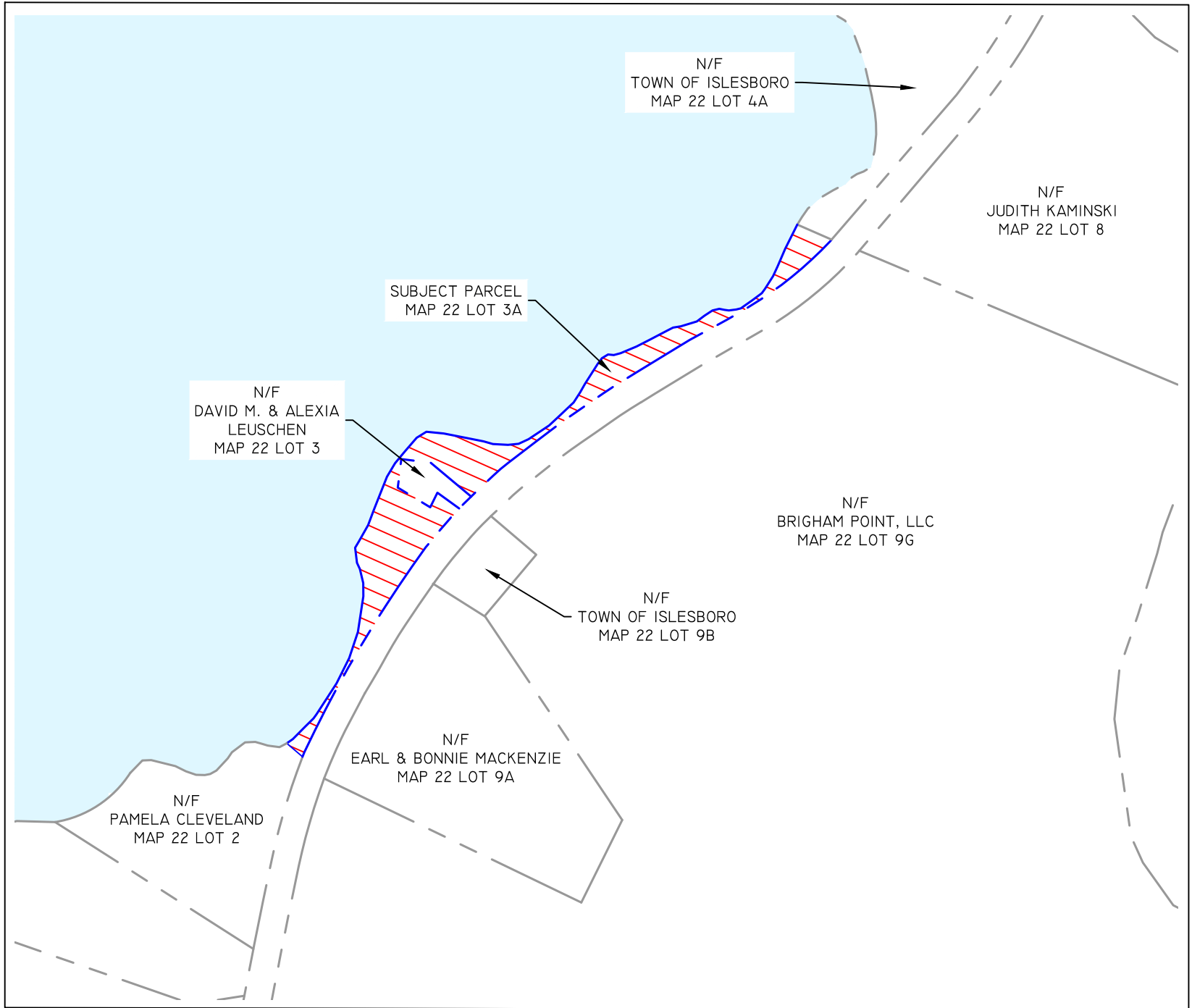




SUBJECT PARCEL SHOWN ON USGS 7-1/2 MINUTE QUADRANGLES SCALE = 1" = 2,000'

