



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

May 26, 2023

File Number: NAE-2023-00345

Ben Porter
Langdon Island West Condominium Association
9 Badgers Island West
Kittery, Maine 03904
Sent by email: langdon.condo@gmail.com

Dear Mr. Porter:

The U.S. Army Corps of Engineers (USACE) has reviewed your application to modify an existing structure by installing a float 34 feet in length and 4 feet in width and two floats each 24 feet in length and 6 feet in width along with associated tackle. This project is located in the Piscataqua River at 9 Badgers Island West, Kittery, Maine. The work is shown on the enclosed plans titled "Langdon Island Condominium" on three sheets dated November 2022 and May 2023.

Based on the information that you have provided, we verify that the activity is authorized under General Permit # 3 of the enclosed October 14, 2020, federal permits known as the Maine General Permits (GPs). The GPs are also available at <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit>.

Please review the enclosed GPs carefully, in particular the general conditions beginning on page 5, and ensure that you and all personnel performing work authorized by the GPs are fully aware of and comply with its terms and conditions. A copy of the GPs and this verification letter shall be available at the work site as required by General Condition 33.

This authorization expires on October 14, 2025. You must commence or have under contract to commence the work authorized herein by October 14, 2025, and complete the work by October 14, 2026. If not, you must contact this office to determine the need for further authorization and we recommend you contact us *before* the work authorized herein expires. Please contact us immediately if you change the plans or construction methods for work within our jurisdiction as we must approve any changes before you undertake them. Performing work within our jurisdiction that is not specifically authorized by this determination or failing to comply with the special condition(s) provided above or all of the terms and conditions of the GPs may subject you to the enforcement provisions of our regulations.

This authorization does not obviate the need to obtain other federal, state, or local authorizations required by law. Applicants are responsible for applying for and obtaining any other approvals.

We continually strive to improve our customer service. To better serve you, we would appreciate your completing our Customer Service Survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Please contact Jana Jacobson of my staff at (207) 233-2117 or Jana.L.Jacobson@usace.army.mil if you have any questions.

Sincerely,

SHAWN B.
MAHANEY
For: Peter D. Olmstead
Chief, Maine Section
Regulatory Division

Digitally signed by
SHAWN B.
MAHANEY
Date: 2023.05.31
07:44:00 -04'00'

cc:

Steven Riker, Ambit Engineering; sdr@ambitengineering.com



AMBIT ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 TEL: (603) 437-3515
 FAX: (603) 437-3515

