

CASCO BAY

RECENTLY MAPPED SAND DUNE



- LEGEND**
- PROPERTY LINE
  - HIGHEST ANNUAL TIDE (HAAT)
  - MEAN HIGH WATER (MHW)
  - TIDAL WATERFOWL AND WADING BIRD (TWHH)
  - SAND DUNE AS IDENTIFIED BY MGS ON 5/14/24.

- NOTES:**
- 1) BASE MAP IMAGERY BASED ON MAINE OFFICE OF GIS AERIAL IMAGERY (2022).
  - 2) HIGHEST ANNUAL TIDE BASED ON SITE VISIT CONDUCTED ON FEBRUARY 8, 2024 IN COMBINATION WITH DATA PUBLISHED FROM MAINE GEOLOGICAL SURVEY HIGHEST ASTRONOMICAL TIDE DATA.
  - 3) 2 FT CONTOUR DATA BASED ON MAINE OFFICE OF GIS TILE 1970/DIC PROPERTY LINE DATA PARTIALLY BASED ON MULTIPLE SOURCES INCLUDING A PLAN TITLED, "DIVISION POINT, CHEBEAGUE ISLAND PREPARED BY ROBERT C. BLANCHARD AND DATED NOVEMBER 1977 A PLAN TITLED, "BOUNDARY SURVEY, DIVISION POINT, BROAD REACH ROAD," PREPARED BY LEWIS & WASSINA, INC. AND DATED JUNE 28, 2008. VEGETATION IS SHOWN FOR ILLUSTRATIVE PURPOSES. EXACT QUANTIFICATION WILL BE DETERMINED UPON COMPLETION OF CONSTRUCTION. INTENT IS FOR EXISTING VEGETATION TO REMAIN INTACT, HOWEVER, IF REMOVED, VEGETATION WILL BE REPLANTED SAME GENERAL LOCATION.
  - 6) PLAN IS FOR PERMITTING PURPOSES ONLY.



**PROJECT:**  
 PROPOSED SHORELINE STABILIZATION FOR KYLE LEGG, 15 BROAD REACH ROAD, CHEBEAGUE ISLAND, MAINE.

**TITLE:**  
 OVERVIEW OF EXISTING AND PROPOSED CONDITIONS

DRAWN BY:	TAF	SHEET:	1 OF 3
CHECKED BY:		CHECKED BY:	C23D-005
DATE:	2/15/2024	REV DATE:	10/24/2024

**Flycatcher**  
 LAND • SCIENCE • PEOPLE

Lower Falls Landing  
 106 Lafayette Street,  
 Suite 2A  
 Yarmouth, ME 04096

**EXISTING DOCK**

**PROPOSED COIR LOGS**  
 3x60', 1.5:1 SLOPE  
 +/- 150 sq.ft. BELOW HAT

**PROPOSED SHORELINE STABILIZATION CONSIST OF RIPRAP**  
 +/- 6' - 10' HIGH x +/- 250' LONG  
 1.5:1 SLOPE  
 (+/- 1250 SQ. FT. DIRECT IMPACTS) BELOW HAT

**PROPOSED PLANTINGS WITHIN GRADED AREA +/- 300 sq.ft.**  
 (SEE NOTE 5)

**PROPOSED VEGETATION REMOVAL WITHIN GRADED AREA +/- 1300 sq.ft.**  
 (SEE NOTE 5)

**PROPOSED UPLAND BUFFER PLANTINGS +/- 2000 sq.ft.**  
 (SEE NOTE 5)

**EXISTING PERIMETER DRAIN**

**TIMBER MATS 4' X 12' SECTIONS (INDIRECT/TEMPORARY IMPACTS +/- 3000 SQ. FT.)**

**PROPOSED COIR LOGS 3x60', 1.5:1 SLOPE +/- 130 sq.ft. BELOW HAT**

TREES REMOVED

TREES PLANTED

+/- 78.0'