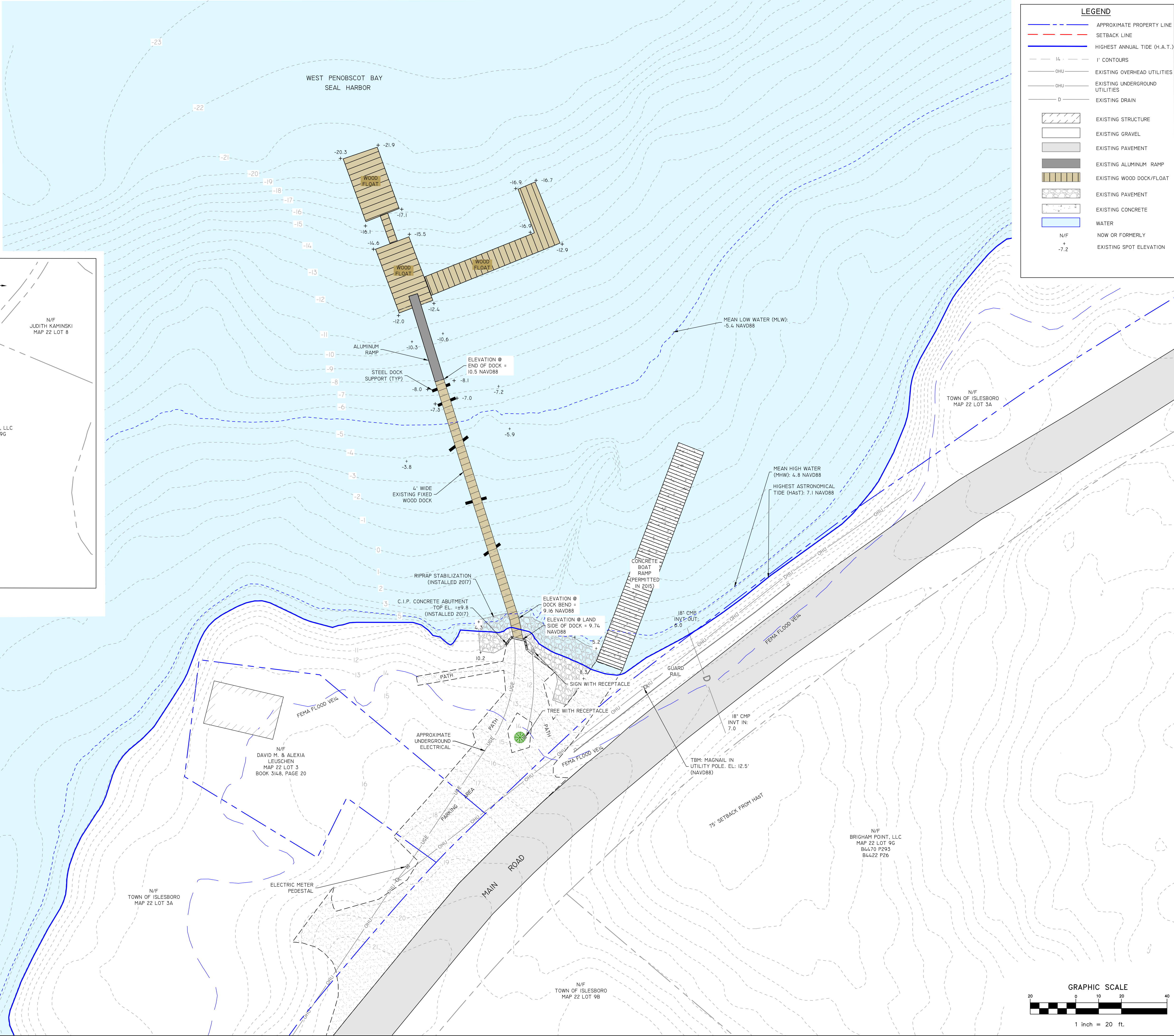


TAX MAP EXHIBIT SCALE = 1" = 200'

- PLAN NOTES:**
- THIS IS A PLAN OF THE MOSELEY DOCK ON MAIN ROAD IN ISLESBORO (MAP 22 LOT 3A) TO SUPPORT A NRPA PERMIT-BY-RULE SECTION 4 FOR REPLACEMENT OF THE DOCK.
 - NRPA PBR SECTION 4(C)(3) ALLOWS A REPLACEMENT DOCK, PIER, OR WHARF TO BE UP TO A FEET ABOVE THE BASE FLOOD ELEVATION (BFE) ESTABLISHED BY FEMA. THIS REPLACEMENT DOCK IS BEING RAISED FROM ITS EXISTING ELEVATION, BUT NOT ABOVE THE BFE; THEREFORE, IT IS IN COMPLIANCE WITH SECTION 4(C)(3).
 - BASE AERIAL PHOTOGRAPHY AND LIDAR CONTOUR DATA WERE DERIVED FROM THE MAINE OFFICE OF GIS AND NOAA.
 - PARCEL DATA, EXISTING CONDITIONS, AND OTHER TOPOGRAPHY/CONTOUR DATA WERE DERIVED FROM A PLAN TITLED, "TOPOGRAPHIC SURVEY, TOWN OF ISLESBORO, MOSELEY DOCK," DATED DECEMBER 6, 2016, BY LANDMARK CORPORATION OF ROCKPORT, MAINE.
 - FURTHER EXISTING CONDITIONS, SPOT SHOTS, AND CONTOUR DATA ARE FROM FIELD MEASUREMENTS PERFORMED BY TFPE IN SEPTEMBER 2025.
 - SHEET LIST
C0.1 EXISTING CONDITIONS PLAN
C1.1 DOCK & GRADING PLAN
C1.2 DOCK PROFILE EXISTING & PROPOSED

PROPERTY DATA:
OWNER: TOWN OF ISLESBORO
P.O. BOX 76
150 MAIN ROAD
ISLESBORO, ME 04848

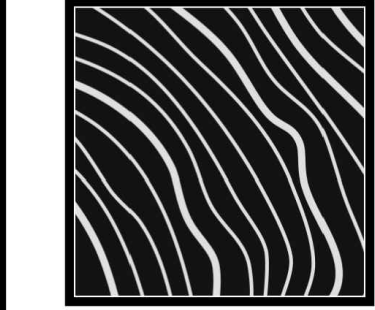
PROPERTY: MOSELEY DOCK
MAIN ROAD
ISLESBORO, ME 04848
MAP 22 LOT 3A



LEGEND

- APPROXIMATE PROPERTY LINE
- SETBACK LINE
- HIGHEST ANNUAL TIDE (H.A.T.)
- 1' CONTOURS
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING DRAIN
- EXISTING STRUCTURE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING ALUMINUM RAMP
- EXISTING WOOD DOCK/FLOAT
- EXISTING PAVEMENT
- EXISTING CONCRETE
- WATER
- N/F NOW OR FORMERLY
- 7.2 EXISTING SPOT ELEVATION

TERRA FIRMA
PROFESSIONAL ENGINEERING, LLC
PO BOX 117
48-4 MARSHALL WHARF
BELFAST, MAINE 04915
(207) 218-1212
TERRAFIRMAENGINEERING.COM



DRAFT FOR CLIENT REVIEW

REV.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN
MOSELEY DOCK REPLACEMENT
TOWN OF ISLESBORO
MAIN ROAD (TAX MAP 22 LOT 3A)
ISLESBORO, MAINE 04848

DRAWING: PROJECT: LOCATION:

DRAWING SCALE: 1" = 20'

