section. *[Recommended but not required by FPMO]*

Table with 2 columns: Cross Section Letter, Base Flood Elevation. Rows for Above Site and Below Site.

- Basis of unnumbered A Zone bfe determination: *[Article V.B. also see NFIP Reg. Part 60.3(b)(4)]*
 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 II HY 7 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: *[Needed to administer Substantial Improvement requirements of Article VI]*
 New Construction or Substantial Improvement Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT *[Article III.D. Also see Article XIII Definition of Development]*

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

- 1. Residential Structure: 1a. New Structure, 1b. Add to Structure, 1c. Renovations/repairs/maintenance. Dimensions, Cubic Yards.
 2. Non-Residential Structure: 2a. New structure, 2b. Add to Structure, 2c. Renovations/repairs/maintenance, 2d. Floodproofing. Dimensions, Number of Acres.
 3. Water Dependent use: 3a. Dock, 3b. Pier, 3c. Boat Ramp, 3d. Other float. Dimensions, Number of Acres.
 4. Paving
 5. Filling
 6. Dredging
 7. Excavation
 8. Levee
 9. Drilling
 10. Mining
 11. Dam: Water surface to be created
 12. Water Course Alteration *[Article III.L. also, NFIP Reg 60.3(b)(6)]*
Detailed description must be attached with copies of all applicable state and federal permits.
 13. Storage of equipment or materials
 14. Sewage Disposal System
 15. Water Supply System
 16. Other: Explain

¹ Certain prohibitions apply in Velocity Zones

Attach a Site Plan - drawn to scale with north arrow. [Article III.C.]

- 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. [Article III.M.]

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Show location and elevation of temporary elevation reference mark 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 XIII, for more complete definitions of New Construction and Substantial Improvement.

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

The applicant understands and agrees that:

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

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

Owner: Recommended but not required by FPMO signature Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO signature Date: Recommended but not required by FPMO

needs signature

[Article IV & V] (This Section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid 7 part of process permit; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

PORTLAND, Maine

(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: 105-J-10 Lot #: _____
[Recommended but not required by FPMO]

Project Description: construct 100' Dock, Ramp & Float
[Recommended but not required by FPMO]

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

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or
Authorized Agent: Recommended but not required by FPMO
signature

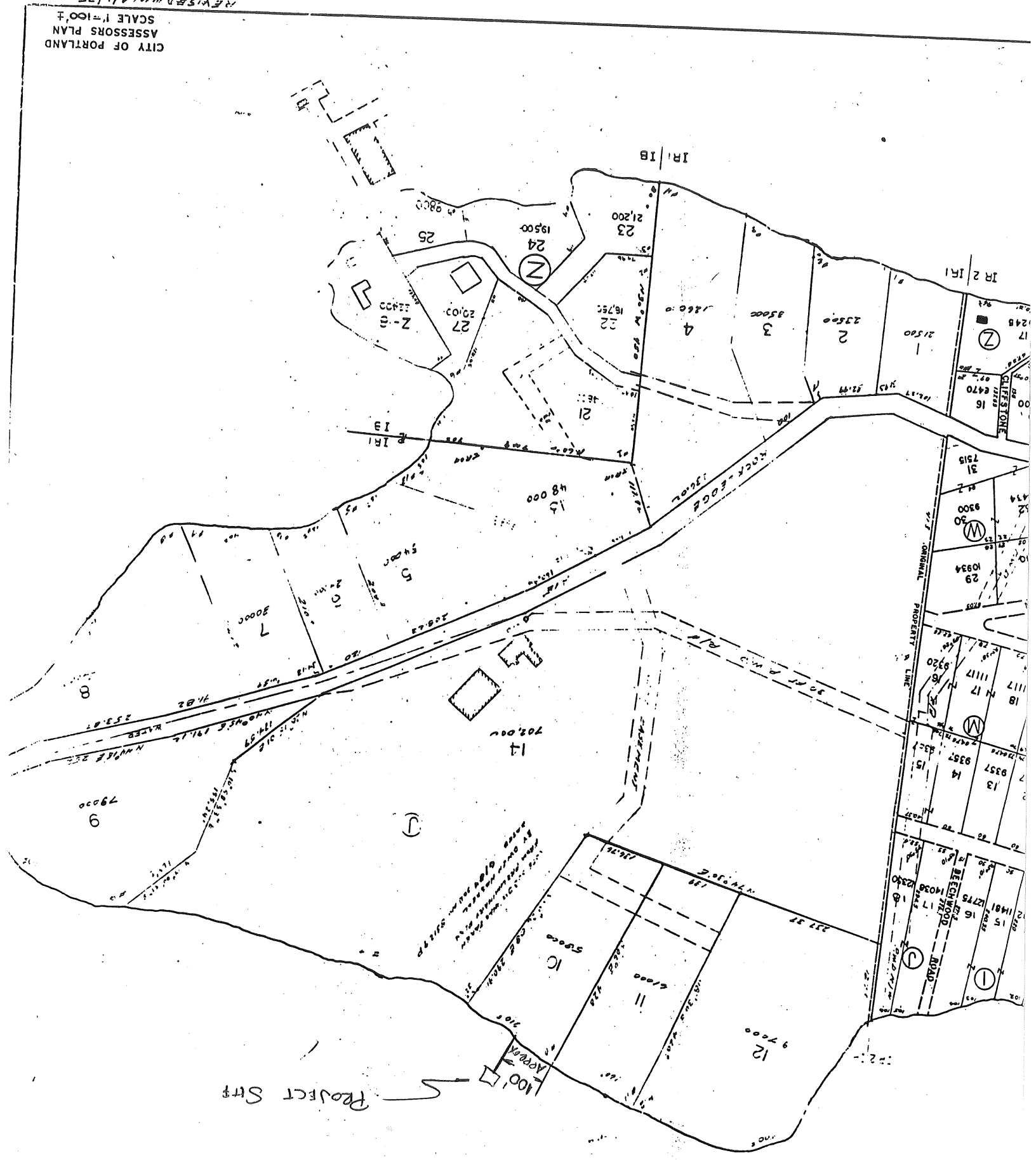
Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

