

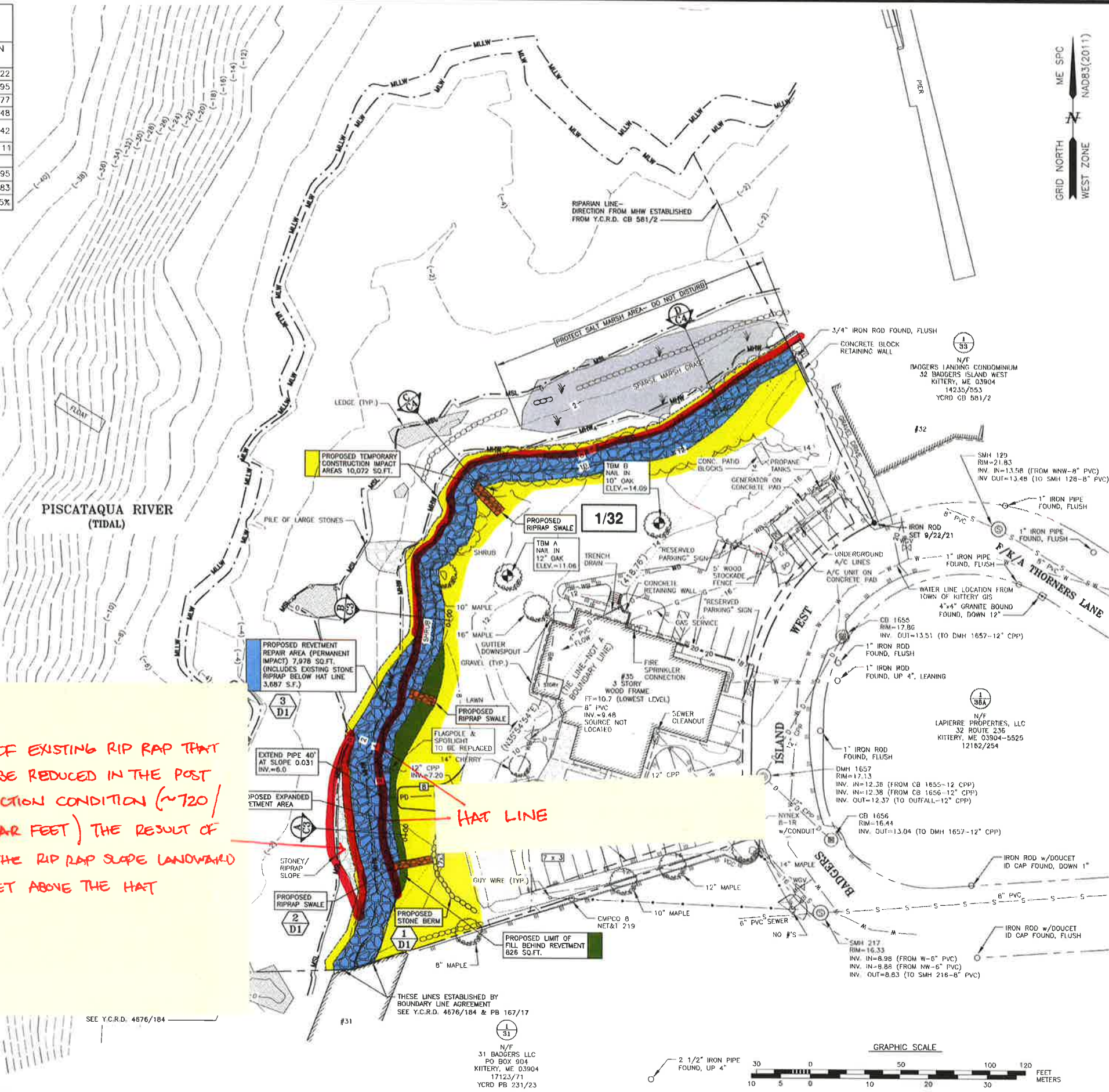
DEVEGETATED COVERAGE CALCULATION
(TO HAT LINE)

STRUCTURE	PRE-CONSTRUCTION (S.F.)	POST-CONSTRUCTION (S.F.)
MAIN STRUCTURE	5,922	5,922
PAVEMENT	12,295	12,295
GRAVEL AREAS	2,277	2,277
RETAINING WALLS	48	48
CONCRETE PADS/STEPS	942	942
REVEITEMT	3,695	5,111
TOTAL	25,179	26,595
LOT SIZE	54,883	54,883
% LOT COVERAGE	45.9%	48.5%

CONSTRUCTION IMPACT AREAS (TO HAT LINE)

ITEM	COLOR KEY	AREA
TEMPORARY IMPACT AREA	Yellow	10,072 S.F.
PERMANENT IMPACT AREA	Blue	7,978 S.F.