NOTES:
 1) PARCEL IS SHOWN ON THE TOWN OF KITTEERY ASSESSOR'S MAP 1 AS LOT 23.
 2) OWNERS OF RECORD:
 8 BADGERS ISLAND WEST CONDOMINIUM ASSOCIATION
 9 BADGERS ISLAND WEST CONDOMINIUM ASSOCIATION
 KITTEERY, ME 03804
 9725655
 3) A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE (FLOOD ZONE 1) AS SHOWN ON TYPICAL PANEL 23017T 008 D, DATED JULY 3, 1988.
 4) EXISTING LOT AREA: 30,413 S.F. ± (TO NWH)
 0.6882 ACRES ± (TO NWH)
 5) PARCEL IS LOCATED IN THE M-10 (MADE USE - BANNER ISLAND) ZONING DISTRICT AS SHOWN ON THE COMMERCIAL ZONING MAP/AMENDING USED ZONING DISTRICT.
 6) DIMENSIONAL REGULATIONS (M-10):
 MIN. LOT AREA: 6,000 S.F.
 MIN. FRONT SETBACK: 50 FEET
 MIN. SIDE SETBACK: 5 FEET
 MIN. REAR SETBACK: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 SEE ZONING REGULATIONS FOR 02-FRM DISTRICT.
 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDOMINIUM SURVEY ON ASSESSOR'S MAP 1 LOT 23 IN THE TOWN OF KITTEERY.
 8) THE TOWN OF KITTEERY, MAINE PORT AUTHORITY REGULATIONS, AMENDED 2 JANUARY 2020.
 9) THE VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW) AS DETERMINED BY THE STATE OF MAINE, DIVISION OF SURVEYING AND MAPPING. THE HIGHEST ANNUAL TIDE LEVEL (HAT) IS 10.2 FEET FOR LOCATION 9718/200. THE LOWEST ANNUAL TIDE LEVEL (LAT) IS 10.2 FEET FOR LOCATION 9718/200.
 10) THE SURVEY IS BASED ON A PREVIOUS SURVEY BY JOHN W. DUNSON, CIVIL ENGINEER, DATED 1988. THE SURVEY IS BASED ON THE RESULTS OF A RECONSTRUCTION SURVEY CONDUCTED BY THE SURVEYOR ON OR ABOUT 11/15/23. THE SURVEY IS BASED ON THE RESULTS OF A RECONSTRUCTION SURVEY CONDUCTED BY THE SURVEYOR ON OR ABOUT 11/15/23. THE SURVEY IS BASED ON THE RESULTS OF A RECONSTRUCTION SURVEY CONDUCTED BY THE SURVEYOR ON OR ABOUT 11/15/23.
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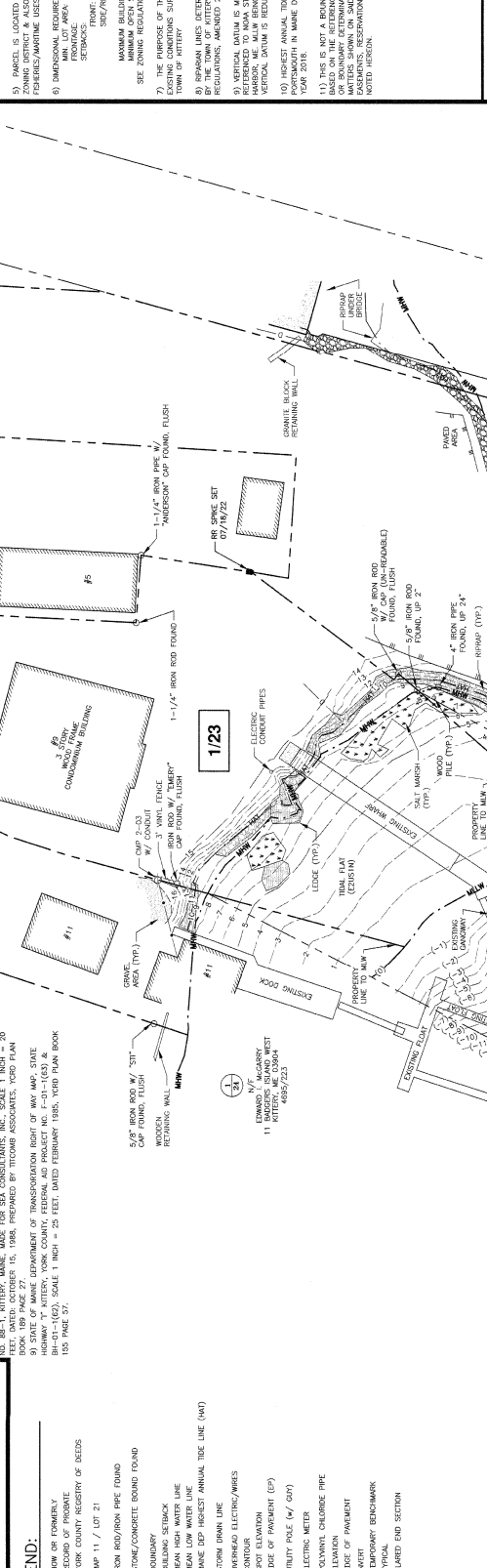
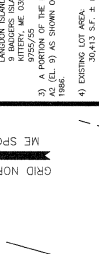
OWNER & APPLICANT:
 LANGDON ISLAND CONDOMINIUM ASSOCIATION
 BEN PORTER, PRESIDENT
 9 BADGERS ISLAND WEST
 KITTEERY, ME 03804
PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

SCALE: 1" = 30'
 NOVEMBER, 2022
EXISTING CONDITIONS PLAN
C1

ISSUED FOR COMMENT: 1/5/23
 DATE: 1/5/23

REVISIONS
 NO. DESCRIPTION DATE

TAX MAP 1, LOT 23
 FEB. 4.25 PR. 1



PLAN REFERENCES:
 1) PLAN OF LAND FOR JOSEPHINE O. MARSHALL, U.S. ROUTE ONE, KITTEERY, MAINE, 1987, DATED FEB. 1991, PREPARED BY FRANK SMITH, INC., NOT RECORDED.
 2) SITE PLAN OF LANGDON ISLAND CONDOMINIUM FOR 9 BADGERS ISLAND WEST, KITTEERY, ME 03804, DATED OCTOBER 26, 1994, PREPARED BY DOCKET SURVEY, INC. DATED AUGUST 3, 1999, Y.C.E.D. CONDOMINIUM FILE 499 PAGE 1.
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LEGEND:
 N/F: ROW OR FORMERLY RECORD OF PRODUCE
 Y/C/D: YORK COUNTY RECORDY OF DEEDS
 MAP 11 / LOT 21
 I: IRON ROD/IRON PIPE FOUND
 S: STONE/CONCRETE BOUND FOUND
 B: BOUNDARY
 M/W: MEAN HIGH WATER LINE
 M/LW: MEAN LOWER LOW WATER LINE
 HAT: HIGHEST ANNUAL TIDE LINE (HAT)
 LAT: LOWEST ANNUAL TIDE LINE (LAT)
 O: OVERHEAD ELECTRICAL WIRES
 C: CONDUIT
 U: UTILITY POLE (6' DIA)
 E: ELECTRICAL METER
 P/C: POLYETHYLENE CHLORIDE PIPE
 EP: EDGE OF PAVEMENT
 RW: RIGHT OF WAY
 TM: TRAIL MARK
 TYP: TEMPORARY BENCHMARK
 F: FLOOD ZONE SECTION
 P: PAVED ROAD SECTION

LOCATION MAP
 SCALE: 1" = 2000'
 PORTSMOUTH

PURSUANT TO CHAPTER 90 PARTS 1 AND 2 OF THE SURVEY AND MAPPING ACT, THE SURVEYOR HAS BEEN GRANTED EXEMPTIONS FOR PROFESSIONAL LAND SURVEYING. THE FOLLOWING EXEMPTIONS TO PART 2 ARE NOTED: (P) REFERENCE TO NO BOUND DESCRIPTION HAS BEEN PREPARED. (C) MONUMENTS HAVE NOT BEEN SET. THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS FOR PROFESSIONAL SURVEYING. THE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