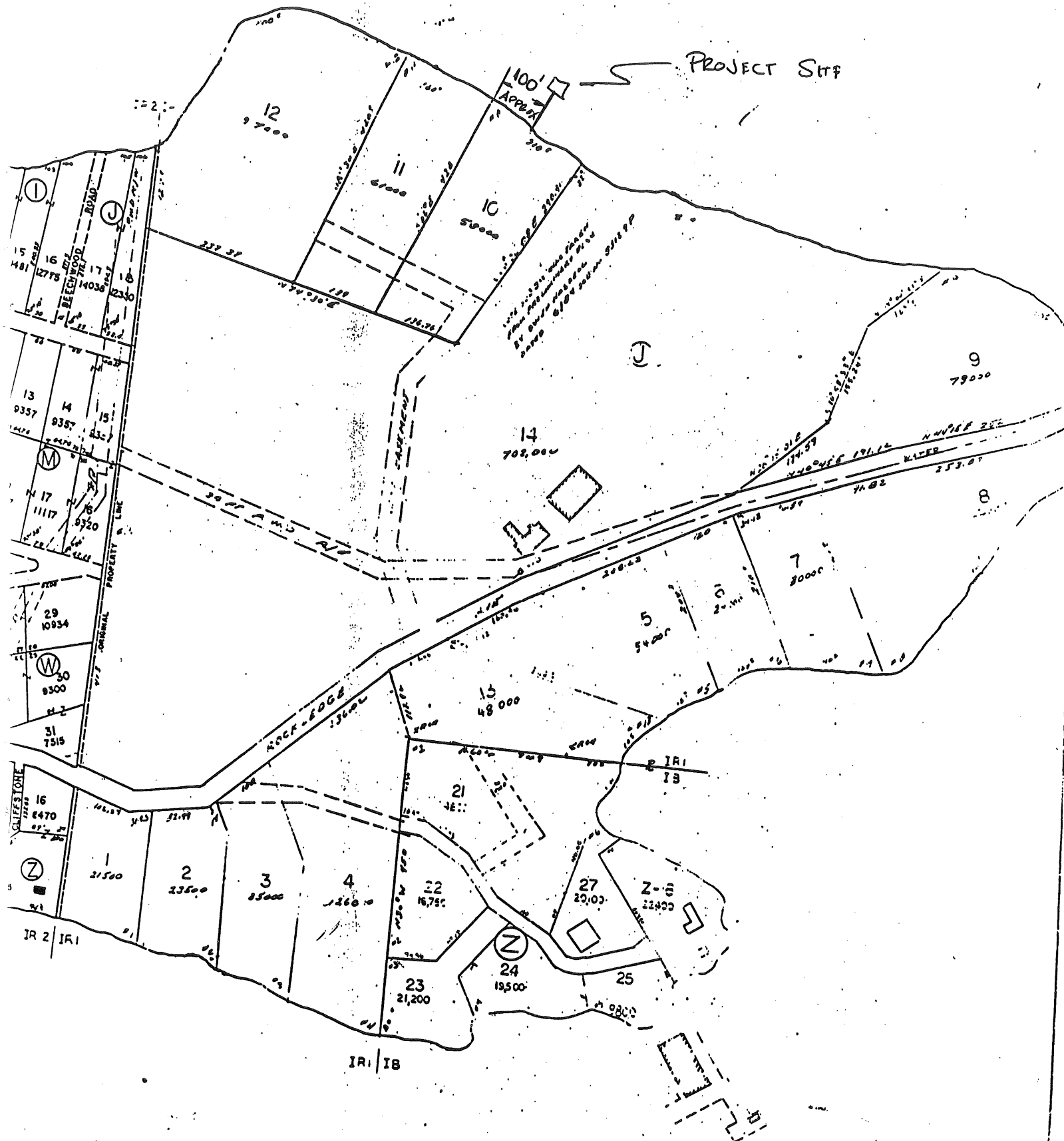
Permit #: Recommended but not required by FPMO