AREA OF EXISTING RIP RAP THAT WILL BE REDUCED IN THE POST CONSTRUCTION CONDITION (~720 / 90 LINEAR FEET) THE RESULT OF MOVING THE RIP RAP SLOPE LANDWARD 4-5 FEET ABOVE THE HAT



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Civil Engineers & Land Surveyors
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Portsmouth, N.H. 03801-7114
Tel (603) 436-8282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 1 AS LOT 32.
 - 2) OWNER OF RECORD:
B.I.W. GROUP, LLC
41 INDUSTRIAL DRIVE, UNIT 20
EXETER, NH 03833
18503/331
 - 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA, ZONE A2 (ELEV. 9-NGVD29), AS SHOWN ON FIRM PANEL 2301710008D, EFFECTIVE DATE JULY 3, 1986.
 - 4) EXISTING LOT AREA:
58,985± S.F. (TO MEAN HIGH WATER)
1.3541± ACRES (TO MEAN HIGH WATER)
 - 5) PARCEL IS LOCATED IN THE MIXED USE -- BADGERS ISLAND (MU-BI) ZONING DISTRICT AND IS SUBJECT TO THE RESOURCE PROTECTION (OZ-RP) AND SHORELAND-WATER BODY / WETLAND PROTECTION AREA (OZ-SL-250') OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 6,000 SF
FRONTAGE: 50 FEET

SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 10 FEET

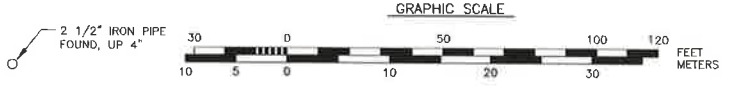
MAXIMUM STRUCTURE HEIGHT: 40 FEET
MINIMUM OPEN SPACE: 40%
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED AREA OF SLOPE REPAIR ON PORTION OF TAX MAP 1 LOT 32 IN THE TOWN OF KITTERY.
 - 5) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS. MHW, MSL, MLW, AND MLLW BASED ON NOAA STATION 8419B70-SEAVEY ISLAND, PORTSMOUTH HARBOR, ME.
 - 6) THIS IS NOT A BOUNDARY SURVEY. RIGHTS WITHIN THE INTERTIDAL AREA HAVE NOT BEEN DETERMINED.
 - 7) HIGHEST ANNUAL TIDE LINE SHOWN AT ELEVATION 10.4 PER LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

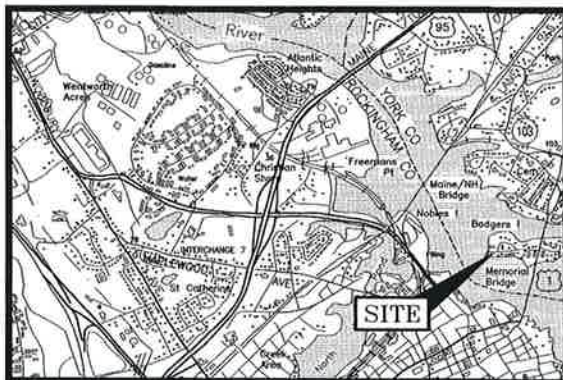
REVEITEMT REPAIR
35 BADGERS
ISLAND WEST
KITTERY, MAINE

NO.	DESCRIPTION	DATE
1	REVISED LOCATION	1/28/22
0	ISSUED FOR COMMENT	10/19/21

Professional Engineer and Land Surveyor stamps for John P. Chagnon, No. 2296, State of Maine. Date: 1.28.22

SCALE 1"=30' SEPTEMBER 2021
ME DEP PERMIT PLAN
C2





LOCATION MAP SCALE 1"=2,000'

