



M O H R & S E R E D I N

Landscape Architects, Inc.

May 12, 2015

Ms. Jeanie Bourke
City of Portland
389 Congress Street
Portland, ME 04101

RE: House Island, Level II Site Plan for Replacement of an Existing Access Ramp
0 House Island, Casco Bay
Record Owner: Three Palms Design Build, LLC
Assessor's MBL: 110-A-1

Dear Jeanie:

Please find a Level II Site Plan Application for the replacement of a $\pm 26'$ x 68 linear foot riprap boat ramp on the west shore of House Island in Casco Bay. The access ramp has been in continuous seasonal use since House Island was transferred to private ownership by the Cushing Family in 1954. Lot 1 on House Island is owned by Three Palm Design Build, LLC who is working with local site and marine contractor, Lionel Plante Associates (LPA) operating from Peaks Island requiring material deliveries for on-going renovation projects on the island. The owner proposes to rebuild the boat ramp access without expansion (vertically or horizontally) in accordance with the provisions of the City of Portland Zoning and the State of Maine DEP Permit-By-Rule Replacement of Structure provisions (Section 4) of the Maine Natural Resources Protection Act. The NRPA allows for the replacement of an existing structure in a coastal wetland that has been in place and functioning as intended within two years of the replacement request. Please note that House Island (Tax Map 110, Lot 2) is home to Fort Scammel and the fort lot is under separate ownership. The ramp is located in close proximity to the existing pier on the island within Lot 1 as shown on the City of Portland Tax Map 110.

We understand that House Island was granted historic status in January of this year by the Portland City Council and will be eligible for listing on the National Register of Historic Places. While the designation does not prevent development on the island, we acknowledge that it increases the scrutiny during planning application process. No additional changes to island landscape or structures are proposed as part of this application.

The existing all-tide ramp is on the westerly shore of the island at the northerly end adjacent to the existing buildings. Please refer to the enclosed existing conditions site photograph. Replacing the rip-rap ramp with commercial-grade cured precast concrete planks by the same manufacturer that provided the 4'x18'x8" planks that the City installed landing on Cushing Island is preferable over continuing to utilize the compressed stone ramp. The purpose of the proposed site improvement is to provide the island owners with a rugged, long-term all-tide ramp access to the island for equipment and supply delivery. The ramp is functionally water dependent use and is allowed by the City Zoning. The site is subject to a Level II review due to its location within the Shoreland Zone.

Zoning

The ramp site is located mostly seaward of the City of Portland I-B (Island Business) Zone. Wharves, piers, docks or landing ramps are allowed uses within the I-B Zone. The ramp is located both above and below Normal High Water within the 250' Shoreland Zone. Activities within the Shoreland Zone require a Level II review. The site is located in an area that has been identified as a Resource Protection Area by the City.

Available resource information indicates that House Island is identified as a Sea Bird Nesting Island. The northerly half of House Island where the ramp is located is also designated as Maine DEP Tidal Wading Waterfowl Habitat. Booth habitat areas are regulated by the Maine Department of Environmental Protection as NRPA habitat being subject to Maine DEP NRPA Ch. 335 Significant Wildlife Habitat Regulations affecting activities in, on, over or adjacent to areas identified as significant habitat. The ramp area is also located adjacent to eelgrass beds identified and mapped by the State of Maine.

I-B, Island Business Zone-Division 12.1

Lot 1 on House island is located within the I-B, Island Business Zone that has previously provided guest services such as weddings, hiking and Fort explorations, lobster bakes, etc. The site uses are consistent with the permitted uses within the I-B Zone per Section 14-223 of the City Zoning Ordinance. The site is subject to (b) Shoreland and Flood management regulations of Division 26 and/or 26.5. Per FEMA Flood Insurance Rate Map Community Panel # 0014B, 07/16/1986 the proposed ramp is located within a VE Zone (Base Flood Elevation 12) defined as an area of 100-year coastal flooding with velocity (wave action). The ramp to be replaced is an existing structure that does not cause flooding conditions on the island.

The site work is limited to the excavation of existing stone via equipment on a barge on tracked equipment operating in the inter-tidal zone during periods of low tide only. The stone will be excavated to a depth of ±24" followed by the installation of a geotextile fabric, a 16" layer of filter stone wrapped in the cloth and placement of 4'x18'x8" commercial grade precast ramp planks. The existing stone will be reset 4 LF on either side of the new planks to provide a smooth transition to existing grade. The majority of the work is located seaward of Highest Annual Tide (HAT El.= 7.3± NGVD). No building or utility changes are proposed as part of the ramp replacement.

Shoreland Zone-Division 26 Shoreland Regulations

The proposed ramp replacement does not contribute to water pollution or permanently interfere with fish, bird or other habitat areas. Per Section 14-449 Land Use Standards the following criteria are met

(a) Principal and accessory structures:

(a)1. Principal and accessory structures in the I-B requires no setback. Not applicable no building alteration or construction is proposed.

(a)2 The plans are based on the available public information and a GPS located shoreline by environmental and soils consultant Albert Frick Associates performed for the former island owner. A waiver from the Standard Boundary Survey is requested.

(a)3 Lowest Floor elevations...of all buildings...shall be elevated at least one foot above the 100-year flood plain elevation. Not applicable. No building changes are proposed as part of the ramp replacement project.

