Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/12/17

# FLOOD HAZARD DEVELOPMENT APPLICATION

1685 Congress Street, Portland, **Maine**

(All applicants must complete entire application)

[60.3(e)]

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

Owner: Stroudwater Associates, LLC
Address: c/o Prospectus LLC, 2 Brattle St., Cambridge, MA 02138
Phone No.: 617-868-0800

Applicant: Michael R. Charek
Address: Michael Charek Architects, 25 Hartley St., Portland, ME 04103
Phone No.: 207-761-0556

Contractor: Reagan & Company LLC
Address: PO Box 1720, Gray, ME 04039
Phone No.: 207-329-3441

**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: 219 A Lot #: 013

Address: 1685 Congress Street
Street/Road Name

Zip Code: Portland, ME 04102
Town/Zip Code

General explanation of proposed development: Offices for Maxim Healthcare Services: tenant fit-up of vacant second story office space for local offices of a home health care provider.

Estimated Value of Proposed Development: $ 94,550

Proposed Lowest Floor elevation [for new or substantially improved structure]: see attached Elevation Certificate

**OTHER PERMITS**

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

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

**SEWER AND WATER**

Sewage Disposal: ☒ Public ☐ Private
☒ Existing ☐ Proposed ☐ Not Applicable Type _____
Water Supply: ☒ Public ☐ Private B-9

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**LOCATION**

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

☐ 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 _____ 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 |
|---|---|
| At ~~Above~~ Site A | At ~~Above~~ Site 10 |
| 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:
$ 2,782,220.

☐ 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:

| | Dimensions |
|---|---|
| ☐ 1. Residential Structure | |
| ☐ 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) | |

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

| | Cubic Yards |
|---|---|
| ☐ 7. Filling[3] | _____ |
| ☐ 8. Dredging | _____ |
| ☐ 9. Excavation | _____ |
| ☐ 10. Levee | _____ |
| ☐ 11. Drilling | |
| | **Number of Acres** |
| ☐ 12. Mining | _____ |
| ☐ 13. Dam: Water surface to be created | _____ |
| ☐ 14. Water Course Alteration | _____ |

**Note:** Detailed description must be attached with copies of all applicable notifications, state and federal permits.

☐ 15. Storage of equipment or materials
☐ 16. Sewage Disposal System
☐ 17. Water Supply System
☐ 18. Other: Explain _____

[1] Certain prohibitions apply in Velocity Zone

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**Attach a Site Plan** – Drawn to scale with north arrow. See attached Existing Conditions Survey.

- 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. See attached.

**For New Construction or Substantial Improvement also show:**

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

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

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

**The applicant understands and agrees that:**

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or 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: 11/27/17
Signature

(This section to be completed by Municipal Official)

Date: Submitted 11/27/17; Fee Paid 11/7/17; Reviewed by CEO 11/29/17; Reviewed by Planning Board _____

Permit # 2017-01747 Issued by Ann B. Machado Date 11/29/17