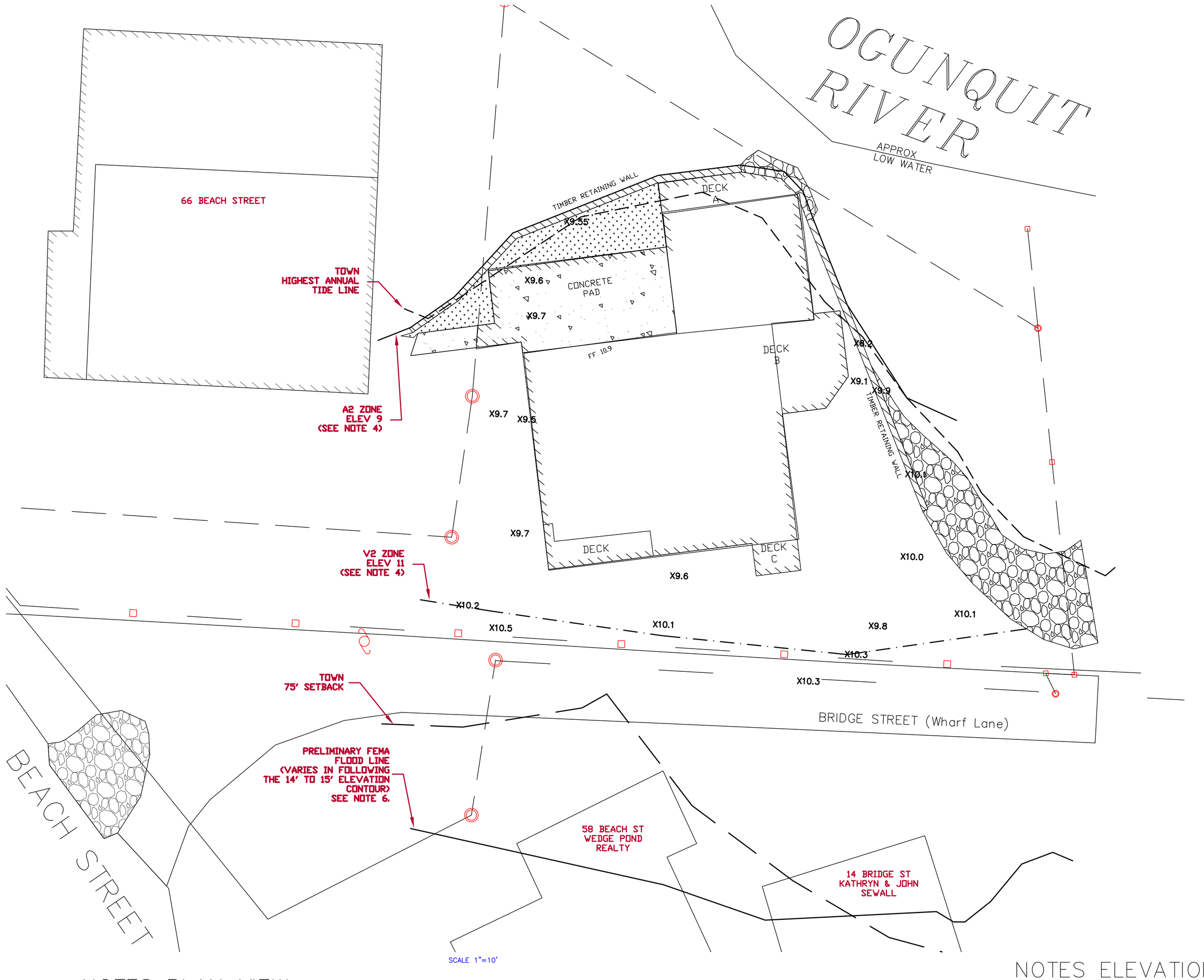

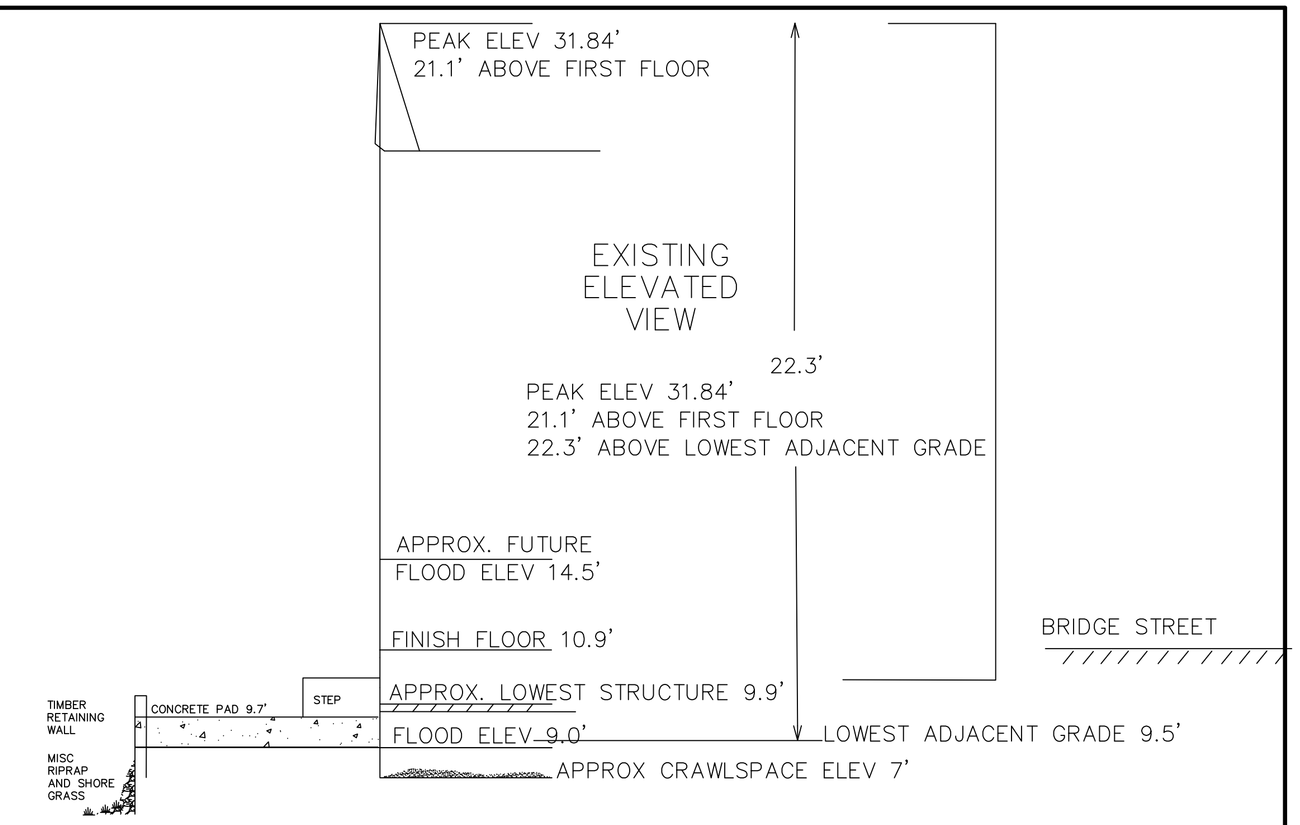

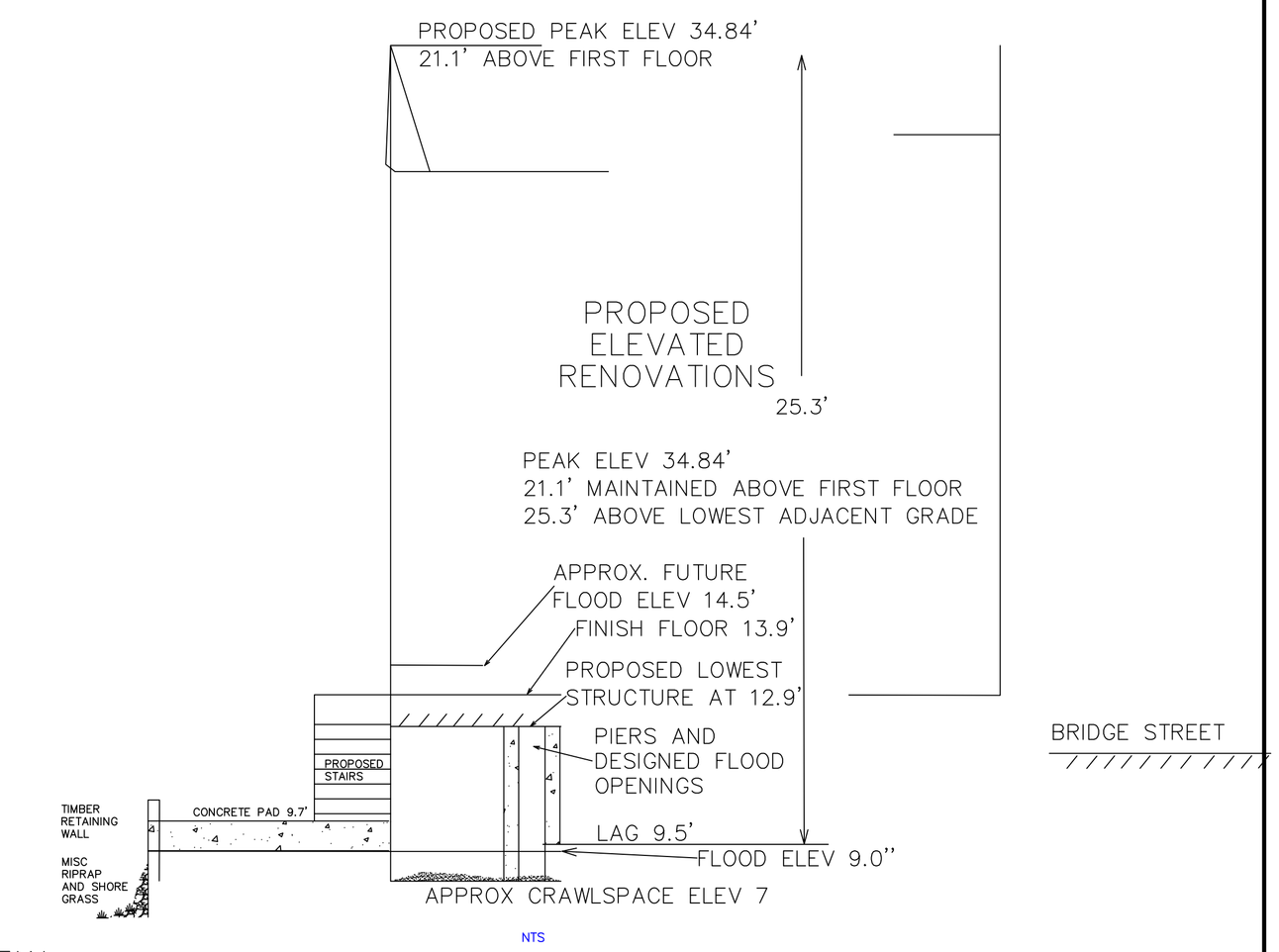

NOTES PLAN VIEW:

1. THIS PLAN PORTRAYS CERTAIN EXISTING CONDITIONS AT THE ABOVE TIDE INN, 64 BEACH ST., OGUNQUIT, MAINE.
2. THE SITE IS IDENTIFIED ON THE TOWN OF OGUNQUIT TAX MAP DATABASE AS MAP 70 LOT 9–A.
3. DATA TAKEN FROM REF. 1 FOR DISCUSSION PURPOSES ONLY, AND IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION.
4. FLOOD INSURANCE RATE MAP "TOWN OF OGUNQUIT, MAINE YORK COUNTY, COMMUNITY PANEL 230632 0003 C", REVISED JULY 15, 1992, INDICATES THE PROPERTY IS IN THE A2 (ELEV 9) AND V2 (ELEV 11) FLOOD ZONES. SEE FLOOD CERTIFICATION BY THIS OFFICE AS PART OFTHIS PRESENTATION.