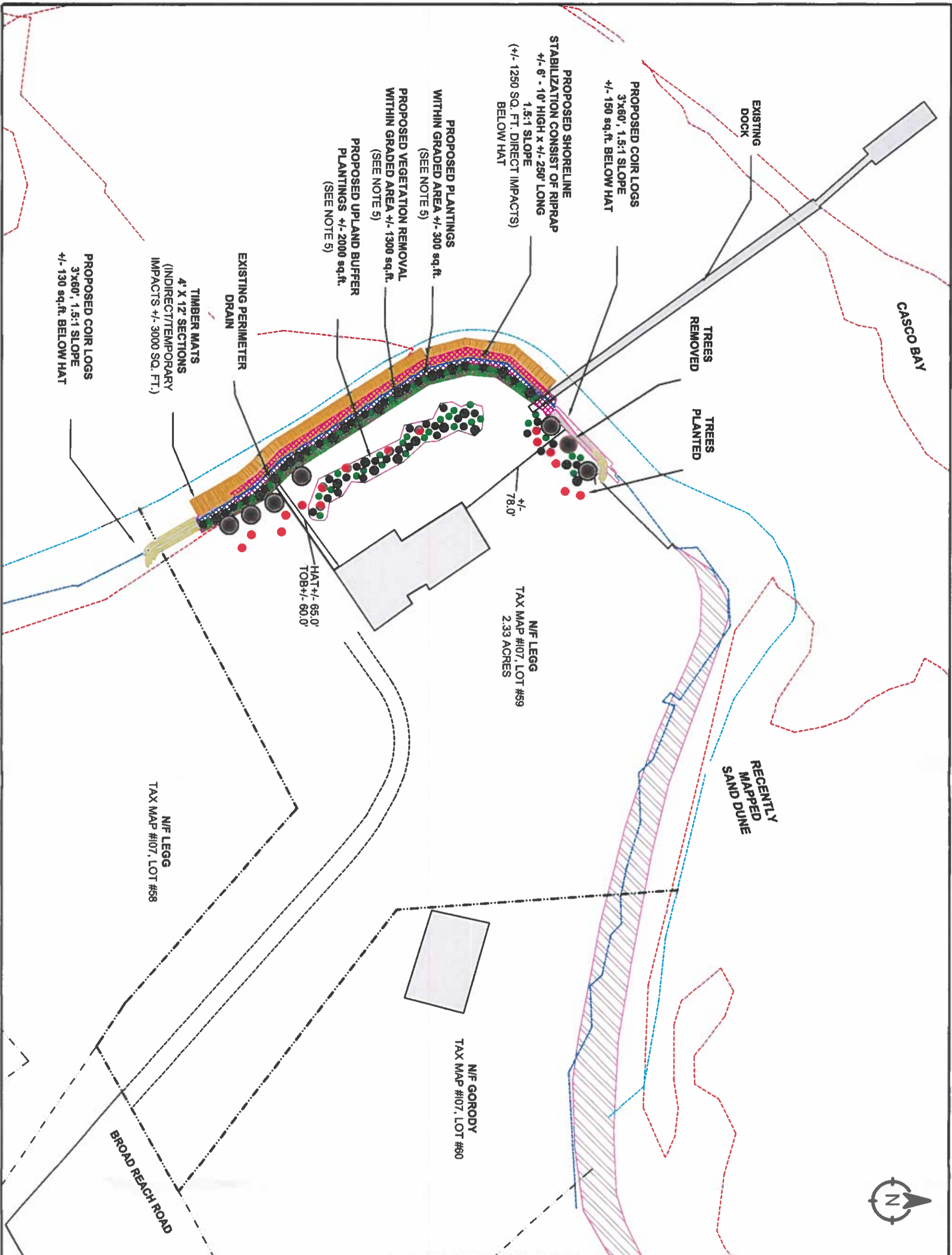
**N/F LEGG TAX MAP #107, LOT #59 2.33 ACRES**

**HAT +/- 85.0'**  
**TOB +/- 80.0'**

**N/F LEGG TAX MAP #107, LOT #58**

**N/F GORODY TAX MAP #107, LOT #60**

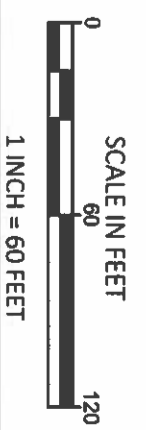
**BROAD REACH ROAD**



**LEGEND**

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- HIGHEST ANNUAL TIDE (HAT)
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- SAND DUNE AS IDENTIFIED BY MGS ON 5/14/24.

