Steve Wilkos, Chair
Mark MacLeod, Vice Chair
Fred Kelley
Leslie Olear
Michael Rubin

Ogunquit Planning Board
March 23, 2026
6:00 PM
Ogunquit Fire Department - 2nd Floor
15 School Street, Ogunquit, Maine

EFFECTIVE NOVEMBER 24, 2025 - UNTIL FURTHER NOTICE*: All meetings will be held at the Ogunquit Fire Station, Large Meeting Room, 2nd Floor, 15 School Street. Members of the public may attend in person, watch on https://ogunquitme.portal.civicclerk.com, or participate remotely via Zoom using the link below.*

Connecting by computer or mobile device:
Register in advance or at the time of the meeting:
https://ogunquitpd-org.zoom.us/webinar/register/WN_CZibVzZ7TCmknoitByBh3g#/registration
After registering, you will receive a confirmation e-mail with information to join the meeting.
Connecting by landline/telephone:
Webinar ID: 861 1558 5044
Password: 8395739

Agenda

6:00 PM **MEETING**

1. **WELCOME & CALL TO ORDER**

1.1. Roll Call

1.2. Pledge of Allegiance

2. **MISSION STATEMENT**

3. **MINUTES**

3.1. March 9, 2026

4. **PUBLIC COMMENTS - BOARDS/COMMITTEES/COMMISSIONS**

The Board/Committee/Commission welcomes the public to comment and ask questions about Board/Committee/Commission matters. Questions are not always answered immediately; the Board/Committee/Commission has agreed to answer questions by the next regularly scheduled meeting whenever possible. We ask that people keep comments brief and to the point (no more than three minutes and one time per meeting, except when public comment is solicited on specific agenda items) and that your comments be respectful of the community we aspire to. We also ask that if you have a complaint or concern, it would be most helpful if you also offer a solution or solutions. Please begin

your comments by stating your name and your affiliation with Ogunquit (i.e., resident, taxpayer, voter, business owner, etc.) or state the Town you are from.

5. UNFINISHED BUSINESS

5.1. **OGUNQUIT PLAYHOUSE FOUNDATION – 10 Main Street (Map 5 Blocks 43 and 44 – SG3 / RP). Design Review Application for redevelopment to create a: modern theater, outdoor patron spaces, and administrative offices.**
Planning Board Action: Approve, Deny, or Table the Application

5.2. **PUBLIC HEARING: OGUNQUIT PLAYHOUSE FOUNDATION – 10 Main Street (Map 5 Blocks 43 and 44 – SG3 / RP). Site Plan Review Application for redevelopment to create a: modern theater, outdoor patron spaces, and administrative offices.**

5.3. **OGUNQUIT PLAYHOUSE FOUNDATION – 10 Main Street (Map 5 Blocks 43 and 44 – SG3 / RP). Site Plan Review Application for redevelopment to create a: modern theater, outdoor patron spaces, and administrative offices.**
Planning Board Action: Review input from Public Hearing, Approve, Deny, or Table the Application.

5.4. **PUBLIC HEARING: OGUNQUIT PLAYHOUSE FOUNDATION (Amended Application) – 48 Hartwig Ln (5/35-B), 42 Main St (5/42), 36 Main St (5/42-1), 10 Main St (5/43), Main St (5/44). Amend OZO Table 703 Footnote 15 -Dimensional Requirements. Additional notation to be added: "the maximum building height for a nonprofit performing arts theater building, excluding the Fly Tower, shall be 55' or four stories, whichever is greater".**

5.5. **OGUNQUIT PLAYHOUSE FOUNDATION (Amended Application) – 48 Hartwig Ln (5/35-B), 42 Main St (5/42), 36 Main St (5/42-1), 10 Main St (5/43), Main St (5/44). Amend OZO Table 703 Footnote 15 - Dimensional Requirements. Additional notation to be added: "the maximum building height for a nonprofit performing arts theater building, excluding the Fly Tower, shall be 55' or four stories, whichever is greater".**
Planning Board Action: Review Public Hearing input. Motion to move to the Select Board with recommendation regarding inclusion on the June 2026 Town Meeting Warrant.

6. NEW BUSINESS

6.1. There is no New Business.

7. CODE ENFORCEMENT OFFICER BUSINESS, TYLER MCOSKER

8. OTHER BUSINESS

8.1. **SIX PUBLIC HEARINGS: Proposed amendments to the Town of Ogunquit Zoning Ordinance.**

8.1 Streamline Change of Use Process.

8.2 Amendment re Nonconforming structures.

8.3 A-Frame signs revisions.

8.4 Sheds revisions.

8.5 Remove the Design Review Requirement for Accessory Dwelling Units (ADU).

8.6 Storm Water Management language – Review proposed changes.

Planning Board Action: Review input from Public Hearings. Motions to move to the Select Board with recommendations regarding inclusion on the June 2026 Town Meeting Warrant.

9. ADJOURN

10. POSTED

10.1. Agenda Posted: March 16, 2026 Ogunquit Post Office, Ogunquit Town Hall, Town of Ogunquit Website.

October 23, 2025

Tyler McOsker, Director of Codes
Ogunquit Codes and Planning
23 School Street
Ogunquit, ME 03907

RE: Design Review Application
10 Main Street Ogunquit, ME – Ogunquit Playhouse Foundation – Tax Map 5 Lots 43 & 44
Project #47657.00

Dear Mr. McOsker:

On behalf of our client, Ogunquit Playhouse Foundation, please find a Design Review Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Site Plan Application (including Checklist) (10 copies);**
- **ALTA/NSPS Land Title Survey for Ogunquit Playhouse Foundation prepared by Owen Haskell, Inc., dated June 14, 2021 (10 copies at 24"x36");**
- **Design Review Site Plan for Ogunquit Playhouse Theater Site prepared by TFMoran, Inc., dated October 23, 2025 (10 copies at 22"x34");**
- **Architectural Elevations for Proposed Improvements prepared by JCJ Architects, dated June 18, 2025 (10 copies at 30"x42");**
- **Site Photos and Visual Impact Assessment (10 copies); and**
- **Lighting Plan for Thater Site, prepared by LAM, dated October 23, 2025 (10 copies at 30"x42").**

Project Description

The project includes the redevelopment of the Ogunquit Playhouse and accessory buildings at 10 Main Street Ogunquit, ME. Tax Map 5 Lots 43 & 44 total approximately 8.15 acres and currently contains the Ogunquit Playhouse, associated scene shop, parking, accessway, and outdoor patron areas. The site is within the Shoreland General Development Zone and Design Review Overlay District and is located between Route One and the Josias River and Lot 44 borders the Town of York.

The proposed project is to reconstruct the Playhouse and develop administrative offices and outdoor patron spaces. Associated improvements include and are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping. The redevelopment of the Ogunquit Playhouse Theater Site has a total estimated cost of $61,814,424.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Design Review Application **October 23, 2025**
10 Main Street Ogunquit, ME - Ogunquit Playhouse Foundation – Tax Map 5 Lots 43 & 44
Project #47657.00

In speaking with the Town, we are aware that the site development will require full Site Plan Review, however we have submitted for Design Review to create an opportunity to meet with the Planning Board to discuss the project and receive feedback to incorporate while developing Site Plans. We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on November 10, 2025.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Corey Colwell, LLS
Division Manager/Principal

TOWN OF OGUNQUIT PLANNING BOARD
DESIGN REVIEW APPLICATION

PLEASE PRINT CLEARLY

DATE REC'D: _____

FEE PAID : Yes ☐ No ☐ AMOUNT: _____

MEETING DATE w/ CEO 10/23/2025

TAX MAP: _____ BLOCK: _____

INITIAL PB HEARING DATE: 11/10/2025

ZONING DISTRICT _____

☑ **DESIGN REVIEW APPLICATION** - *Applicants applying for Design Review should familiarize themselves with Chapter 225- Articles 6 and 11 of the Town's Zoning Ordinance.*

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME Ogunquit Playhouse Foundation

MAILING ADDRESS PO Box 1439

Telephone _____ e-mail address _____

APPLICANT ☐ Same as Owner ☐ Lessee ☐ Purchase & Sale Agreement ☐ Agent/Consultant

NAME _____

MAILING ADDRESS _____

Telephone _____ e-mail address _____

If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable) TFMoran, Inc.

NAME Corey Colwell

MAILING ADDRESS 170 Commerce Way Suite 102 Portsmouth, NH

Telephone (603) 431-2222 e-mail address ccolwell@tfmoran.com

PROPERTY ADDRESS:

10 Main Street Ogunquit, Maine

Year Built 1937 (*All Pre 1931 structures located in "The District" require review by the Historic Preservation Commission, prior to submittal of Planning Board Application*).

Source of date: VISION Card ☑ TRIO Card ☐ Other _____

PROPERTY USE (*Current & Proposed*) Non-Profit Performing Arts Theater - Ogunquit Playhouse

(*If property is used commercially, please give name of business – if property is residential please so note.*)

BRIEF DESCRIPTION OF PROJECT:

The project proposes the redevelopment of the Ogunquit Playhouse Theater Site to create a modern theater outdoor patron spaces, and administrative offices. Improvements include but are not limited to access, grading, utilities, stormwater managements system, lighting, and landscaping.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? ☑Yes ☐No

Does the parcel include any wetlands? ☑Yes ☐No

Total Acreage of Parcel: Map 5 Lot 43: 4.05 ac; Map 5 Lot 44: 4.1 ac; Total: 8.15 ac

Is this parcel included in a prior approved subdivision or site plan? ☑Yes ☐No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency? ☑Yes ☐No

Anticipated date for construction start: Fall 2026

Does this development require extension/provision of, or connection to, public infrastructure?

- [x] roads
- [ ] storm drainage
- [ ] other
- [x] sidewalks
- [x] water lines
- [x] sewer lines
- [x] fire hydrants

Identify method of water supply to the proposed development:

- [ ] individual wells
- [x] connection to public water system
- [ ] N/A

Identify method of sewage disposal to the proposed development: [ ] N/A

- [x] connection to public sewer system
- [ ] on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

10/23/2025
DATE

Deborah Warren (Oct 23, 2025 15:08:14 EDT)
APPLICANT'S / OWNER'S SIGNATURE

ELECTRONIC COPIES OF ALL APPLICATION MATERIAL MUST BE E-MAILED TO THE PLANNING BOARD ADMINISTRATIVE ASSISTANCE NO LATER THAN ONE WEEK PRIOR TO MEETING DATE.

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.

The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING.

Any Application Approval is conditioned on all statements and written materials submitted to the Planning Board during the course of deliberations.

****

TO BE COMPLETED BY TOWN STAFF

REQUIRED DEPT./CONSULTANT REVIEWS - to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	[ ] Yes	[ ] No	Public Works Review?	[ ] Yes	[ ] No
Police Dept. Review?	[ ] Yes	[ ] No	Conservation Commission?	[ ] Yes	[ ] No
Fire Dept. Review?	[ ] Yes	[ ] No	Planning Consultant?	[ ] Yes	[ ] No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing process

DESIGN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Deborah Warren Date _____

Map / Lot / Zone _____

This checklist has been prepared to assist applicants in developing their Design Review applications. It should be used as a guide in assembling the documents necessary for Design Review. However, the checklist does not substitute for the text of Article 11 of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. A completed checklist (signed by the Code Enforcement Officer) should be included with each submitted application packet.

1. If you believe a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, he will check the appropriate box in column 3;

2. For every item checked in column 3, a written waiver request form must be prepared on a separate sheet and submitted with this checklist.

Note that this checklist only covers the submission requirements for Design Review. It does not address the review standards that the application must meet in other stages of the process.

Boxes to be checked off by the Code Enforcement Officer at the Applicant's office meetings (see instruction sheet)

	DESIGN REVIEW REQUIRED SUBMITTAL	1 Submitted by Applicant	2 Submission determined not applicable by the Code Enforcement Officer.	3 Applicant requests waiver of Submission Requirement
11.6.A.1	A site plan showing the subject property and its context.	✓		
11.6.A.2	Elevations of each side of the proposed building to be constructed or altered, at a scale of at least 1/4 inch equals one foot, and in the case of alterations, showing conditions before and after the proposed alteration.	✓		
11.6.A.3	Photographs of the site and existing buildings and such additional sketches, drawings, photographs, descriptions or other information showing the proposed alterations, additions, changes or new construction as may be required for the Board to make a decision.	✓		
11.6.A.4	A lighting plan which demonstrates compliance with the Town's Lighting Ordinance (§ 225-8.7 of this chapter)... (see also subsections a and b)	✓		
11.6.A.5	Estimates of the construction cost for proposed new buildings or proposed new building additions.	✓		
11.6.A.6 a & b	Visual impact assessment *(Only applicable to projects over $2,000,000.)*	✓		

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In addition to the above – When applicable the Planning Board may require additional documentation as the review process proceeds.

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!

Code Enforcement Officer _____ **Date:** 10/23/25

25.10.23_OGP_Ogunquit Planning Board Design Review Application

Final Audit Report 2025-10-23

Created:	2025-10-23
By:	Matthew Kay (matt@alpineor.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZP_wvPuTRrmCOvMeCIYxytJpTC6nNrbh

"25.10.23_OGP_Ogunquit Planning Board Design Review Application" History

Document created by Matthew Kay (matt@alpineor.com)
2025-10-23 - 6:43:35 PM GMT

Document emailed to Deborah Warren (dwarren@ogunquitplayhouse.org) for signature
2025-10-23 - 6:46:12 PM GMT

Email viewed by Deborah Warren (dwarren@ogunquitplayhouse.org)
2025-10-23 - 7:07:49 PM GMT

Document e-signed by Deborah Warren (dwarren@ogunquitplayhouse.org)
Signature Date: 2025-10-23 - 7:08:14 PM GMT - Time Source: server

Agreement completed.
2025-10-23 - 7:08:14 PM GMT

Plan References

1. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE ONE, OGUNQUIT, MAINE JANUARY 28, 2011" BY ANDERSON LIVINGSTON ENGINEERS, INC.

2. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE 1, OGUNQUIT & YORK, MAINE OCTOBER 7, 2013" BY ANDERSON LIVINGSTON ENGINEERS, INC.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Surveyor's Certification

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JUNE 10, 2021.

