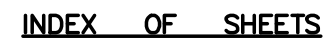


KENNEBUNKPORT, MAINE  
PROJECT NO. 16-68

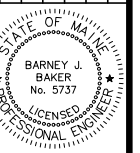


A map of Cape Porpoise Harbor, Maine. The map shows the harbor area with various lots and roads. Key features include:

- Stone Haven Drive** at the top.
- Pier Road** running diagonally from the top right towards the center.
- Cape Porpoise East** labeled in green text near the top.
- Cape Porpoise Square** labeled in green text in the center.
- CAPE PORPOISE HARBOR** labeled in large black text in the center.
- PROJECT LOCATION** labeled in black text with an arrow pointing to a specific area on the southern shore of the harbor.
- Various lot numbers are visible, including 29-1-11, 29-1-12, 29-1-13, 29-1-14, 29-1-15, 29-1-16, 29-1-17, 29-1-18, 29-1-19, 29-1-20, 29-1-21, 29-1-22, 29-2-1, 29-2-2, 29-2-3, 29-2-4, 29-2-5A, 29-2-5B, 29-2-6, 29-2-7, and 29-3-1.

TAX MAP: 29

|     |                        |         |  |  |  |      |
|-----|------------------------|---------|--|--|--|------|
|     |                        |         |  |  |  |      |
| C   | BUILDING SECTION ADDED | 3.3.20  |  |  |  | BUB  |
| B   | PHASE CONCEPT          | 1.17.20 |  |  |  | BUB  |
| A   | PROGRESS SET           | 1.2.20  |  |  |  | BUB  |
| NO. | SUBMISSION             | DATE    |  |  |  | INT. |

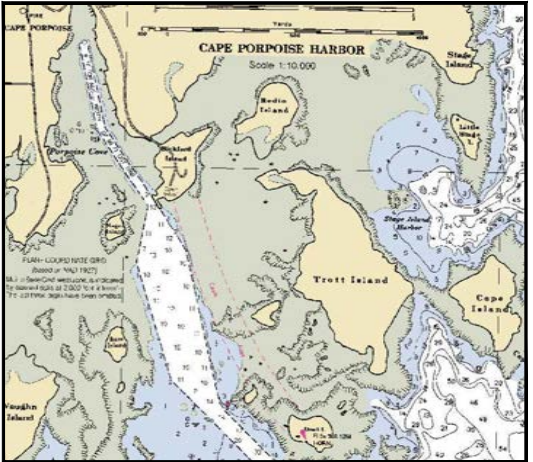
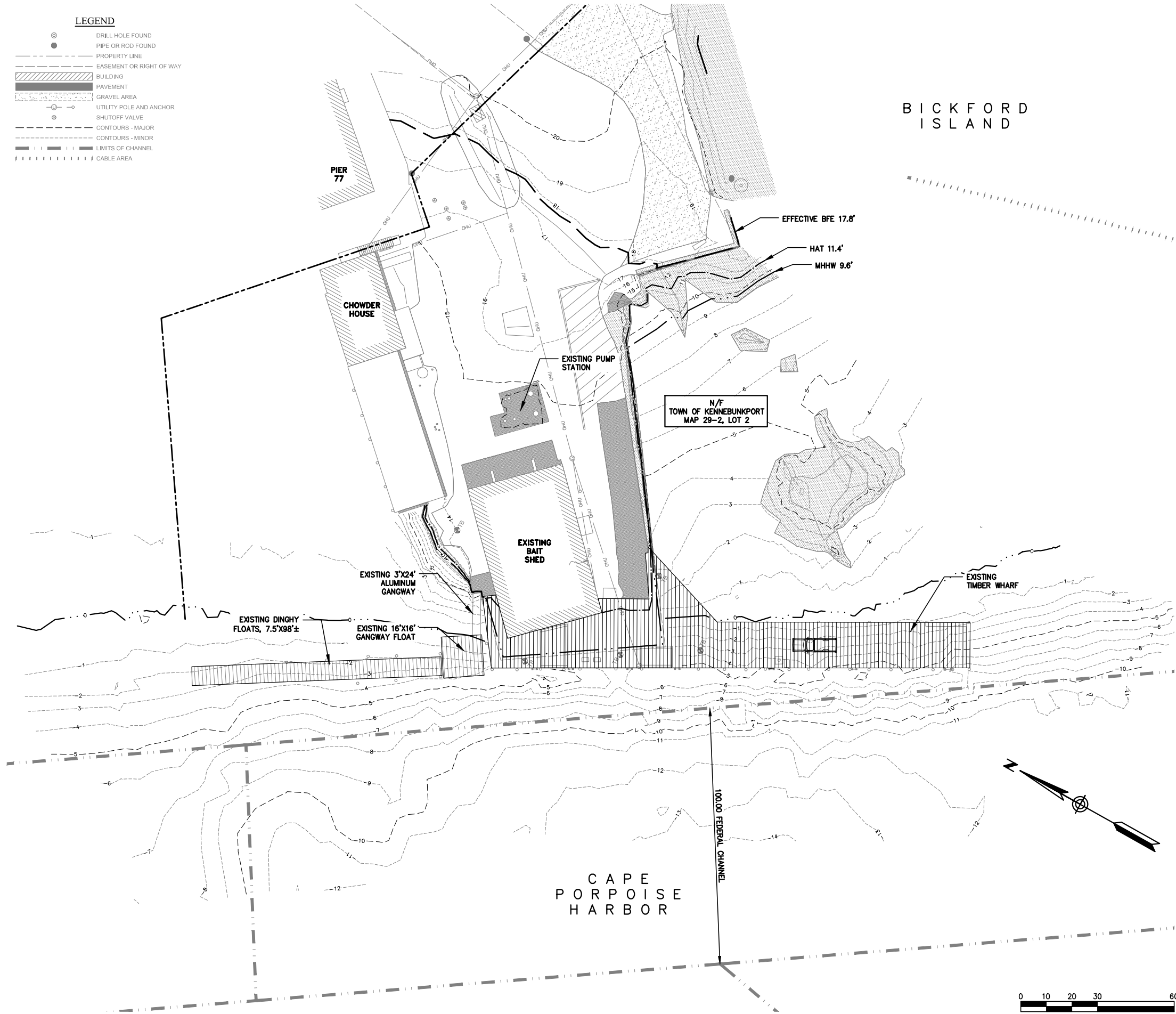