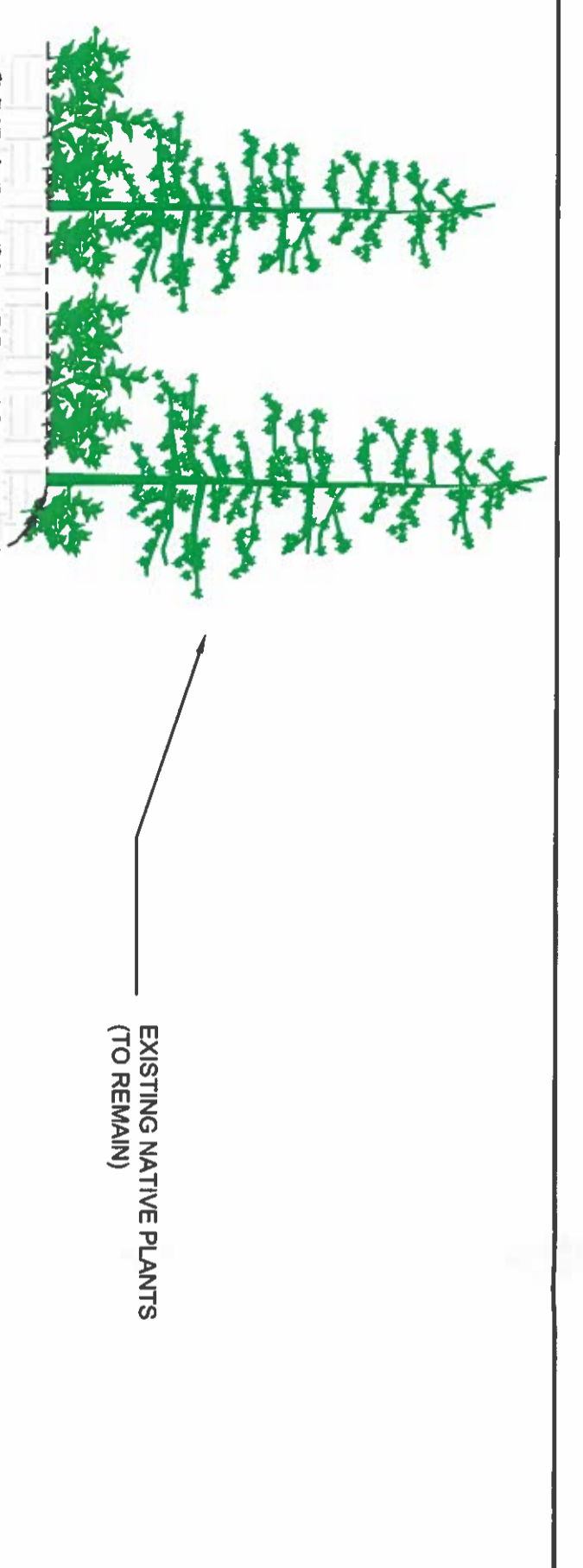
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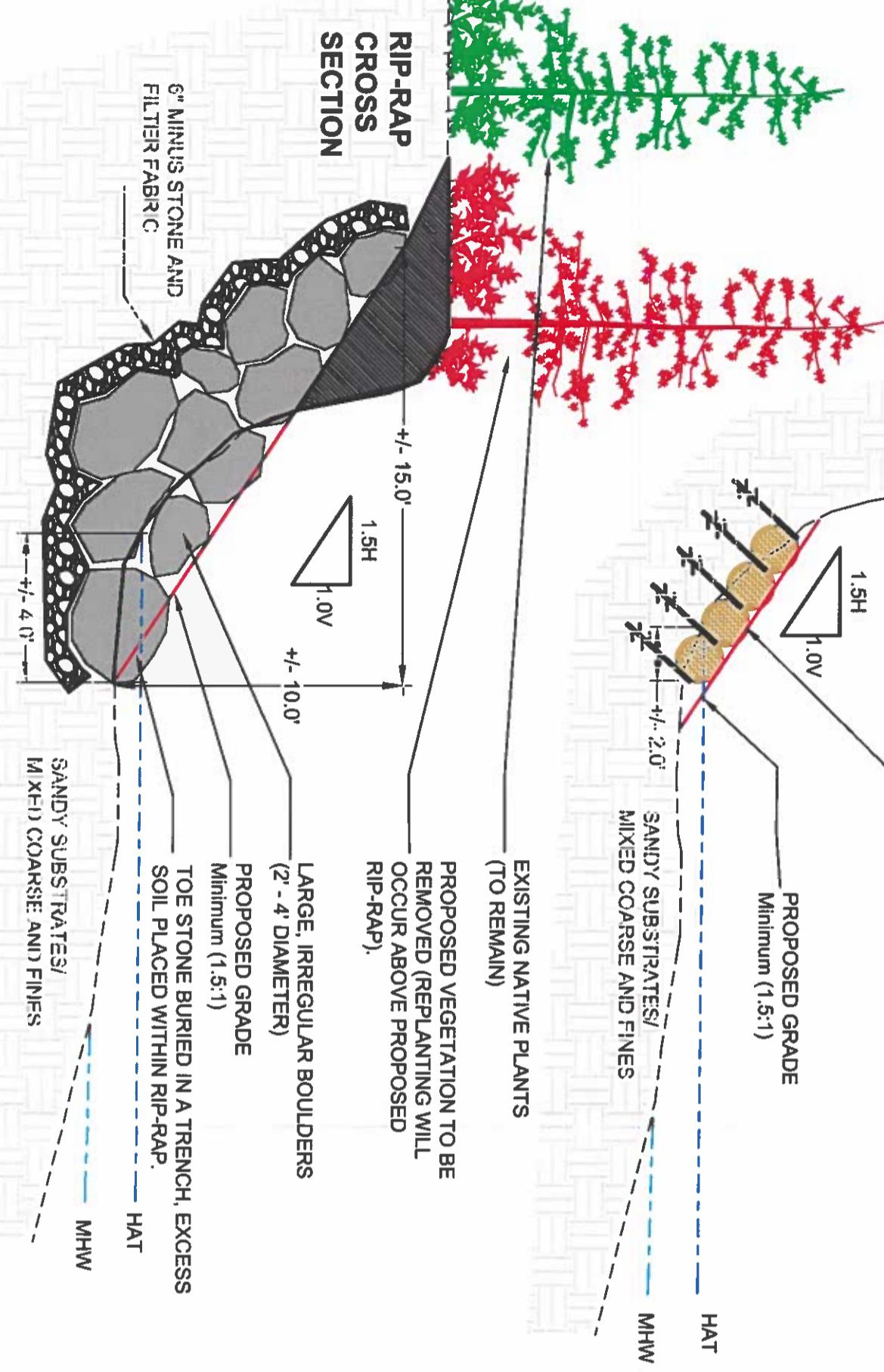
**PROJECT:**  
PROPOSED SHORELINE STABILIZATION FOR KYLE LEGG, 15 BROAD REACH ROAD, CHEBEAGUE ISLAND, MAINE.