PLAN DATE: DECEMBER 12, 2025

PROJECT NUMBER: 15-004.2

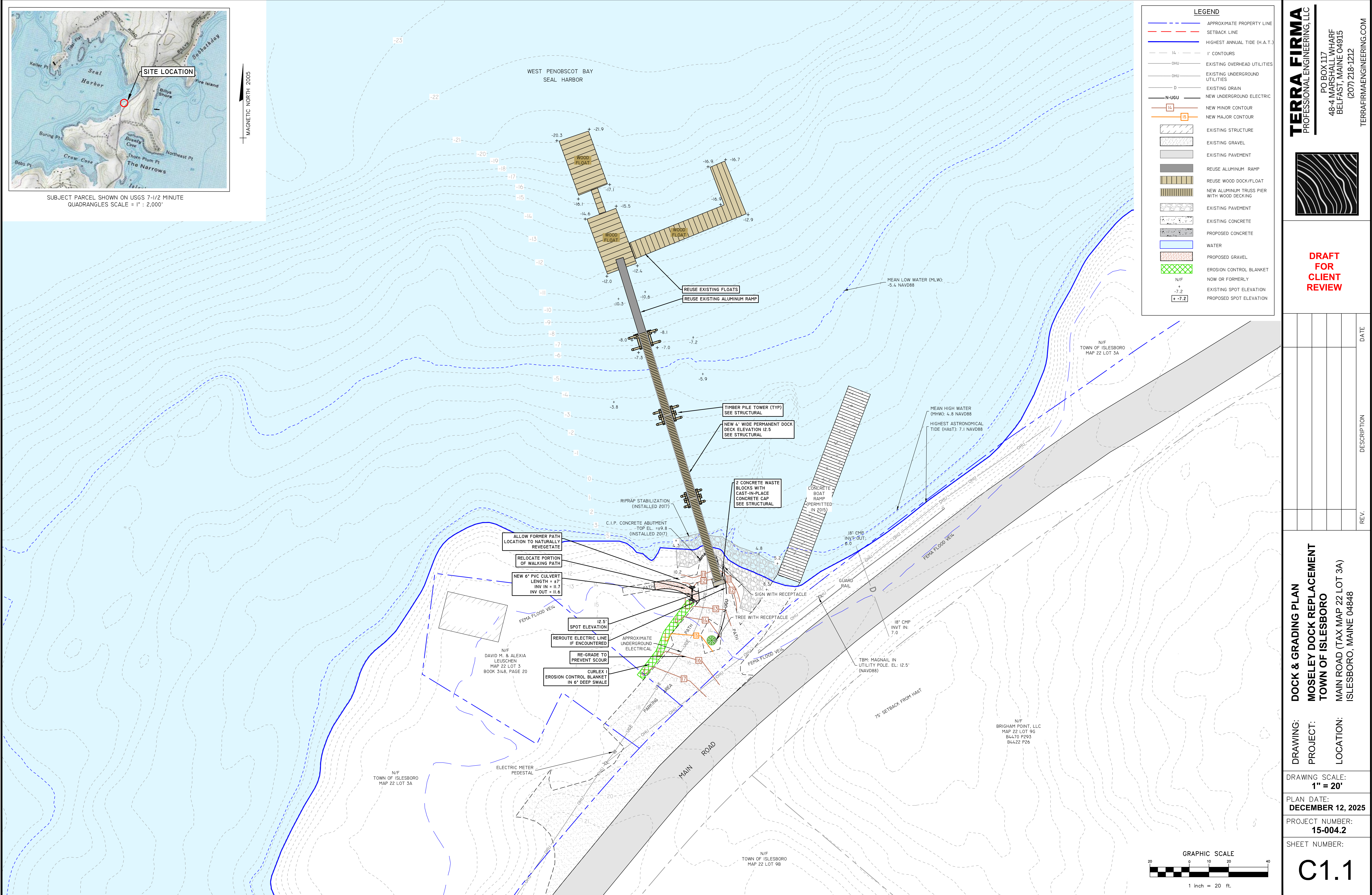
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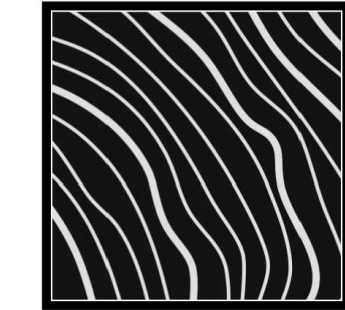
SUBJECT PARCEL SHOWN ON USGS 7-1/2 MINUTE
QUADRANGLES SCALE = 1" = 2,000'

MAGNETIC NORTH 2005



LEGEND	
	APPROXIMATE PROPERTY LINE
	SETBACK LINE
	HIGHEST ANNUAL TIDE (H.A.T.)
	1' CONTOURS
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING DRAIN
	NEW UNDERGROUND ELECTRIC
	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	EXISTING STRUCTURE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	REUSE ALUMINUM RAMP
	REUSE WOOD DOCK/FLOAT
	NEW ALUMINUM TRUSS PIER WITH WOOD DECKING
	EXISTING PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	WATER
	PROPOSED GRAVEL
	EROSION CONTROL BLANKET
	NOW OR FORMERLY
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

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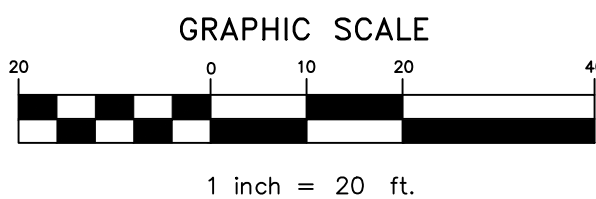
**DRAFT
FOR
CLIENT
REVIEW**

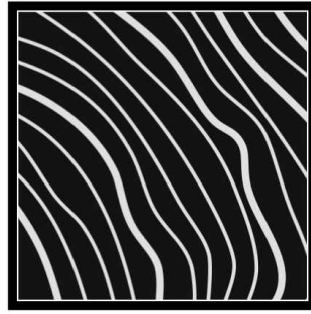
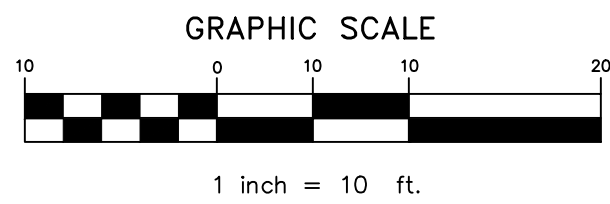
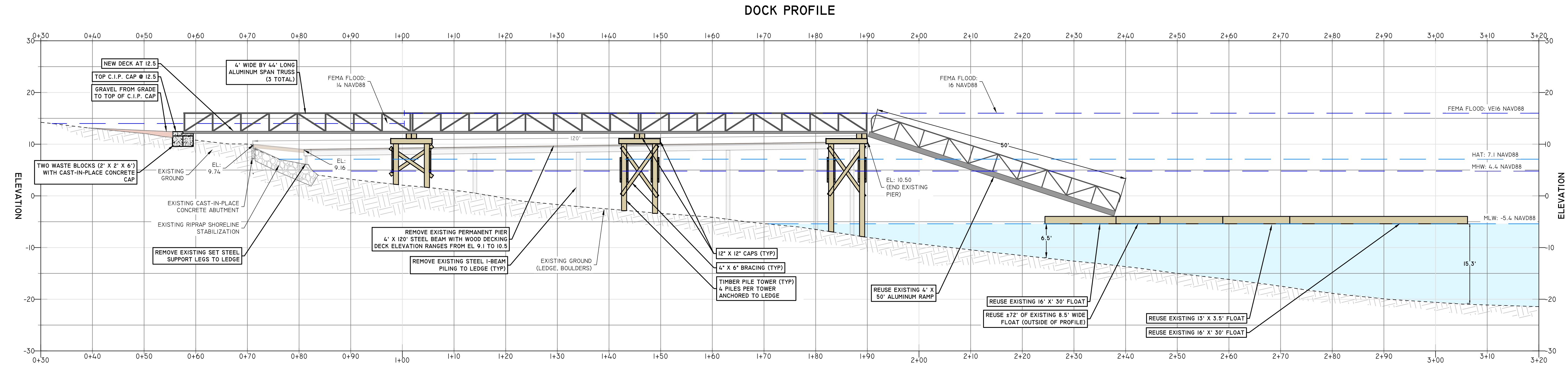
REV.	DESCRIPTION	DATE