JOHN R. CHANDLER, PLS #2726
 DATE: 1/5/23

STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR
 JOHN R. CHANDLER, PLS #2726

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road Unit 3
Portsmouth, N.H. 03801-2114
Tel: (603) 438-2876
Fax: (603) 438-2878

NOTES:
1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 1 AS LOT 23.
2) OWNERS OF RECORD: WEST CONDOMINIUM ASSOCIATION
9 BADGERS ISLAND WEST
KITTEY, ME 03844
9/55/25

3) A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A2 (EL. 9') AS SHOWN ON FIRM PANEL 230171 0009 D, DATED JULY 3, 1995.
4) EXISTING LOT AREA:
30,413 S.F. ± (TO MHV)
0.6982 ACRES ± (TO MHV)

5) PARCEL IS LOCATED IN THE M.L.W. (WAVER USE - 34000) ZONING DISTRICT & ALSO IN THE 22-CFM (COMMERCIAL FISHERIES/MARITIME USES) ZONING DISTRICT.
6) DIMENSIONAL REQUIREMENTS: (M.L.W.) DISTRICT:
MIN. LOT AREA: 6,000 S.F.
FRONTFACE: 50 FEET
SETBACKS: FRONT: 5 FEET
SIDE/REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
SEE ZONING REGULATIONS FOR 02-CFM DISTRICT.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DOCK, FLOAT STRUCTURES ON ASSESSOR'S MAP 1 LOT 23 IN THE TOWN OF KITTERY.
8) RIPARIAN LINES DETERMINED BETWEEN LOTS 19, 23 & 24, AS DERIVED BY THE TOWN OF KITTERY, MAINE PORTS AND MARITIME DEPARTMENT, AUGUST 2, JANUARY 2020.
9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW), PORTSMOUTH HARBOR, ME. MLLW BEING 4.62 FEET LOWER THAN 0.0 NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GROSS OBSERVATIONS.

10) HIGHEST ANNUAL TIDE SHOWN AT ELEVATION 10.2 PER LOCATION PORTSMOUTH IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

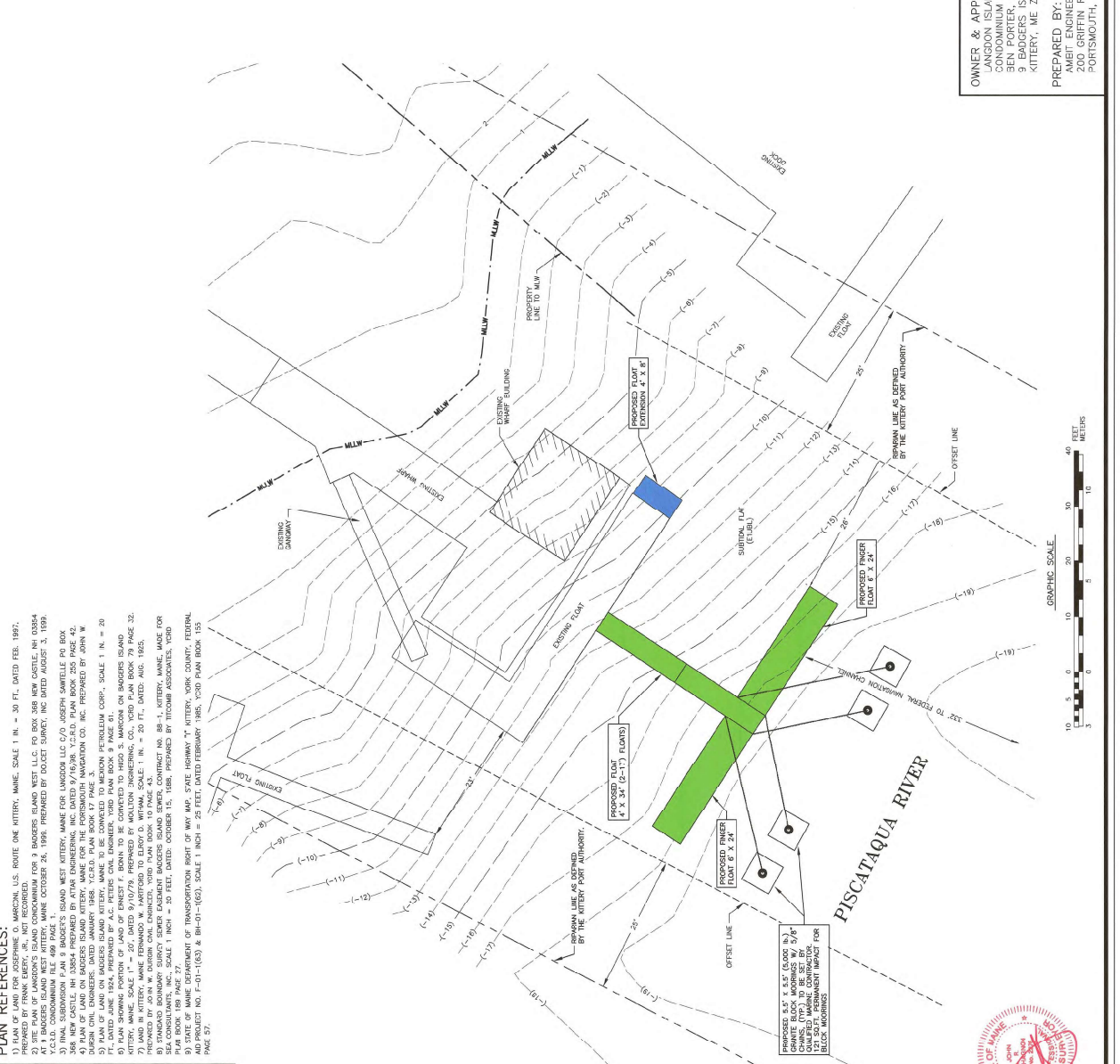
NAD83(2011)
GRID NORTH
ME SOUTH
ZONE 1802