(a)4 ...stairways or similar structures may be allowed with a permit...to provide shoreline access. Not applicable. No new shoreline access structures are proposed.

(b) Piers, docks,...and other structures and uses extending over or below the normal high water f water body or within a wetland:

1. The access is existing. No erosion or other signs of soils that are not appropriate for the continued ramp use are apparent.
2. The proposed ramp replacement is an existing structure and use and does not interfere with a natural beach area
3. the existing and replacement ramp does not adversely affect fisheries.
4. The ramp replacement will not exceed the limits of the area (horizontally or vertically) of the existing ramp.
5. The structure is a replacement only requiring review by NRPA Permit By Rule (PBR) and a Maine Programmatic General Permit (PGP) from the Army Corps of Engineers.
6. No new structure is proposed. The ramp is a replacement and requires direct access to the water an operational necessity.
7. Not applicable. The ramp is not a residential structure.

(c) Clearing or removal of vegetation.

1. Per the City of Portland GIS Viewer, the site is not located in a resource protection zone.
2. Not applicable – exemption from standards for certain zones. No vegetation removal is proposed as part of this ramp replacement application.
3. Not applicable. No timber harvesting is proposed.
4. Not applicable. No vegetation removal is necessary or proposed.

(d) Erosion and Sedimentation Control Plan

(d)1 A written ESC Plan has not been prepared for the project as the majority of the work is located below HAT and will be performed during periods of low-tide when the intertidal area containing the existing ramp area is exposed.

(e) Soils

No adverse environmental impacts, severe erosion or improper drainage is anticipated as part of the ramp replacement project. A soils report is not required for non-intensive uses.

(f) Water quality

No water deposit/discharge is associated with the proposed site improvements.

(g) Archaeological Sites

The ramp is an existing structure that will remain in use. The island was recently identified as a historic place by the City. At this time the island is not listed on the National Register of Historic Places for Cumberland County, Maine. The access replacement does not include extensive excavation and is not a significant contributor to the historic character of the island.

(h) Installation of public utility service

Not applicable. No public utility services are proposed.

(i) Essential services

Not applicable. No services are proposed.

(j) Roads and driveways.

Not applicable. No changes are proposed.

(k) Parking areas

Not applicable. No changes are proposed.

(l) Septic waste disposal

Not applicable. No changes are proposed.

(m) Stormwater runoff

The ramp replacement is primarily seaward of Highest Annual Tide and does not increase or affect the natural runoff pattern on the site. The ramp planks will be laid to match the existing grade. No runoff control systems are proposed as part of this project.

(n) Agriculture

No agricultural uses are associated with or proposed as part of the ramp replacement.

Summary of Site Burdens

After reviewing the current property deed Mohr & Seredin in-house research indicates that the island and lot is subject to restrictions set forth in a deed from the United States of America to Stanley R. Pettengill, Cumberland County Registry of Deeds 2182/53, June 4, 1954 as follows:

1. "...excepting and reserving that portion of the described premises comprising of a plot of land 40'x40' with House Island light as its center...together with a perpetual easement for ingress and egress from said plot of land over the premises...for the purpose of maintaining, operating, removing or replacing said light...

2. "...Pursuant to the provisions of Executive Order 9908, December 5, 1947, all uranium, thorium and other materials determined to be peculiarly essential to Section 5(b)1 of the Atomic Energy Act of 1946...are hereby reserved for the use of the United States together with the rights of the United States...at any time to enter upon the land and prospect for, mine, and remove the same..."

Per House Island Ventures, LLC warranty deed to Three Palms Design Build, LLC, September 30, 2014 as follows:

3. "...Together with and subject to a right warranted in perpetuity for access to and use of the two beaches located at the center of House Island..."

Please note that the aforementioned restrictions and access rights (1-3, above) do not represent the results of a formal title search prepared by a legal entity.

Waivers

A separate written summary of waivers is enclosed in this submittal package.

Consistency with Related City Master Plans

We reviewed the selection of available City Master Plans and did not find that the proposed site work to be in conflict with any published vision for House Island. A review of the City Comprehensive Plan and maps indicates that the current use and zoning remains I-B (Island Business) as shown on the *Future Land Use Map*.

Environmental Quality Standards

In accordance with the provisions of Section 14-526(b) the proposed replacement ramp we offer the following information regarding provisions for addressing environmental concerns.

1. Preservation of significant natural features.
No significant natural features are located within the House Island ramp location that has been in place and utilized for ±100 years.
2. Landscaping & Landscape Preservation.
The ramp replacement has been designed to limit the duration and quantity of site disturbance and does not include the removal of any existing shrubs or trees. Work is limited to the existing ramp location only.

No adverse environmental impacts are associated with the proposed site improvements.

Construction Management -

The site disturbance is limited to the removal of 24" of stone, placement of geotextile fabric and filter stone followed by the installation of the precast concrete boat ramp planks. No erosion controls are

proposed because the majority of the work is located seaward of highest annual tide within the intertidal zone. The work will be facilitated by equipment operating within the intertidal zone or from a barge during periods of low-water only. Hand placement of the filter fabric is necessary prior to placing the 16" layer of filter stone.