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|-------------|
| BJB         |
| DRAWN BY:   |
| JLD         |
| CHECKED BY: |
| BJB         |
| SCALE:      |
| AS SHOWN    |

|              |  |                                   |  |
|--------------|--|-----------------------------------|--|
| DATE         |  | COVER SHEET                       |  |
| JAN 2020     |  | PROJECT:                          |  |
| CONTRACT NO. |  | CAPE PORPOISE PIER REHABILITATION |  |
| 16-68        |  | TOWN OF KENNEBUNKPORT, MAINE      |  |
| SHEET NO.    |  | REV.                              |  |
| G-1          |  | C                                 |  |

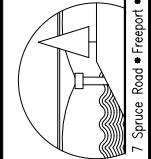
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- LEGEND
- DRILL HOLE FOUND
  - PIPE OR ROD FOUND
  - PROPERTY LINE
  - EASEMENT OR RIGHT OF WAY
  - ▨ BUILDING
  - ▨ PAVEMENT
  - ▨ GRAVEL AREA
  - UTILITY POLE AND ANCHOR
  - ⊗ SHUTOFF VALVE
  - CONTOURS - MAJOR
  - CONTOURS - MINOR
  - LIMITS OF CHANNEL
  - ||||| CABLE AREA

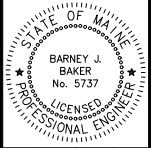


**SECTION OF NOAA CHART 13286:  
CAPE ELIZABETH TO PORTSMOUTH,  
CAPE PORPOISE HARBOR INSET**

- SURVEYOR'S NOTES:**
- RECORD OWNER: THE INHABITANTS OF THE TOWN OF KENNEBUNKPORT, SEE DEED BOOK 3122, PAGE 6 DATED FEBRUARY 8, 1983. THE PROPERTY LINES SHOWN HEREON ARE BASED SOLELY ON SAID DEED. NO OTHER RECORD RESEARCH HAS BEEN PERFORMED BY THIS SURVEYOR.
  - BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
  - ELEVATIONS WERE ORIGINALLY DERIVED IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY STATIC GNSS OBSERVATION AND POST PROCESSING WITH THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE. THEY WERE SUBSEQUENTLY ADJUSTED TO THE MEAN LOWER LOW WATER DATUM (MLLW) AS DESCRIBED IN GENERAL NOTE 3 ON A PLAN ENTITLED "CAPE PORPOISE HARBOR, KENNEBUNKPORT, MAINE, CONDITION SURVEY...6, 15, 16, AND 18-FOOT AND 15-FOOT ANCHORAGE" DATED JULY 22, 2013 BY THE U.S. ARMY CORP OF ENGINEERS NEW ENGLAND DISTRICT. SAID PLAN INDICATES A DATUM SHIFT BETWEEN NAVD88 AND MLLW OF 5.45 FEET.
  - THE HIGHEST ANNUAL TIDE ELEVATION (HAT) OF 11.4 FEET IN MLLW WAS TAKEN FROM TIDE TABLES PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AVAILABLE ONLINE FOR CAPE PORPOISE. THE LOCATION OF THE HAT UNDER THE PIER NEAR THE BAIT HOUSE HAS NOT BEEN CLEARLY IDENTIFIED.
  - A PORTION OF THE PROJECT AREA IS SHOWN IN A SPECIAL FLOOD HAZARD AREA, ZONE V2 (AREAS OF 100 YEAR FLOOD WITH THE VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KENNEBUNKPORT WITH COMMUNITY PANEL NUMBER 230170 0007 B AND AN EFFECTIVE DATE OF APRIL 18, 1983. THE BASE FLOOD ELEVATION OF 13 FEET IN NAVD29 SHOWN THEREON IS EFFECTIVELY THE SAME AS AN ELEVATION OF 12.33 FEET IN NAVD88 AND 17.8 IN MLLW. THAT ELEVATION IS DEPICTED HEREON.
  - A PORTION OF THE PROJECT AREA IS SHOWN IN A SPECIAL FLOOD HAZARD AREA, ZONE VE (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED) ON THE PRELIMINARY FLOOD INSURANCE RATE MAP FOR YORK COUNTY WITH MAP NUMBER 23031C0606G AND A PRELIMINARY DATE OF APRIL 14, 2017. THE BASE FLOOD ELEVATION SHOWN THEREON OF 18 FEET IN NAVD88 IS EFFECTIVELY THE SAME AS AN ELEVATION OF 23.5 IN MLLW. THAT ELEVATION IS DEPICTED HEREON.
  - THE MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 9.6 FEET IN THE MLLW DATUM WAS DERIVED FROM THE VERTICAL DATUM TRANSLATION UTILITY DEVELOPED JOINTLY BY NOAA'S NATIONAL GEODETIC SURVEY, OFFICE OF COAST SURVEY AND CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES.
  - BATHYMETRIC DATA WAS ACQUIRED BY USE OF SONARWITE SINGLE BEAM ECHOSOUNDER SYNCED TO A LEICA TCSP1203 ROBOTIC TOTAL STATION WITH AN ALLEGRO CX DATA COLLECTOR.



