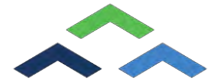




ATTACHMENT 11
SITE CONDITIONS REPORT



ATTACHMENT 11

SITE CONDITIONS REPORT

EXISTING CONDITIONS PLAN

See Project Plans for the existing site conditions which show resources boundaries and components of the proposed construction activities.

SITE CONDITIONS DESCRIPTION

The proposed pier will extend into the Penobscot River from the northern shore of Bowden Point. The pier will be located on what is currently a small peninsula composed of rocks and fill material. The feature is approximately 95 feet wide and extends approximately 300 feet into the river at low tide. There is a stream that drains into the Penobscot river approximately 130 to the southeast of the project area.

The inland area along the shoreline is heavily wooded, consisting mainly of pine trees. The shoreline is described as a boulder/cobble beach, being dominated by boulders of varying size and loose rounded rocks. The beach transitions into mudflats closer to the channel. The existing peninsula is covered in rockweed and marsh grasses. Patches of rockweed are also found throughout the mud flat areas attached to boulders.

Information and Planning Consultation through the US Fish and Wildlife Service identified two endangered species habitats in the project area: Northern Long-eared Bat and Atlantic Salmon.

Both upriver and downriver of the project area, the shoreline is considered moderately stable. The beach areas consists mainly of boulders and smaller rocks, and is exposed to tidal activity.

The proposed development is within a mapped flood Zone (Zone VE), as shown on the attached FEMA map. The pier will be installed with adequate supports to ensure that the structure will remain stable and undamaged in the event of flooding and storm surges.

The Penobscot River channel is approximately 5,150 feet wide at the location of the development. There will be no fill added to the navigable channel, and material removal will only include what is required to install the cofferdam supports.

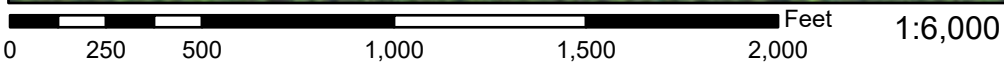
National Flood Hazard Layer FIRMette



68°50'48"W 44°36'18"N



USGS The National Map: Orthoimagery. Data refreshed October, 2020.



68°50'11"W 44°35'53"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p>	<p> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></p> <p> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></p> <p> Regulatory Floodway</p>
<p>OTHER AREAS OF FLOOD HAZARD</p>	<p> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p> Area with Flood Risk due to Levee <i>Zone D</i></p>
<p>OTHER AREAS</p>	<p> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p> Effective LOMRs</p> <p> Area of Undetermined Flood Hazard <i>Zone D</i></p>
<p>GENERAL STRUCTURES</p>	<p> Channel, Culvert, or Storm Sewer</p> <p> Levee, Dike, or Floodwall</p>
<p>OTHER FEATURES</p>	<p> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p> 17.5 Coastal Transect</p> <p> Base Flood Elevation Line (BFE)</p> <p> Limit of Study</p> <p> Jurisdiction Boundary</p> <p> Coastal Transect Baseline</p> <p> Profile Baseline</p> <p> Hydrographic Feature</p>
<p>MAP PANELS</p>	<p> Digital Data Available</p> <p> No Digital Data Available</p> <p> Unmapped</p>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/9/2020 at 2:00 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.