LEGEND:

N/F	NOW OR FORMERLY RECORD OF PROBATE
RP	YORK COUNTY REGISTRY OF DEEDS
YCRD	MAP 11 / LOT 21
(1/21)	RAILROAD SPIKE FOUND
(1/21)	IRON ROD/IRON PIPE FOUND
(1/21)	IRON PIPE FOUND
(1/21)	STONE/CONCRETE BOUND FOUND
(1/21)	RAILROAD SPIKE SET
(1/21)	IRON ROD SET
(1/21)	DRILL HOLE SET
(1/21)	GRANITE BOUND SET
(1/21)	BOUNDARY
(1/21)	BUILDING SETBACK
(1/21)	MEAN HIGH WATER LINE
(1/21)	MEAN SEA LEVEL
(1/21)	MEAN LOW WATER
(1/21)	MEAN LOWER LOW WATER
(1/21)	MAINE DEP HIGHEST ANNUAL TIDE LINE
(1/21)	WETLAND BUFFER LINE
(1/21)	UNDERGROUND ELECTRIC
(1/21)	OVERHEAD ELECTRIC/WIRES
(1/21)	CONTOUR
(1/21)	SPOT ELEVATION
(1/21)	EDGE OF PAVEMENT (EP)
(1/21)	WOODS / TREE LINE
(1/21)	UTILITY POLE (w/ OUY)
(1/21)	GAS SHUT OFF
(1/21)	WATER SHUT OFF/CURB STOP
(1/21)	GATE VALVE
(1/21)	HYDRANT
(1/21)	METER (GAS, WATER, ELECTRIC)
(1/21)	CATCH BASIN
(1/21)	SEWER MANHOLE
(1/21)	DRAIN MANHOLE

- PLAN REFERENCES:**
- 1) BADGERS LANDING CONDOMINIUM STANDARD BOUNDARY SURVEY & CONDOMINIUM SITE PLAN FOR PROPERTY AT 32 BADGERS ISLAND WEST, KITTERY, YORK COUNTY, MAINE CLIENT: ISLAND PROPERTIES, LLC PREPARED BY EASTERLY SURVEY, INC. DATED SEPTEMBER 17, 2002, FINAL REVISION DATE SEPTEMBER 30, 2002. Y.C.R.D. PLAN BOOK 581, PAGE 1.
 - 2) LAND TITLE SURVEY WEATHERVANE LOBSTER - SEAFOODS, THORNERS LANE, BADGERS ISLAND, KITTERY MAINE. PREPARED BY CIVIL CONSULTANTS. DATED AUGUST 21, 1996, FINAL REVISION SEPTEMBER 20, 1996. Y.C.R.D. PLAN BOOK 231/23.
 - 3) LOCATION OF A PORTION OF THE TOWN ROAD KNOWN AS BADGERS ISLAND WEST ON BADGERS ISLAND, KITTERY MAINE. FOR THE TOWN OF KITTERY, MAINE. PREPARED BY DOUCET SURVEY, INC. DATED AUGUST 26, 1994, FINAL REVISION DATE SEPTEMBER 15, 1995. Y.C.R.D. PLAN BOOK 225/12.
 - 4) BOUNDARY PLAN OF LAND, CHARLES & MARYANN D. PATIEN, KITTERY, MAINE. PREPARED BY THOMAS F. MORAN, INC. DATED MAY 17, 1982. Y.C.R.D. PLAN BOOK 118/37.
 - 5) GAGNER / SEWARD PROPERTY LINE EVALUATION SURVEYED SITE PLAN, KITTERY, MAINE. PREPARED BY KIMBALL CHASE. DATED SEPTEMBER 16, 1987. Y.C.R.D. PLAN BOOK 167/17.
 - 6) PLAN OF LOTS, BADGERS ISLAND, KITTERY, MAINE OWNED BY JOSEPH W. THORNER. PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. DATED APRIL 1936. Y.C.R.D. PLAN BOOK 22/31.