| NO. | DATE     | SUBMISSION | PROGRESS SET | PHASE DEVELOPMENT | BUB | BUB |
|-----|----------|------------|--------------|-------------------|-----|-----|
| 1   | 1.17.20  |            |              |                   |     |     |
| 2   | 1.2.2020 |            |              |                   |     |     |
| 3   |          |            |              |                   |     |     |
| 4   |          |            |              |                   |     |     |
| 5   |          |            |              |                   |     |     |
| 6   |          |            |              |                   |     |     |
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| 11  |          |            |              |                   |     |     |
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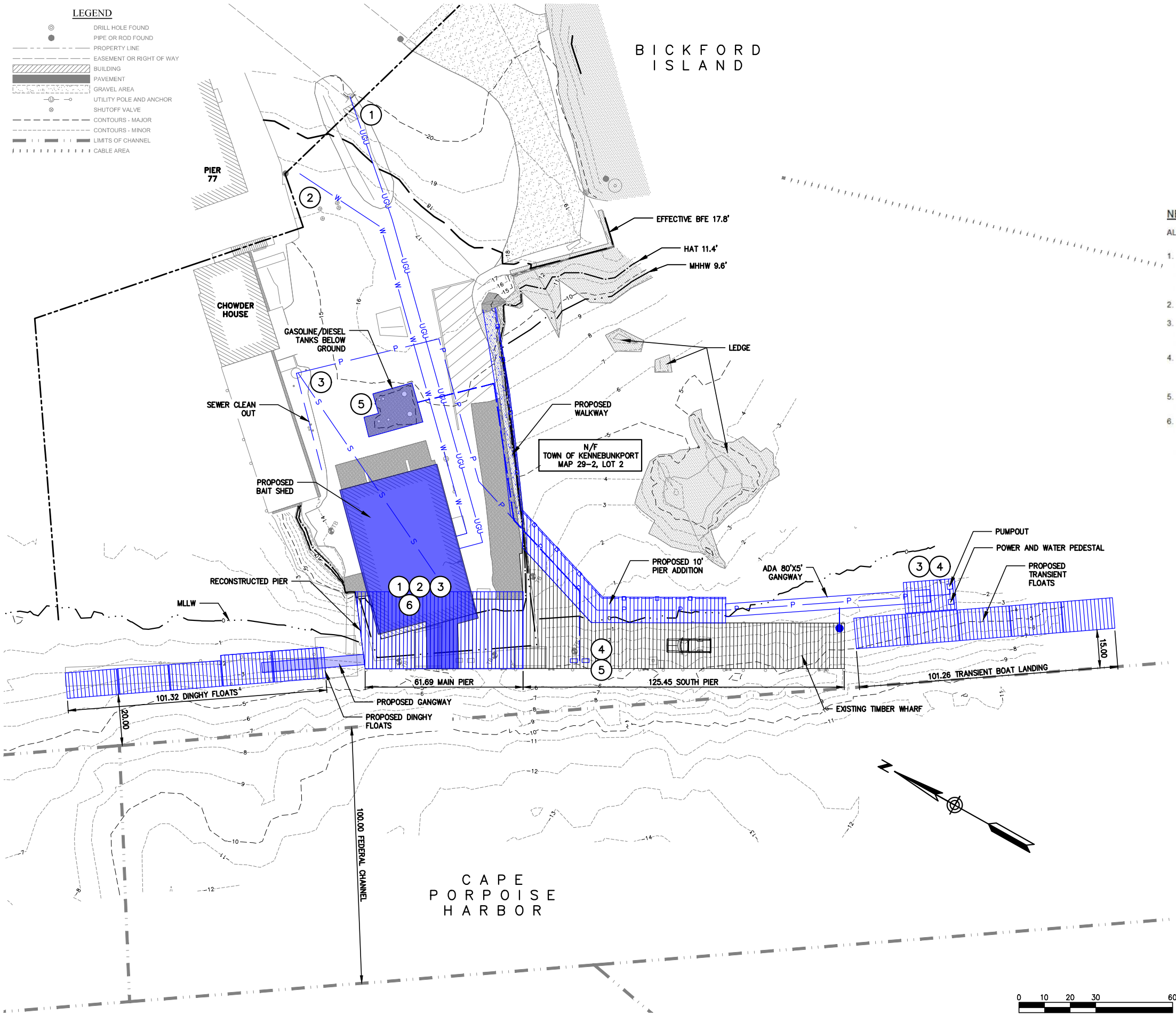


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| DESIGNED BY: | BUB      |
| DRAWN BY:    | JLD      |
| CHECKED BY:  | BUB      |
| SCALE:       | AS SHOWN |

|              |                                                            |
|--------------|------------------------------------------------------------|
| SHEET TITLE: | EXISTING CONDITIONS                                        |
| PROJECT:     | TOWN OF KENNEBUNKPORT<br>CAPE PORPOISE PIER REHABILITATION |
| LOCATION:    | KENNEBUNKPORT, MAINE                                       |

|               |          |
|---------------|----------|
| DATE:         | JAN 2020 |
| CONTRACT NO.: | 16-68    |
| SHEET NO.:    | C-1      |
| REV.:         | B        |

