

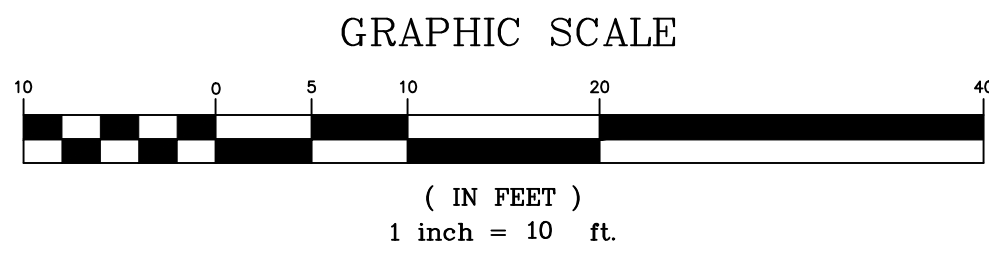
LEGEND

- APPROXIMATE PROPERTY LINE
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- EXISTING CONTOUR
- SPOT ELEVATION
- PROPOSED CONTOUR
- FEMA FLOOD ZONE DIVISION
- UPLAND EDGE OF COASTAL WETLAND (HIGHEST ANNUAL TIDE LINE)
- HIGHEST ASTRONOMICAL TIDE (HAst)
- MEAN HIGH WATER LINE (MHW)
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- STORM PIPE
- PICKET FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED VEGETATED SLOPE
- PROPOSED SHORELINE STABILIZATION RIPRAP
- AREA OF SEVERE EROSION
- PHOTO LOCATION KEY

GENERAL SITE NOTES:

- 1) LOT INFORMATION:
PHYSICAL ADDRESS:
BAY STREET, NORTHPORT, ME.
TAX MAP: U5 LOT: 126
- 2) OWNER & APPLICANT:
NORTHPORT VILLAGE CORPORATION
C/O CELINE BREWSHER
- 3) ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, CAMDEN, ME 04843
(207) 236-4365
- 4) RESOURCE NOTES:
 - TOTAL STABILIZATION FRONTAGE = ± 134'
 - TOTAL DISTURBANCE ABOVE HAst = ± 1421 S.F.
 - 1. STONE STABILIZATION = ± 1128 S.F.
 - 2. VEGETATIVE SLOPE = ± 0 S.F.
 - TOTAL DISTURBANCE BELOW HAst = ± 0 S.F.
 - 1. STONE STABILIZATION = ± 0 S.F.
- 5) CONSTRUCTION NOTES:
 - ALL STONE SHALL BE QUARRIED ANGULAR STONE APPROVED BY THE DESIGN ENGINEER.
 - THE REVETMENT SHALL BE BUILT BY THE PLACEMENT OF INDIVIDUAL STONES RATHER THAN DUMPING AND SHAPING.
 - COORDINATE WITH OWNER REGARDING SITE ACCESS AND ADDITIONAL PLANTING CHOICES.
 - ALL GRANULAR FILL USED FOR TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED UPON COMPLETION AND ALL DISTURBED AREAS SHALL BE RE-VEGETATED.
 - TREES REQUIRING REMOVAL DURING CONSTRUCTION SHALL BE REPLACED. PLANTING LOCATION, SIZE AND SPECIES OF REPLACEMENT TREES SHALL BE COORDINATED WITH OWNER AND IN COMPLIANCE WITH THE SHORELAND ZONING ORDINANCES.
 - REVEGETATED AREA SHALL INCLUDE SALT TOLERANT VEGETATION SPECIES.

SUITABLE PLANTING LIST		
COMMON NAME	SCIENTIFIC NAME	SIZE
SHRUBS		
Bayberry	Myrica pensylvanica	18/24"
Bearberry	Arctostaphylos uva-ursi	1 gal.
Canada Windflower	Anemone canadensis	1 gal.
Common Juniper	Juniperus communis	4" CONT.
Common Strawberry	Fragaria virginiana	FLAT
Cotoneaster	Cotoneaster apiculatus, divaricata, horizontalis, microphylla	3 gal.
Creeping Juniper blue rug	Juniperus sp.	3 gal.
Hay scented Fern	Dennstaedtia punctiloba	FLAT
Rosy Meadowsweet	Spiraea tomentosa	1 gal.
Summersweet	Clethra alnifolia	1 gal.
Sweetfern	Comptonia peregrina	1 gal.
FERNS & VINES		
Virginia Creeper	Parthenocissus quinquefolia	FLAT
1.) PLANT SPECIES SUBJECT TO PROPERTY OWNERS APPROVAL. 2.) PROVIDE WOODY BARK MULCH ON ALL EXPOSED SOILS, AROUND ALL PLANTINGS. 3.) FOR ADDITIONAL PLANTING OPTIONS SEE "THE BUFFER HANDBOOK PLANT LIST," (REVISION 2009), WWW.MAINE.GOV/DEP/LAND/WATERSHED/BUFFER_PLANT_LIST.PDF		



PLAN REFERENCES:

1) TOPOGRAPHIC SURVEY, TOWN OF NORTHPORT BAYVIEW PARK," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED FEBRUARY 21, 2024.

NOTES FROM PLAN REFERENCE #1:

1) THIS IS NOT A BOUNDARY SURVEY. APPROXIMATE PROPERTY LINES ARE BASED ON TOWN OF NORTHPORT TAX MAPS.

2) PLAN ORIENTATION IS REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY.

3) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON OCTOBER 14, 2021 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). VDATUM WAS USED TO DETERMINE TIDAL DATUMS SHOWN ON THIS PLAN. HAst IS AN ACRONYM FOR HIGHEST ASTRONOMICAL TIDE.

4) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY AS WELL AS RTK ENABLED DRONE MAPPING PERFORMED ON FEBRUARY 21, 2024.

5) OWNER INFORMATION IS TAKEN FROM THE TOWN OF NORTHPORT TAX COMMITMENT FOR THE 2023 FISCAL YEAR.

6) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.

JUDITH ROHWEDER
BOOK 2037, PAGE 54
TAX MAP U5, LOT 128

PROGRESS PRINT
NOT FOR CONSTRUCTION

SHEET TITLE:
SHORELINE STABILIZATION PLAN

CLIENT/PROJECT:
**TOWN OF NORTHPORT
BAYVIEW PARK**

LOCATION: BAY STREET

TOWN: NORTHPORT

COUNTY: WALDO

STATE: MAINE

DRAWN BY: LP

CHECKED BY: MBG

DATE: SEPTEMBER 16, 2025

NO.

REVISIONS

DATE

PROJ. NO. 2023-0149

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