PROJECT STR



No 105

LITTLE DIAMOND ISLAND



CUSTOM FLOAT SERVICES

36 Union Wharf
PORTLAND, MAINE 04101
(207) 772-3796
Fax (207) 772-8471

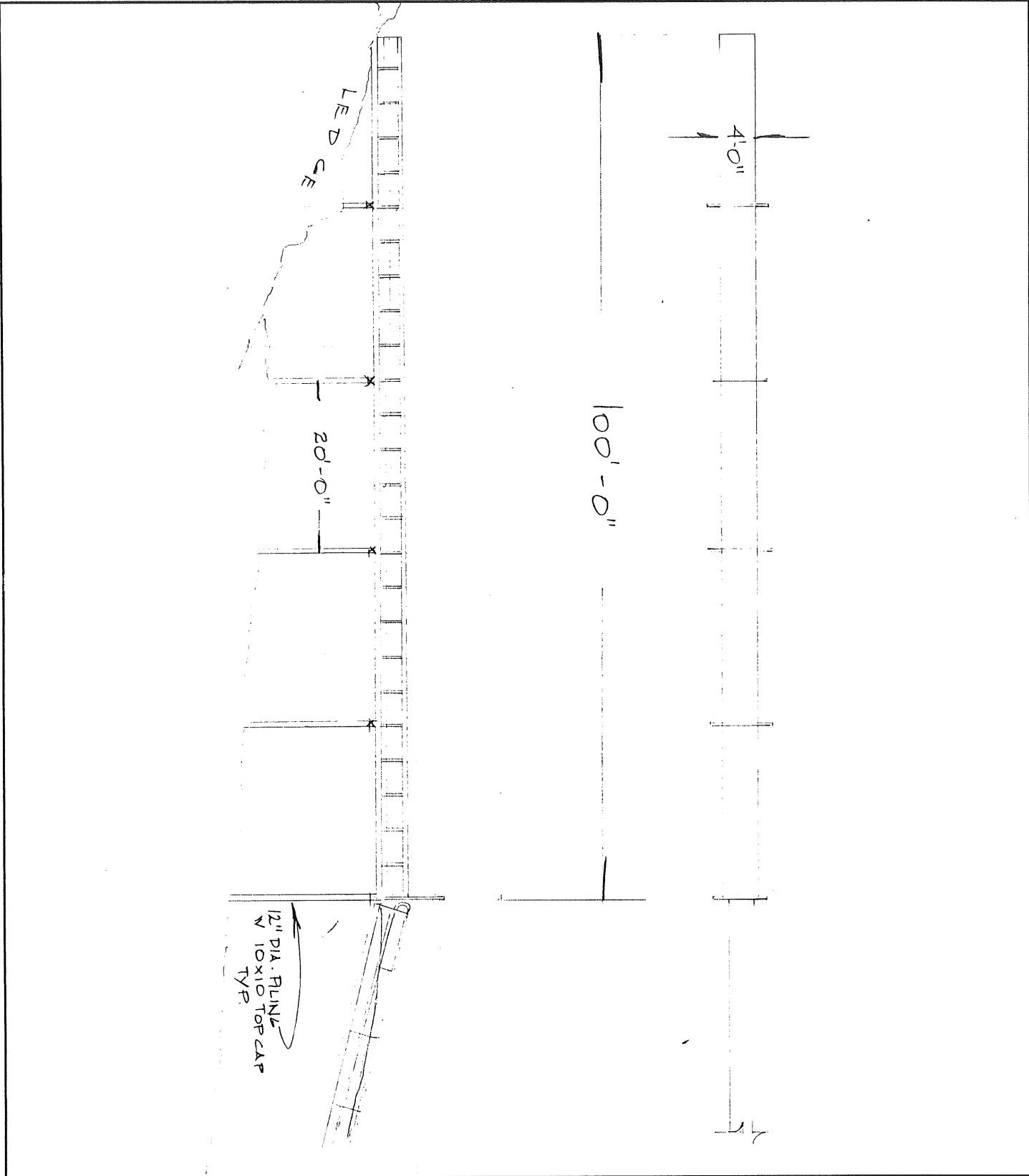
JOB MR. CYRUS HALGE

SHEET NO. 4' x 100' FIXED PIER

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

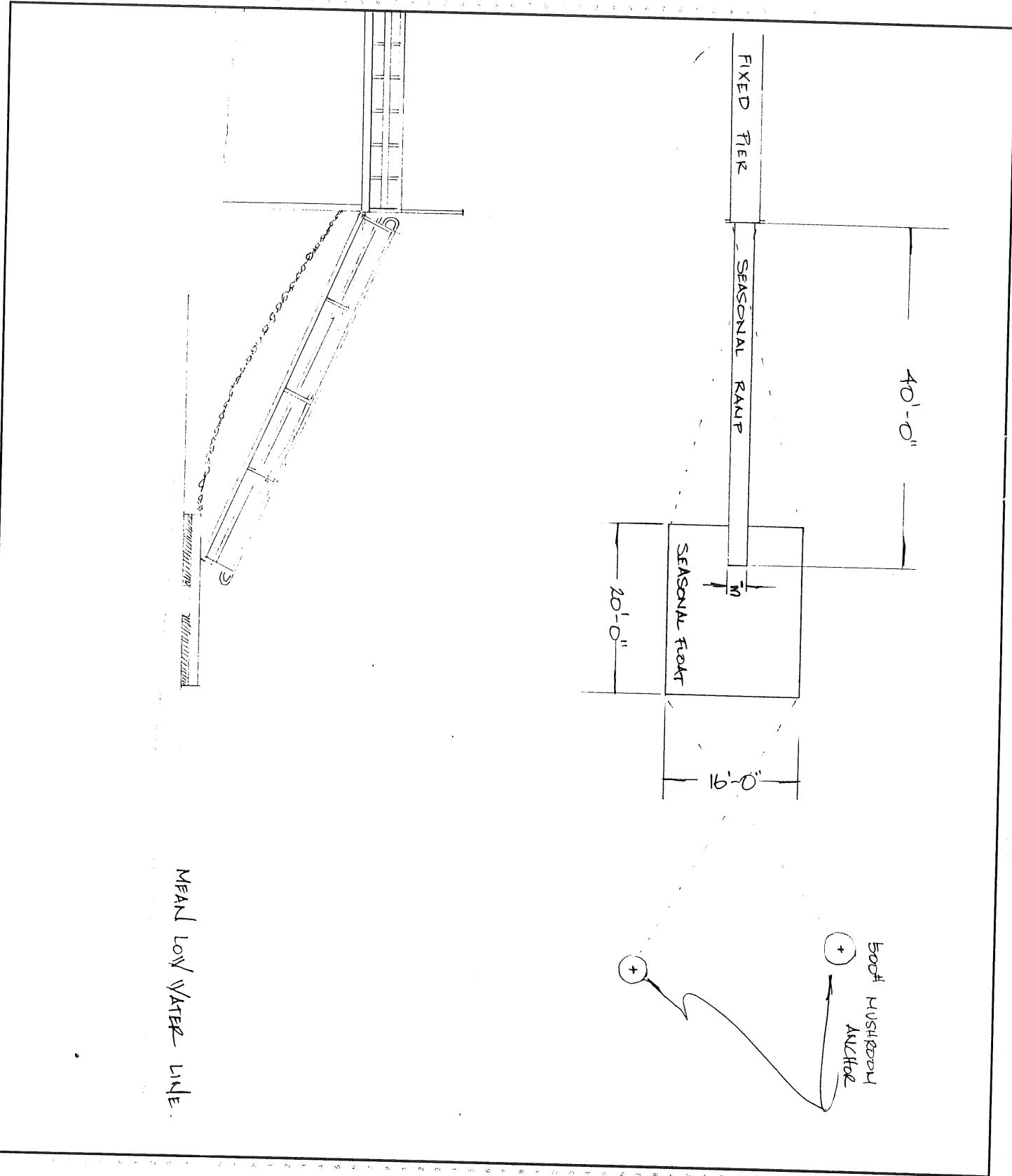
SCALE _____

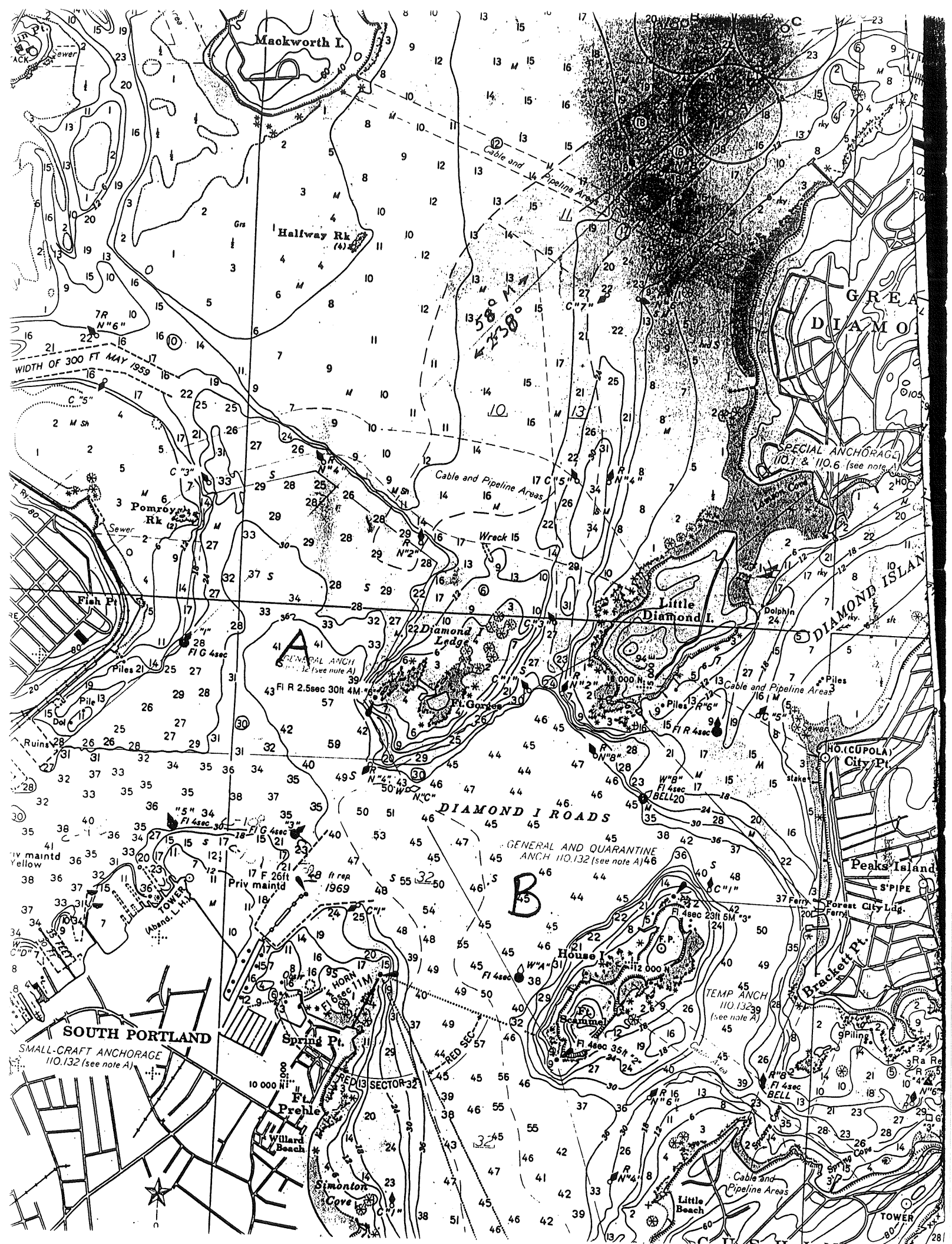


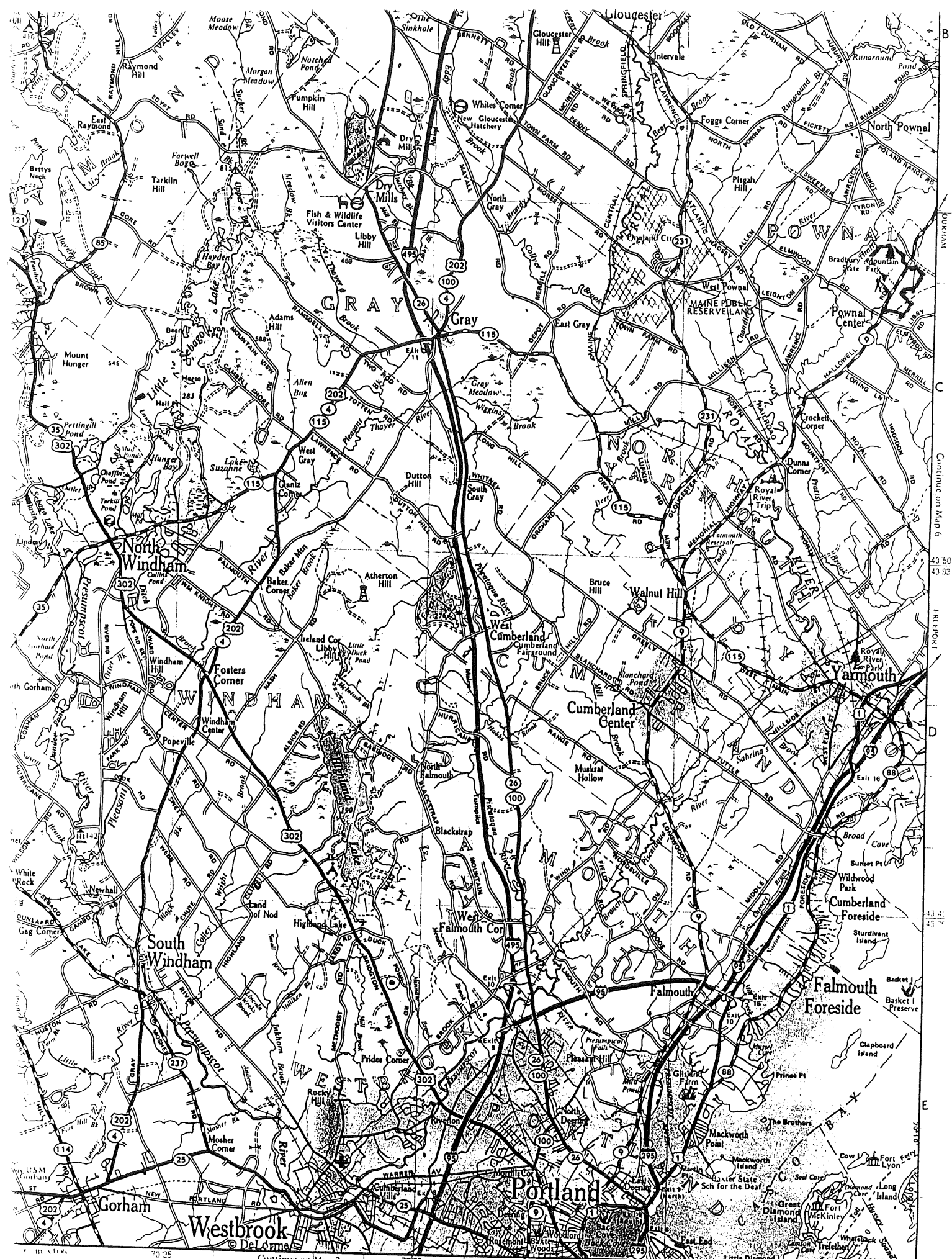
CUSTOM FLOAT SERVICES

36 Union Wharf
PORTLAND, MAINE 04101
(207) 772-3796
Fax (207) 772-8471

JOB MR. CYRUS HAGLE
SHEET NO. 4'x100 FIXED RAMP
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____







B
C
D
E

Continue on Map 6

43 50
43 55

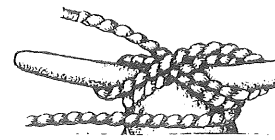
43 50
43 55

43 50
43 55

Continue on Map 3

Contour interval
80 feet (24.4 meters)

MAP 5



Custom Float Services

By Brown Ship Chandlery, Inc.