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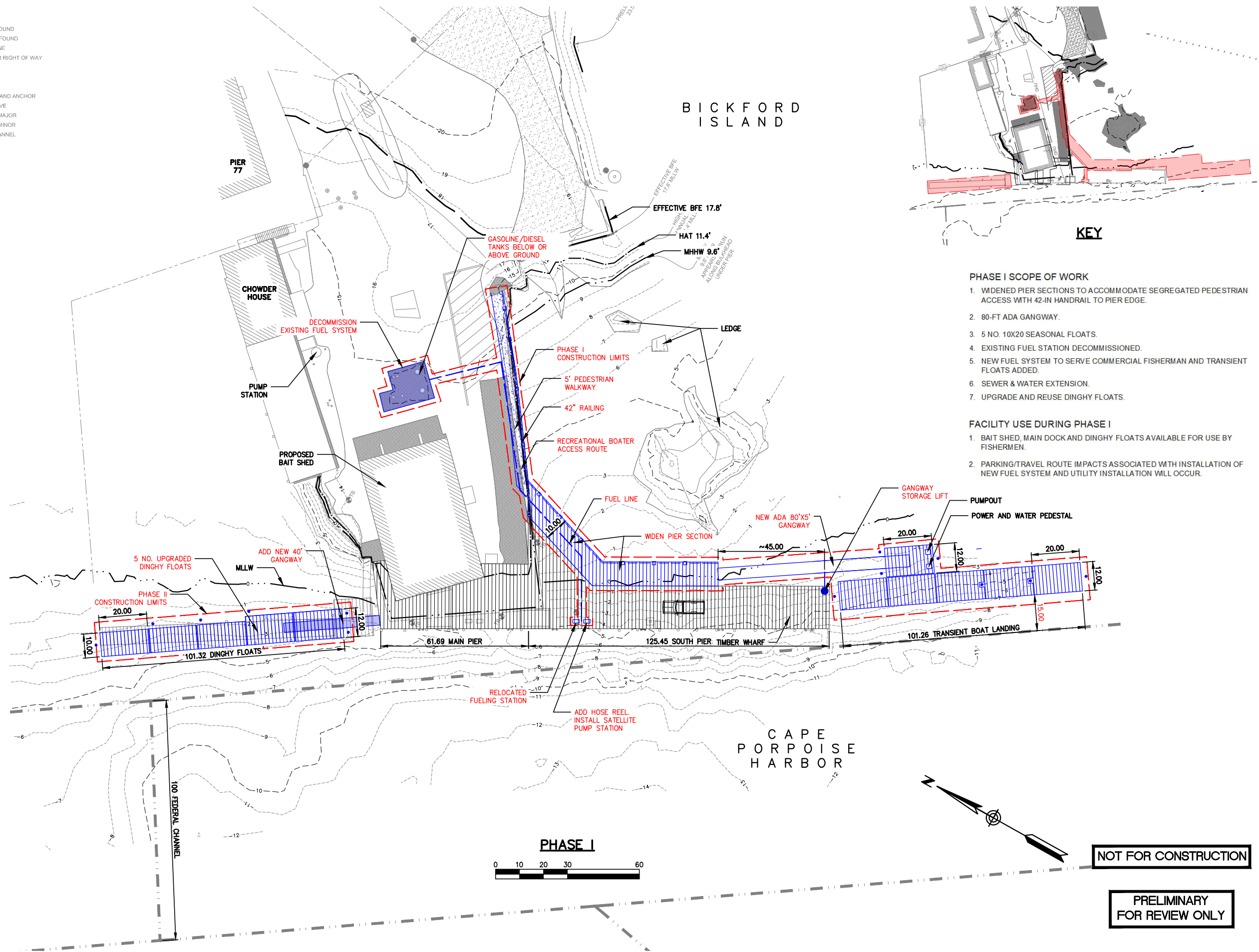
#### NEW UTILITIES

ALL MONITORING FROM PIER MANAGERS OFFICE WHERE APPLICABLE.

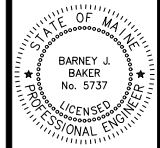
1. UNDERGROUND SERVICE - POLE TO BAITSHED/BAITSHED TO PIER  
-POWER  
-CABLE  
-PHONE
2. YEAR-ROUND WATER SERVICE - PIER 77 TO BAIT SHED.
3. SANITARY SEWER - EXISTING PUMP STATION AT CHOWDER HOUSE.  
-GRAVITY SEWER FROM BUILDING  
-FORCEMAIN FROM BIG SEASONAL FLOAT PUMPOUT.
4. SEASONAL WATER SERVICE - MOUNTED BELOW PIER.  
-BAIT SHED TO MAIN PIER.  
-BAIT SHED TO BIG FLOATS.
5. FUEL SYSTEM - TANK TO PIER DISPENSERS  
-DOUBLE WALL DIESEL AND GASOLINE.
6. PIER POWER SERVICE.  
-HOISTS  
-LIGHTING  
-BIG PEDESTAL SERVICE (30 AMP?)

BAKER DESIGN CONSULTANTS  
Civil, Marine, and Structural Engineering  
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

|                                 |     |           |     |                                                                     |     |        |          |
|---------------------------------|-----|-----------|-----|---------------------------------------------------------------------|-----|--------|----------|
| DESIGNED BY:                    | BUB | DRAWN BY: | JLD | CHECKED BY:                                                         | BUB | SCALE: | AS SHOWN |
| SHEET TITLE: PROPOSED SITE PLAN |     |           |     | PROJECT: TOWN OF KENNEBUNKPORT<br>CAPE PORPOISE PIER REHABILITATION |     |        |          |
| DATE: JAN 2020                  |     |           |     | CONTRACT NO.: 16-68                                                 |     |        |          |
| SHEET NO.: C-2                  |     |           |     | REV.: B                                                             |     |        |          |