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

General Notes

1. OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION
   P.O. BOX 1439, OGUNQUIT, MAINE 03907-1439

2. LOCUS IS SHOWN AS:
   48 HARTWIG LANE, OGUNQUIT, TAX MAP 5 LOT 35B BOOK 8440 PAGE 81
   42 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 42 BOOK 10078 PAGE 148
   10 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 43 BOOK 8440 PAGE 81
   MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 44 BOOK 16951 PAGE 319
   2025 U.S. ROUTE 1, YORK, TAX MAP 1 LOT 1 BOOK 16951 PAGE 319

3. BEARING ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE NAD 83.

4. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230632 0003C, WHICH BEARS AN EFFECTIVE DATE OF JULY 15, 1992, THIS PROPERTY IS IN:

ZONE A1-30: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

ZONE B: AREAS BETWEEN LIMITED OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ZONE C: AREAS OF MINIMUM FLOODING

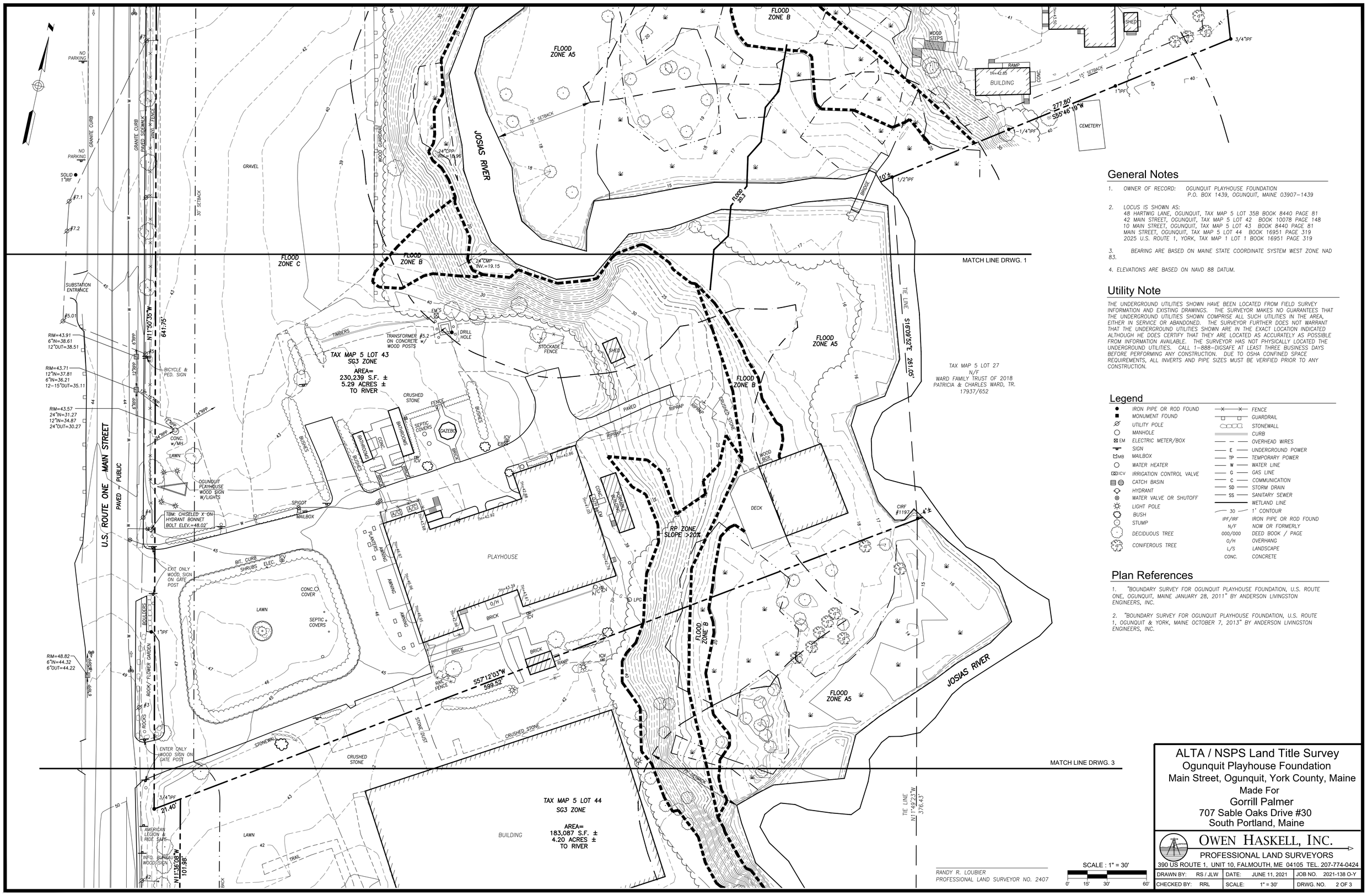
U.S. ROUTE ONE MAIN STREET
PAVED - PUBLIC
N11°56'51"W 237.89'
TAX MAP 5 LOT 41
N/F
BRENDAN N. & ROBYN L. BOROWSKI
17290/790
TAX MAP 5 LOT 40A
N/F
TOWN OF OGUNQUIT
JOSIAS RIVER
TAX MAP 5 LOT 42
106,386 S.F. ± 2.44 ACRES ±
SG3 ZONE
FLOOD ZONE A5
FLOOD ZONE B
FLOOD ZONE C
75' SETBACK
TAX MAP 5 LOT 39
N/F
RICHARD L. LITTLEFIELD
ELEANOR A. HUNTER
4575/11
N63°21'37"E 414.11'
15' SETBACK
250' SHORELAND ZONE LINE
3/4"IPF
CHAIN LINK FENCE
25' RIGHT OF WAY CENTERED ON EXISTING HARD SURFACE ROAD
HARTWIG LANE
TAX MAP 5 LOT 38
N/F JULIE SCHROEDER
17466/783
TIE LINE N64°01'45"E 50.89'
N74°24'14"E 130.51'
CIRF #1295
3'±
LEDGE
20' SETBACK
R ZONE
TAX MAP 5 LOT 35B
AREA= 160,071 S.F. ± 3.67 ACRES ± TO RIVER
S18°15'43"E 288.05'
TAX MAP 5 LOT 35A
N/F
DONALD GREENSTEIN
PAULA RASKIND
16955/443
SLR ZONE
BENCH
GRANITE
PATH
WOOD BOX
CONC. PAD
RAMP
LPG
A/C
SHED
WOOD STEPS
BUILDING
CEMETERY
N20°17'23"E 161.07'
TIE LINE
6'±
N82°54'19"E 106.81'
SOLID 3/4"IRF
RAIL FENCE 143.59'
N83°22'39"E
GATE
7 SPACES
OGUNQUIT CHAMBER OF COMMERCE WELCOME CENTER WOOD SIGN w/LANDSCAPE LIGHTS
SIGNAL POST w/PED. CROSSING SIGN
SIGNAL POLE
ENTRANCE SIGN
PED. CROSSING
NO PARKING
NO TURN AROUNDS
NO U-TURN
TAX MAP 5 LOT 42-1
N/F 34,013 S.F. ± 0.78 ACRES ±
OGUNQUIT CHAMBER OF COMMERCE
9894/169
SLC ZONE
PUMP w/WIRES
FLAG POLE
PLANTER w/SIGN
POST & CHAIN FENCE 5 SPACES
WOOD PLATFORM
DRAIN GRATE
OVERHANG
LPG w/BOLLARDS
POOL
POOL PUMP
STOCKADE FENCE
WIRE FENCE
A/C
PAVED DRIVE
RIPRAP
CONC.
GRANITE CURB
PAVED SIDEWALK
GRAVEL
WOOD GUARDRAIL
24"CPP
JOSIAS RIVER
75' SETBACK
30' SETBACK
SOLID 1"IRF
#7.1
#7.2
SMH RIM=43.78
6"IN=37.88
8"IN=37.58
8"OUT=37.38
8"PVC
6"PVC
12"RPP
12"CPP
DOUBLE YELLOW LINE
METAL GUARDRAIL (TYPICAL)
CONCRETE WING WALL
WARNING SIGN
BUSHES
LAWN
EB
SHED
BUILDING
FLOOD 26.3
FLOOD 23.3
FLOOD 21.3
MATCH LINE DRWG. 2

SCALE : 1" = 30'
0' 15' 30' 60'

ALTA / NSPS Land Title Survey
Ogunquit Playhouse Foundation
Main Street, Ogunquit, York County, Maine
Made For
Gorrill Palmer
707 Sable Oaks Drive #30
South Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW	DATE: JUNE 14, 2021	JOB NO. 2021-138 O-Y
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 1 OF 3



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Legend

IRON PIPE OR ROD FOUND	FENCE
MONUMENT FOUND	GUARDRAIL
UTILITY POLE	STONEWALL
MANHOLE	CURB
EM ELECTRIC METER/BOX	OVERHEAD WIRES
SIGN	E UNDERGROUND POWER
MB MAILBOX	TP TEMPORARY POWER
WATER HEATER	W WATER LINE
ICV IRRIGATION CONTROL VALVE	G GAS LINE
CATCH BASIN	C COMMUNICATION
HYDRANT	SD STORM DRAIN
WATER VALVE OR SHUTOFF	SS SANITARY SEWER
LIGHT POLE	WETLAND LINE
BUSH	30 1' CONTOUR
STUMP	IPF/IRF IRON PIPE OR ROD FOUND
DECIDUOUS TREE	N/F NOW OR FORMERLY
CONIFEROUS TREE	000/000 DEED BOOK / PAGE
	O/H OVERHANG
	L/S LANDSCAPE
	CONC. CONCRETE

Plan References

1. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE ONE, OGUNQUIT, MAINE JANUARY 28, 2011" BY ANDERSON LIVINGSTON ENGINEERS, INC.

2. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE 1, OGUNQUIT & YORK, MAINE OCTOBER 7, 2013" BY ANDERSON LIVINGSTON ENGINEERS, INC.

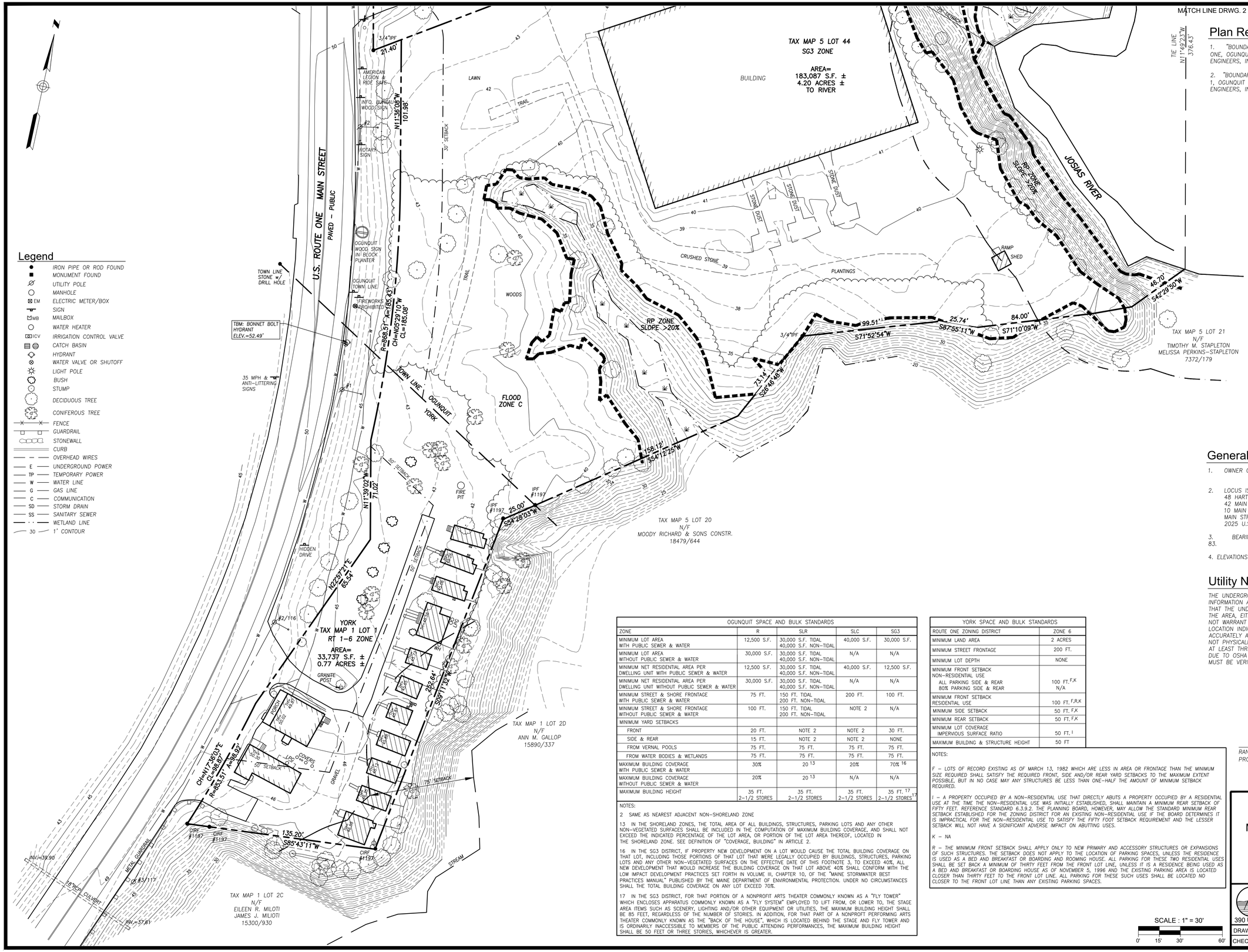
RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

SCALE : 1" = 30'
0' 15' 30' 60'

ALTA / NSPS Land Title Survey
Ogunquit Playhouse Foundation
Main Street, Ogunquit, York County, Maine
Made For
Gorrill Palmer
707 Sable Oaks Drive #30
South Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW	DATE: JUNE 11, 2021	JOB NO. 2021-138 O-Y	
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 2 OF 3	


MATCH LINE DRWG. 2
TAX MAP 5 LOT 44
SG3 ZONE
AREA=
183,087 S.F. ±
4.20 ACRES ±
TO RIVER
BUILDING
LAWN
TRAIL
30' SETBACK
AMERICAN LEGION & RIDE SAFE
INFO. BURMA WOOD SIGN
#2
ROTARY SIGN
OGUNQUIT WOOD SIGN IN BLOCK PLANTER
OGUNQUIT TOWN LINE
FIREWORKS PROHIBITED
TOWN LINE STONE w/ DRILL HOLE
TBM: BONNET BOLT HYDRANT ELEV.=52.49'
U.S. ROUTE ONE MAIN STREET
PAVED – PUBLIC
35 MPH & ANTI–LITTERING SIGNS
N11°36'08"W 101.98'
R=868.51' L=185.43'
CH=N05°29'10"W CL=185.08'
TOWN LINE OGUNQUIT YORK
N1°39'02"W 71.02'
HIDDEN DRIVE
N12°37'21"E 65.54'
YORK
TAX MAP 1 LOT 1
RT 1–6 ZONE
AREA=
33,737 S.F. ±
0.77 ACRES ±
#2/116
GRANITE POST
PORCH
#3/117
#4/118
#5/119
#6/120
#7/121
#8/122
#9/123
#10/124
#11/125
#12/126
#13/127
#14/128
#15/129
#16/130
#17/131
#18/132
#19/133
#20/134
#21/135
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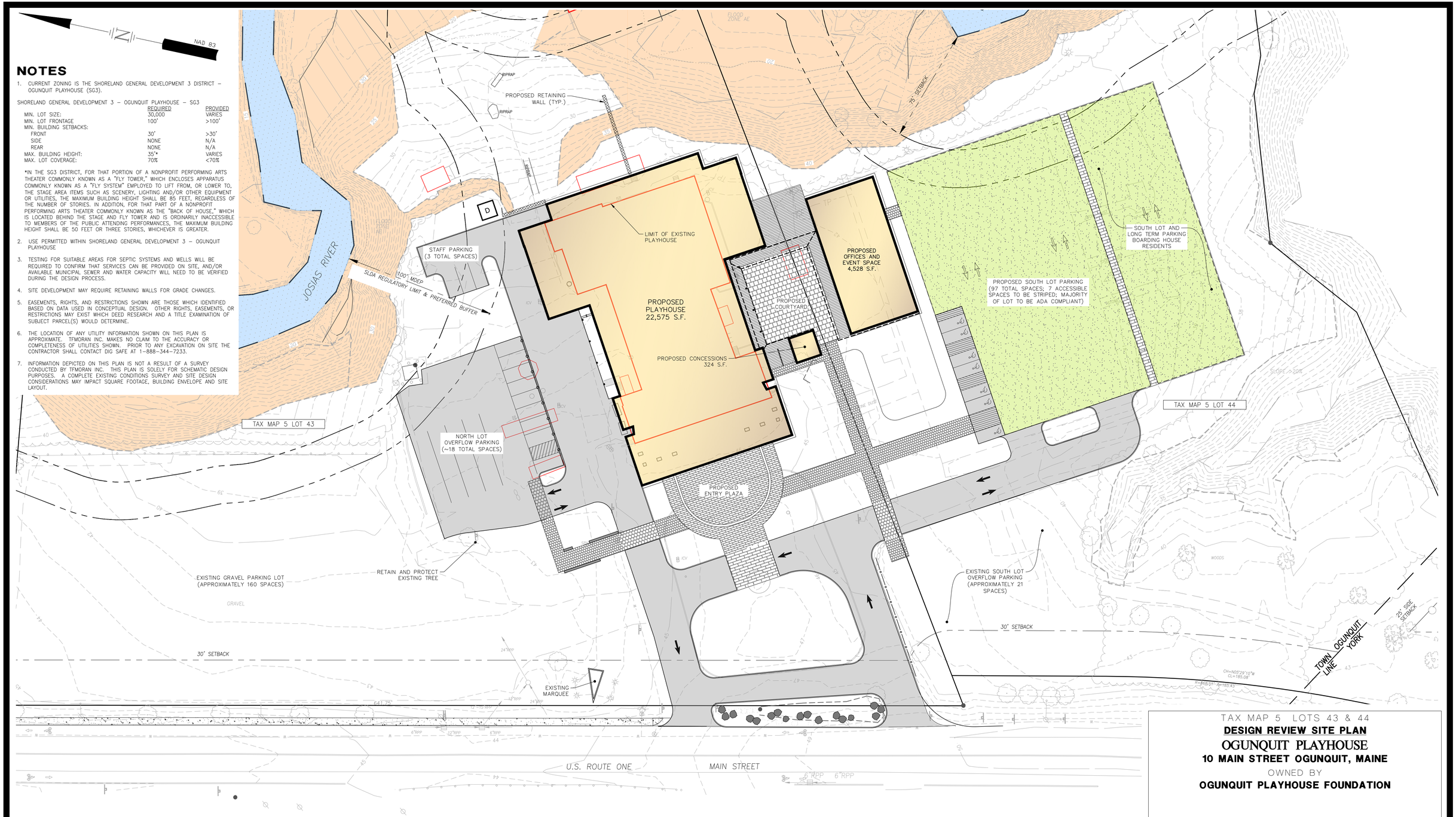

NOTES

1. CURRENT ZONING IS THE SHORELAND GENERAL DEVELOPMENT 3 DISTRICT – OGUNQUIT PLAYHOUSE (SG3).

SHORELAND GENERAL DEVELOPMENT 3 – OGUNQUIT PLAYHOUSE – SG3

	REQUIRED	PROVIDED
MIN. LOT SIZE:	30,000	VARIES
MIN. LOT FRONTAGE	100'	>100'
MIN. BUILDING SETBACKS:		
FRONT	30'	>30'
SIDE	NONE	N/A
REAR	NONE	N/A
MAX. BUILDING HEIGHT:	35'*	VARIES
MAX. LOT COVERAGE:	70%	<70%

*IN THE SG3 DISTRICT, FOR THAT PORTION OF A NONPROFIT PERFORMING ARTS THEATER COMMONLY KNOWN AS A "FLY TOWER," WHICH ENCLOSES APPARATUS COMMONLY KNOWN AS A "FLY SYSTEM" EMPLOYED TO LIFT FROM, OR LOWER TO, THE STAGE AREA ITEMS SUCH AS SCENERY, LIGHTING AND/OR OTHER EQUIPMENT OR UTILITIES, THE MAXIMUM BUILDING HEIGHT SHALL BE 85 FEET, REGARDLESS OF THE NUMBER OF STORIES. IN ADDITION, FOR THAT PART OF A NONPROFIT PERFORMING ARTS THEATER COMMONLY KNOWN AS THE "BACK OF HOUSE," WHICH IS LOCATED BEHIND THE STAGE AND FLY TOWER AND IS ORDINARILY INACCESSIBLE TO MEMBERS OF THE PUBLIC ATTENDING PERFORMANCES, THE MAXIMUM BUILDING HEIGHT SHALL BE 50 FEET OR THREE STORIES, WHICHEVER IS GREATER.