March 15th, 1999

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Ms. Schmuckal:

On behalf of Mr. Cyrus Hagge, we are submitting plans for a proposed pier to be built on his property on Little Diamond Island.

Mr. Hagge propose to build a pier which consists of a 4' x 100' fixed pier , a 3' x 40' seasonal aluminum ramp and a 16' x 20' (320 sq/ft) seasonal wooden float. This pier will be on piling and will not extend beyond mean low water. This proposed system is not in a navigable channel of Casco Bay. At the end of the season, Mr. Hagge will store the float in a cove on the other side of the island where other seasonal floats are currently being stored.

The U.S. Army Corps of Engineers has been notified of this project. A Department of Environmental Protection "Permit by Rule" has been sent in for this project. We will be submitting an application to the Board of Harbor Commissioners. We will also be notifying the Maine Bureau of Public Lands regarding this proposed project.

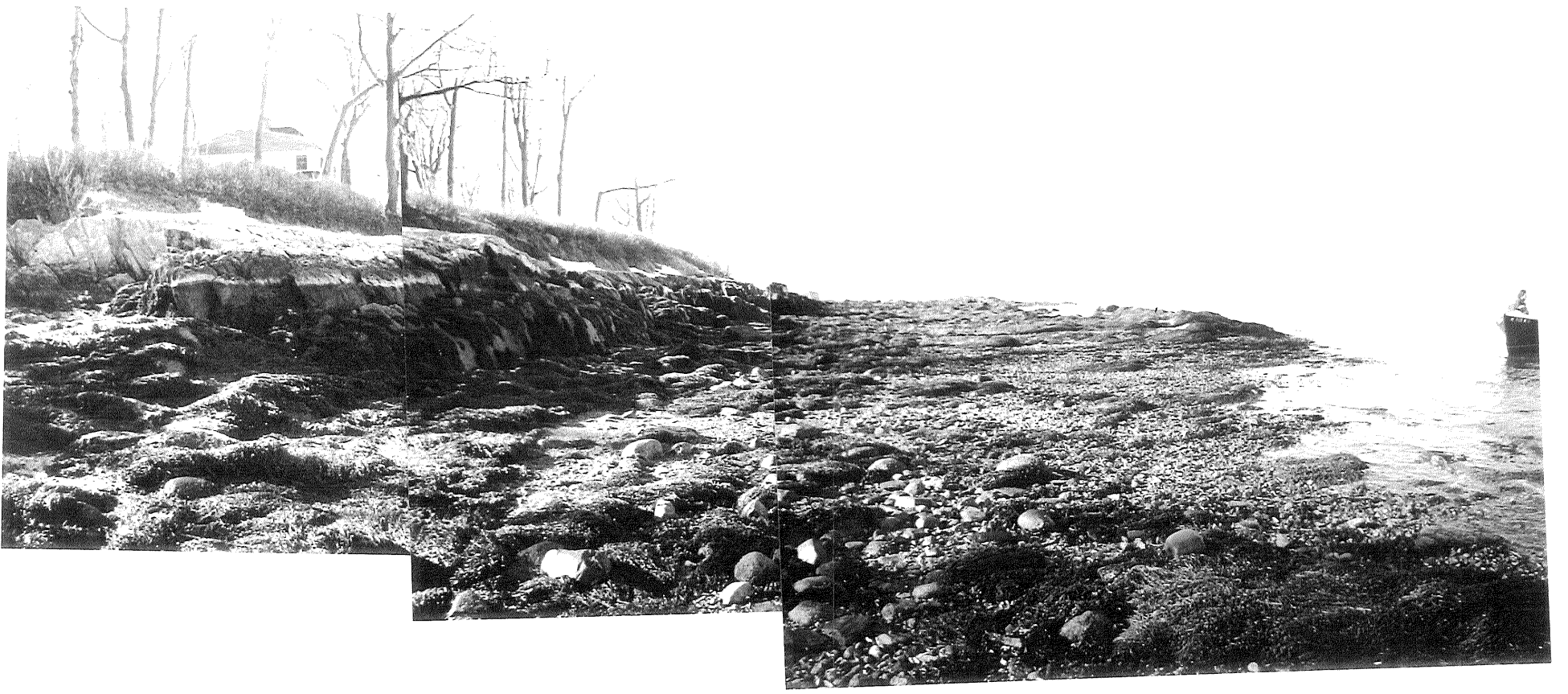
Enclosed are the following items for your review:

- Copy of the D.E.P. Permit by Rule
- Location maps and tax map with approximate distances to property lines
- Plan and side profile of proposed system
- An elongated photo of the proposed site

If you have any questions or need any further information, please do not hesitate to call me.

Best regards

Scott Dyer
Custom Float Services





Custom Float Services
By Brown Ship Chandlery, Inc.