DRAWING: DOCK & GRADING PLAN
PROJECT: MOSELEY DOCK REPLACEMENT
LOCATION: TOWN OF ISLESBORO
MAIN ROAD (TAX MAP 22 LOT 3A)
ISLESBORO, MAINE 04848

DRAWING SCALE:
1" = 20'
PLAN DATE:
DECEMBER 12, 2025
PROJECT NUMBER:
15-004.2
SHEET NUMBER:

C1.1





**DRAFT
FOR
CLIENT
REVIEW**

REV.	DESCRIPTION	DATE

DRAWING: DOCK PROFILE
EXISTING & PROPOSED
PROJECT: MOSELEY DOCK REPLACEMENT
TOWN OF ISLESBORO
LOCATION: MAIN ROAD (TAX MAP 22 LOT 3A)
ISLESBORO, MAINE 04848

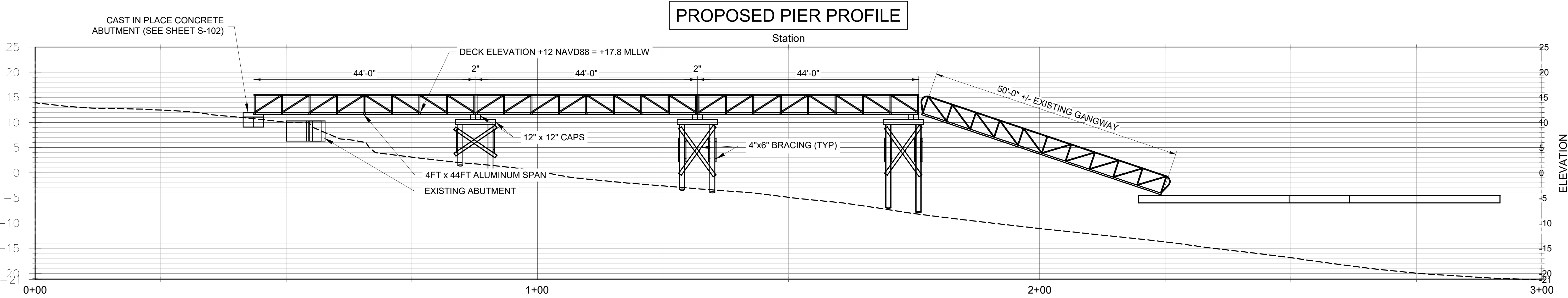
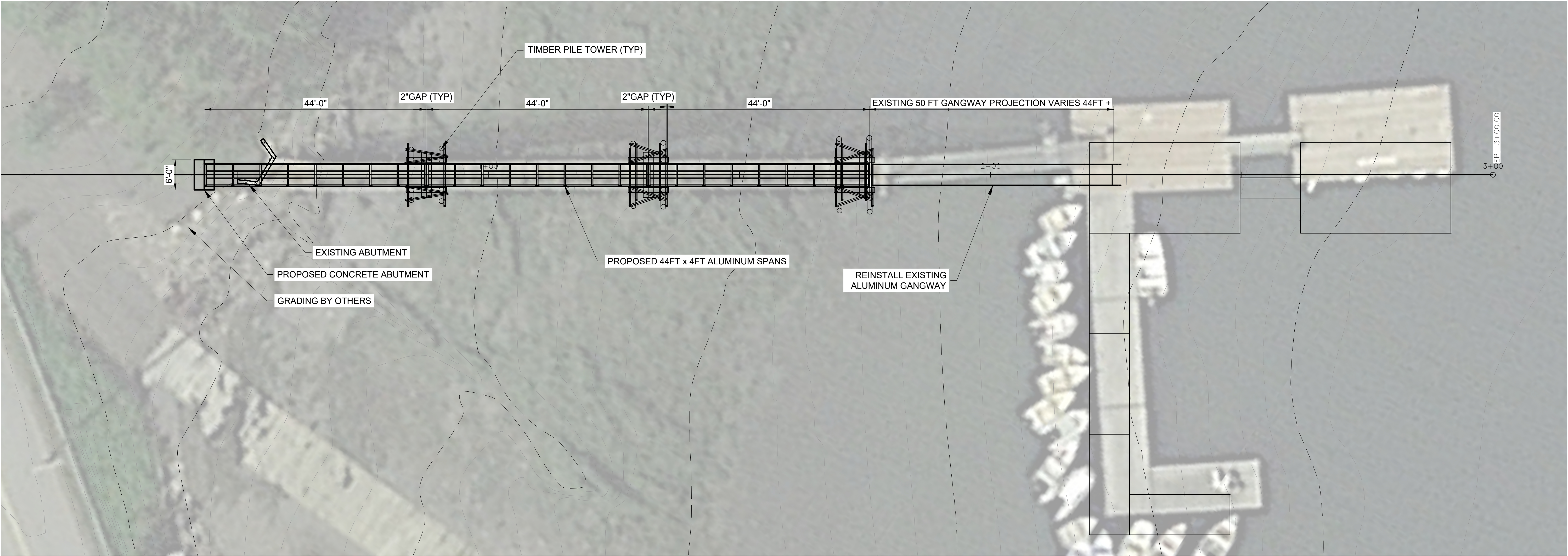
DRAWING SCALE:
1" = 10'

PLAN DATE:
DECEMBER 12, 2025

PROJECT NUMBER:
15-004.2

SHEET NUMBER:

C1.2



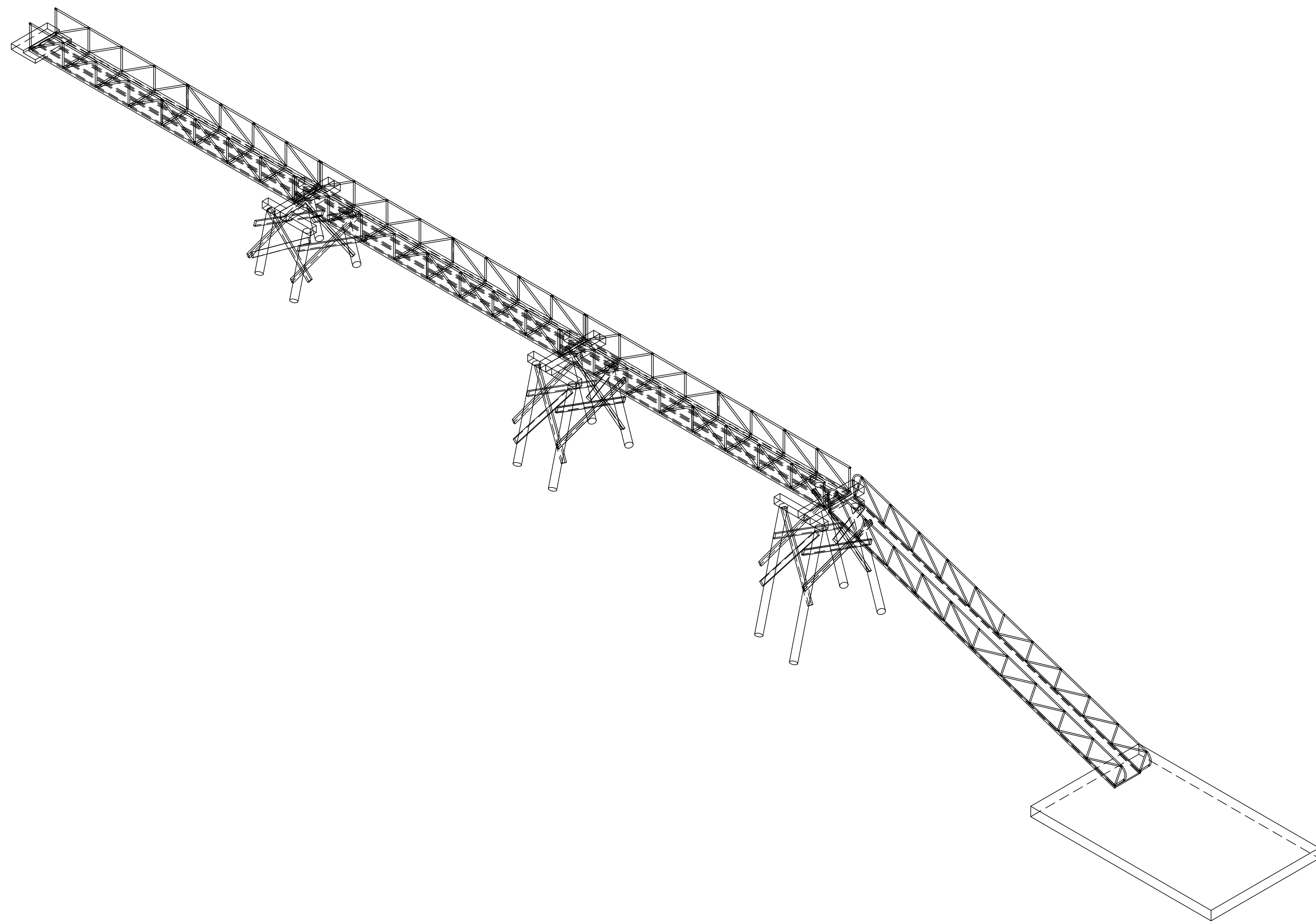
TERRA FIRMA PROFESSIONAL
ENGINEERING, LLC

SEAL COVE PIER REPLACEMENT
CONCEPT DETAIL

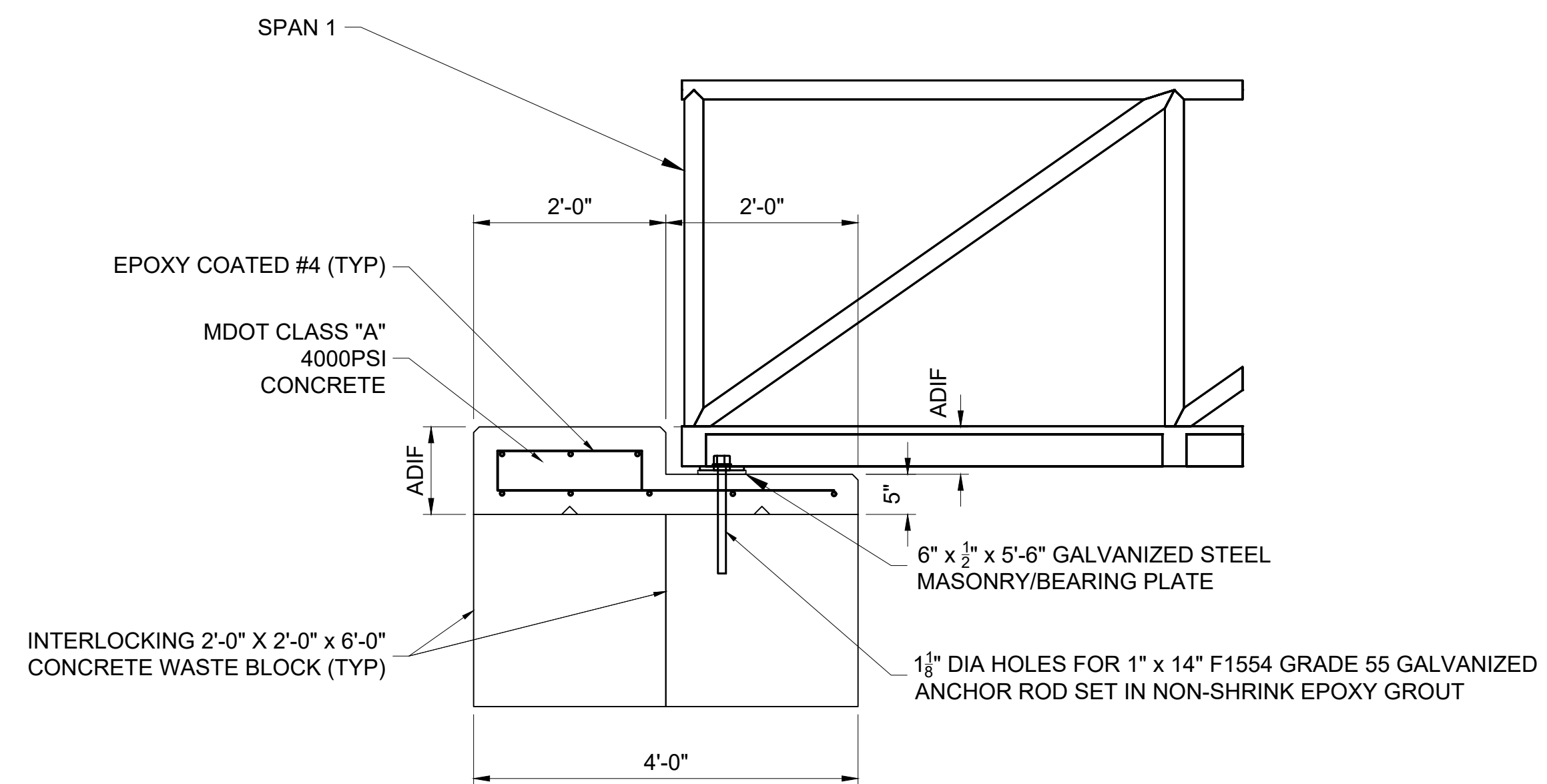
TEC ASSOCIATES CONSULTING
ENGINEERS
40 MECHANIC STREET SOUTH PORTLAND, MAINE 04106