LEGEND (CONTINUED)

AC	AIR CONDITIONING UNIT
HP	HEAT PUMP
SG	SIGNS
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VCC/SGC	VERTICAL/SLOPED GRANITE CURB
LSA	LANDSCAPED AREA

DEVEGETATED COVERAGE CALCULATION
(TO PROPERTY LINE & MEAN HIGH WATER)

STRUCTURE	EXISTING (S.F.)
MAIN STRUCTURE	5,922
PAVEMENT	12,295
GRAVEL AREAS	2,277
RETAINING WALLS	48
CONCRETE PADS/STEPS	942
TOTAL	21,484
LOT SIZE	58,985
% LOT COVERAGE	36.4%

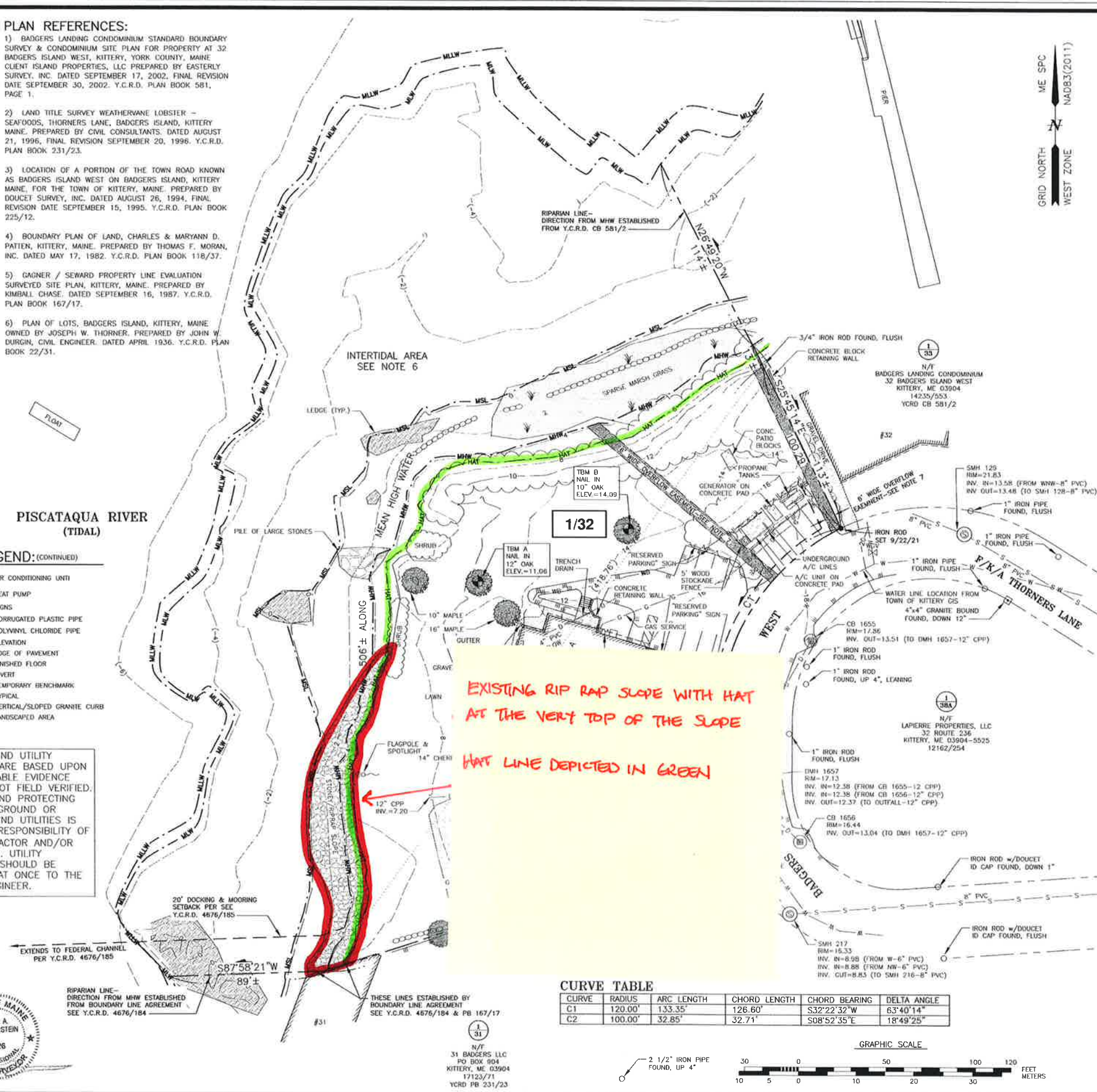
UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

