



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 05/15/17

# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

PORTLAND, Maine

(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: C14SW 106A Lot #: E00 2001

Project Description: SEASONAL FLOAT EXPANSION OF EXISTING DOCK FACILITY.

### The permittee understands and agrees that:

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

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

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

or

Authorized Agent: BARNEY J. BAKER Date: 3.31.2017  
Signature

Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit #: \_\_\_\_\_



# FLOOD HAZARD DEVELOPMENT APPLICATION

PORTLAND, Maine

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of \_\_\_\_\_, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: CUSHINGS ASSOCIATES, FINE. Address: ONE CANAL PLAZA; SUITE 100  
 Phone No.: ATTN: SIDNEY TRAYLOR PORTLAND; ME 04101  
 Applicant: SAME Address: \_\_\_\_\_  
 Phone No.: 207 774 9000  
 Contractor: CUSTOM FLOAT SERVICES Address: 11 WALLACE AVE; SOUTH PORTLAND  
 Phone No.: 888 844 9666 SOUTH PORTLAND; ME 04106

## LEGAL DESCRIPTION

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

Subdivision: NA Lot #: NA  
 Tax Map: C14SW 106A Lot #: E002001  
 Address: SHORE ROAD; CUSHINGS ISLAND  
 Street/Road Name  
 Zip Code: PORTLAND; 04109  
 Town/Zip Code

General explanation of proposed development: SEASONAL FLOAT EXPANSION OF EXISTING DOCK FACILITY

Estimated Value of Proposed Development: \$ 75,000  
 Proposed Lowest Floor elevation [for new or substantially improved structure]: NA FLOATS SIT INITIAL WATERS

## OTHER PERMITS

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

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

## SEWER AND WATER

Sewage Disposal: NA  Public  Private  
 Existing  Proposed  Not Applicable Type \_\_\_\_\_  
 Water Supply: NA  Public  Private B-9



(This section to be completed by Municipal Official)

Date:

**LOCATION**

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

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

Base Flood Elevation (bfe) at the site 12 NGVD [Required for New Construction or Substantial Improvement]

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

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

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

- Basis of unnumbered A Zone bfe determination: NA
- From a Federal Agency:     USGS     USDA/NRCS     USACE     Other \_\_\_\_\_
  - From a State Agency:     MDOT     Other \_\_\_\_\_
  - Established by Professional Land Surveyor
  - Established by Professional Engineer     HEC/RAS     HEC II     HY 7     TR20     TR55     Quick-2
  - Other \_\_\_\_\_
  - Highest Known Water Level
  - Other (Explain) \_\_\_\_\_

**VALUE**

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements:  
\$ NA DOCK SYSTEM NOT A STRUCTURE

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

**TYPE OF DEVELOPMENT**

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

- 1. Residential Structure    Dimensions    Cubic Yards
  - 1a. New Structure \_\_\_\_\_
  - 1b. Add to Structure \_\_\_\_\_
  - 1c. Renovations/repairs/maintenance \_\_\_\_\_
- 2. Non-Residential Structure    Dimensions    Cubic Yards
  - 2a. New Structure \_\_\_\_\_
  - 2b. Add to Structure \_\_\_\_\_
  - 2c. Renovations/repairs/maintenance \_\_\_\_\_
  - 2d. Floodproofing \_\_\_\_\_
- 3. Accessory Structure    Dimensions    Cubic Yards
- 4. Functionally Dependent Use:    Dimensions    Cubic Yards
  - 4a. Dock \_\_\_\_\_
  - 4b. Pier \_\_\_\_\_
  - 4c. Boat Ramp \_\_\_\_\_
  - 4d. Other \_\_\_\_\_
- 5. Paving    Dimensions    Cubic Yards
- 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide)    Dimensions    Cubic Yards
- 7. Filling<sup>3</sup>    Dimensions    Cubic Yards
- 8. Dredging    Dimensions    Cubic Yards
- 9. Excavation    Dimensions    Cubic Yards
- 10. Levee    Dimensions    Cubic Yards
- 11. Drilling    Dimensions    Cubic Yards
- 12. Mining    Dimensions    Number of Acres
- 13. Dam: Water surface to be created    Dimensions    Number of Acres
- 14. Water Course Alteration    Dimensions    Number of Acres
- 15. Storage of equipment or materials    Dimensions    Number of Acres
- 16. Sewage Disposal System    Dimensions    Number of Acres
- 17. Water Supply System    Dimensions    Number of Acres
- 18. Other: Explain    Dimensions    Number of Acres
 

SEASONAL FLOAT EXPANSION OF EXISTING DOCK FACILITY IN TIDAL WATERS

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

<sup>3</sup> Certain prohibitions apply in Velocity Zone



Attach a Site Plan – Drawn to scale with north arrow.

SEE STATE AND FEDERAL PERMIT APPLICATION SET AND CITY OF PORTLAND SITE DEVELOPMENT PERMIT

- 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.

FUZ.

For New Construction or Substantial Improvement also show:

FLOAT EXPANSION IS NOT CONSIDERED A STRUCTURE.

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

**Special Note:**

**Substantial Improvement** is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

**Structures in Velocity Zones** are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VII.3. of the floodplain management ordinance.

**The applicant understands and agrees that:**

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

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

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

or  
Authorized Agent: Roney Zulu PE Date: 3.31.2017  
Signature

(This section to be completed by Municipal Official)

Date: Submitted \_\_\_\_\_; Fee Paid \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_

Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_