April 30, 1999

Marge Schmuckal
Zoning Administrator City of Portland
389 Congress St.
Portland, Maine 04101

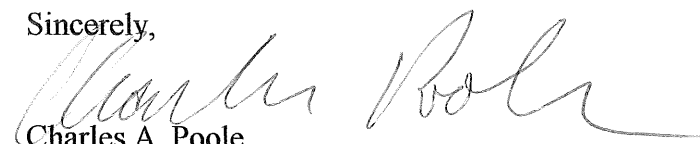
Re: Cyrus Hagge Pier, Little Diamond Island, Maine

Dear Marge:

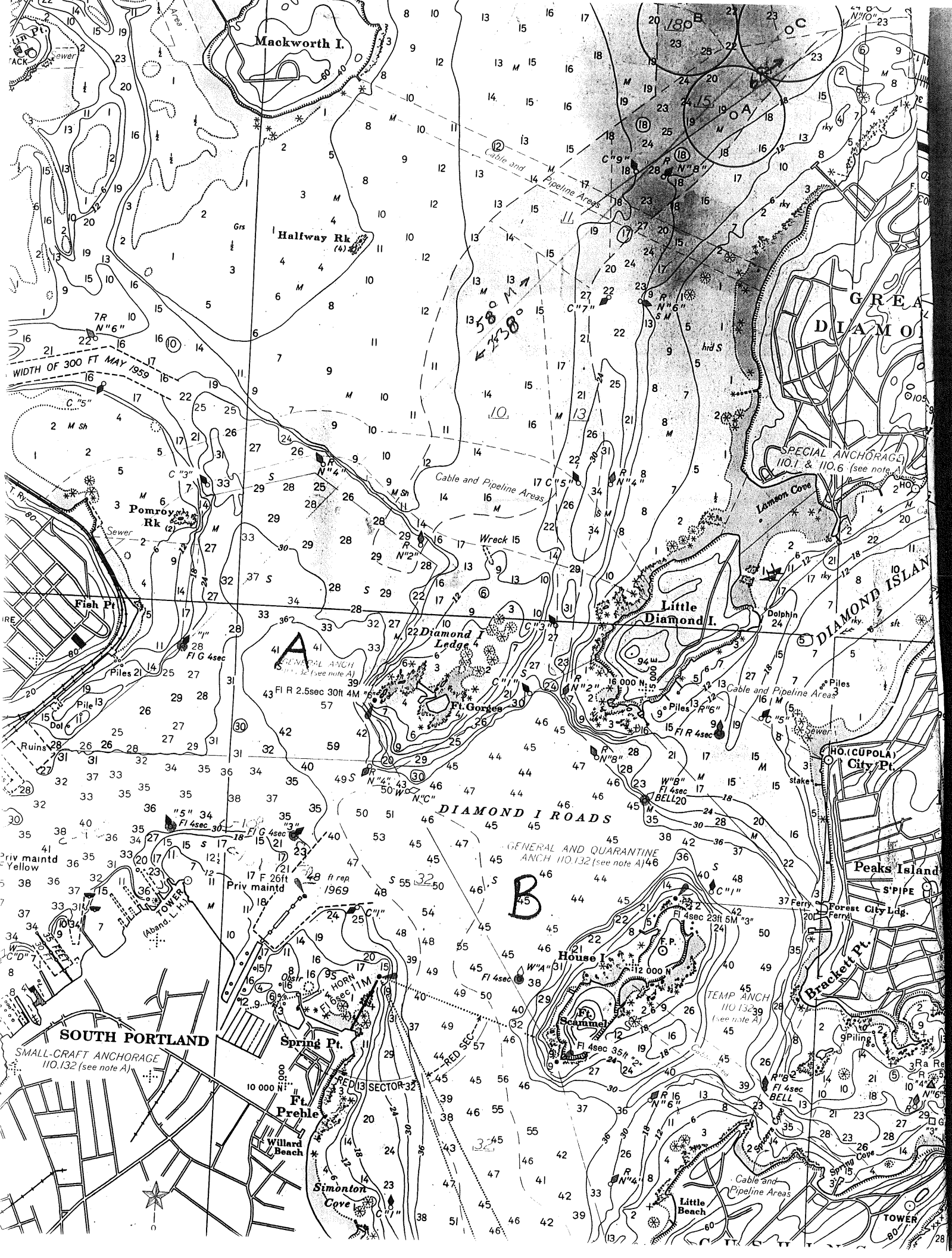
Enclosed is the completed Application for Exemption from Site Plan Review for Mr. Cyrus Hagge and his pier project on Little Diamond Island, Maine. As you can see most of the items do not seem to apply. We have received all of the other necessary permits and the Portland Build permit is the last one we need. Please refer to the packet I sent you earlier for any additional information you might need.

Thank you for your assistance with this project and I look forward to hearing from you soon. If you have any questions, please feel free to call me at 772-3796.

Sincerely,



Charles A. Poole
President



8/98
 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:	Custom Float Services	Name of Owner:	Mr. Cyrus Hagge
Mailing Address:	36 Union Wharf	Town/City:	Portland
State:	Maine	Zip Code:	04101
		Daytime Telephone No: (include area code)	207-772-3796
Name of Wetland, Water Body or Stream:	Casco Bay		
Detailed Directions to Site:	Via Casco Bay lines, first stop on down bay run, Little Diamond Is., at pier, go east on Fesenden to Diamond ave. to Rockledge Ave. Pass Cliffstone rd on right and take next left dirt rd to Lot J10		
Town/City:	Portland	Map #:	105
		Lot #:	J10
		County:	Cumberland
Description of Project:	To build a 4' x 100' fixed pier on piling. There would be a seasonal ramp and float attached.		

(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. (7) Riprap | <input checked="" type="checkbox"/> Sec. (13) Piers & Piling |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (8) Utility Crossing | <input type="checkbox"/> Sec. (14) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (9) Stream Crossing | <input type="checkbox"/> Sec. (15) Select Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (10) State Transportation Facilities | <input type="checkbox"/> Sec. (16) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Outfall Pipes | <input type="checkbox"/> Sec. (11) Restoration of Natural Areas | <input type="checkbox"/> Sec. (17) Maintenance Dredging |
| | <input type="checkbox"/> Sec. (12) Fish & Wild. Creation/Enhance | |