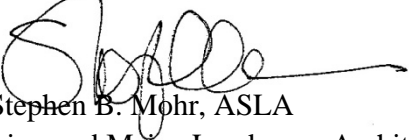
Delivery of material (stone fill, gravel, concrete planks, etc.) will be facilitated by Lionel Plante Associates. All material will be stockpiled, if necessary, inland from the 25' resource setback in an existing storage yard area in accordance with the provisions of the Maine DEP. The work area is limited to the 26' x 72' area shown on the enclosed site plan.

The estimate of probable cost for the site work is \$30,000.00, we have determined that the fee due to the City is as follows: \$25.00/First \$1,000 value and \$11.00/thousand for additional work = \$344.00.

The proposed ramp replacement will be funded by the owner from their personal resources. The replacement has been designed by a licensed professional and the ramp planks are a custom design to be manufactured by Precast of Maine. The shop drawings that will be created prior to ordering the planks will be stamped by a professional engineer as is the industry standard.

Please review this project application submission and notify us of any questions or issues. We look forward to working with you on this site improvement project.

Sincerely,



Stephen B. Mohr, ASLA
Licensed Maine Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

enc.

cc: Three Palms Design Build, LLC
Lionel Plante Associates

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Waivers Requested

1. We respectfully request a waiver from the Site Plan Submittal Checklist for a Stormwater Management and Drainage Plan prepared in accordance with the City of Portland Technical Manual Section 5-Portland Stormwater Management Standards and Maine DEP Ch. 500 Stormwater Management. More specifically, Section 5.11C.a ...”the following development proposals shall be required to submit a Stormwater Management Plan...Level II Site Plans, except single and two-family homes.”

The site plan, while considered a Level II due to its location within the Shoreland Zone, is limited to the replacement of an existing boat ramp and will not exceed the dimensions (horizontally or vertically) of the existing structure. The ramp material will be changed from rip rap to (18’ x 4’) precast concrete planks. Construction methods include removal of 24” of existing stone to a width of 26’, installation of a geotextile fabric wrapped around 16” of filter stone prior to placement of the 8” thick precast planks. The planks will be connected to each other via stainless hardware to prevent migration. No Significant grading is required for this project and no changes are being made in the runoff pattern. No change to the stormwater flow or quantity is anticipated due to the proposed site improvements.

2. We respectfully request a waiver from the Site Plan Submittal Checklist item requiring a Life Safety Plan prepared in accordance with Section 3 of the Technical Manual. The ramp replacement is an exterior site improvement that does not affect the existing uses of the buildings or site. Access and egress to the buildings on Lot 1 at House Island is not affected by the proposed ramp replacement.

3. We respectfully request a waiver from the Site Plan Submittal Checklist requiring copies of the building floor plans and a grade elevation for the existing building. The proposed ramp replacement does not affect or involve any of the existing buildings on the island.

4. We respectfully request a waiver from a number of the plan requirements for a Standard Boundary Survey required per Section 13 of the Technical Manual. The site is an island with clear visual boundary. The island is divided into two lots that are identified in the current and previous deeds for the island. The ramp replacement is located mostly seaward of the Highest Annual Tide elevation and is not subject to any resource or building setbacks.

The specific Standard Boundary Waivers requested per 13.2 Level I site Alteration, II and III General Standards as follows:

#8	Zoning and District Boundaries*
#9	Flood Zone Statement*
#10	Required Zoning Setbacks for Site (Shoreland Only*)
#11	Existing and Proposed Grading Contours at 2’ Intervals*
#19-25	Existing infrastructure location (sewer, water, electric, curb lines, etc.)

- #28 City Vertical Datum Notation of NGVD 1929 is used or manhole rim elevation data is used for all information shown on plan.
- #29 All plans shall state the Official City of Portland Benchmark used as supplied by the Public Services Engineering Division Archivist.
- #30 Distances , bearings, and angles shall be shown on the survey..., shall tie the property into the nearest accepted street line and be tied into the established City of Portland survey monuments or record survey data at the Public Services Engineering Archives. Ties shall be considered and inverse line with a bearing and distance to the nearest second and hundredth foot.
- #32 Street Status. The status of the street shall be show; i.e. Accepted City Street, Continued Paper Street, Discontinued City Street...
Not Applicable – no City streets or other are located on House Island.

***Please note that while the applicant proposes non-submittal of a formal Standard Boundary Survey the asterisk indicates that the element is shown on the enclosed Existing Conditions and/or Site Plan. Information was gathered via available public resources and an on-site resource review by Albert Frick Associates for a previous owner.**

5. We respectfully request a waiver from the Site Plan Submittal Checklist requiring an exterior lighting plan prepared in accordance with Section 12 of the of the Technical Manual. No changes to the existing lighting are proposed as part of the proposed site activities. Site activities are limited to ramp replacement no additional lighting.

6. We respectfully request a waiver from the Portland Fire Department Site Review Fire Department Checklist submittal requiring a separate drawing indicating proposed structure uses (NFPA and IBC classification), structure elevations and proposed fire protection measures including a code summary referencing NFPA 1 and fire department technical standards since the work is limited to exterior site improvement consisting of a boat access ramp.

7. We respectfully request a waiver from the City of Portland Wastewater Capacity Application review. The applicant is not proposing any changes to the existing wastewater system on Lot 1 at House Island. All work on the site is limited to the replacement of the existing boat ramp.