2. USE PERMITTED WITHIN SHORELAND GENERAL DEVELOPMENT 3 – OGUNQUIT PLAYHOUSE

3. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.

4. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.

5. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

6. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.

7. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR SCHEMATIC DESIGN PURPOSES. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

This plan is for schematic purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Compliance with current regulations must be verified.

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LEGEND

- RESOURCE PROTECTION ZONE
- PROPOSED HARDSCAPE
- PROPOSED PAVEMENT
- PROPOSED GRASSPAVE
- EXISTING STRUCTURE TO BE REMOVED

HORIZONTAL SCALE 1"=30'
30 15 0 30

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 5 LOTS 43 & 44

DESIGN REVIEW SITE PLAN

OGUNQUIT PLAYHOUSE

10 MAIN STREET OGUNQUIT, MAINE

OWNED BY

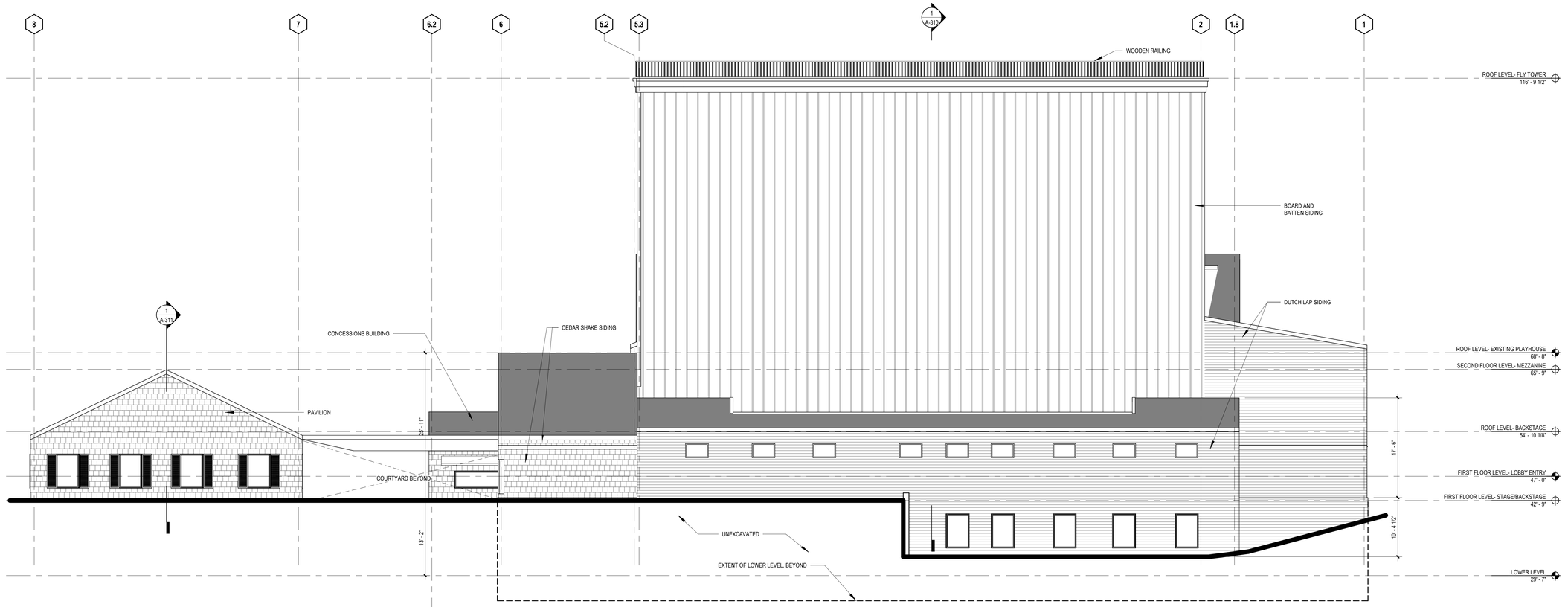
OGUNQUIT PLAYHOUSE FOUNDATION

SCALE: 1"=30' **OCTOBER 23, 2025**

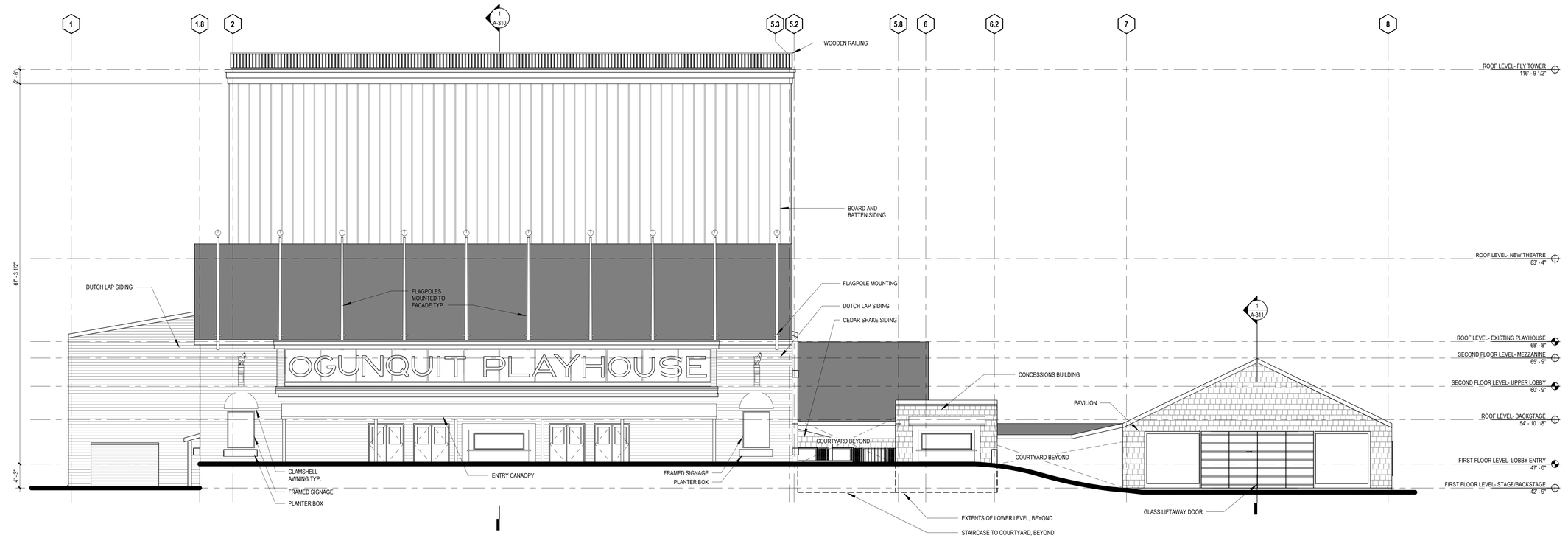
Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47567.00	DR	JKC	CADFILE		EXHIBIT-01
		CK	JCC			

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - EAST
1/8" = 1'-0"



2 PLAYHOUSE - WEST
1/8" = 1'-0"

DRAWING PRINTED FULL SIZE (100%) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY TWICE SIZE (37.5%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT 37.5% WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT 37.5% WILL BE NEAREST TO 1/4"=1'-0"

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OGUNQUIT PLAYHOUSE

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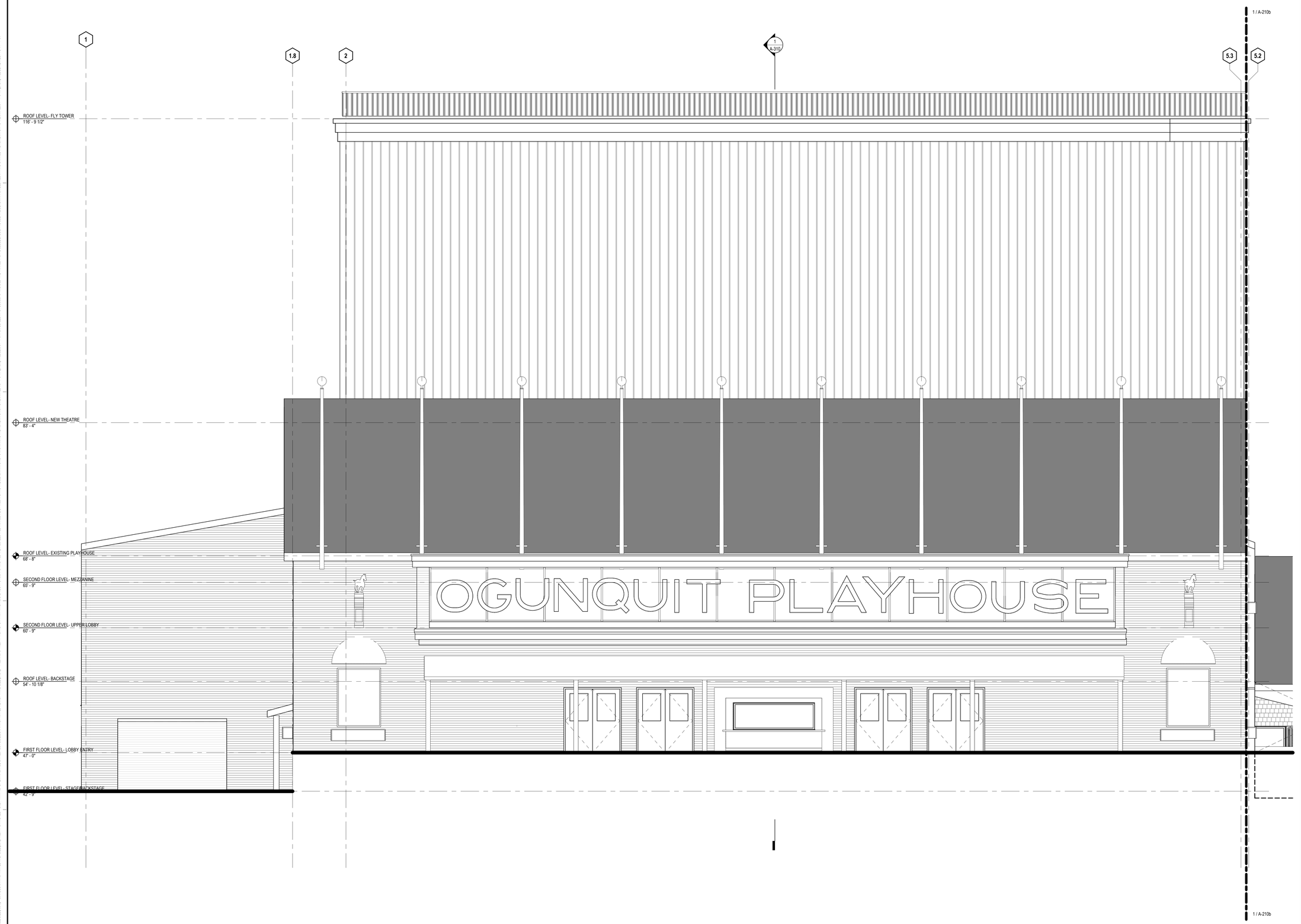
SCALE 1/8" = 1'-0"

REVISIONS

BUILDING ELEVATIONS - PLAYHOUSE - EAST AND WEST

A-210

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - ENLARGED WEST AREA A
1/4" = 1'-0"

DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33.3%) = 11.25"x15.57" WILL FIT TIGHTLY ON 11"x17" (INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (33.3%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (33.3%) WILL BE NEARLY TO 1/4"=1'-0"

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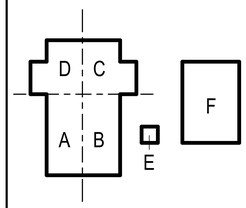

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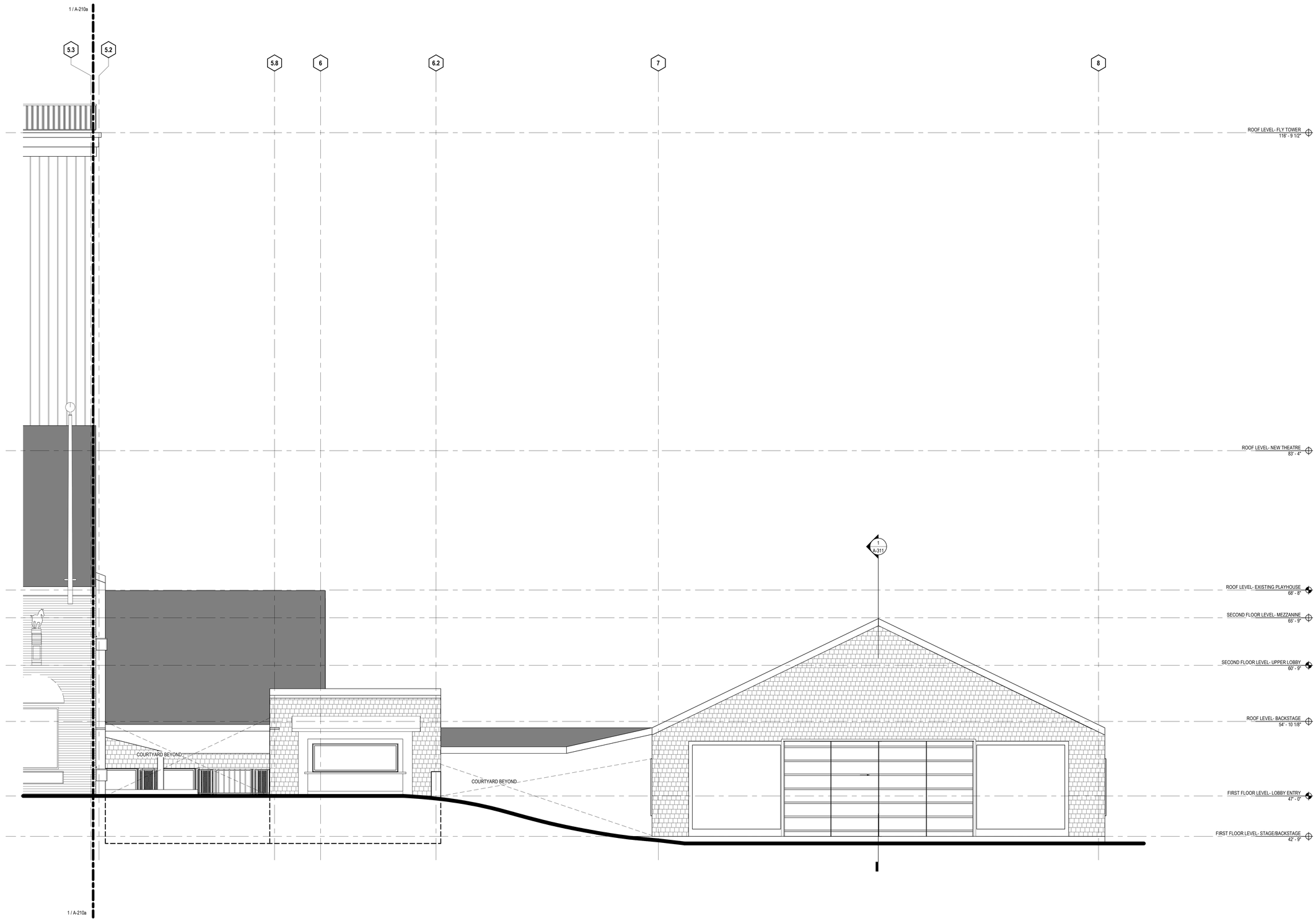
REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED WEST