**LANGDON ISLAND CONDOMINIUM
9 BADGERS ISLAND WEST
KITTEY, ME**

NO.	DESCRIPTION	DATE
2	BLOCK MOORINGS	5/18/23
1	FLOAT CONFIGURATION	5/16/23
0	ISSUED FOR COMMENT	5/12/23
0	ISSUED FOR COMMENT	5/12/23

SCALE: 1" = 10'
MAY 2023
C2

ME DEP PERMIT PLAN



PLAN REFERENCES:

- 1) PLAN OF LAND FOR ASSASSIN O. MARSHAL U.S. ROUTE ONE KITTEY, MAINE, SCALE 1 IN. = 30 FT., DATED FEB. 1982, PREPARED BY FRANK ERIK, JR., NOT RECORDED.
- 2) PLAN OF LAND FOR ASSASSIN O. MARSHAL U.S. ROUTE ONE KITTEY, MAINE, SCALE 1 IN. = 30 FT., DATED FEB. 1982, PREPARED BY FRANK ERIK, JR., NOT RECORDED.
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- 7) LAND IN KITTEY, MAINE FERMADO W. HARTFORD TO ELLY O. WITMAN, SCALE 1 IN. = 20 FT., DATED AUG. 1925, PREPARED BY JOHN W. BURTON CIVIL ENGINEER, YORP PLAN BOOK 9 PAGE 61.
- 8) PLAN SHOWING PORTION OF LAND OF ERNEST F. BEAN TO BE CONVEYED TO HERS S. MARCONE ON BADGERS ISLAND, KITTEY, MAINE, SCALE 1 IN. = 30 FT., DATED AUG. 1925, PREPARED BY JOHN W. BURTON CIVIL ENGINEER, YORP PLAN BOOK 10 PAGE 43.
- 9) PLAN SHOWING PORTION OF LAND OF ERNEST F. BEAN TO BE CONVEYED TO HERS S. MARCONE ON BADGERS ISLAND, KITTEY, MAINE, SCALE 1 IN. = 30 FT., DATED AUG. 1925, PREPARED BY JOHN W. BURTON CIVIL ENGINEER, YORP PLAN BOOK 10 PAGE 43.
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LEGEND:

- NEW GAS EXHAUST
- YCRD
- YORK COUNTY REGISTRY OF REEDS MAP 11 / LOT 21
- IRON ROD/IRON PIPE FOUND
- STONE/CONCRETE BOUND FOUND
- BOUNDARY
- BEARING SETBACK
- MEAN LOW WATER LINE
- MEAN HIGH TIDE LINE (MHT)
- STORM DRAIN LINE
- OVERHEAD ELECTRIC WIRES
- CONTOUR
- SPOT ELEVATION
- SIZE OF FUNDAMENT (FD)
- UTILITY POLE (W/ GOV)
- ELECTRIC METER
- PVC
- FL
- EDGE OF PAVEMENT
- INSET
- TEMPERARY BENCHMARK
- TYP.
- FLAGGED END SECTION

LOCATION MAP
SCALE: 1" = 2000'

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

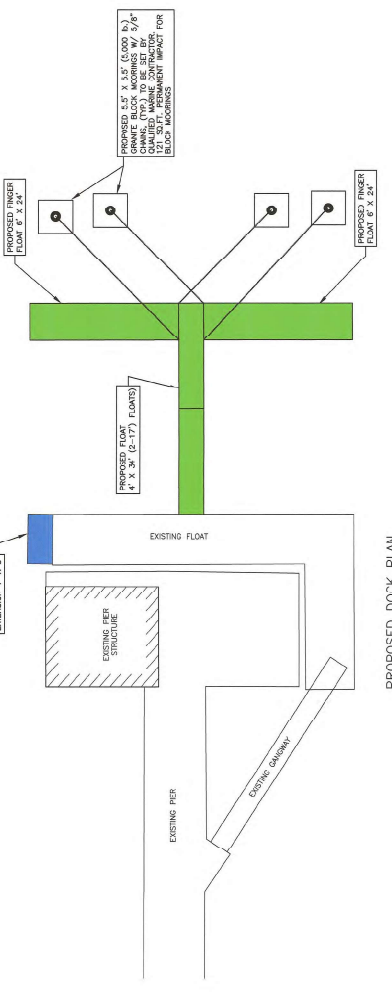
- A) NO SURVEY REPORT HAS BEEN PREPARED.
- B) MONUMENTS HAVE NOT BEEN SET.
- C) MONUMENTS HAVE NOT BEEN SET.