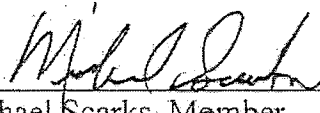
WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **HOUSE ISLAND VENTURES, LLC**, a Maine Limited Liability Company, with a principal place of business in Portland, County of Cumberland, and State of Maine, (Grantor) for consideration paid, grants to **THREE PALMS DESIGN BUILD, LLC**, a Florida limited liability company with a place of business in Naples, County of Collier, and State of Florida, with a mailing address of 1527 Galleon Drive, Naples, FL 34102, (Grantee) with **WARRANTY COVENANTS**, the land, together with any improvements thereon, located on House Island, in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said HOUSE ISLAND VENTURES, LLC has signed and sealed this instrument this 30th day of September, 2014.

WITNESS:


HOUSE ISLAND VENTURES, LLC

By: 
Michael Scarks, Member

STATE OF MAINE
COUNTY OF CUMBERLAND

September 30, 2014

Personally appeared the above-named Michael Scarks, duly authorized Member of House Island Ventures, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of House Island Ventures, LLC, before me.


Notary Public/Attorney at Law

Alan E. Wolf #3453
Printed Name

MAINE REAL ESTATE TAX PAID

**EXHIBIT A
TO
WARRANTY DEED**

A certain lot or parcel of land with the buildings thereon consisting of all the northeasterly portion of House Island located in Casco Bay near the entrance of the harbor to Portland, Cumberland County, and State of Maine and within the limits of the said City of Portland, said northeasterly portion comprising all the land and flats, together with any and all appurtenances thereunto belonging, extending northeasterly from the northeasterly boundary (across the narrow part of the island) of the land comprising the southwesterly portion of said island conveyed to A. Lincoln King by the United States of America, acting by and through the War Assets Administrator by deed dated June 30, 1948; being the same land conveyed to the United States by deed February 9, 1904, from the Cumberland National Bank of Portland, Maine, recorded April 18, 1904, in the Registry of Deeds of Cumberland County, Maine in Book 747, Page 296, deed from George Trefethen, Trustee, dated February 9, 1904, recorded April 18, 1904, in said Registry of Deeds in Book 747, Page 293, together with riparian and littoral rights and land which may have been added to the described premises by accretion or reliction, and together with all buildings, structures and improvements thereon; excepting and reserving that portion of the described premises comprising a plot of land forty (40) feet by forty (40) feet with House Island Light as the center, with the light tower thereon, together with a perpetual easement for ingress to and egress from said plot of land over the herein described premises for the purpose of maintaining, operating, removing or replacing said light; subject, nevertheless, to any defects, objections, or deficiencies in area or description which might be revealed by a title search or survey.

Subject to restrictions as they may appear on record and specifically including restrictions as set forth in one certain deed given by the United States of America to said Stanley R. Pettengill June 4, 1954, recorded in said Registry of Deeds in Book 2182, Page 53.

Being the same premises conveyed to said Stanley R. Pettengill by said United States of America by said deed of June 4, 1954, recorded in said Registry in Book 2182, Page 53.

Premises are a portion of the property more commonly known as House Island, Portland Harbor, Portland, Maine.

Together with and subject to a right granted in perpetuity for access to and use of the two beaches located at the center of House Island, for all purposes now or hereafter customary for use of beaches to Fort End Holdings, LLC, a Maine Limited Liability Company, and its successors and assigns.

Being the same premises conveyed to House Island Ventures, LLC by deed of Harold H. Cushing, Jr. dated May 29, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31528, Page 24.

PROJECT NAME: House Island Ramp Replacement

PROPOSED DEVELOPMENT ADDRESS:

0 House Island (Lot 1)

PROJECT DESCRIPTION:

Replacement of an existing compacted stone access ramp with concrete plank system. No expansion to size horizontal or vertical is proposed.

CHART/BLOCK/LOT: 110-A-1

PRELIMINARY PLAN _____ (date)

FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: <u>Three Palms Design Build, LLC</u> Business Name, if applicable: Address: <u>1527 Galleon Drive</u> City/State : <u>Naples, FL</u> Zip Code: <u>34102</u>	Applicant Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Agent/ Representative Name: <u>Mohr & Seredin Landscape Architects</u> Address: <u>18 Pleasant St.</u> City/State : <u>Portland, ME</u> Zip Code: <u>04101</u>	Agent/Representative Contact information E-mail: <u>smohr@mohrseredin.com</u> Home #: <u>(207) 871-0003</u> Work #: Cell #: <u>(207) 415-2447</u> Fax#: <u>(207) 871-1419</u>
Billing Information Name: Address: City/State : Zip Code:	Billing Information E-mail: <u>Mohr & Seredin, See Agent</u> Home #: Work #: Cell #: Fax#:

Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Architect Name: Address: City/State : Zip Code:	Architect Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information E-mail: Home #: Work #: Cell #: Fax#:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) ___ Less than 10,000 sq. ft. (\$400) ___ After-the-fact Review (\$1,000 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) ___ Traffic Movement (\$1,000) ___ Stormwater Quality (\$250) ___ Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = <input checked="" type="checkbox"/> Other DEP NRPA PBR, ARMY CORPS ___ Change of Use DMR timing POP <input checked="" type="checkbox"/> Flood Plain <input checked="" type="checkbox"/> Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