SCALE	NTS	DATE	10/16/2025
JOB NUMBER	DRAWN BY	DESIGNED BY	DRAWING NO.
25362-1	GWA	GWA	S-101

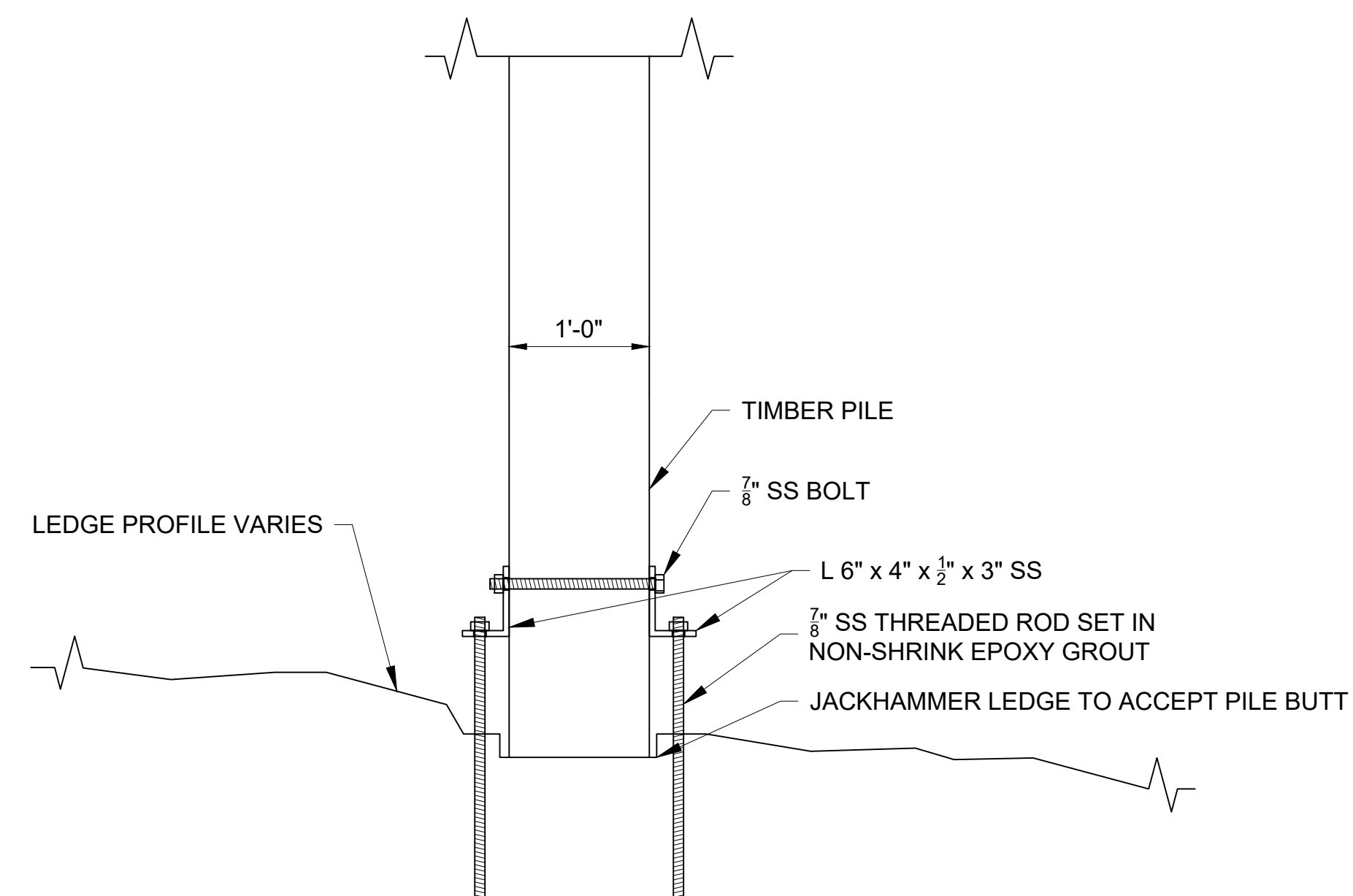
REVISION #	REVISION DATE	PAPER SIZE
R2	12/11/2025	24" x 36"