A-210a

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - WEST AREA B
1/4" = 1'-0"

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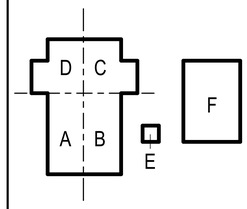

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REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED WEST

A-210b

DRAWING PRINTED FULL SIZE (100%) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 18"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED TABLOID (17.0"x11") WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 12", 14", 1/8", 1/16" AND 1/32" WIDE SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (17.0"x11") WILL BE 3/64"=1'-0" FOR SCALES AT 3/4", 3/8", AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (17.0"x11") WILL BE NEARLY TO 1/4"=1'-0"

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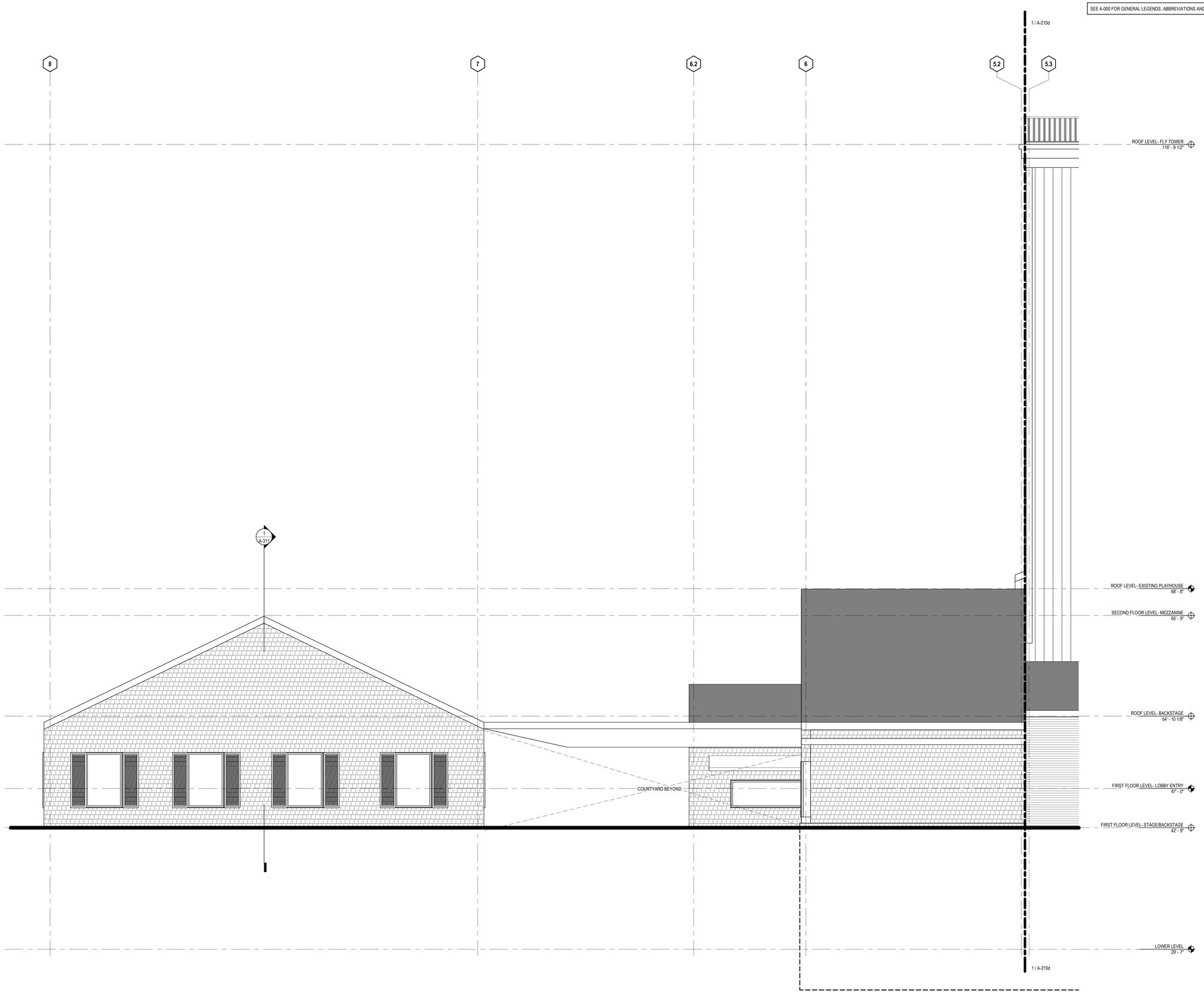
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - WEST AREA C
1/4" = 1'-0"

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BUILDING ELEVATION - PLAYHOUSE -ENLARGED EAST

A-210c

DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33.3%) = 11.25"x15.57" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (33.3%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (33.3%) WILL BE NEARLY TO 1/4"=1'-0"

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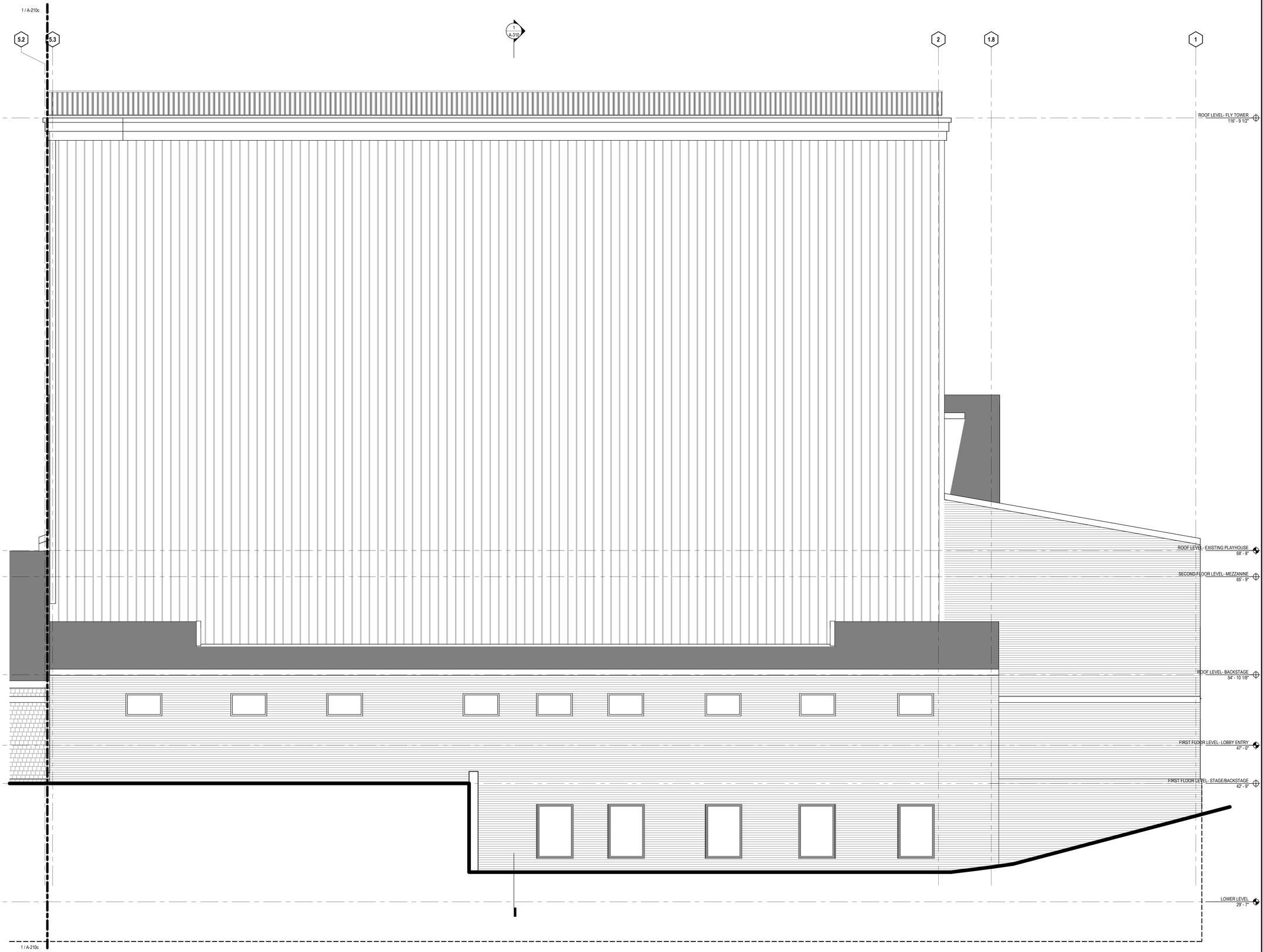

1 PLAYHOUSE - EAST AREA D
1/4" = 1'-0"

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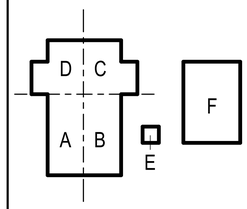

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REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED EAST

A-210d

DRAWING PRINTED FULL SIZE (100%) - 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33.3%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT 11"x17" WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT 11"x17" WILL BE NEAREST TO 1/4"=1'-0"

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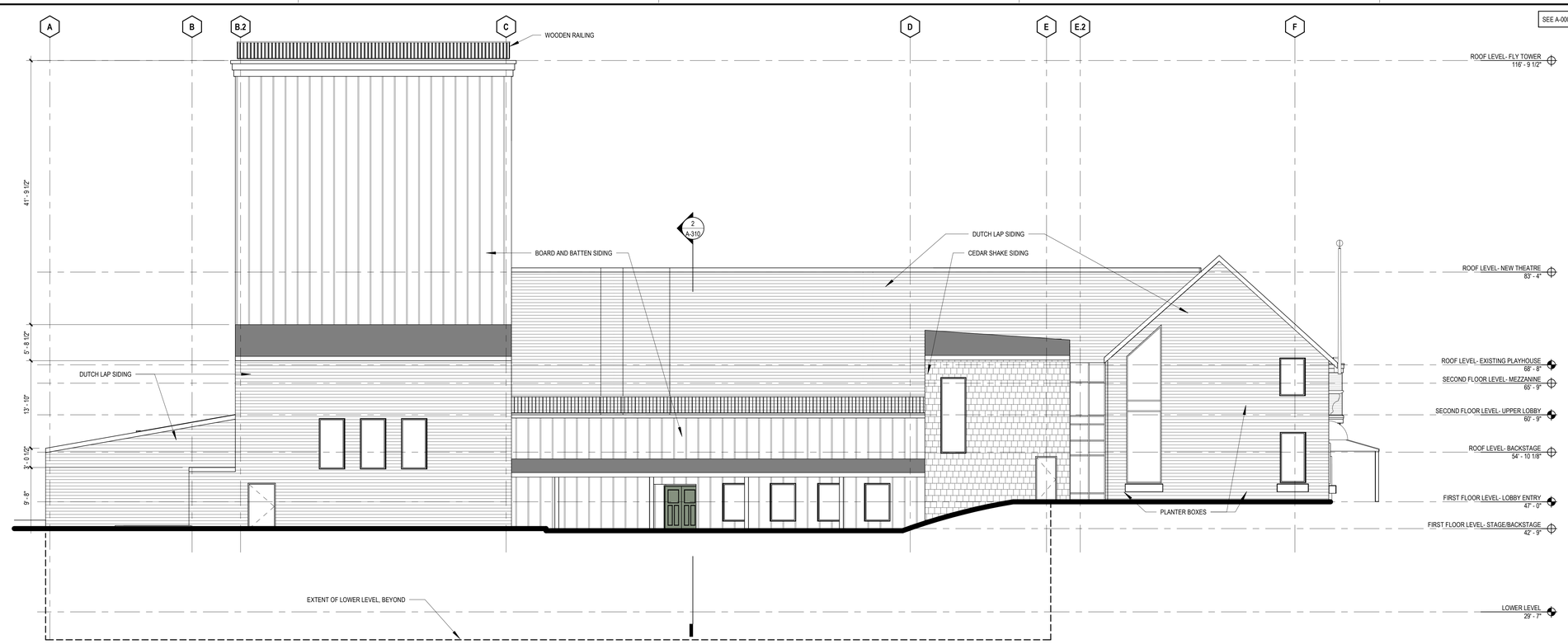
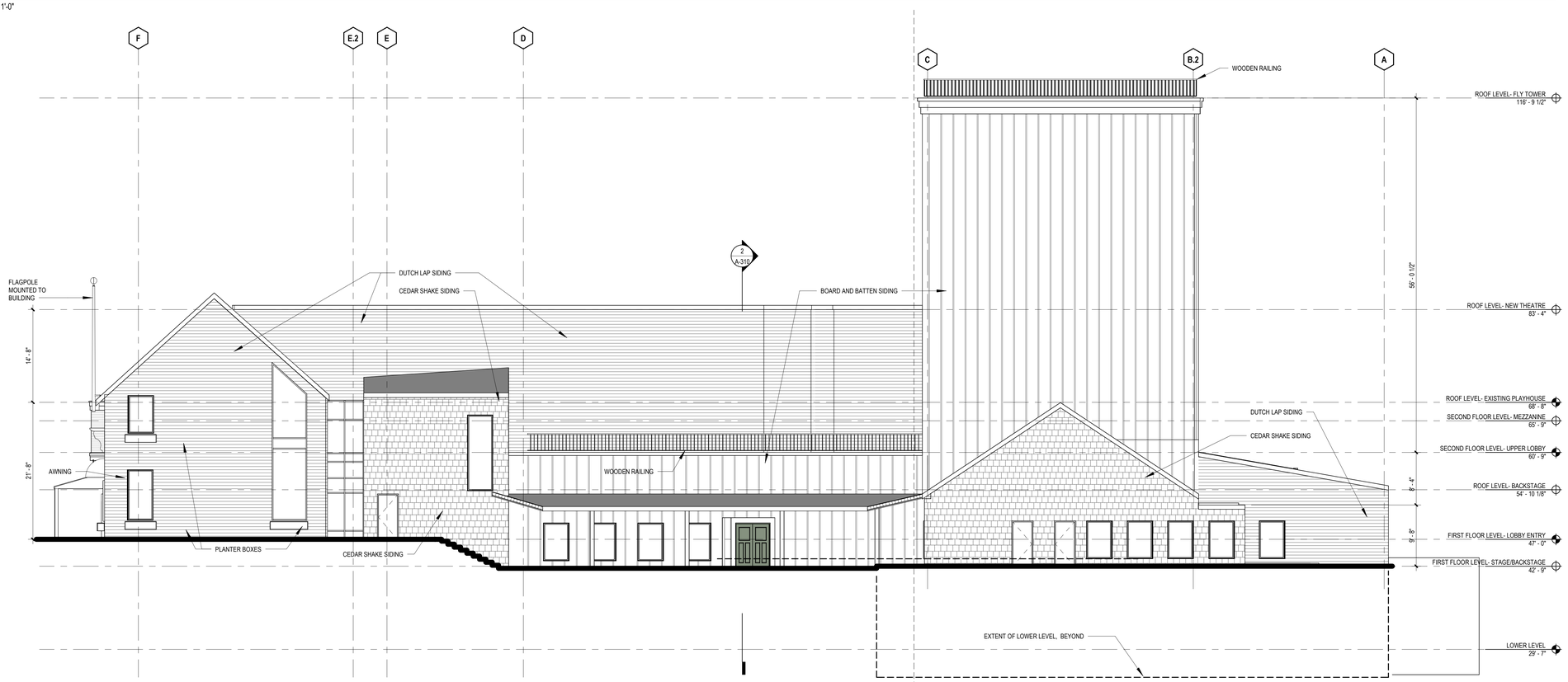
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - NORTH
1/8" = 1'-0"