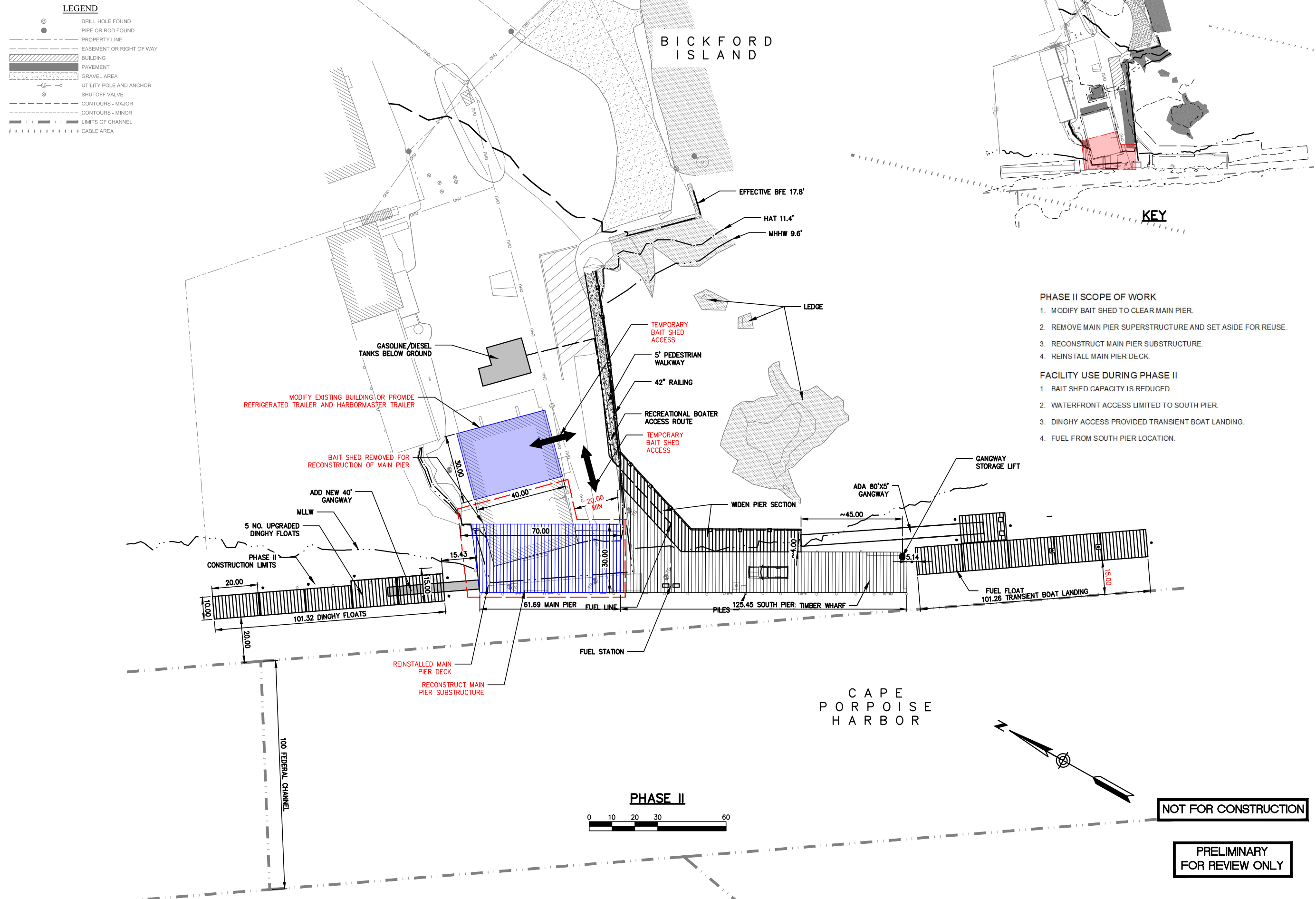
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|     |                   |           |      |  |  |  |  |  |  |
| B   | PHASE DEVELOPMENT | 1.17.2020 |      |  |  |  |  |  |  |
| A   | PROGRESS SET      | 1.2.2020  | BUB  |  |  |  |  |  |  |
| NO. | SUBMISSION        | DATE      | INT. |  |  |  |  |  |  |



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| DESIGNED BY: | BJB      |
| DRAWN BY:    | JLD      |
| CHECKED BY:  | BJB      |
| SCALE:       | AS SHOWN |

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| SHEET TITLE: | PHASE I<br>TRANSIENT BOAT FACILITY                                                 |
| PROJECT:     | TOWN OF KENNEBUNKPORT<br>CAPE PORPOISE PIER REHABILITATION<br>KENNEBUNKPORT, MAINE |

|                          |                  |
|--------------------------|------------------|
| DATE<br>JAN 2020         |                  |
| CONTRACT NO.<br>16-68    |                  |
| SHEET NO.<br><b>C-21</b> | REV.<br><b>B</b> |