**TITLE:**  
OVERVIEW OF EXISTING AND PROPOS CONDITIONS

<b>DRAWN BY:</b> TAF	<b>SHEET:</b> 2 OF 3
<b>CHECKED BY:</b> C23D-005	<b>CHECKED BY:</b> C23D-005
<b>DATE:</b> 2/15/2024	<b>REV DATE:</b> 10/24/2024



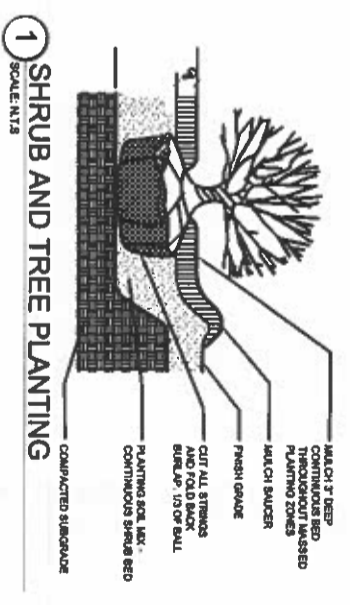
**COIR LOG CROSS SECTION**



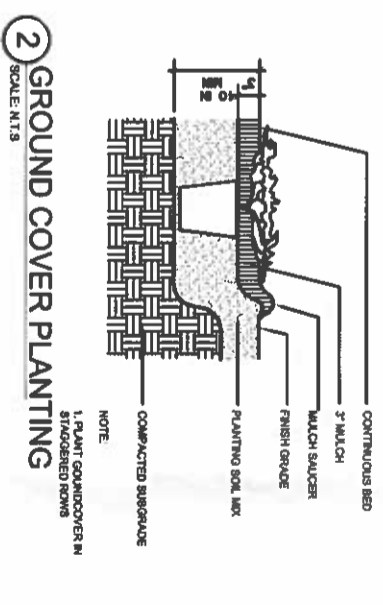
**RIP-RAP CROSS SECTION**

PROPOSED PLANTINGS		
COMMON NAME	SCIENTIFIC NAME	SPACING
BAYBERRY	<i>Myrica pensylvanica</i>	2-3 O.C.
VIRGINIA ROSE	<i>Rosa virginiana</i>	2-3 O.C.
JUNIPER	<i>Juniperus horizontalis</i>	2-3 O.C.

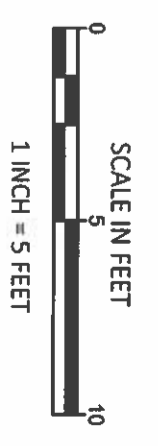
- NOTES:
- 1) WHERE APPLICABLE, THE FIRST ROW OF RIPRAP WILL BE BURIED IN A TRENCH. BOTTOM STONE WILL BE SET DEPTH OF 1/2 THE STONE'S DIAMETER.
  - 2) RIPRAP WILL CONSIST OF LARGE, IRREGULAR SHAPE ROCKS, FIT INTO PLACE AND/OR PINNED WITH REBAR. RIPRAP IS PLACED ON A SLOPE. SOME VARIATION IN SLOPE HEIGHT, AND DISTANCE IS UNAVOIDABLE. ST WILL VARY IN SIZE FROM 2' - 4'.
  - 3) CONTRACTOR WILL HAVE A MAINE DEP EROSION CONTROL CERTIFIED INDIVIDUAL ON SITE DURING A SITE DISTURBANCE.
  - 4) EROSION CONTROLS WILL BE ESTABLISHED AS NEEDED AND WILL REMAIN IN PLACE UNTIL SITE IS STABILIZED.
  - 5) NATIVE PLANTS WILL BE PLANTED ABOVE THE RIPRAP AREAS ALONG THE SHORELINE THAT PROVIDE SUFFICIENT AREA FOR PLANTING.
  - 6) SLOPE NOT TO BE LESS THAN 1.5:1 FEET.
  - 7) SLOPE CUT BACK AS NECESSARY TO REACH DESIRED SLOPE.
  - 8) COIR LOGS TO BE HELD IN PLACE WITH HELIX ANCHORS AND STAINLESS STEEL CABLE.
  - 9) PLAN IS FOR PERMITTING PURPOSES ONLY.



**1 SHRUB AND TREE PLANTING**  
SCALE: N.T.S.



**2 GROUND COVER PLANTING**  
SCALE: N.T.S.



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PROPOSED SHORELINE STABILIZATION FOR KYLE LEGG, 15 BROAD REACH ROAD, CHEBEAGUE ISLAND, MAINE.

**TITLE:**  
SECTION VIEW OF PROPOSED STABILIZATION

**DRAWN BY:** TAF      **SHEET:** 3 OF 3

**CHECKED BY:**      **DATE:** 2/22/2024

**REV DATE:** 10/24/2024