2 PLAYHOUSE - SOUTH
1/8" = 1'-0"

DRAWING PRINTED FULL SIZE (100%) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33.3%) = 11"(H) X 15"(V). IF WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 6 AND MARKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (1/3") (1/3") WILL BE 3/64"=1'-0". FOR SCALES AT 3/16", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (1/3") (1/3") WILL BE NEAREST TO 1/4"=1'-0"

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SCALE 1/8" = 1'-0"

REVISIONS

BUILDING ELEVATIONS - PLAYHOUSE - NORTH AND SOUTH

A-211

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS

F E.2 E D C

1 / A-211b

ROOF LEVEL- FLY TOWER
116' - 9 1/2"

2
A-310

ROOF LEVEL- NEW THEATRE
83' - 4"

ROOF LEVEL- EXISTING PLAYHOUSE
68' - 8"

SECOND FLOOR LEVEL- MEZZANINE
65' - 9"

SECOND FLOOR LEVEL- UPPER LOBBY
60' - 9"

ROOF LEVEL- BACKSTAGE
54' - 10 1/8"

FIRST FLOOR LEVEL- LOBBY ENTRY
41' - 0"

LOWER LEVEL
29' - 7"

1 / A-211b

1 PLAYHOUSE - SOUTH AREA B
1/4" = 1'-0"

DRAWING PRINTED FULL SIZE (1000'x 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 11"x17" WITH 1.0" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (37.5%= 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 2 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (37.5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (37.5%) WILL BE NEAREST TO 1/4"=1'-0"

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REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED SOUTH

A-211a

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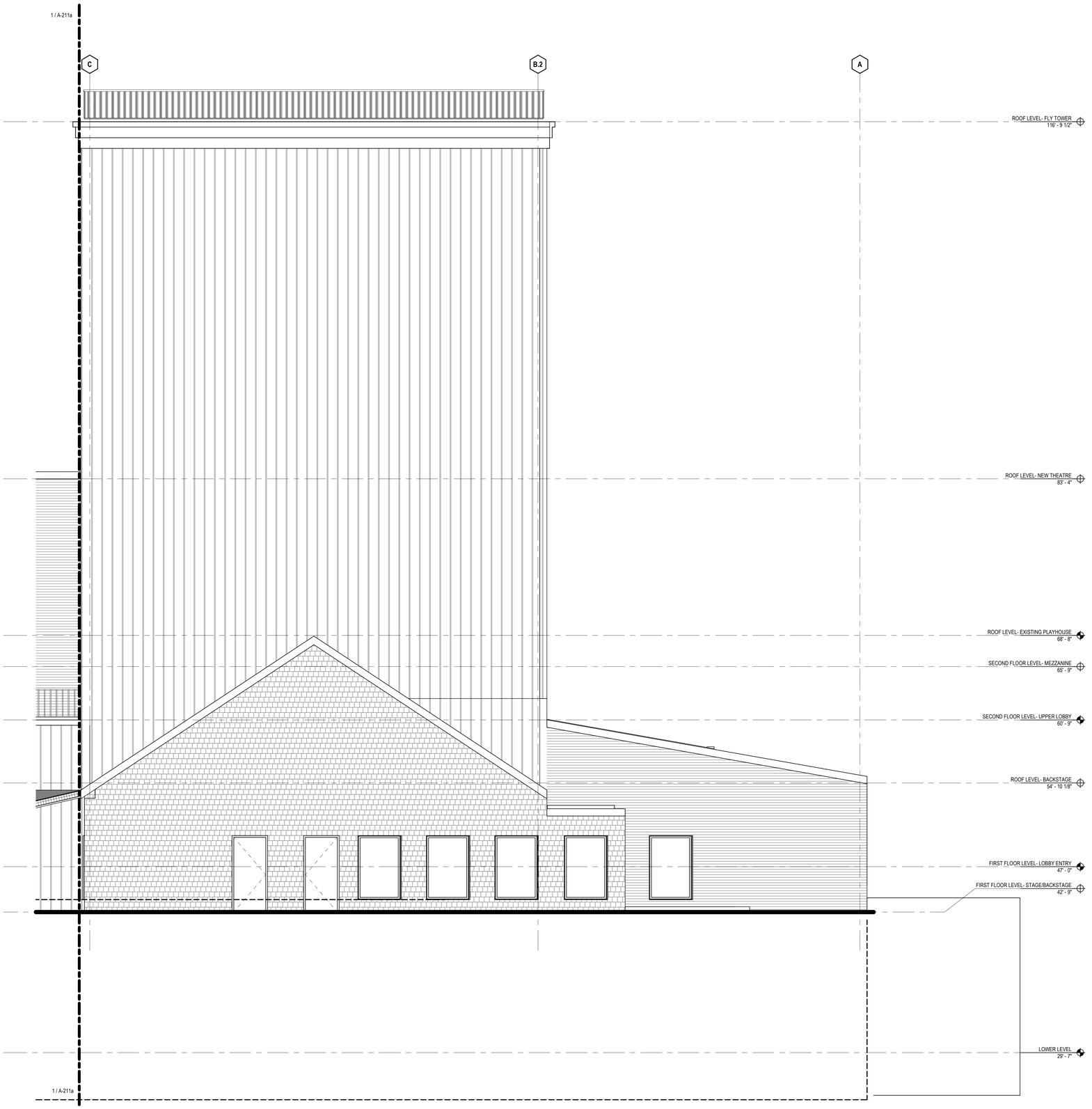

1 PLAYHOUSE - SOUTH AREA C
1/4" = 1'-0"

DRAWING PRINTED FULL SIZE (30"H) = 30"x42". DRAWING PRINTED HALF SIZE (30"H) WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (12"H) = 11"x17" INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEWS SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" FOR SCALES AT 24"x36", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (12"x18") WILL BE NEAREST TO 1/4"=1'-0"

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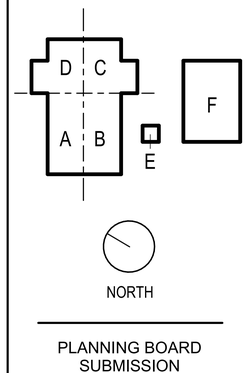

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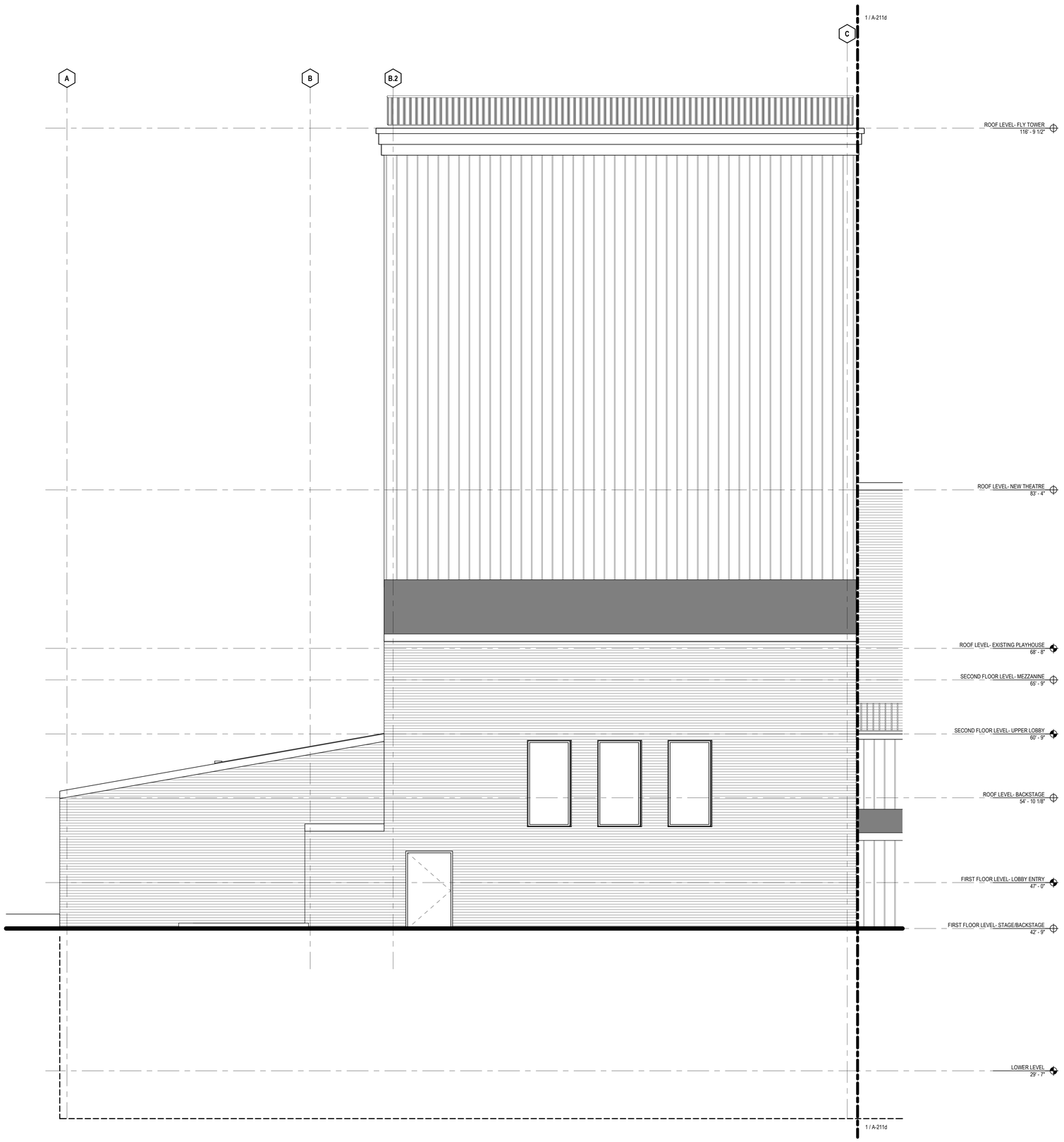
REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED SOUTH

A-211b

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - NORTH AREA D
1/4" = 1'-0"

OGUNQUIT PLAYHOUSE

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JCJARCHITECTURE
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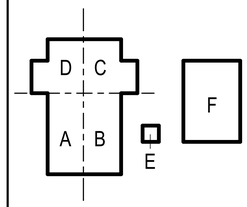

NORTH

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REVISIONS

BUILDING ELEVATION - PLAYHOUSE - ENLARGED NORTH

A-211c

DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33.3%) = 11"x15" INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 3 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (1/3") WILL BE 3/24"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (1/3") WILL BE NEAREST TO 1/4"=1'-0"

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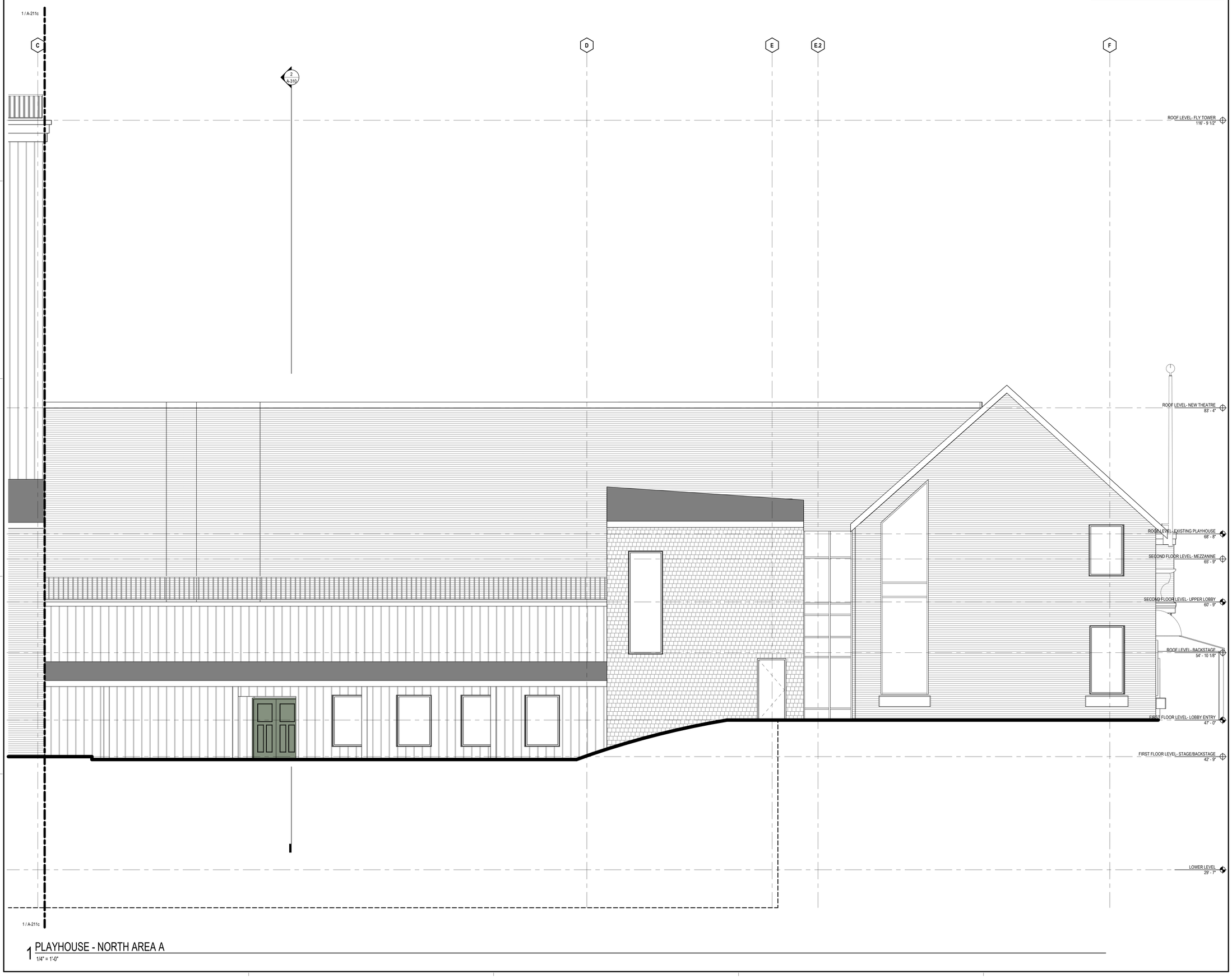
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PLAYHOUSE - NORTH AREA A
1/4" = 1'-0"

DRAWING PRINTED FULL SIZE | 100% = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 18"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED TO ANY THIRD SIZE (33.3%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2" - 1/4" - 1/8" AND 1/32" WIDE SCALES WILL TRIANGULATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (33.3%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (33.3%) WILL BE NEAREST TO 1/4"=1'-0"

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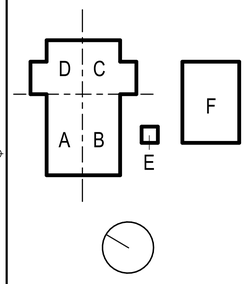

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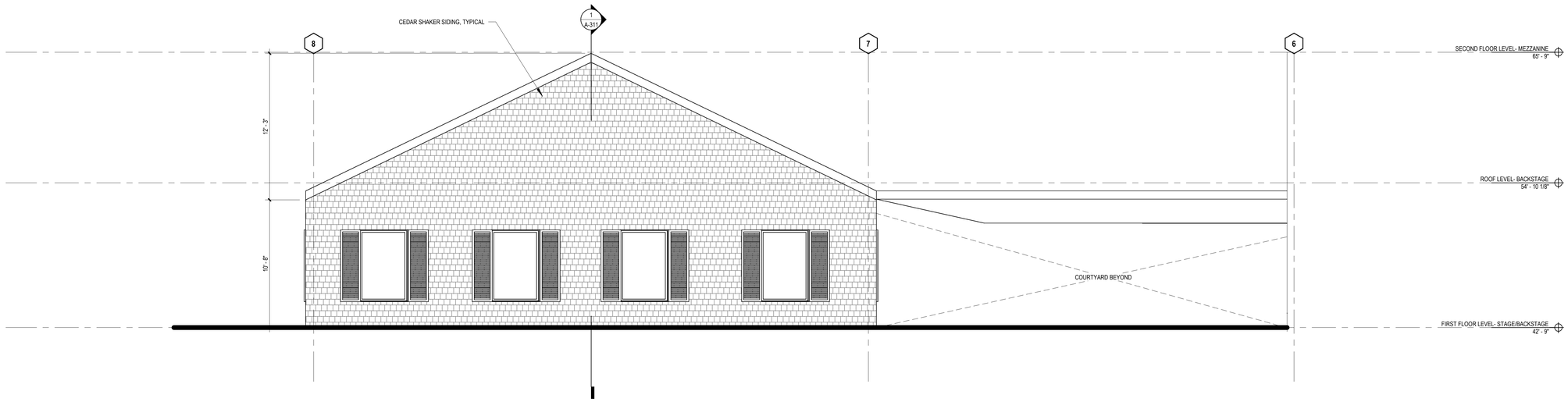
REVISIONS