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

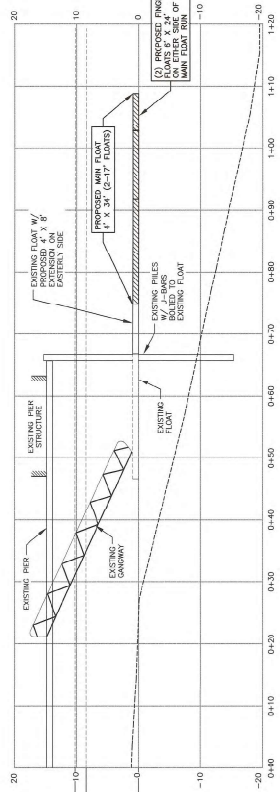
JOHN T. CANNON, PLS #2276
DATE: 5/18/23



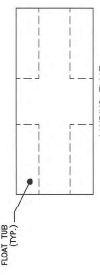
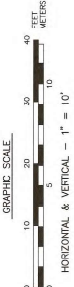
NOTES:
1) THE CONTRACTOR SHALL NOTIFY DCS SAFE AT 1-888-000-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
3) PROSSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE DESIGN CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.



PROPOSED DOCK PLAN



PROPOSED DOCK ELEVATION



SEQUENCE OF CONSTRUCTION
1) DEMONSTRATE A CRANE BARGE, PUSH BOAT, WORK SHIP, MATERIALS AND ACCESSORIES SUCH AS THE GANGWAY AND FLOAT TO THE SITE VIA AVAILABLE WATERWAYS.
2) ABUTMENT OF EQUIPMENT TRUCKS TO THE SITE.
3) UNLOADING OF THE GEAR STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE.
4) UNLOADING OF THE GEAR STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE.
5) UNLOADING OF THE GEAR STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE.
6) UNLOADING OF THE GEAR STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE.
7) UNLOADING OF THE GEAR STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE.

HEAVY EQUIPMENT IN WETLANDS OR MUDFLATS
OPERATING HEAVY EQUIPMENT OTHER THAN PILE DRIVERS, RIGS, FRED CRANES, OR OTHER EQUIPMENT IN WETLANDS OR MUDFLATS SHALL BE PROHIBITED. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS OR MUDFLATS, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION.

TIME OF YEAR WORK WINDOWS/RESTRICTIONS
FOR ACTIVITIES WHERE WORK IS AUTHORIZED IN STREAMS AND TIDAL WATERS THAT CAUSES TURBIDITY OR SEDIMENT RE-SUSPENSION OR OTHER CONSTRUCTION RELATED IMPACTS TO AQUATIC LIFE, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION.

FLOODPLAINS AND FLOODWAYS
A. APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.
B. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT REQUIREMENTS, PROPOSITS MAY BE USED TO DETERMINE FLOODPLAIN BOUNDARIES AND FLOOD RISK. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION.

STORAGE OF SEASONAL STRUCTURES
A. SEASONAL STRUCTURES THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN A MANNER THAT DOES NOT OBSTRUCT THE WATERWAY OR CAUSE HARM TO THE ENVIRONMENT. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION.

SPAWNING, BREEDING, AND MIGRATORY AREAS
A. JURISDICTIONAL WATERS THAT PROVIDE VALUE AS FISH MIGRATORY AREAS, FISH AND WILDLIFE HABITAT, OR BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE PROTECTED. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION (ME DEP) AND THE MAINE DEPT. OF MARINE RESOURCES (ME DMR) PRIOR TO CONSTRUCTION.

LANGDON ISLAND CONDOMINIUM 9 BADGERS ISLAND WEST KITTERY, ME

NO.	DESCRIPTION	DATE
2	BLOCK MOORINGS	5/19/23
1	FLOAT CONFIGURATION	5/16/23
0	ISSUED FOR COMMENT	5/12/23



SCALE: AS SHOWN
MAY 2023

DETAILS
D1

OWNER & APPLICANT:
LANGDON ISLAND CONDOMINIUM ASSOCIATION
BEN PORTER, PRESIDENT
9 BADGERS ISLAND WEST
KITTERY, ME 03904

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

FB 435 PG 1
TRX IMP 1, LOT 23
340214



**US Army Corps
of Engineers**®
New England District

(Minimum Notice: Permittee must sign and return notification
within one month of the completion of work.)

COMPLIANCE CERTIFICATION FORM

Corps of Engineers Permit No: NAE-2023-00345

Name of Permittee: Ben Porter, Langdon Island West Condominium Association

Permit Issuance Date: May 26, 2023

Please sign this certification and return it to the following address upon completion of the activity and any mitigation required by the permit. You must submit this after the mitigation is complete, but not the mitigation monitoring, which requires separate submittals.