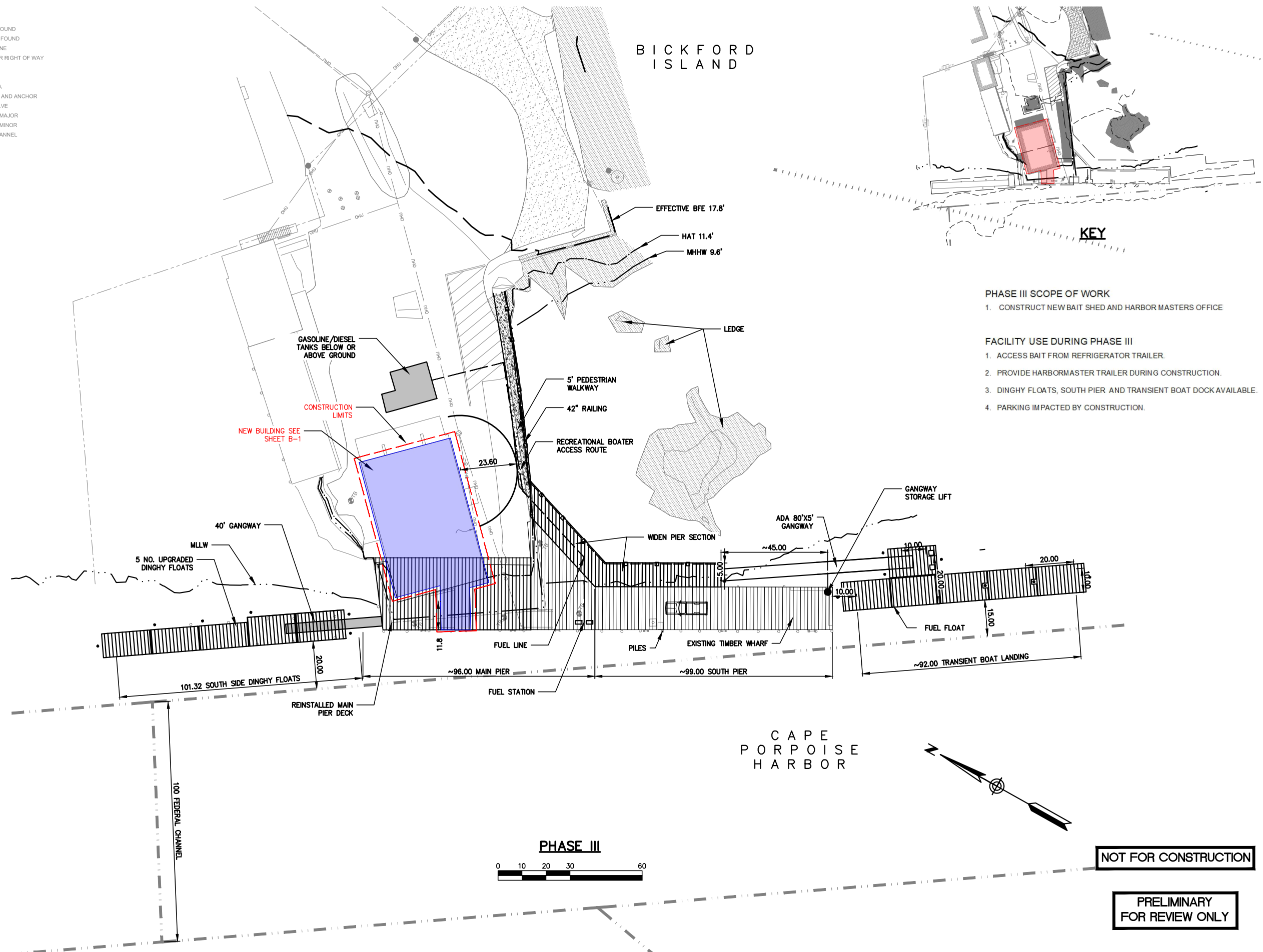
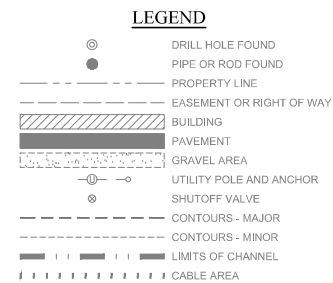
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| B   | PHASE DEVELOPMENT | 1.17.2020 | BUB  |  |  |
| A   | PROGRESS SET      | 1.2.2020  | BUB  |  |  |
| NO. | SUBMISSION        | DATE      | INT. |  |  |



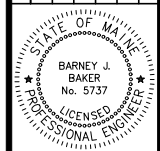
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| DESIGNED BY: | BJB      |
| DRAWN BY:    | JLD      |
| CHECKED BY:  | BJB      |
| SCALE:       | AS SHOWN |

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| SHEET TITLE: | PHASE II<br>REPAIR MAIN PIER                                                       |
| PROJECT:     | TOWN OF KENNEBUNKPORT<br>CAPE PORPOISE PIER REHABILITATION<br>KENNEBUNKPORT, MAINE |

|                           |                  |
|---------------------------|------------------|
| DATE<br>JAN 2020          |                  |
| CONTRACT NO.<br>16-68     |                  |
| SHEET NO.<br><b>C-211</b> | REV.<br><b>B</b> |



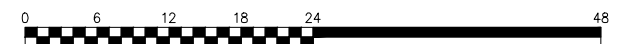
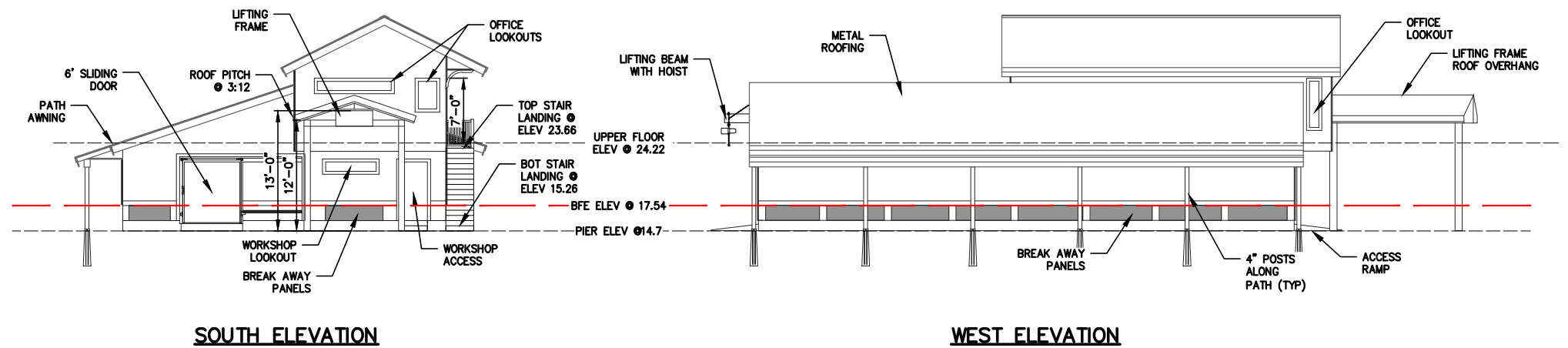
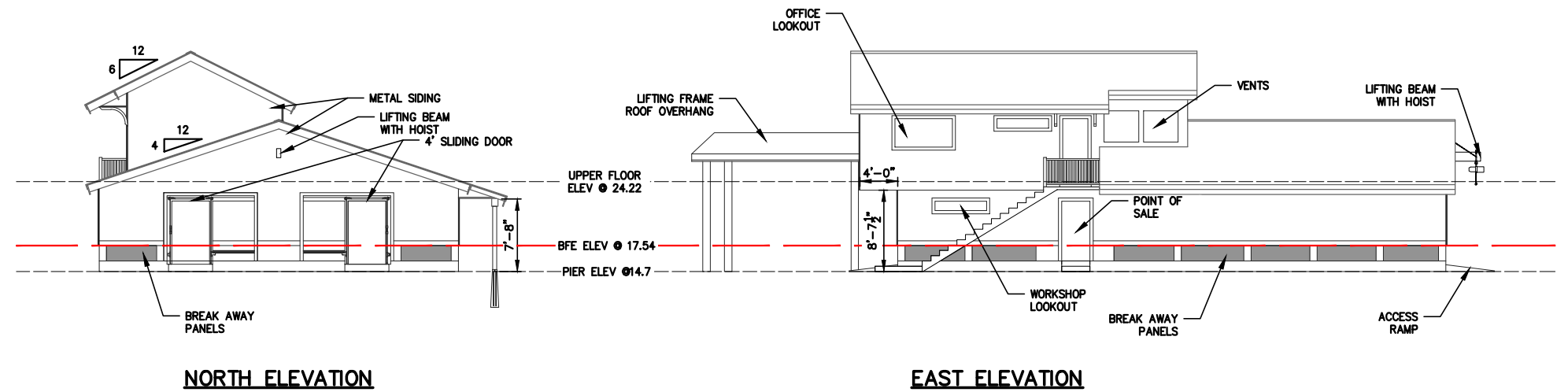
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|     |                   |           |      |  |  |
| B   | PHASE DEVELOPMENT | 1.17.2020 | BUB  |  |  |
| A   | PROGRESS SET      | 1.2.2020  | BUB  |  |  |
| NO. | SUBMISSION        | DATE      | INT. |  |  |