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:	03.12.99
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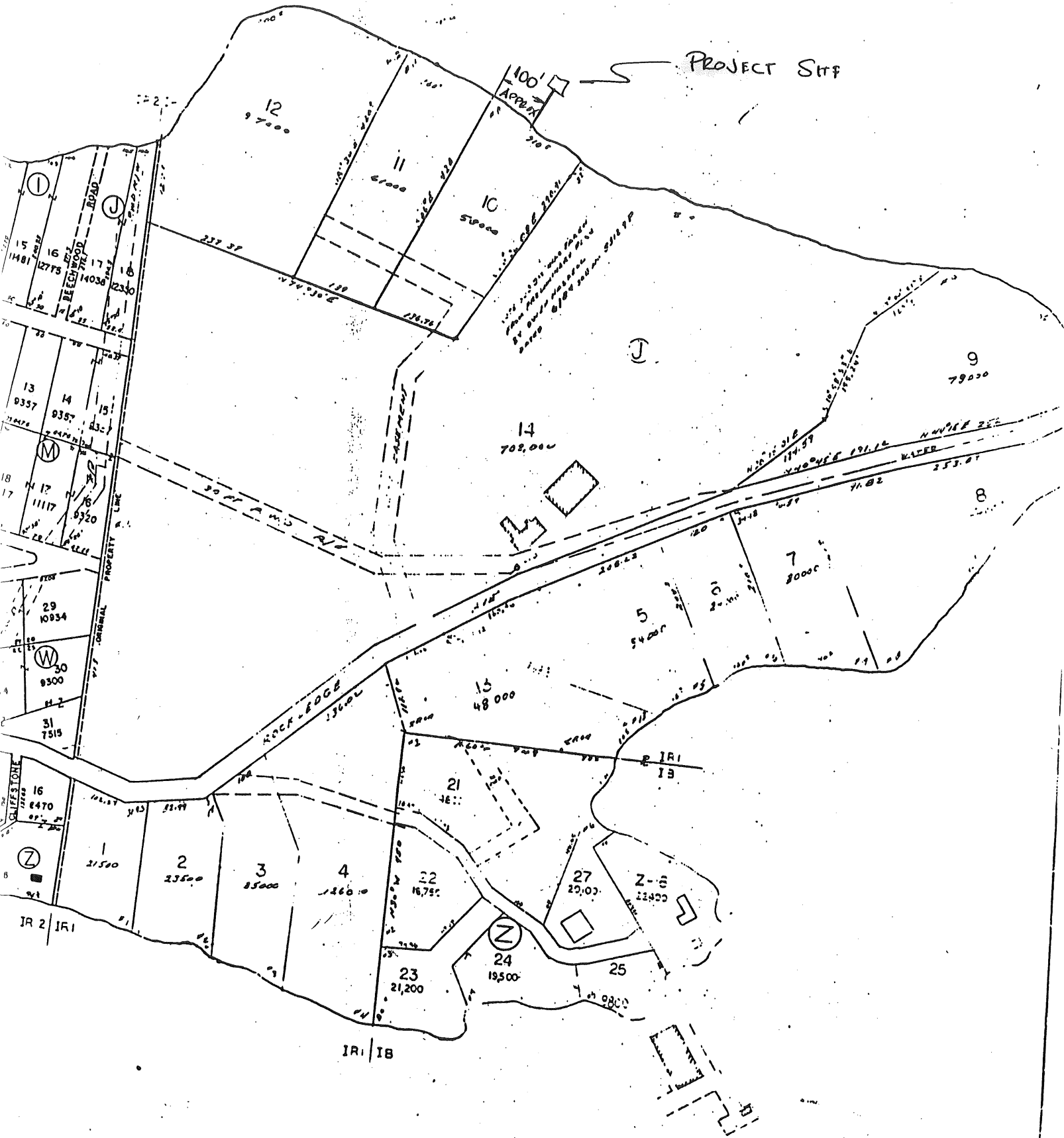
Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization 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	Def. Date	