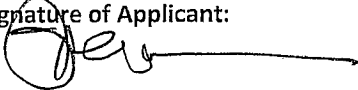
1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c)), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 Planning Authority and Code Enforcement'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.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: MAY 12, 2015
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PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	sq. ft.
Proposed Total Disturbed Area of the Site	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	sq. ft.
Impervious Area (Total Proposed)	No Increase sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	sq. ft.
Building Footprint (Total Proposed)	Not Applicable sq. ft.
Building Floor Area (Total Existing)	sq. ft.
Building Floor Area (Total Proposed)	sq. ft.
	" "
Zoning	
Existing	Island Business (I-B)
Proposed, if applicable	N/A
Land Use	
Existing	
Proposed	No change
Residential, If applicable	
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	N/A
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	N/A
Proposed Bedroom Mix	N/A
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	N/A
# of Parking Spaces (Total Existing)	
# of Parking Spaces (Total Proposed)	
# of Handicapped Spaces (Total Proposed)	
Bicycle Parking Spaces	N/A
# of Bicycle Spaces (Total Existing)	
# of Bicycle Spaces (Total Proposed)	
Estimated Cost of Project	\$ 30,000.00

FINAL PLAN - Level II Site Plan

Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
pending		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
✓		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
n/a		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable:
✓		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
n/a		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
✓		1	Written summary of project's consistency with related city master plans
n/a		1	Evidence of utility capacity to serve
n/a		1	Written summary of solid waste generation and proposed management of solid waste
n/a		1	A code summary referencing NFPA 1 and all Fire Department technical standards
n/a		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
n/a		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

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: 110 Lot #: 1

Project Description: Ramp Replacement - O House Island

Three Palms Design Build, LLC - Record Owner
The permittee understands and agrees that:

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

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

Owner: _____ Date: _____
Signature

or

Authorized Agent: [Signature] Date: MAY 12, 2015
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: Three Palms Design Build, LLC Address: 1527 Galleon Drive

Phone No.: _____ Naples, FL 34102

Applicant: See Above Address: See Above

Phone No.: _____

Contractor: Lionel Plante Associates Address: 98 Island Ave. - Peaks Is.

Phone No.: (207) 716-2508 Portland, ME 04108

LEGAL DESCRIPTION

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

Subdivision: _____ Lot #: _____

Tax Map: 110 Lot #: 1

Address: O House Island (per Assessor card)
Street/Road Name

Zip Code: 04
Town/Zip Code

General explanation of proposed development: replacement of stone access ramp w/ concrete boat ramp planks in situ

Estimated Value of Proposed Development (Ramp replacement) \$ 30,000.00

Proposed Lowest Floor elevation [for new or substantially improved structure]: n/a

OTHER PERMITS

Are other permits required from State or Federal jurisdictions?
If yes, are these other permits attached?

Yes No
 Yes No

DMR timing Request,
Maine DEP PBR,
pending

Not Applicable

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

SEWER AND WATER

Sewage Disposal: Public Private
 Existing Proposed Not Applicable Type _____
Water Supply: Public Private n/a
B-9

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): Ocean (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 _____ NGVD [Required for New Construction or Substantial Improvement]

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

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

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

VALUE

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements:
\$ 30,000.00 replacement cost

- 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 _____
 - 2a. New Structure _____
 - 2b. Add to Structure _____
 - 2c. Renovations/repairs/maintenance _____
 - 2d. Floodproofing _____
- 3. Accessory Structure _____
- 4. Functionally Dependent Use: _____
 - 4a. Dock _____
 - 4b. Pier _____
 - 4c. Boat Ramp _____
 - 4d. Other _____
- 5. Paving _____
- 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide) _____
- 7. Filling³ _____
- 8. Dredging _____
- 9. Excavation _____
- 10. Levee _____
- 11. Drilling _____
- 12. Mining _____
- 13. Dam: Water surface to be created _____
- 14. Water Course Alteration _____
- 15. Storage of equipment or materials _____
- 16. Sewage Disposal System _____
- 17. Water Supply System _____
- 18. Other: Explain _____

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

¹ Certain prohibitions apply in Velocity Zone

o House Island
Three Palms Design Build, LLC

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

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

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

For New Construction or Substantial Improvement also show:

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

Special Note:

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

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article 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:  _____ Date: MAY 12, 2015
Signature