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| DRAWN BY:    | JLD      |
| CHECKED BY:  | BJB      |
| SCALE:       | AS SHOWN |

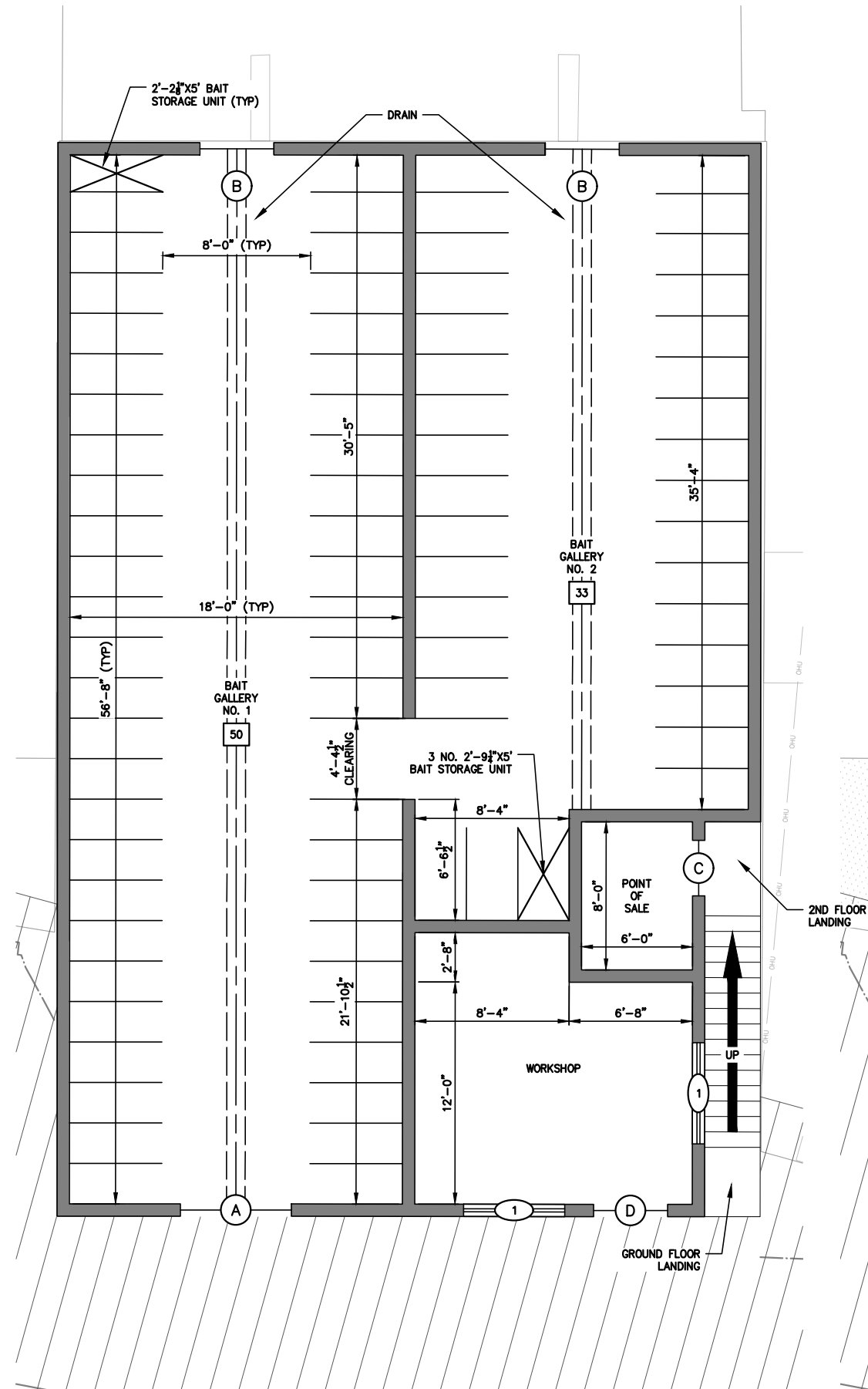
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| SHEET TITLE: | PHASE III<br>BAIT HOUSE RECONSTRUCTION                                             |
| PROJECT:     | TOWN OF KENNEBUNKPORT<br>CAPE PORPOISE PIER REHABILITATION<br>KENNEBUNKPORT, MAINE |

|                         |                  |
|-------------------------|------------------|
| DATE<br>JAN 2020        |                  |
| CONTRACT NO.<br>16-68   |                  |
| SHEET NO.<br><b>C-2</b> | REV.<br><b>B</b> |