PIER AND GANGWAY ISOMETRIC VIEW



CONCRETE ABUTMENT - SIDE VIEW



PILE ANCHOR DETAIL

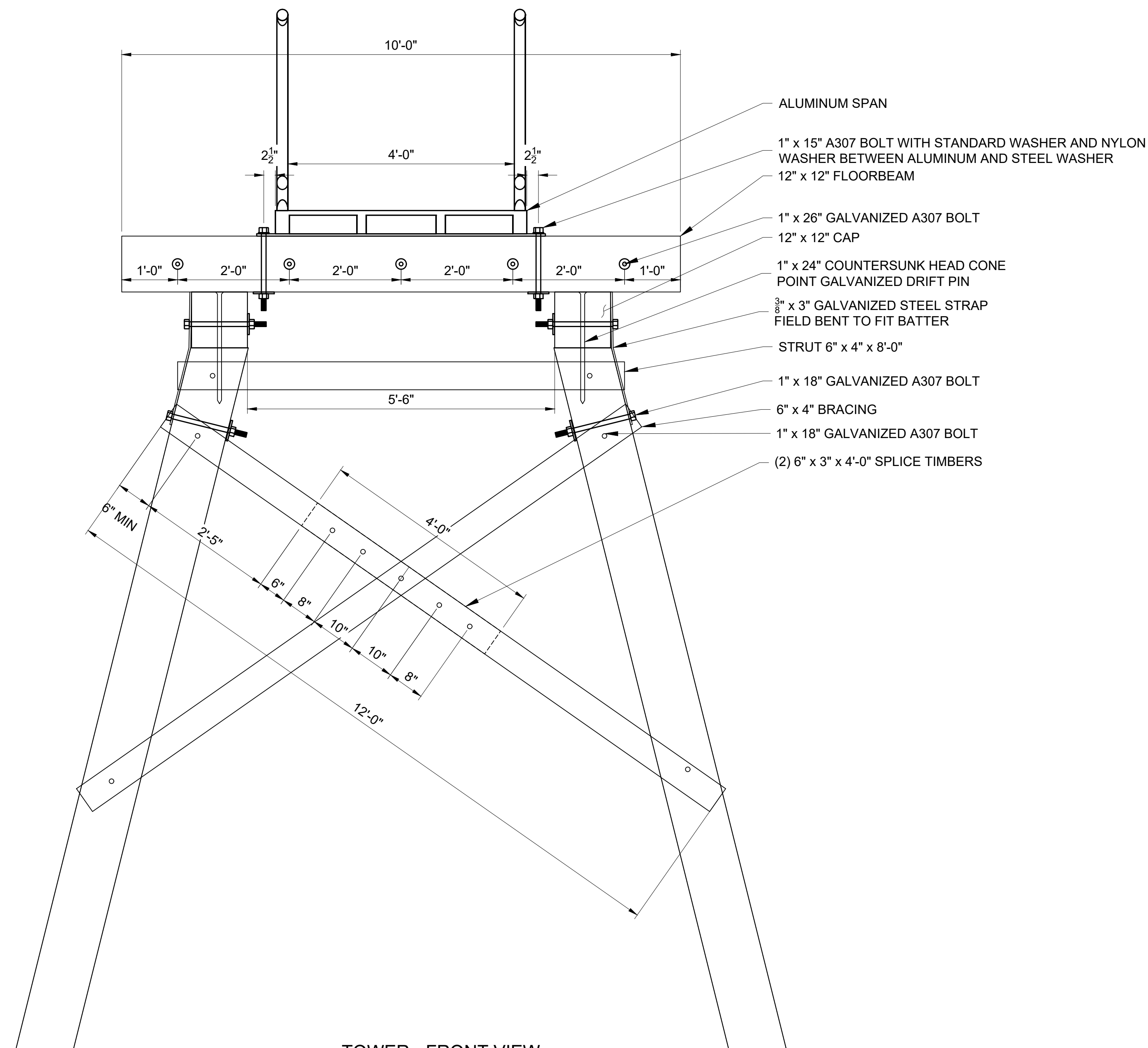
**TERRA FIRMA PROFESSIONAL
ENGINEERING, LLC**

SEAL COVE PIER REPLACEMENT
POST AND ABUTMENT DETAILS

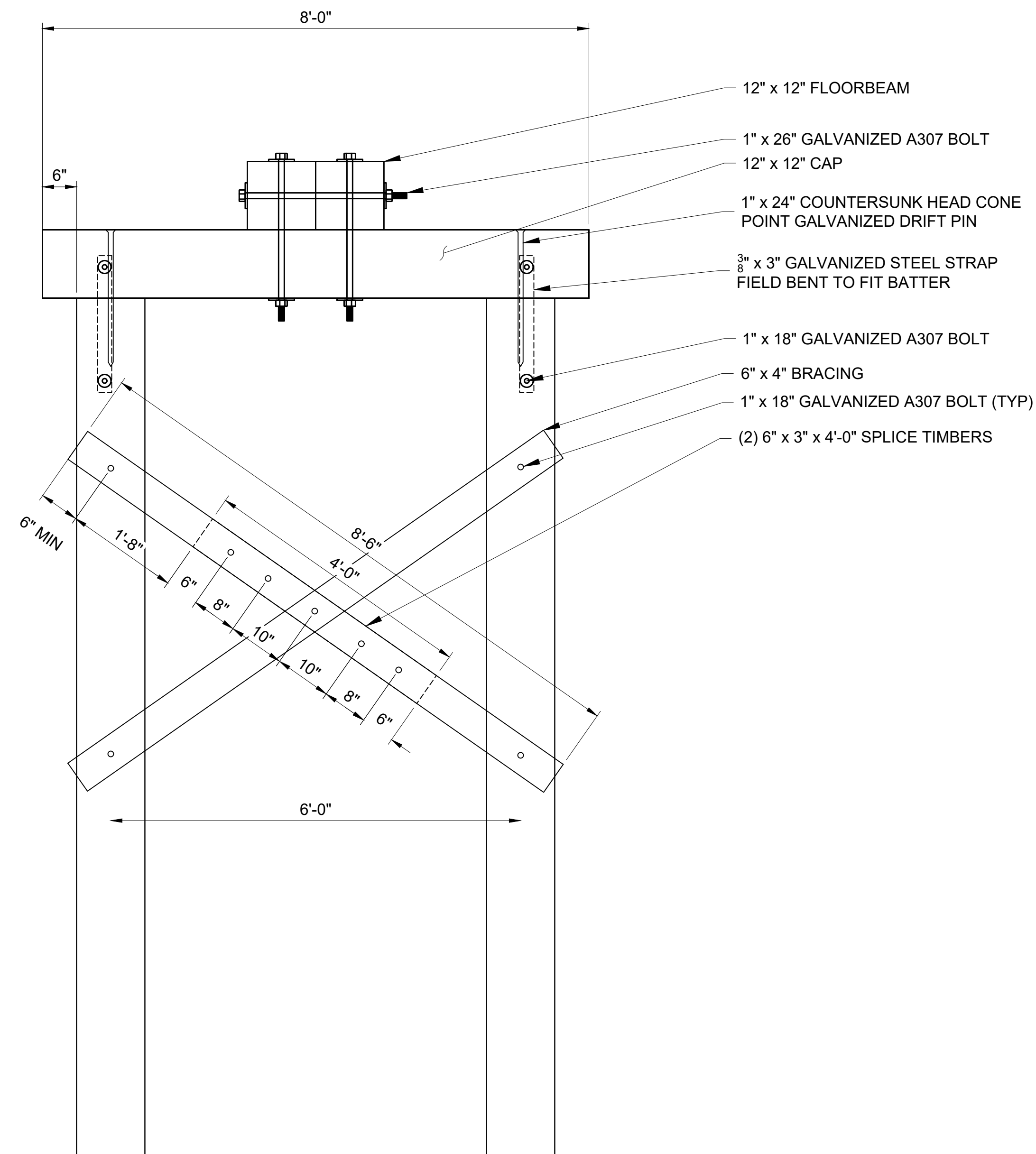
TEC ASSOCIATES CONSULTING
ENGINEERS
40 MECHANIC STREET SOUTH PORTLAND, MAINE 04106