No 105

LITTLE DIAMOND ISLAND



CUSTOM FLOAT SERVICES

36 Union Wharf
PORTLAND, MAINE 04101
(207) 772-3796
Fax (207) 772-8471

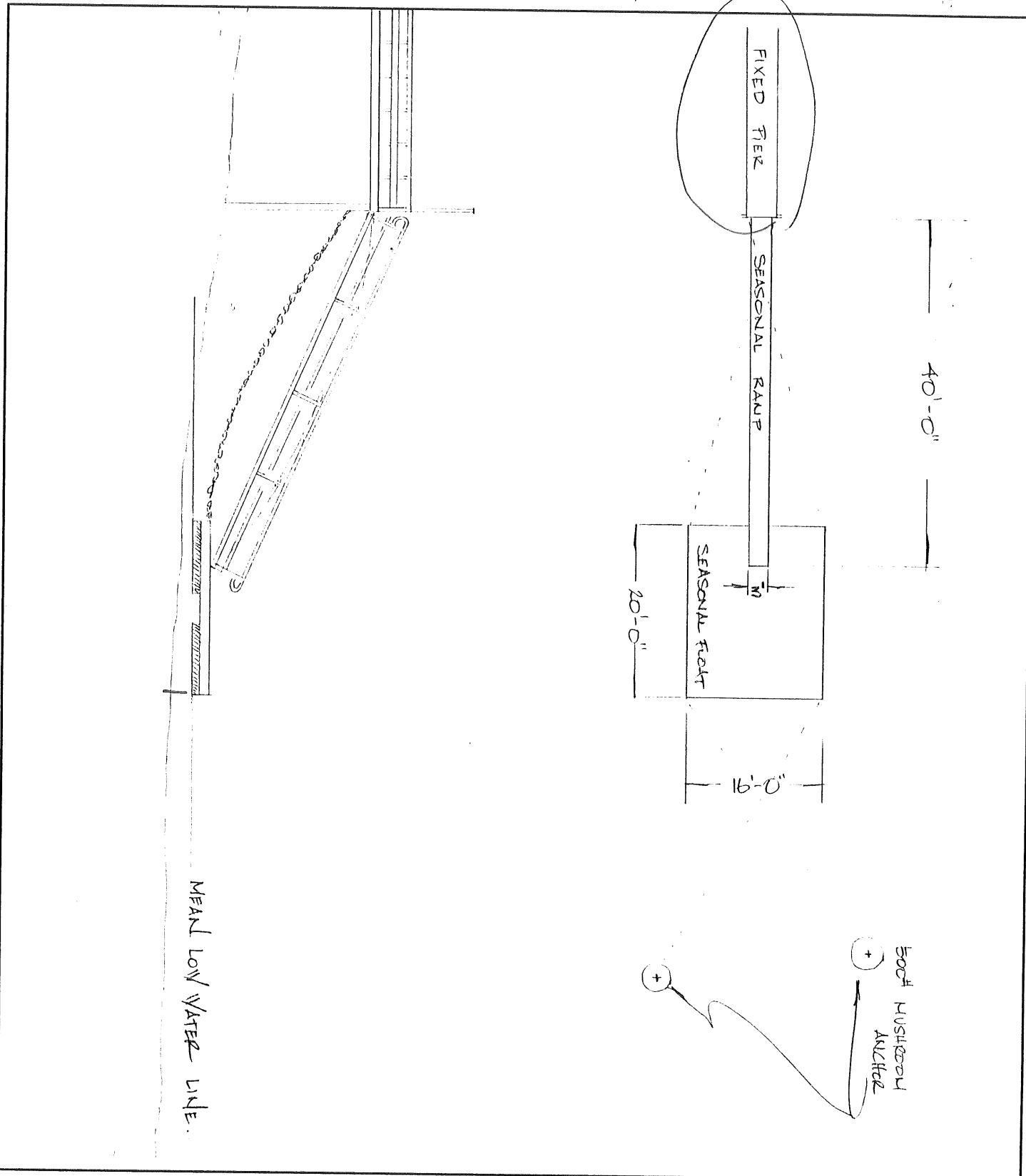
JOB MR. CYRUS HABLE

SHEET NO. 4'x100 FIXED FIER

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



CUSTOM FLOAT SERVICES

36 Union Wharf
PORTLAND, MAINE 04101
(207) 772-3796
Fax (207) 772-8471

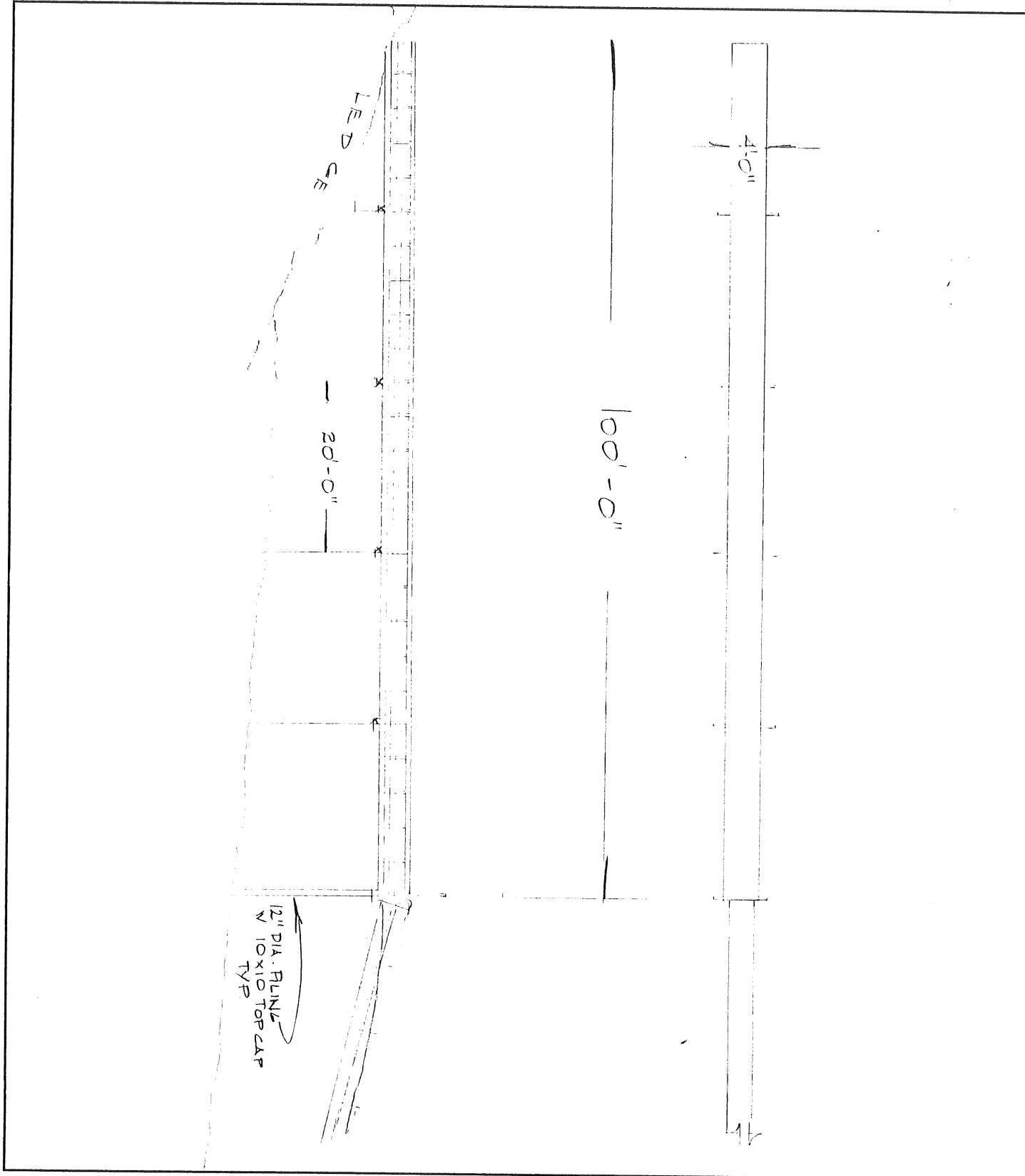
JOB MR. CYRUS HALBE

SHEET NO. 4' x 100' FIXED TOWER

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____





APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

CUSTOM FLOAT SERVICES FOR CYRUS HAGGE

4/30/99

Applicant
PO BOX 7302, PORTLAND, MAINE 04112

Application Date

Applicant's Mailing Address

HAGGE PIER PROJECT, L. DIAMOND ISL.

Consultant/Agent/Phone Number
CHARLIE POOLE 772-3796

Project Name/Description

LITTLE DIAMOND ISL, MAINE, CASCO BAY

Address of Proposed Site

Description of Proposed Development:

TO BUILD AT THE ISLAND HOME OF MR. CYRUS HAGGE A 4' X 100' FIXED PIER ON PILINGS WITH A SEASONAL RAMP AND WOODEN FLOAT ATTACHED.

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions:		
See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	NA - NO	N/A
b) Footprint Increase Less Than 500 Sq. Ft.	YES	OK
c) No New Curb Cuts, Driveways, Parking Areas	NO	OK
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	NA	N/A
e) No Additional Parking / No Traffic Increase	NA	OK
f) No Stormwater Problems	NO	OK
g) Sufficient Property Screening	YES	N/A
h) Adequate Utilities	NA	N/A

Planning Office Use Only:

Exemption Granted _____ Partial Exemption X Exemption Denied _____

DOCUMENTATION OF APPLICABLE DGP/ADMP/COMPS
AND HARBOR COMMISSION JNSL BE SUBMITTED

Planner's Signature Rebecca Kurland

Date 5-27-99

White - Planning Office

Pink - Inspections

Yellow - Applicant