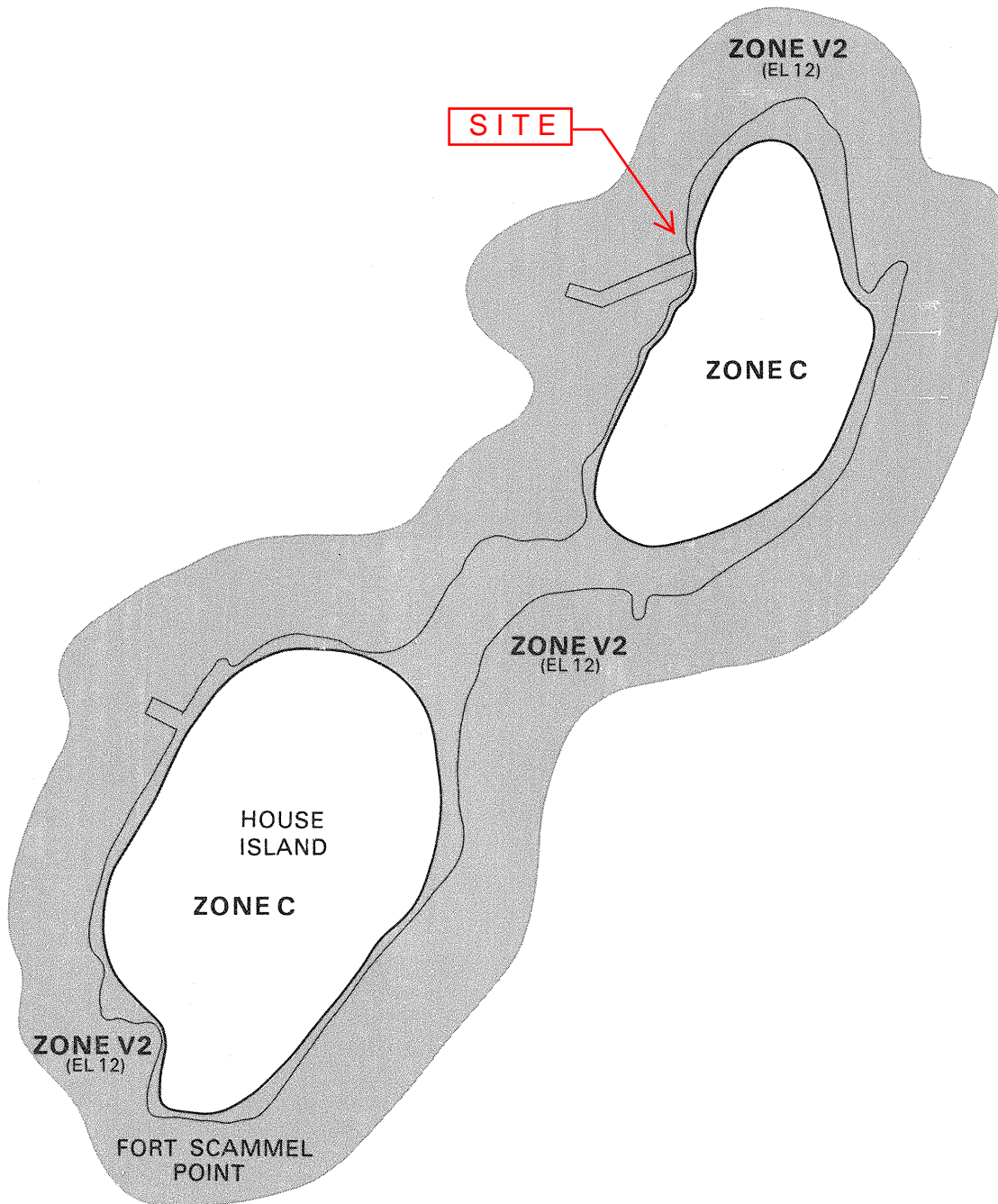
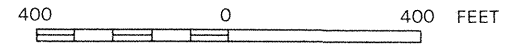
(This section to be completed by Municipal Official)

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

Permit # _____ Issued by _____ Date _____



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 14 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