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*****
* MAIL TO: U.S. Army Corps of Engineers, New England District      *
*           Policy & Technical Support Branch                    *
*           Regulatory Division                                   *
*           696 Virginia Road                                    *
*           Concord, Massachusetts 01742-2751                    *
*****

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Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit was completed in accordance with the terms and conditions of the above referenced permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

Printed Name

Date of Work Completion

() _____
Telephone Number



**US Army Corps
of Engineers**®
New England District

**GENERAL PERMIT
WORK-START NOTIFICATION FORM**
(Minimum Notice: Two weeks before work begins)

EMAIL TO: Jana.L.Jacobson@usace.army.mil

-or-

MAIL TO: Jana Jacobson
U.S. Army Corps of Engineers, New England District
Maine Project Office
442 Civic Center Drive, Suite 350
Augusta, Maine 04330

Corps of Engineers Permits (No. NAE-2023-00345) were issued to Langdon Island West Condominium Association. The permits authorized the permittee to modify an existing structure by installing a float 34 feet in length and 4 feet in width and two floats each 24 feet in length and 6 feet in width along with associated tackle.

The people (e.g., contractor) listed below will do the work, and they understand the permit's conditions and limitations.

PLEASE PRINT OR TYPE

Name of Person/Firm: _____

Business Address: _____

Telephone: () _____

Proposed Work Dates: Start: _____

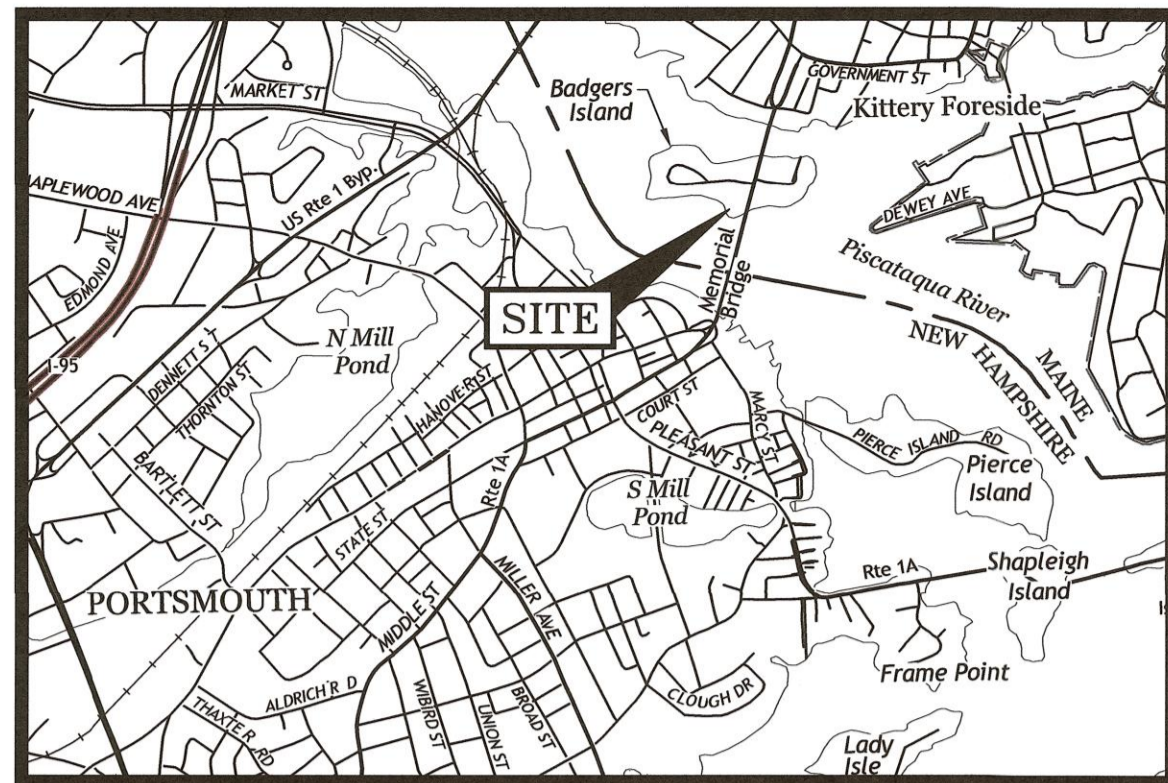
Finish: _____

PERMITTEE'S SIGNATURE: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

FOR USE BY THE CORPS OF ENGINEERS

Project Manager: JACOBSON Submittals Required: No
Inspection Recommendation: Routine Maine General Permits compliance