PURSUANT TO CHAPTER 90 PARTS 1 AND 2 OF THE SURVEY STANDARDS OF PRACTICE AS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, THE FOLLOWING EXCEPTIONS TO PART 2 ARE NOTED:

- NO SURVEY REPORT HAS BEEN PREPARED.
- NO LAND DESCRIPTION HAS BEEN PREPARED.
- MONUMENTS HAVE NOT BEEN SET.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

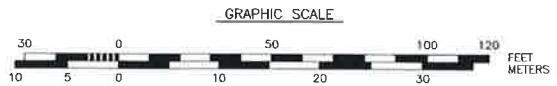
PAUL A. DOBBERSTEIN, PLS #2526
DATE: 10/6/2021



EXISTING RIP RAP SLOPE WITH HAT AT THE VERY TOP OF THE SLOPE
HAT LINE DEPICTED IN GREEN

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	133.35'	126.80'	S32°22'32"W	63°40'14"
C2	100.00'	32.85'	32.71'	S08°52'35"E	18°49'25"



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- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 1 AS LOT 32.
 - 2) OWNER OF RECORD: B.I.W. GROUP, LLC 41 INDUSTRIAL DRIVE, UNIT 20 EXETER, NH 03833 18503/331 (FIRST PARCEL) PLAN BOOK 22/31 (LOTS 14, 15, 16, & 17)
 - 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA, ZONE A2 (ELEV. 9-NGVD29), AS SHOWN ON FIRM PANEL 2301710008D. EFFECTIVE DATE JULY 3, 1986.
 - 4) EXISTING LOT AREA: 58,985± S.F. (TO MEAN HIGH WATER) 1.3541± ACRES (TO MEAN HIGH WATER)
 - 5) PARCEL IS LOCATED IN THE MIXED USE - BADGERS ISLAND (MU-B) ZONING DISTRICT AND IS SUBJECT TO THE RESOURCE PROTECTION (OZ-RP) AND SHORELAND-WATER BODY / WETLAND PROTECTION AREA (OZ-SL-250') OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 6,000 SF
FRONTAGE: 50 FEET
SETBACKS: FRONT 5 FEET, SIDE 10 FEET, REAR 10 FEET, 40 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM OPEN SPACE: 40%
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 1 LOT 32 IN THE TOWN OF KITTERY.
 - 5) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS. MHW, MSL, MLW, AND MLLW BASED ON NOAA STATION 8419870-SEAVEY ISLAND, PORTSMOUTH HARBOR, ME
 - 6) AREA BETWEEN MEAN HIGH WATER AND MEAN LOW WATER ARE SUBJECT TO THE RIGHTS OF THE PUBLIC.
 - 7) PARCEL IS SUBJECT TO A 6' WIDE EASEMENT FOR "LAYING AND MAINTAINING AN OVERFLOW PIPE FROM A SEPTIC (sic) TANK ON THE CONVEYED LOT UNDER THE ROADWAY", BENEFITING LOTS 1, 2, 3, 4, AND 5 ON PLAN REFERENCE 6 (NOW ASSESSOR'S MAP 1 LOTS 3B & 3BA). SAID EASEMENT WAS GRANTED AS BEING ON LOT 14 BUT ALONG THE COMMON LOT LINE OF 14 & 15 OR COMMON LINE OF 13 & 14. SEE Y.C.R.D. 1301/275. IT IS NOT CLEAR IN WHICH LOCATION THE PIPE WAS CONSTRUCTED.
 - 8) HIGHEST ANNUAL TIDE LINE SHOWN AT ELEVATION 10.4 PER LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

B.I.W. GROUP, LLC
35 BADGERS ISLAND WEST
KITTERY, MAINE

NO.	DESCRIPTION	DATE
1	REVISE PER COMMENT	10/6/21
0	ISSUED FOR COMMENT	9/10/21

SCALE 1"=30' AUGUST 2021

EXISTING CONDITIONS PLAN

C1

FB 423 PG 1 3050.72