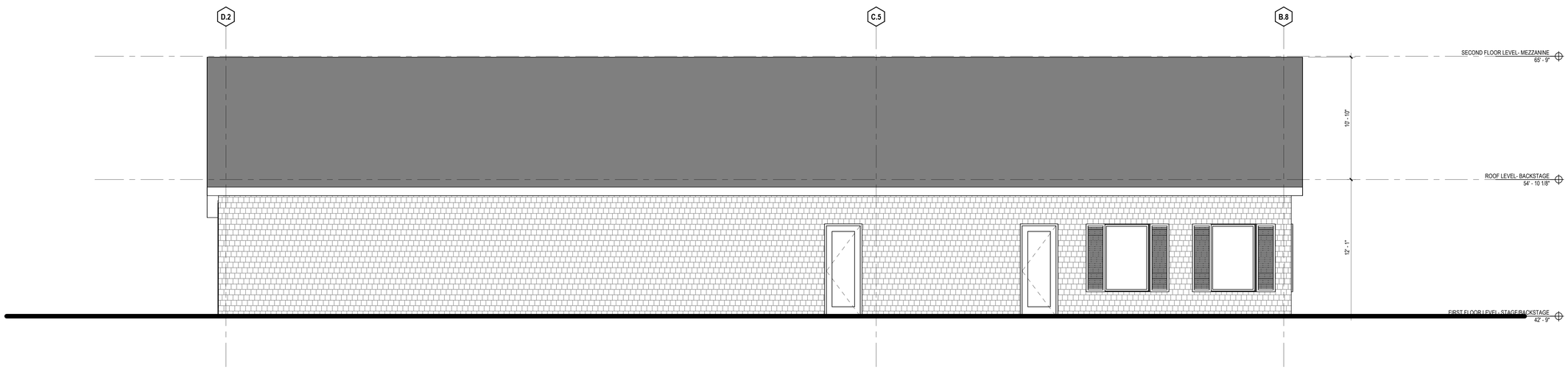
BUILDING ELEVATION - PLAYHOUSE - ENLARGED NORTH

A-211d

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PAVILION AND OFFICE - EAST AREA F
1/4" = 1'-0"



2 PAVILION AND OFFICE - SOUTH AREA F
1/4" = 1'-0"

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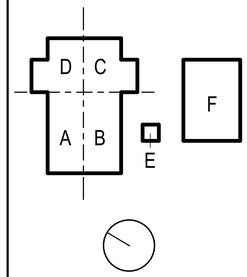

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REVISIONS

BUILDING ELEVATION - PAVILION

A-212a

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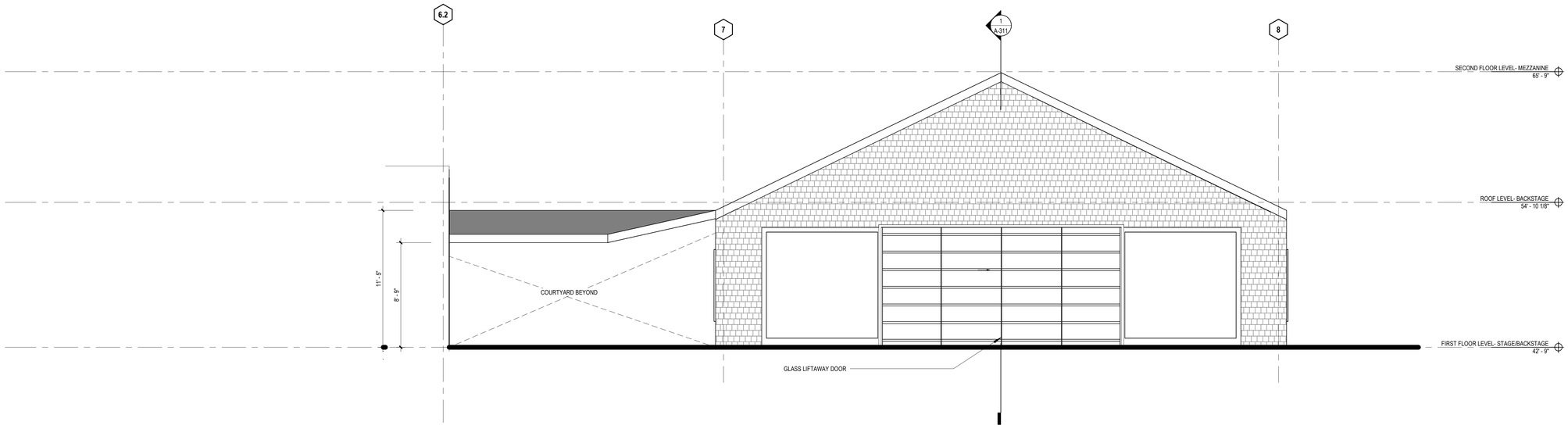
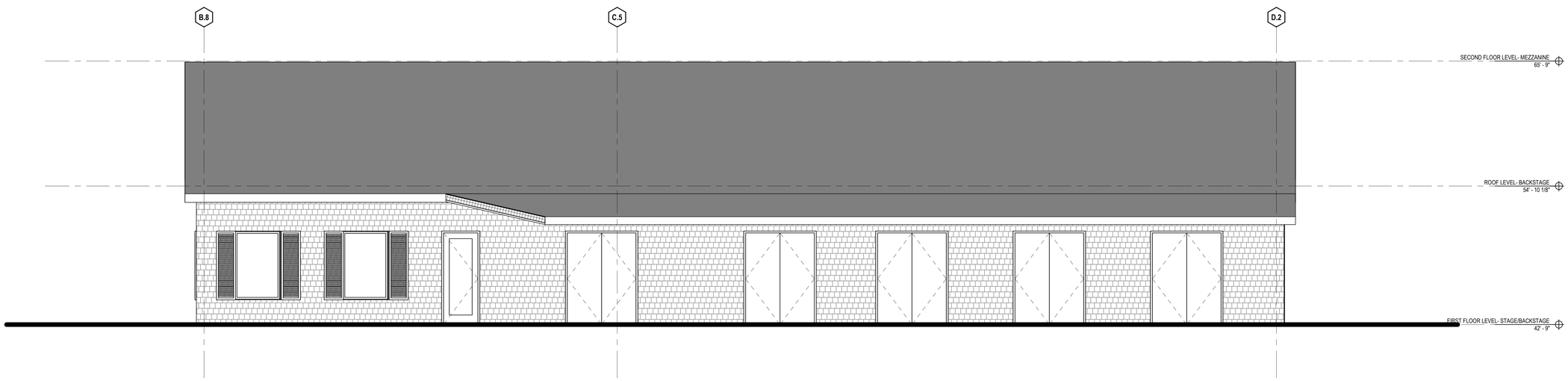
DRAWING PRINTED FULL SIZE (100%) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED TO ANY OTHER SIZE (37.5%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 2 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (37.5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (37.5%) WILL BE NEAREST TO 1/4"=1'-0"

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



1 PAVILION AND OFFICE - WEST AREA F
1/4" = 1'-0"



2 PAVILION AND OFFICE - NORTH AREA F
1/4" = 1'-0"

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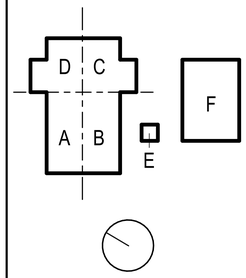

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BUILDING ELEVATION - PAVILION

A-212b

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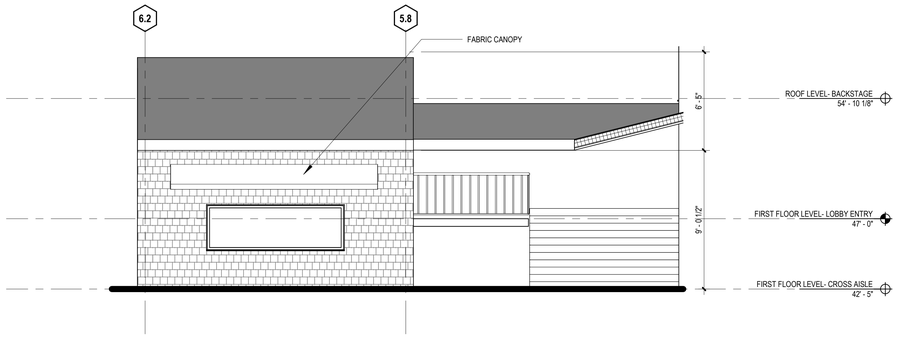
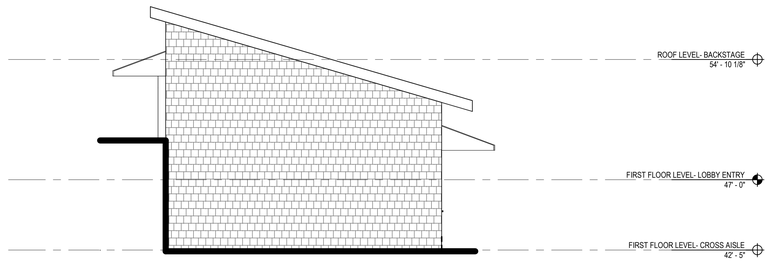
DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED IN ARCH E1 PHASE = 11.25"x15.75" WILL FIT TIGHTLY ON 17"x11". INDIVIDUAL 12", 18", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT 1.5"x15.75" WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED IN ARCH E1 PHASE = 11.25"x15.75" WILL FIT TIGHTLY ON 17"x11". INDIVIDUAL 12", 18", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT 1.5"x15.75" WILL BE NEAREST TO 1/4"=1'-0"

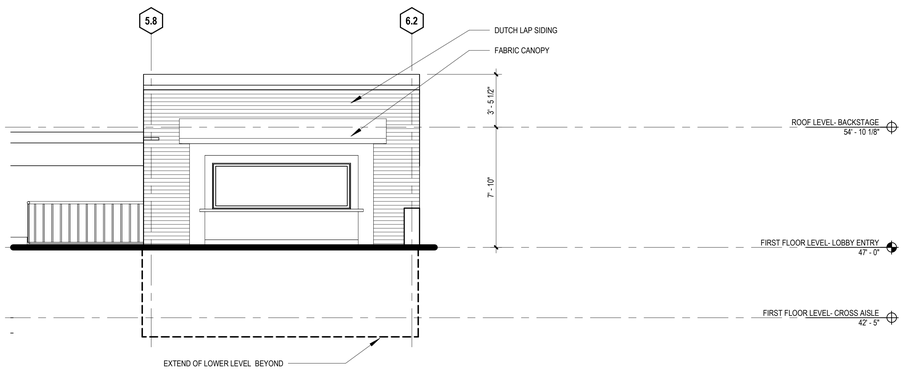
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



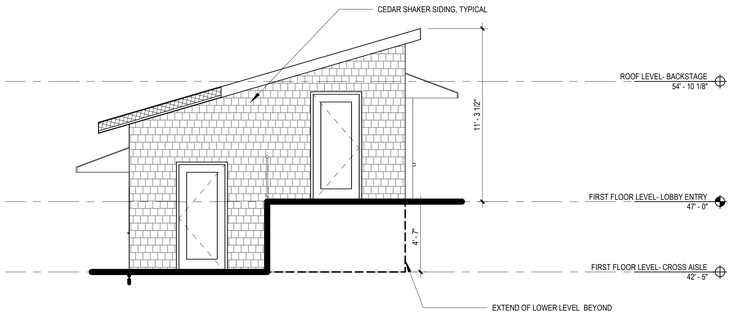
4 CONCESSION - EAST AREA E
1/4" = 1'-0"



2 CONCESSION - SOUTH AREA E
1/4" = 1'-0"



3 CONCESSION - WEST AREA E
1/4" = 1'-0"



1 CONCESSION - NORTH AREA E
1/4" = 1'-0"

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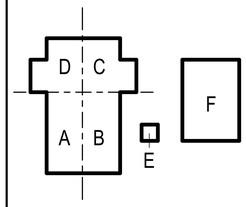

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REVISIONS

BUILDING ELEVATION - CONCESSIONS

A-213a

DRAWING PRINTED FULL SIZE (100%) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY TWICE SIZE (37.5%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 12" - 14" - 18" - 1 1/16" AND 1 1/2" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (37.5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (37.5%) WILL BE NEAREST TO 1/4"=1'-0"

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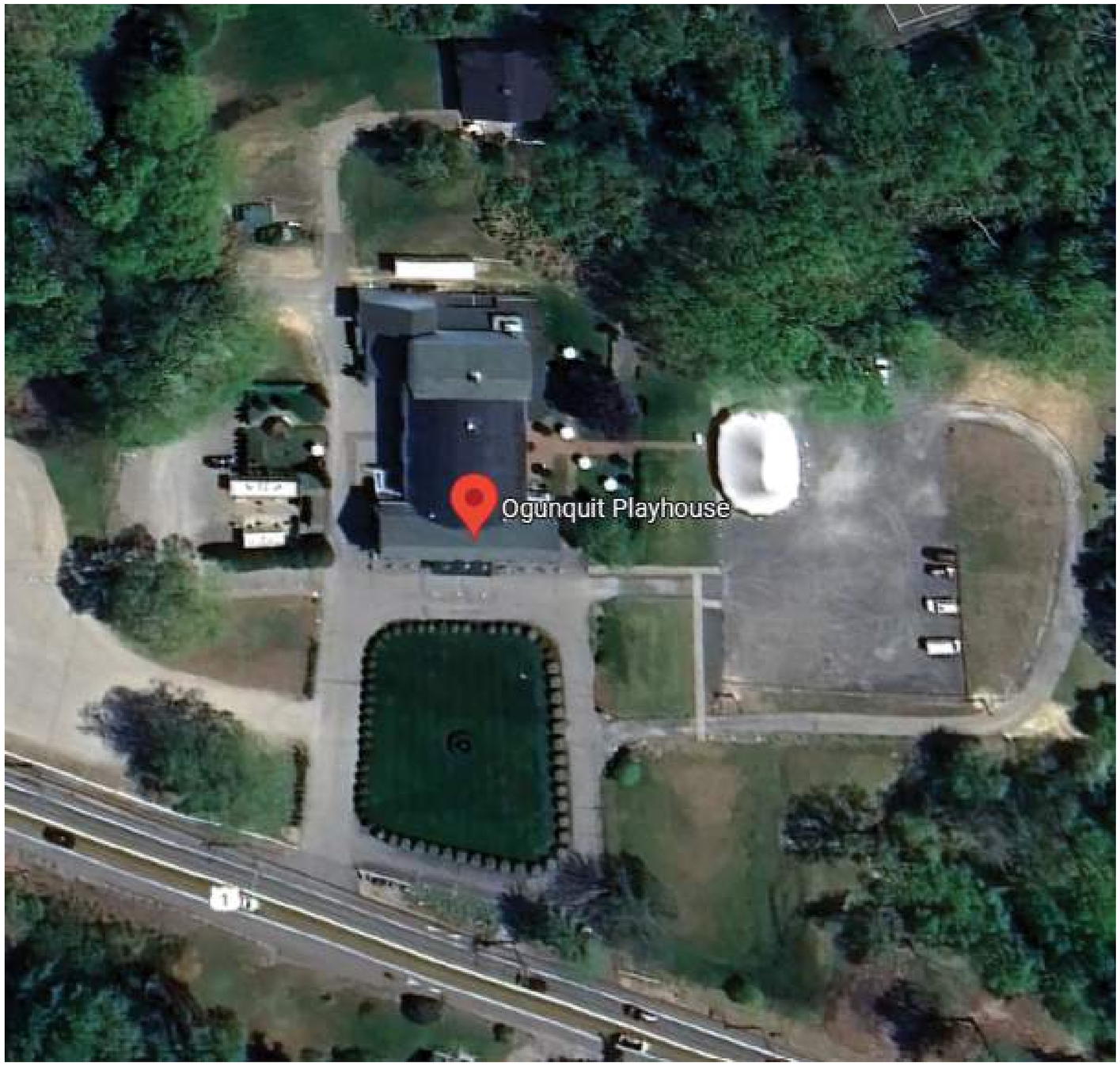