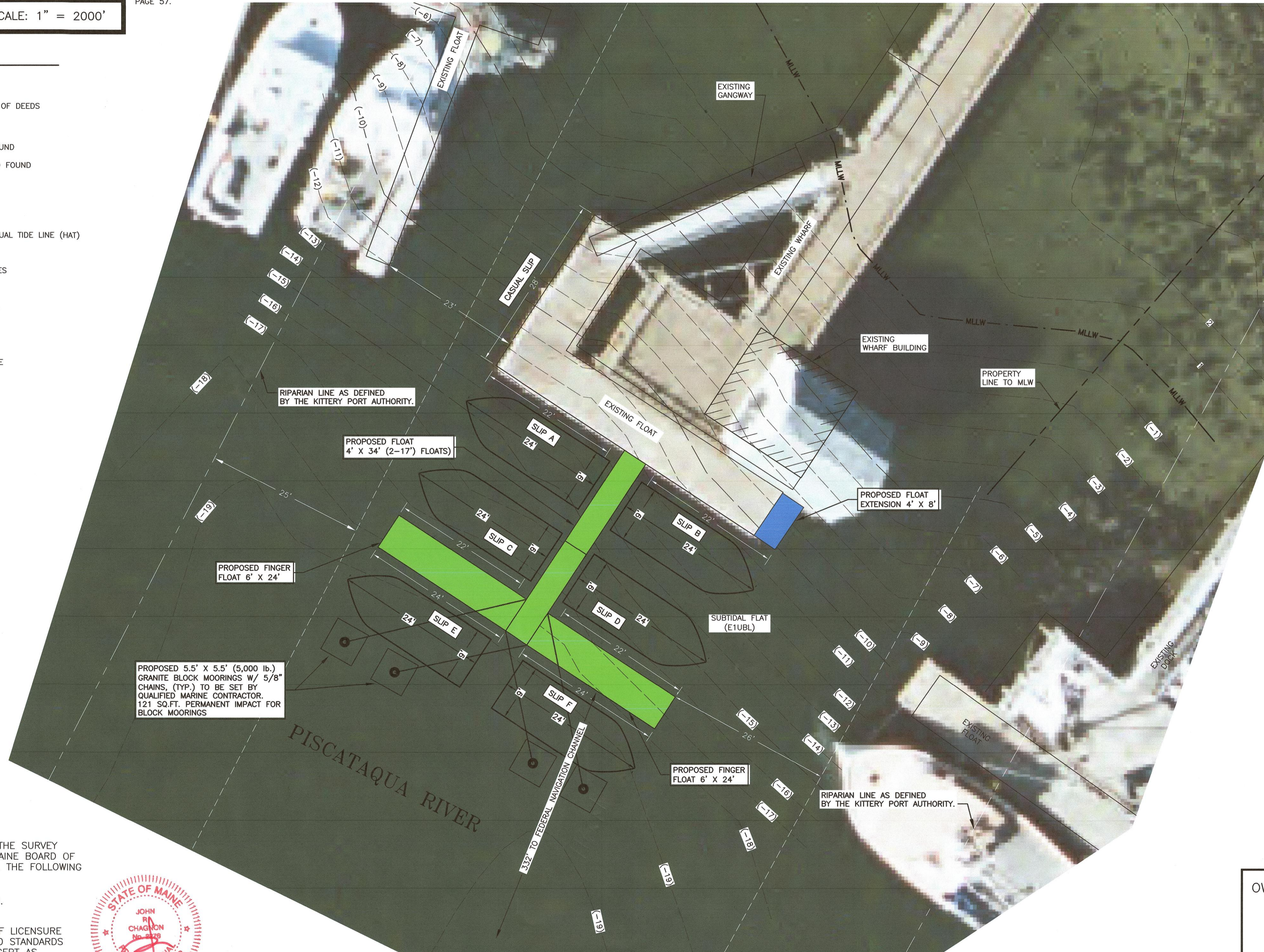
LOCATION MAP SCALE: 1" = 2000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- YCRD YORK COUNTY REGISTRY OF DEEDS
- (11/27) MAP 11 / LOT 21
- IRON ROD/IRON PIPE FOUND
- STONE/CONCRETE BOUND FOUND
- BOUNDARY
- - - BUILDING SETBACK
- MHW MEAN HIGH WATER LINE
- MLW MEAN LOW WATER LINE
- HAT MAINE DEP HIGHEST ANNUAL TIDE LINE (HAT)
- - - D - - - STORM DRAIN LINE
- OVERHEAD ELECTRIC/WIRES
- 100 --- 97x3 --- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- UTILITY POLE (w/ GUY)
- ELECTRIC METER
- PVC POLYVINYL CHLORIDE PIPE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- FES FLARED END SECTION

PLAN REFERENCES:

- 1) PLAN OF LAND FOR JOSEPHINE O. MARCONI, U.S. ROUTE ONE KITTEERY, MAINE, SCALE 1 IN. = 30 FT., DATED FEB. 1997, PREPARED BY FRANK EMERY, JR., NOT RECORDED.
- 2) SITE PLAN OF LANGDON'S ISLAND CONDOMINIUM FOR 9 BADGERS ISLAND WEST L.L.C., PO BOX 368 NEW CASTLE, NH 03854 AT 9 BADGERS ISLAND WEST KITTEERY, MAINE OCTOBER 26, 1999. PREPARED BY DOUCET SURVEY, INC DATED AUGUST 3, 1999. Y.C.R.D. CONDOMINIUM FILE 499 PAGE 1.
- 3) FINAL SUBDIVISION PLAN 9 BADGER'S ISLAND WEST KITTEERY, MAINE FOR LANGDON LLC C/O JOSEPH SAWTELLE PO BOX 368, NEW CASTLE, NH 03854 PREPARED BY ATTAR ENGINEERING, INC. DATED 9/16/98. Y.C.R.D. PLAN BOOK 255 PAGE 42.
- 4) PLAN OF LAND ON BADGERS ISLAND KITTEERY, MAINE FOR THE PORTSMOUTH NAVIGATION CO. INC. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED JANUARY 1968. Y.C.R.D. PLAN BOOK 47 PAGE 3.
- 5) PLAN OF LAND ON BADGERS ISLAND KITTEERY, MAINE TO BE CONVEYED TO MEXICAN PETROLEUM CORP., SCALE 1 IN. = 20 FT., DATED JUNE 1924, PREPARED BY A.C. PETERS CIVIL ENGINEER, YCRD PLAN BOOK 9 PAGE 61.
- 6) PLAN SHOWING PORTION OF LAND OF ERNEST F. BONIN TO BE CONVEYED TO HUGO S. MARCONI ON BADGERS ISLAND KITTEERY, MAINE, SCALE 1" = 20', DATED 9/10/79, PREPARED BY MOULTON ENGINEERING, CO., YCRD PLAN BOOK 79 PAGE 32.
- 7) LAND IN KITTEERY, MAINE FERNANDO W. HARTFORD TO ELROY D. WITHAM, SCALE: 1 IN. = 20 FT., DATED: AUG. 1925, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, YCRD PLAN BOOK 10 PAGE 43.
- 8) STANDARD BOUNDARY SURVEY SEWER EASEMENT BADGERS ISLAND SEWER, CONTRACT NO. 88-1, KITTEERY, MAINE, MADE FOR SEA CONSULTANTS, INC., SCALE 1 INCH = 20 FEET, DATED: OCTOBER 15, 1988, PREPARED BY TITCOMB ASSOCIATES, YCRD PLAN BOOK 189 PAGE 27.
- 9) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY "I" KITTEERY, YORK COUNTY, FEDERAL AID PROJECT NO. F-01-1(63) & BH-01-1(62), SCALE 1 INCH = 25 FEET, DATED FEBRUARY 1985, YCRD PLAN BOOK 155 PAGE 57.



NAD83(2011)
 ZONE 1802
 GRID NORTH
 ME SPC

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF KITTEERY ASSESSOR'S MAP 1 AS LOT 23.
- 2) OWNERS OF RECORD:
 LANGDON ISLAND WEST CONDOMINIUM ASSOCIATION
 9 BADGERS ISLAND WEST
 KITTEERY, ME 03904
 9755/55
- 3) A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A2 (EL. 9) AS SHOWN ON FIRM PANEL 230171 0008 D. DATED JULY 3, 1986.
- 4) EXISTING LOT AREA:
 30,413 S.F. ± (TO MHW)
 0.6982 ACRES ± (TO MHW)
- 5) PARCEL IS LOCATED IN THE MU-BI (MIXED USE - BADGER ISLAND) ZONING DISTRICT & ALSO IN THE OZ-CFMU (COMMERCIAL FISHERIES/MARITIME USES) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: (MU-BI) DISTRICT.
 MIN. LOT AREA: 6,000 S.F.
 FRONTAGE: 50 FEET
 SETBACKS:
 FRONT: 5 FEET
 SIDE/REAR: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MINIMUM OPEN SPACE: 40%
 SEE ZONING REGULATIONS FOR OZ-CFMU DISTRICT.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DOCK FLOAT STRUCTURES ON ASSESSOR'S MAP 1 LOT 23 IN THE TOWN OF KITTEERY
- 8) RIPARIAN LINES DETERMINED BETWEEN LOTS 19, 23 & 24 AS DEFINED BY THE TOWN OF KITTEERY, MAINE PORT AUTHORITY RULES AND REGULATIONS, AMENDED 2 JANUARY 2020.
- 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW IS REFERENCED TO NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR, ME. MLLW BEING 4.62 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 10) HIGHEST ANNUAL TIDE SHOWN AT ELEVATION 10.2 PER LOCATION PORTSMOUTH IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

LANGDON ISLAND CONDOMINIUM
9 BADGERS ISLAND WEST KITTEERY, ME

NO.	DESCRIPTION	DATE
1	ADD SLIP DIMENSIONS & LABELS	5/28/23
0	ISSUED FOR COMMENT	5/24/23

STATE OF MAINE
 JOHN R. CHAGNON
 No. 6950
 LICENSED PROFESSIONAL ENGINEER
 5.28.23

OWNER & APPLICANT:
 LANGDON ISLAND CONDOMINIUM ASSOCIATION
 BEN PORTER, PRESIDENT
 9 BADGERS ISLAND WEST
 KITTEERY, ME ZIP 03904

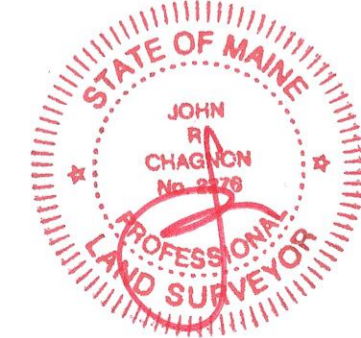
PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

SCALE: 1" = 10' MAY 2023

ME DEP PERMIT PLAN-2022 AERIAL C3

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:
 A) NO SURVEY REPORT HAS BEEN PREPARED.
 B) NO LAND DESCRIPTION HAS BEEN PREPARED.
 C) 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.



JOHN R. CHAGNON, PLS #2276
 DATE 5.28.23