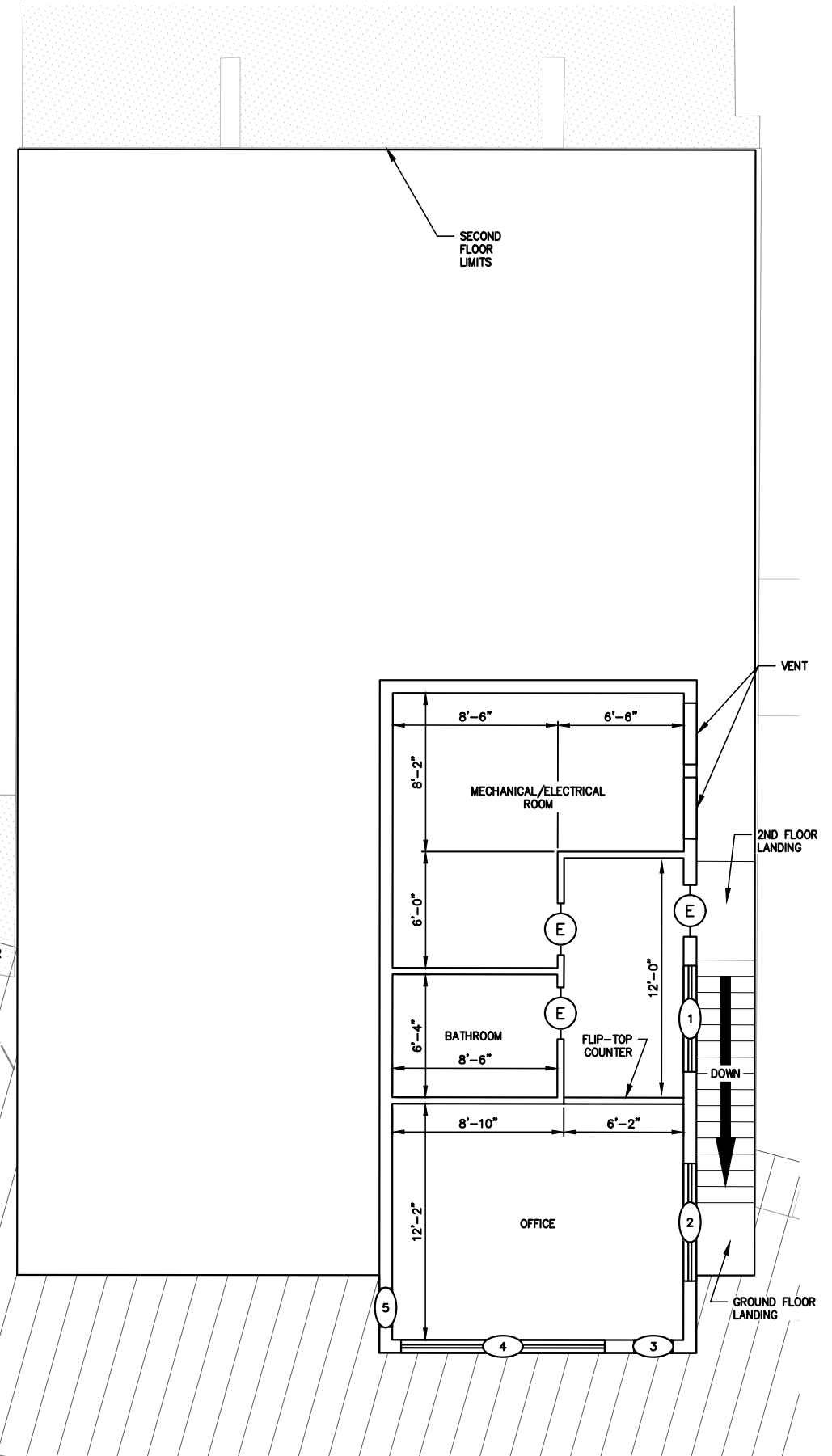
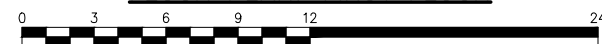


SCALE: 1/16"=1'-0"

|                            |                     | EXISTING  |             | PROPOSED  |             |
|----------------------------|---------------------|-----------|-------------|-----------|-------------|
|                            |                     | ~ SQ. FT. | BAIT SPACES | ~ SQ. FT. | BAIT SPACES |
| FIRST FLOOR                | 1-1 BAIT GALLERY #1 | 1113      | 53          | 984       | 50          |
|                            | 1-2 BAIT GALLERY #2 | 579       | 26          | 650       | 33          |
|                            | 1-3 POINT OF SALE   | 186       | N/A         | 48        | N/A         |
|                            | 1-4 WORK SHOP       | 336       | N/A         | 202       | N/A         |
| TOTAL BAIT GALLERY SQ. FT. |                     | 1692      |             | 1634      |             |
| SECOND FLOOR               | 2-1 OFFICE          | N/A       | N/A         | 238       | N/A         |
|                            | 2-2 BATHROOM        | N/A       | N/A         | 66        | N/A         |
|                            | 2-3 MECH/ELEC ROOM  | N/A       | N/A         | 194       | N/A         |
|                            | OVERALL TOTAL       | 2214      | 79          | 2382      | 83          |



FLOOR PLAN: FIRST FLOOR



FLOOR PLAN: SECOND FLOOR