OGUNQUIT PLAYHOUSE - SATELLITE VIEW

OGUNQUIT PLAYHOUSE - ROUTE ONE STREET VIEW

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - EAST VIEW

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - NORTH AND WEST VIEW

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - NORTH VIEW

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - SOUTH VIEW

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - (NORTH) OUTDOOR RESTROOMS

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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JCJARCHITECTURE

OGUNQUIT PLAYHOUSE - (NORTH) GAZEBO

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - (SOUTH) OUTDOOR CONCESSIONS

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - (SOUTH) PARKING LOT

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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OGUNQUIT PLAYHOUSE - AERIAL VIEW - BEFORE

OGUNQUIT PLAYHOUSE - AERIAL VIEW - AFTER

OGUNQUIT PLAYHOUSE - EYE LEVEL VIEW - BEFORE

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

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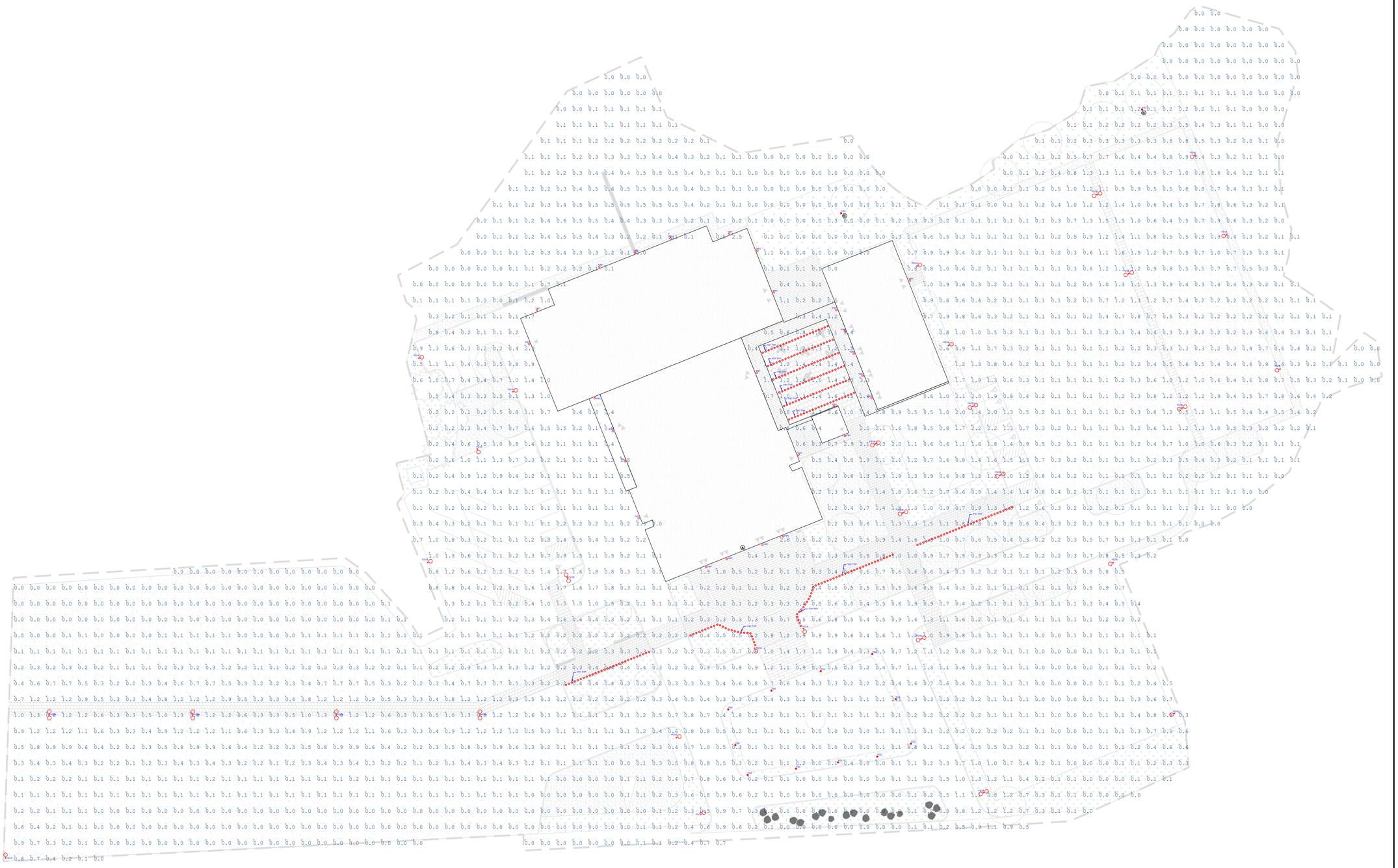
JCJ ARCHITECTURE

OGUNQUIT PLAYHOUSE - EYE LEVEL VIEW - AFTER

OGUNQUIT PLAYHOUSE
OGUNQUIT, ME

THEATRE PROJECTS
studio 2112 LANDSCAPE ARCHITECTURE
JCJARCHITECTURE



1 SITE LIGHTING PHOTOMETRIC PLAN
1" = 25'

Luminaire Schedule

Tag	Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height (Above F.F.E.)	BUG Rating
YG1A		22	Hadco Swan	Pole top luminaire with top arm mount, comfort optics, and Type III distribution.	0.850	2334	20.9	459.8	13.25, 16	B1-U0-G1
YG1B		11	Hadco Swan - Dual Head	Pole top luminaire with top arm mount, two fixtures mounted back to back with comfort optics, and Type III distribution.	0.850	2334	20.9	459.8	13.25, 16	B1-U0-G1
YG2		11	ERCO Castor Bollard 180	19in H bollard with glare free 180deg distribution.	0.850	183	9.8	107.8	1.5	B0-U0-G0
YG3		2	Ligman Freetown	Bollard with integrated adjustable uplight.	0.850	649	11	22	2.5	B0-U4-G0
YS1		237	Targetti Intellistrand With Shade	Catenary module with decorative shade.	0.850	67	1.5	355.5	9.5, 13.25	B0-U2-G0
YW1		25	BEGA 22261	Wall mounted sconce with diffuse optics.	0.850	362	6	150	7.5	B0-U0-G0
YW2		3	ERCO Beamer Large	Wall mounted spotlight with darklight-optics and glare control.	0.850	1357	26	78	75	B2-U0-G0

Fixture symbols are annotative and do not reflect exact fixture dimensions

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Avg
Overall Site	Illuminance	Fc	0.38	8.8	0.0	N.A.
BOH Parking	Illuminance	Fc	0.50	1.7	0.1	3.40
Main Parking	Illuminance	Fc	0.28	1.3	0.0	4.64
Staff Parking	Illuminance	Fc	0.55	2.2	0.1	4.00
VIP Parking	Illuminance	Fc	0.23	1.2	0.0	5.22

Applicable Lighting Standards and References:

Ogunquit Zoning Ordinance Section 225-11.6(4)

Ogunquit Zoning Ordinance Section 225-8.7

Illuminating Engineering Society North America (IESNA) Design Criteria and Illumination Recommendations

Photometric Plan Notes:

A. Signage lighting at building facade may be developed in forthcoming submissions in conjunction with architectural development.

B. One lighting fixture type (YG3 bollard) has a light distribution with an uplight component intended to softly wash the underside of key specimen trees. Lam's recommendation is to use preset lighting controls to minimize the use of these lights to only during evening show times where theatre guests are present on site.

OGUNQUIT PLAYHOUSE

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KEY PLAN

Planning Board Submission
10.23.25

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REVISIONS

Site Lighting Photometric Plan

LL-101

Ogunquit Playhouse

Lam Project # 25109

Site Lighting Cutsheet Appendix

Planning Board Submission
23-October-2025

Lam Partners

HADCO

Urban

Swan

CXF4C Comfort Optics Pendant

YG1A & YG1B Lam

The Hadco Swan pendant family offers a simple modern take on the traditional pendant lantern, providing style and elegance to downtown areas, commercial developments, parks and residential communities. These pendants are now avaliable with comfort optics, providing a low glare, comfortable solution.

Ordering guide

Example: CXF4C-196-G2-A-A-2-830-A-4-DL-SP1

Series CXF4C	LEDs 196	Generation G2	Mounting	Finish	Distribution
CXF4C Swan	**196** 196 LEDs	**G2** Gen 2	**A** Side arm **T** Top arm **W** Wall mount	**A** Black **B** White **G** Verde Green **H** Bronze **I** Silver Gray **J** Dark Green	**1** Type 1 **2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5

CCT	Voltage	Drive current	Driver Options	Surge Supression
830[3] 3000K (80CRI) **840** 4000K (80CRI)	**A** 120-277 VAC **B** 347-480 VAC	**4** 450mA **6** 650mA **11** 1150mA **16** 1675mA **21** 2100mA	**DL**[1,2] DALI (default: logarithmic) **N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV

Footnotes

1. DL not available with B (347-480) voltage.
2. DL not available with 4 (450mA) and 6 (650mA) drive currents.
3. Only 3000K CCT and warmer/below are IDA International DarkSky Approved.

BAA

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

Intertek

CXF4C Swan

Pendant with comfort optics

YG1A & YG1B

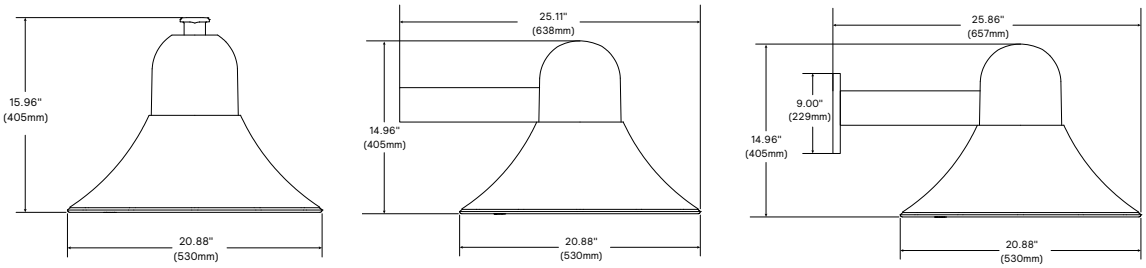
Dimensions

Width: 21" diameter

Height: 15-5/8"

EPA: 0.86 sq. ft

Weight: 20.5 lbs (max.)



Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	2100mA	>100,000 hours	>60,000 hours	>87%

LED Wattage and Lumen Values

LED Module: 3000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)
CXF4C-196-G2-x-830-4	196	450	21	2431	B1-U0-G1	116	2090	B1-U0-G1	100	2334	B1-U0-G1	112	2519	B1-U0-G1	121	2270	B1-U0-G1	109
CXF4C-196-G2-x-830-6	196	650	30	3503	B2-U0-G2	117	3012	B1-U0-G1	100	3363	B2-U0-G2	112	3630	B1-U0-G1	121	3271	B2-U0-G1	109
CXF4C-196-G2-x-830-11	196	1150	51	5988	B3-U0-G3	117	5148	B2-U0-G2	101	5749	B2-U0-G2	113	6205	B2-U0-G2	122	5591	B3-U0-G2	110
CXF4C-196-G2-x-830-16	196	1675	74	8357	B3-U0-G3	113	7185	B3-U0-G3	97	8024	B3-U0-G3	109	8661	B2-U0-G2	118	7804	B3-U0-G2	106
CXF4C-196-G2-x-830-21	196	2100	93	10000	B3-U0-G3	107	8598	B3-U0-G3	92	9601	B3-U0-G3	103	10364	B3-U0-G3	111	9338	B3-U0-G2	100

LED Module: 4000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)
CXF4C-196-G2-x-840-4	196	450	21	2528	B1-U0-G1	121	2174	B1-U0-G1	104	2427	B1-U0-G1	116	2620	B1-U0-G1	125	2361	B1-U0-G1	113
CXF4C-196-G2-x-840-6	196	650	30	3643	B2-U0-G2	121	3132	B1-U0-G1	104	3498	B2-U0-G2	117	3775	B1-U0-G1	126	3402	B2-U0-G1	113
CXF4C-196-G2-x-840-11	196	1150	51	6228	B3-U0-G3	122	5354	B2-U0-G2	105	5979	B2-U0-G2	117	6453	B2-U0-G2	127	5815	B3-U0-G2	114
CXF4C-196-G2-x-840-16	196	1675	74	8691	B3-U0-G3	118	7472	B3-U0-G3	101	8345	B3-U0-G3	113	9007	B2-U0-G2	122	8116	B3-U0-G2	110
CXF4C-196-G2-x-840-21	196	2100	93	10400	B3-U0-G3	112	8942	B3-U0-G3	96	9985	B3-U0-G3	107	10779	B3-U0-G3	116	9712	B3-U0-G2	104

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.
Note: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

CXF4C Swan

Pendant with comfort optics

YG1A & YG1B

Lam

Specifications

Housing

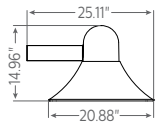
In a round shape, this housing is constructed of low copper die-cast aluminum and 0.090" thick spun aluminum. All non-ferrous fasteners prevent corrosion and ensure longer life.

Access-mechanism

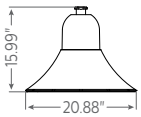
The hinged lens frame is cast aluminum with a stainless steel spring latch for tool-less access.

Mounting

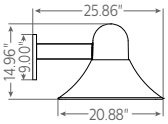
A: Side arm mount



T: Top arm mount



W: Wall mount



Top arm mount **(T)** - if new installation or as needed = choose one of the Bracket Arm Adapters or one of the Hanging Fixtures Mounting Arms:

Bracket Arm Adapters

- **TFHAM3** horizontal arm clamp collar adapter
- **TFHAM4** horizontal arm clamp collar adapter
- **TFTC1** vertical threaded arm clamp collar adapter (for internally threaded 3/4-14 NPS mating arm, threaded pipe included)

Hanging Fixtures - Hub, Post, or Wall Mounting Arms

Light engine

Light guide technology provides low-glare, uniform illumination. Composed of 196 LEDs strategically positioned on the edge of the optical plate. Light engine luminous opening size optimized to best achieve a balance between lumen output and optical performance with the need to provide visual comfort. Light engine frame ensures contact with housing to provide heat conduction and sealing against the elements. Light engine is RoHS compliant. Maximum ambient operating temperature up to 40°C(104°F). Standard color temperatures: 3000K +/- 130K, 4000K+/- 130K, Minimum CRI of 80. Also available in 2700K, 3500K, 5000K and Amber (>590nm) with extended lead times. Contact factory for details.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Optical system

The advanced LED comfort optical system provides Types 1, 2, 3, 4 and 5. Composed of high performance UV-stabilized optical grade lens with molded micro-optics to achieve desired distribution optimized to get a exceptional lighting uniformity. Optical system is rated IP66 Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated luminaire designed with 0% uplight (U0 per IESNA TM-15).

Driver

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class 2, THD of 20% max. Maximum ambient operating temperature from 40°F (40°C) to 130°F (50°C). Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221°F (105°C). Dimmable driver 0-10V. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min) with DALI, driver is class 1. Due to the inrush current that occurs with electronic drivers, recommend using a time-delay or slow blow fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Driver options

DALI: Pre-set driver compatible with the DALI logarithmic control system.

Surge protection

Surge protector tested in accordance with ANSI/ IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario ICategory C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Optional SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Wiring

Gauge 18 wires. Top mount option come with quick disconnects. Arm mount options provide a 6" minimum exceeding from luminaire.

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product

Quality control

The manufacturer must provide a written confirmation of its ISO 9001 2014 Quality Standards Certification.

Certifications and Compliance

cETLus Listed for Canada and U.S. to the UL 1598 and UL8750 standards, suitable for Wet Locations. The quality systems of the facility where manufactured have been registered by UL to the ISO 9001 series standards. LM80 & LM79 tested. CCTs 3000K and warmer are Dark Sky Approved.

IP Rating

The LED optics chamber is IP66 rated.

Warranty

5-year limited warranty. Options available for extended warranties – contact factory. See signify.com/warranties for details and restrictions.

Buy American Act of 1933 (BAA)

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA.