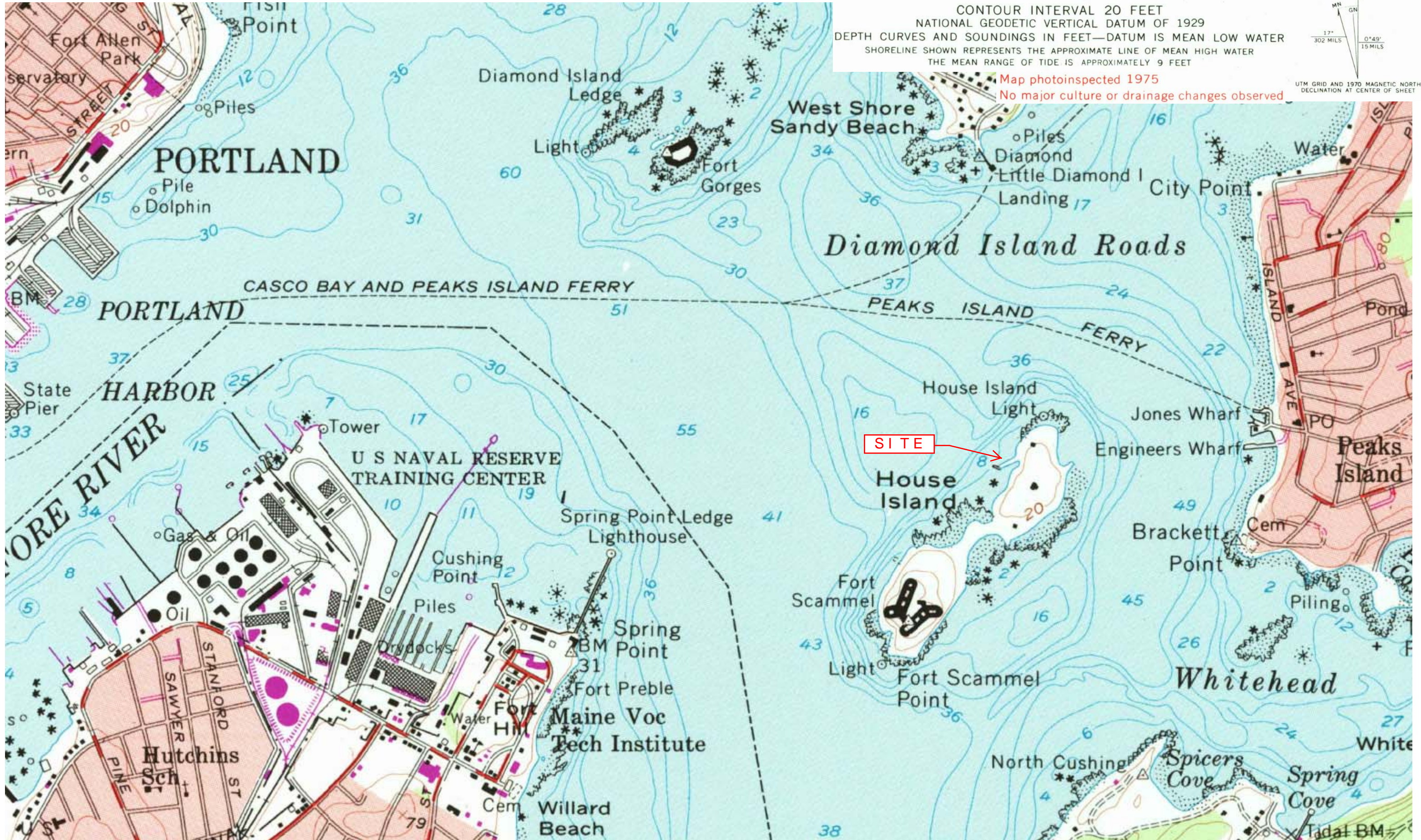
COMMUNITY-PANEL NUMBER
230051 0014 B

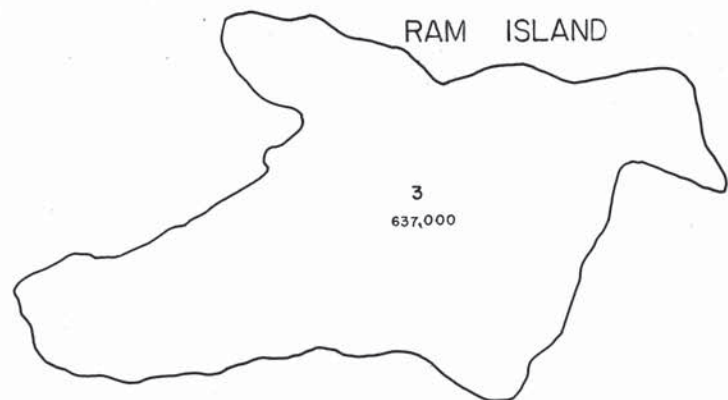
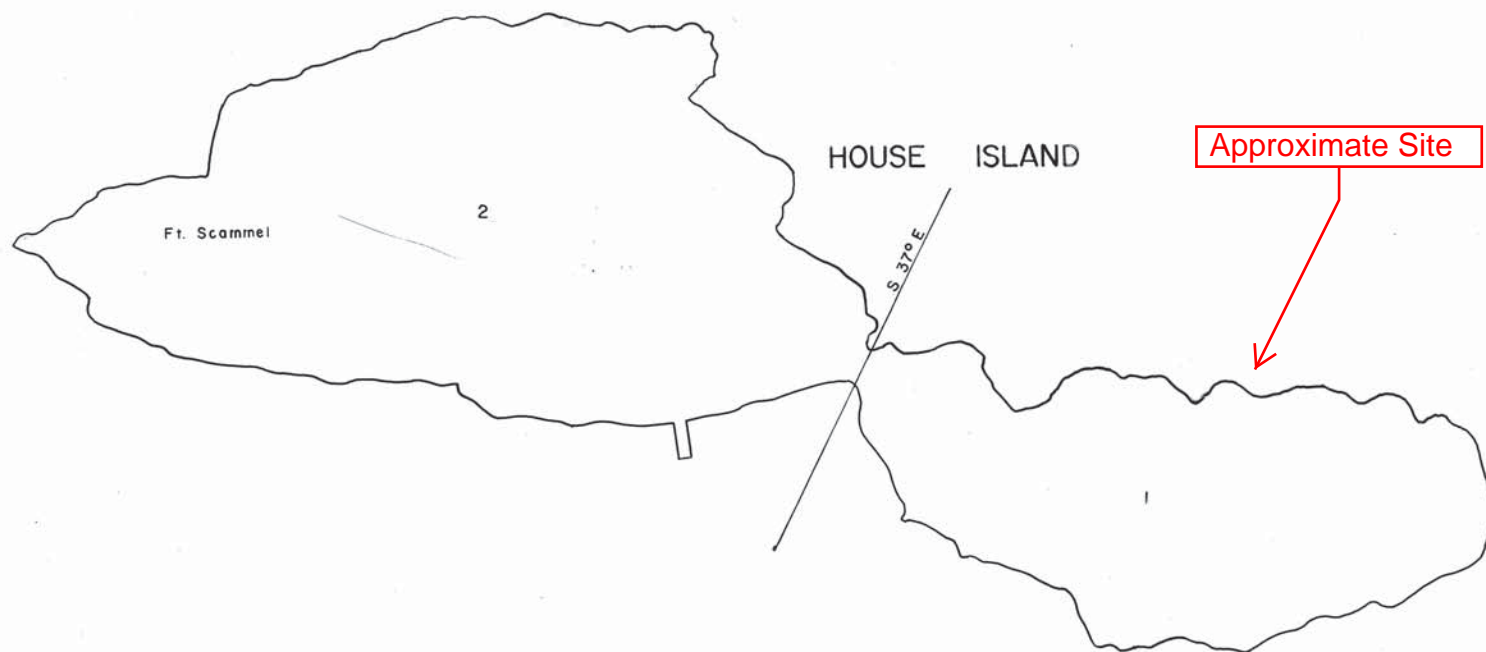
EFFECTIVE DATE:
JULY 17, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