5. THE DATA AS PRESENTED ARE ON THE NGVD 1929 DATUM, IN KEEPING WITH THE FEMA FLOOD MAPS. IT IS UNCLEAR WHETHER FUTURE FEMA FLOOD DATA AS PORTRAYED REMAINS ON THIS DATUM.
6. A FUTURE FEMA FLOOD LINE, AS OF EVEN DATE NOT ADOPTED, INDICATES A POSSIBLE FLOOD ZONE FOLLOWING A LINE THAT MOVES BETWEEN THE 14' AND 15' ELEVATION CONTOUR.

REFERENCE PLANS:

1. "ABOVE TIDE INN, LTD." DATED OCT. 4, 2018, BY CORNER POST LAND SURVEYING, INC.

STATE OF MAINE
NATHAN C AMSDEN
No. 2438
PROFESSIONAL LAND SURVEYOR

NOTES ELEVATION VIEW:

1. THE EXISTING CONDITIONS DEPICTED ARE:

BOTTOM OF CRAWLSPACE	7'
CURRENT FLOOD ELEV	9'
LOWEST ADJACENT GRADE (LAG)	9.5'
ASSUMED LOWEST STRUCTURE	9.9'
FINISH 1ST FLOOR	10.9'
PEAK ABOVE LAG	22.3'

2. MAINE DEP SHORELAND REGULATION SECTION 12.C.1.c.i STATES THAT FOR STRUCTURES WITHIN 75' OF THE WATER BOUNDARY "the maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater."
3. THE GRANTING OF A VARIANCE TO RAISE THE STRUCTURE 3' WILL ALLOW SPACE FOR ENGINEERED FLOOD OPENINGS, AND PREPARE/PROTECT THE SITE FOR FUTURE FLOOD EVENTS.

STONEWALL
SIGN
SPLIT RAIL FENCE
UTILITY POLE
IRON PIPE FOUND, SET
SEWER MANHOLE
CONCRETE HIGHWAY BOUND
DRILL HOLE FOUND, SET

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS/ VARIANCE PLAN

FAIR TIDE INN, LTD.
64 BEACH ST. OGUNQUIT

PREPARED FOR
BLAIR HODGE
41 SEA OAKS LANE
OGUNQUIT, ME 03907
YCRD 18053/882

By
AMSDEN FIELD SURVEY
799 MAIN ST.
ELIOT, MAINE 03903

AS NOTED

DATE 7/20/20