SCALE	NTS	DATE	10/16/2025
JOB NUMBER	DRAWN BY	DESIGNED BY	DRAWING NO.
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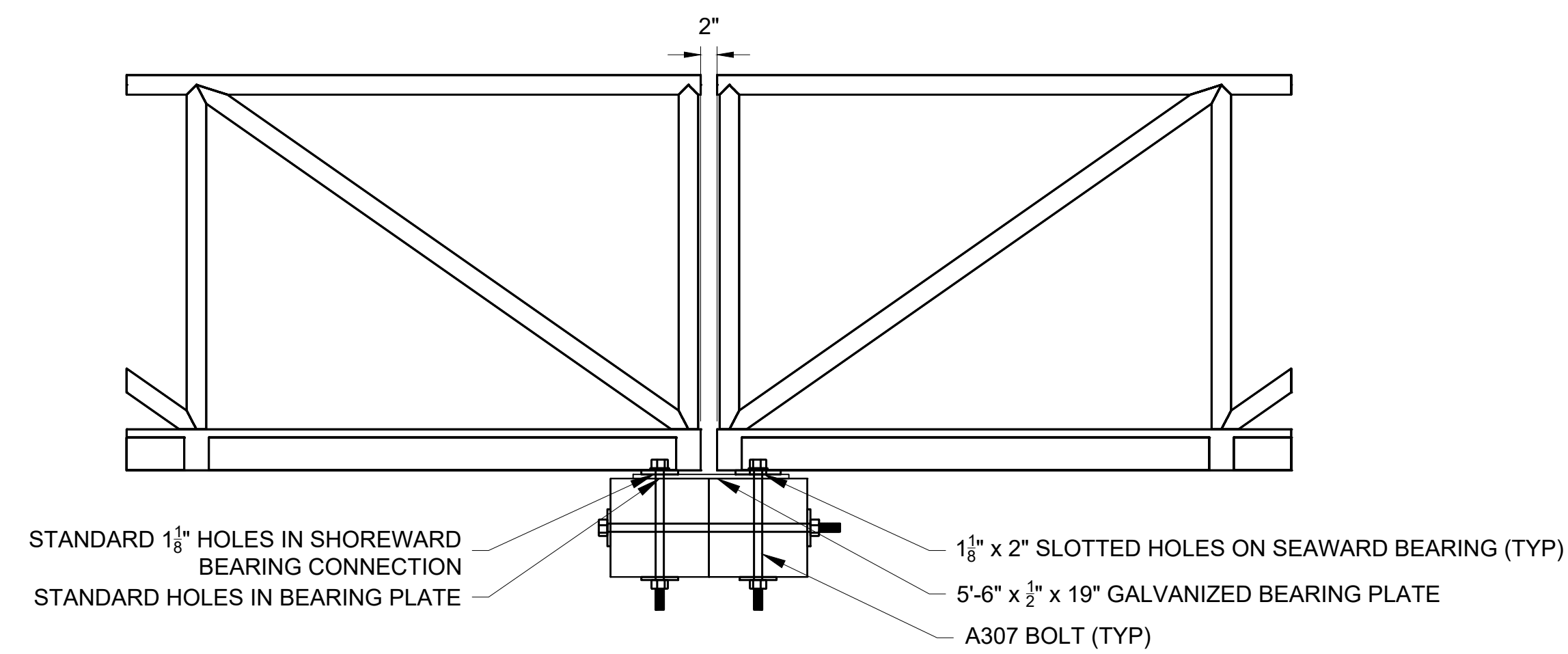
REVISION #	REVISION DATE	PAPER SIZE
R2	12/11/2025	24" x 36"



TOWER - FRONT VIEW



TOWER - SIDE VIEW



BEARING DETAIL

**TERRA FIRMA PROFESSIONAL
ENGINEERING, LLC**

**SEAL COVE PIER REPLACEMENT
BENT DETAILS**

TEC ASSOCIATES CONSULTING ENGINEERS
40 MECHANIC STREET SOUTH PORTLAND, MAINE 04106

SCALE 3/4" = 1'-0"	DATE 10/16/2025
JOB NUMBER 25362-1	DRAWN BY GWA
DESIGNED BY GWA	DRAWING NO. S-103

REVISION # R2	REVISION DATE 12/11/2025	PAPER SIZE 24" x 36"
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SECTION 05141

FABRICATED ALUMINUM

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide all labor, materials, equipment, and incidentals necessary to complete the Work specified in this Section.
- B. Scope of Work includes, but is not necessarily limited to, providing the following:
 - 1. Three 4'-0" wide aluminum gangways of lengths 44ft including mounting hardware.

1.02 QUALITY ASSURANCE

- A. Except as noted elsewhere, Work shall conform to the latest edition of the following codes and standards:
 - 1. American Welding Society (AWS) "Structural Welding Code-Aluminum", D1.2.
- B. The Contractor or manufacturer as applicable shall have a minimum of three (3) years experience manufacturing aluminum gangways and shall furnish a minimum of three (3) references if requested by the Engineer.

1.03 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. All material provided under this Section shall be delivered, stored, and handled so it is not lost, stolen, or damaged before installation in the Work. The Contractor at no expense to the Owner will replace any material provided by the Contractor that is lost, stolen, or damaged.

1.04 SUBMITTALS

- A. Shop drawings for all shop fabricated items including pier attachment hardware and transition plates.
- B. Certification of the aluminum grade provided.
- C. The gangway manufacturer shall provide a written warrantee covering quality and workmanship and shall remedy any such defects for a period of one (1) year.

- D. Submit calculations that demonstrate a live load capacity of 60 psf with deflection limited to L/360. Handrails shall be designed to withstand a concentrated live load of 200 pounds applied from any direction to any point on the handrail.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All materials provided by the Contractor shall meet the requirements of this Section. The Contractor at no expense to the Owner shall replace any material rejected by the Engineer as not complying with these Specifications.

2.02 MATERIAL

- A. Aluminum shapes, plates, and bars shall conform to Grade 6005-T5.
- B. (Base Bid): Gangway decking shall have a ribbed non-skid surface and shall conform to Grade 6005-T5. Decking shall be welded to the structure, no screws will be permitted.
- C. (Bid Alternate #xx): Gangway decking shall be 5/4" southern yellow pine ACQ pressure treated deck board fastened according to manufacturer's specifications. Decking shall be installed perpendicular to pier direction.
- D. (Bid Alternate #xx): Gangway decking shall be Titan® Classic composite decking fastened in accordance with manufacturer's specifications. Color shall be gray.
- E. The bearing attachment shall generally be an expansion connection on the shore side and an fixed connection connection on the harbor side.

PART 3 - CONSTRUCTION REQUIREMENTS

3.01 FABRICATION

- A. Railings shall be 42" high and shall be equipped with (4) 3" x 1/4" flat stock intermediate rails each side, welded to the inside of railings such that there is a maximum vertical gap of 6 inches. The first stanchion on span 1 shall be angled outward according to manufacturer's standard detail.
- B. All materials shall be clean and straight. Each assembly shall be accurately fabricated to the lines and dimensions called for and shall be free from undue twists, bends, warping, distortion, and other irregularities. Assemblies shall be fabricated to within + or - 1/8" of their theoretical dimension.
- C. Workmanship shall be equal to standard commercial practice.

-END OF SECTION-