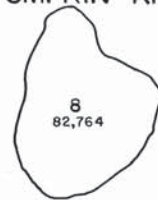


(A)

(A)



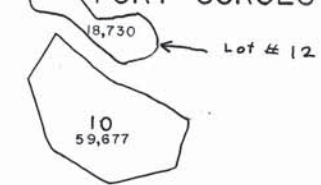
PUMPKIN KNOB ISLAND



INNER GREEN ISLAND



FORT GORGES



NOTE:
 FOR THE CORRECT GEOGRAPHICAL
 LOCATION OF THESE ISLAND, SEE KEY MAP
 IN THE DRAFTING ROOM.

Reference: Google Earth Online Images, www.googleearth.com



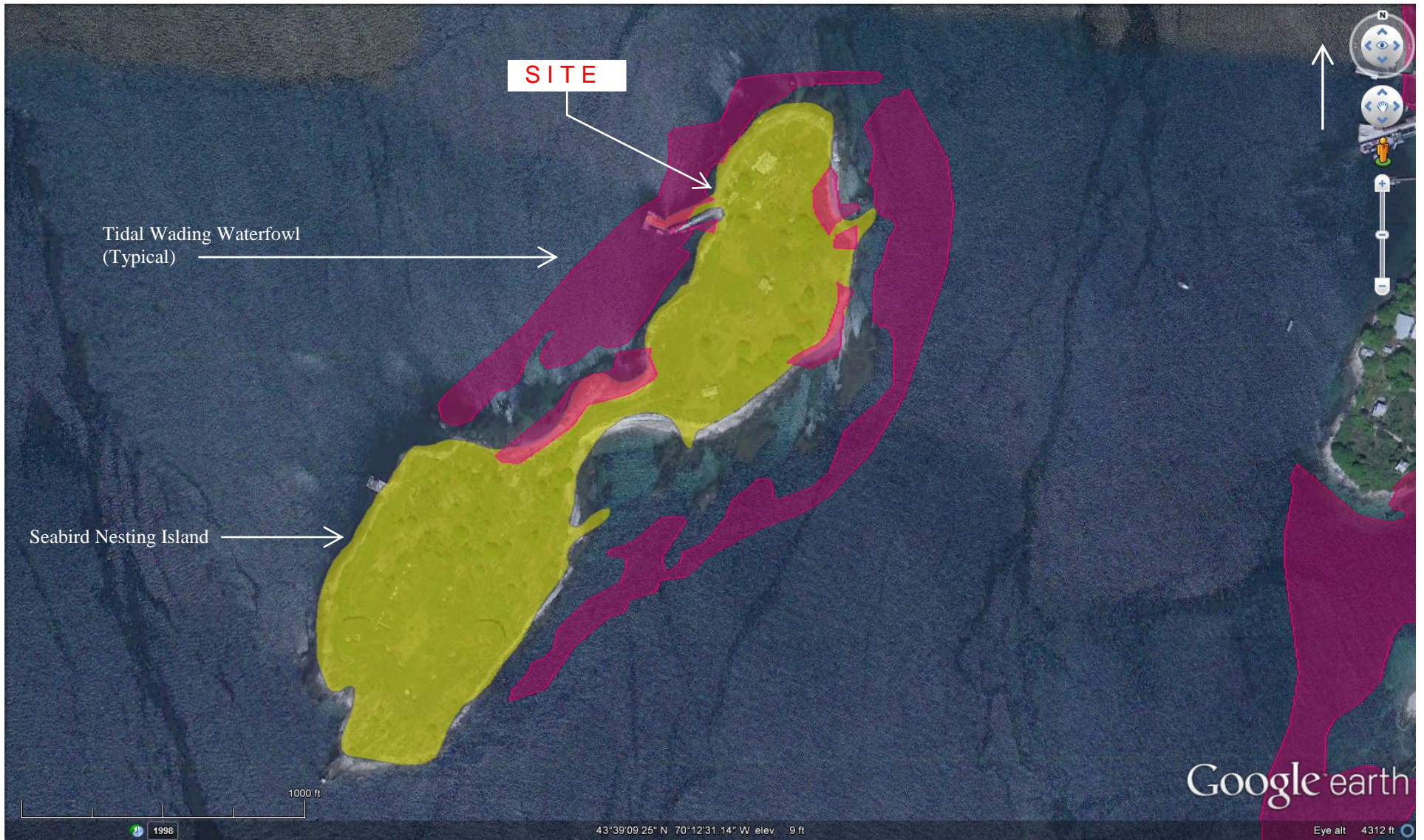
Existing Conditions
Aerial Image
05/2015
Three Palms Design Build, LLC

Reference: Photograph by S. Mohr, Mohr & Seredin Landscape Architects, April 2015, Low Tide Conditions.



Existing Landing To Be Replaced

Maine DEP NRPA—PBR
EXISTING CONDITIONS SITE PHOTOGRAPH
House Island—Three Palms Design, LLC



House Island
NRPA High Value Animal Habitat
Permit By Rule
05/2015
Three Palms Design Build, LLC