This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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GENLYTE SOLUTIONS

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Telephone: 800-555-0050

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281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

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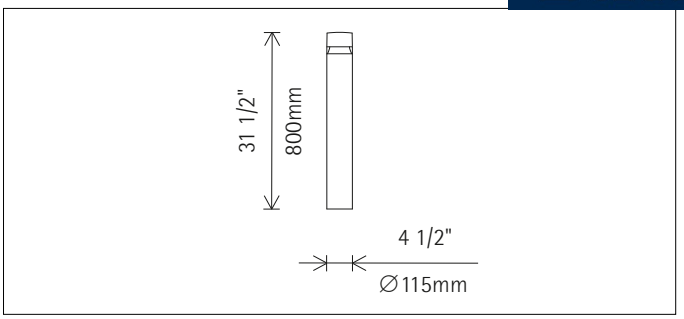
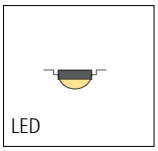
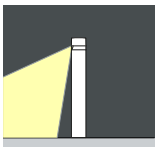
Castor Bollard luminaire

Floor washlight

YG2

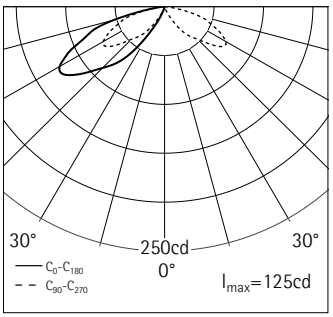


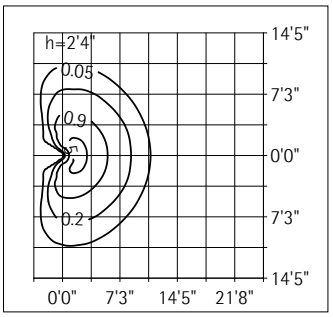




35744.023 Graphit m
LED module: 8.1W 956lm 3000K warm white
0-10V dimmable
Version 3
Wide beam

Product description
For mounting on accessories.
Bollard: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt.
Upper cover and base plate: corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Base plate for mounting on ground socket, concrete anchor or mounting plate.
2 cable entries. Through-wiring possible. 5 terminals.
Control gear 120V/277V, 60Hz, dimmable.
LED module: high-power LEDs.
180° light guidance ring made of optical polymer.
Anti-glare cone: corrosion-resistant cast aluminum, No-Rinse surface treatment. double powder-coated and black lacquered.
Glare-free above the light aperture.
Mounting accessories to be ordered separately.
Dimming with external dimmers possible (0-10V).
Suitable for wet location (IP65): dust-proof and water jet-proof.
Housing temperature 133°F / 56°C
Maximum wind load area 0.99ft² / 0.092m²
Weight 9.89lbs / 4.49kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.





Technical data

Luminous flux of the luminaire	183lm
Connected load	9.8W
Luminaire efficacy	19lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 >50000h L90 >100000h
LED failure rate	0.1% >50000h
TLA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Temperature on the cover glass	99°F / 37°C

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 11.04.2025
Current version under
www.erco.com/35744.023

© ERCO GmbH 2025

Castor Bollard luminaire

YG2

Planning data

Melanopic light effect

Art. no.	Spectrum	MR	MDER
35744.023 (direct)	3000K CRI 92	0.53	0.48

MR Melanopic factor (of luminous radiation) a_mel,v
MDER Melanopic Daylight Efficacy Ratio [gamma]_mel,v,D65

Multiplying the illuminance with the melanopic daylight efficacy ratio MDER gives the melanopic equivalent daylight illuminance MEDI. (MEDI Melanopic Equivalent Daylight Illuminance [lx] E_v,mel,D65 [lx]).

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79

Hours of operation (h)	1000	5000	10000	20000	30000	40000	50000
LLMF	1.00	0.99	0.98	0.96	0.94	0.92	0.90
LSF	1	1	1	1	1	1	1

MF LMFxRSMFxLLMFxLSF
MF Maintenance Factor
LMF Luminaire Maintenance Factor
RSMF Room Surface Maintenance Factor
LLMF Lamp Lumens Maintenance Factor
LSF Lamp Survival Factor
P Room pure
C Room clean
N Room normal
D Room dirty

Technical data based on international standards and directives

IEC 60598	Luminaires – Parts 1 + 2: General requirements, particular requirements and tests
IEC 62031	LED modules for general lighting – Safety specifications
IEC 62471	Photobiological safety of lamps and lamp systems
UL 1598	Luminaires
UL 1574	Standard for Track Lighting Systems
UL 8750	Standard for Light Emitting Diode (LED) Equipment for Use in Lighting Products
IES LM-79-08	Electrical and Photometric Measurements of Solid-State Lighting Products
IES LM-80-08	Measuring Lumen Maintenance of LED Light Sources
CIE 13	Method of measuring and specifying color rendering properties of light sources

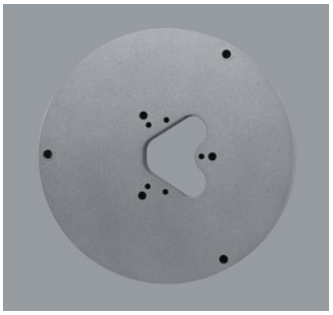
All technical data are subject to industry standard tolerances.
See also www.erco.com/erco-led
For explanations of the symbols and abbreviations used and other general information, see www.erco.com/symbols

Castor Bollard luminaire

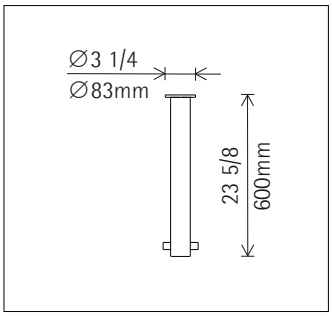
YG2 Lam

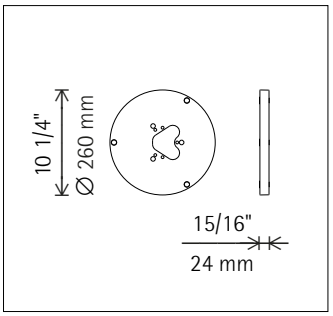
Accessories

33975.000
Ground socket
Metal, hot-dip galvanised.
Weight 4.63lbs / 2.10kg

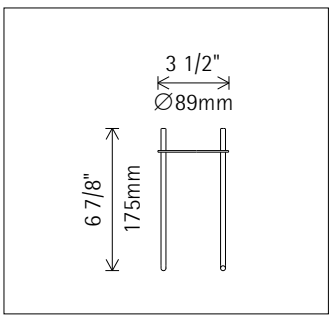


33982.000
Mounting plate
Corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Weight 3.75lbs / 1.70kg
Dry Damp Wet





33979.000
Concrete anchor
Mounting plate with threaded bar and fixing nuts M6. Individual parts to be assembled on-site.
Weight 0.55lbs / 0.25kg

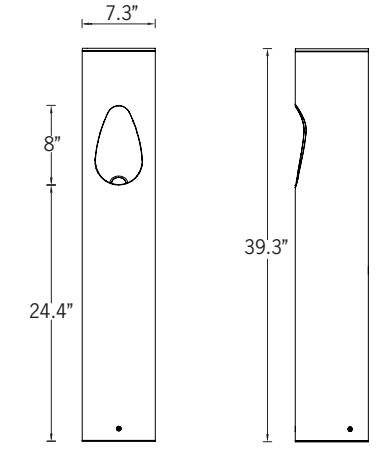


UFRE-10031
Freetown 4 Bollard

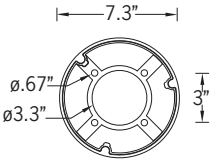
YG3

TURTLE FRIENDLY

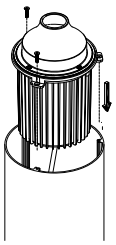
12w LED 1080 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 19 lbs



Top View



Mounting Detail



IP65 - Internal top access driver housing, prewired with SO cord and waterproof cable gland for easy installation.

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U4 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Freetown bollard: - versatile ra… lighting furniture for pathway and building accent lighting

These contemporary bollards are available in a range of standard and custom finishes, with flexible light distribution options for both pathway lighting and discrete facade illumination, making them an ideal choice for integrated architectural design.

The Freetown Bollard comes standard with a unique waterproof internal driver housing compartment.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard ensuring quick trouble-free installation. Custom bollard heights are available, please specify.

Color temperature 2700K, 3000K, 3500K and 4000K.
Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

This product is provided with an integrated 12w recessed accent light that can be used for providing low glare illumination and additional light on pathways, as well as providing backlight to accent foliage or landscape elements.

This 12w recessed accent light is available with narrow, medium and wide beam spreads contact factory for more information.

Additional Options (Consult Factory For Pricing)

A91591
Lockable In Use GFCI Receptacle Outlet Box

TL
Top Light

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UFRE-10031

Freetown 4 Bollard

YG3

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || UFRE - 10031 - 2x12w - W30 - 02 - 120/277v - Options

UFRE-10031				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	2x12w LED 2x1080 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

GFCI - GFCI Box
NAT - Natatorium Rated
DIM - 0-10v Dimming
TL - Top Light
A91591 - Lockable In Use GFCI Receptacle Outlet Box
HGT - Custom Bollard Height [Specify HGT=XX"]
AMB - Turtle Friendly Amber LED

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak
Cherry
Beech
Carbon
Walnut
Chestnut
Bamboo
Galvanized
Pine
Mahogany
Birch
Steel

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Freetown Product Family

YG3

Lam

Freetown 1 - Downlight

- UFRE-10001-12w-1080lm

Freetown 1 - [2] Downlight

- UFRE-10011-2x12w-2x1080lm

Freetown 3 - Up/Down

- UFRE-10021-2x12w-2x1080lm

Freetown 4 - Uplight

- UFRE-10031-12w-1080lm

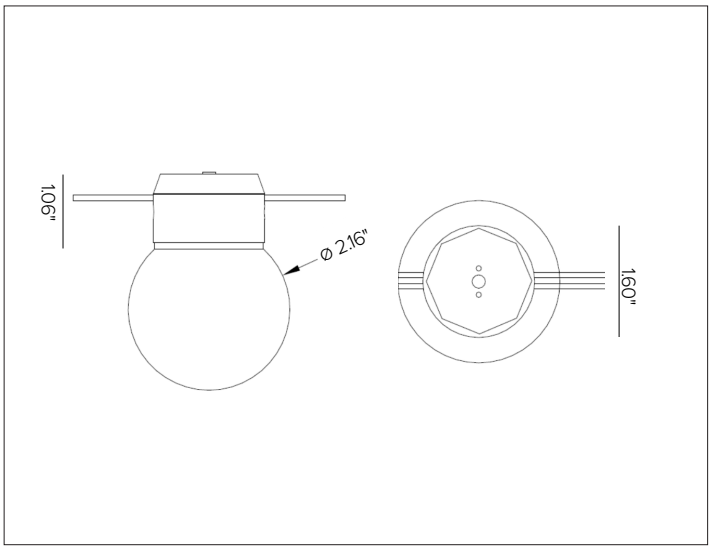
Freetown 5 - [2] Uplight

- UFRE-10041-2x12w-2x1080lm

INTELLISTRAND

YS1

Low Voltage Strand



IP65

CONCEPT

Low voltage cable light strand, perfect for festoon mounting, taught or swayed.

MECHANICAL CHARACTERISTICS

Power Connection	16-3 cable with factory attached sockets.	
Spacing	12” O.C. / 24” O.C.	
Installation	For festoon mounting, fixture can be mounted to aircraft cable or secured with cable ties. Recommended for use with cable wrap option to encase both aircraft cable and Intellistrand cable for a clean, one wire look. For surface mounting, the flat back of the fixtures can secured with surface mount clip.	
Protection	IP65	
Weight	0.25Lbs per socket	
Max. Length	12” O.C.: 50’ max per run	24” O.C.: 100’ max per run

CERTIFICATIONS

cETLus Class 2 Wet Listed 4007019
Energy efficient for California installations
Tested in accordance RoHS3 EU 215/863

WARRANTY

5 year limited warranty

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2 120V-277V AC power supply required, ordered separately
Wattage	1.5W/Sphere
Voltage	24V DC

SOURCE

High efficiency LED diodes.

TM30	***CCT (Nominal)***	
	2300K	

OPTIC

Polycarbonate spherical opal lens.

Beam		***Opal 360° x 200°***
Delivered Lumens	***2300k***	67Lm/Sphere
Efficacy		45Lm/W
Lifetime		L90 40,000hrs at max TA +25ºC

INTELLISTRAND

SPECIFICATION INFORMATION

IN	CL					/	/	/	/	/
1	2	3	4	5	6	7	8	9	10	11
						REQUIRED		OPTIONAL	REQUIRED	OPTIONAL

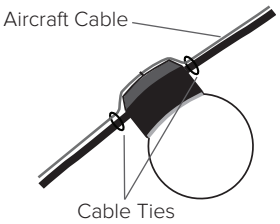
Ex: INCL1WW1224 / INTEL09 / INTEL18 / DMLE301242UD

1 - PRODUCT CODE	2- TYPE	3- WATTAGE	4 - COLOR TEMP	5 - SPACING	6 - VOLTAGE
IN — INTELLISTRAND	**CL** – Cable Light	**1** – 1.5W	**WW** – 2300K	**12** – 12" O.C. **24** – 24" O.C.	**24** – 24V DC

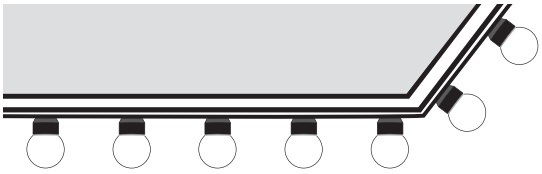
7 - CONNECTION	8 - END CAP	9 - MOUNTING	10 - POWER SUPPLY	11 - DECORATIVE
10ft 2 Pole Connector *See section for details* 20ft 2 Pole Connector *See section for details* T-Split Cable Connector *See section for details*	End Cap *See section for details*	Aircraft Cable *See section for details* Spiral Cable Wrap *See section for details*	Power Supply *See section for details*	Decorative Shade *See section for details*

NOTE: Fixture is project specific and manufactured to order, longer lead times may be expected based on a project volumes. Consult factory for more information.

INSTALLATION EXAMPLES

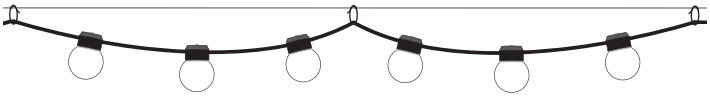


Facade



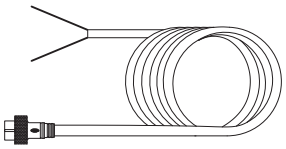
Straight (shown with DLDLSWRAP) Recommended

Swayed

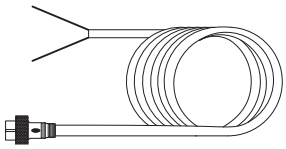


7 - CONNECTION CABLE (REQUIRED)

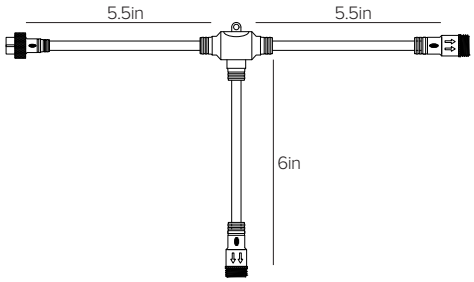
Length of connection cables must be included in max length calculation



Low voltage Lead cable 10ft length with 2-pole female connector.	
Finish	Black
Part No.	**INTEL09**

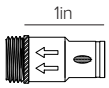


Low voltage Lead cable 20ft length with 2-pole female connector.	
Finish	Black
Part No.	**INTEL19**



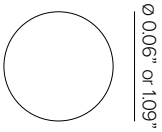
T-split cable with 1ea 2-pole female connector and 2ea 2-pole male connector.	
Finish	Black
Part No.	**INTEL109**

8 - END CAP (REQUIRED)



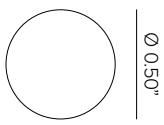
End cap. 2-Pole Male Connector.	
Finish	Black
Part No.	**INTEL18**

9 - MOUNTING (OPTIONAL)



Stainless steel aircraft cable, available per foot. **Recommended 1/16" aircraft cable for wall to wall installation configurations, 3/32" aircraft cable for pole to pole installation configurations. For straight/taught installations, add an additional 5ft to each run for fixing lead and end connections.**

Load	1/16" Dia., up to 70Lbs load	3/32" Dia., up to 150Lbs load
Weight	1/16" SS Cable 0.0085 lbs/ft	3/32" SS Cable0.02 lbs/ft
Part No.	**DLDCLAC1-16SS**	**DLDCLAC3-32SS**



Spiral cable wrap, available per foot.
To be used with aircraft cable to encase aircraft cable and DURALED LIGHT CABLE for a clean one wire look. 1.5ft of wrap needed to span evenly per 1ft of cable.

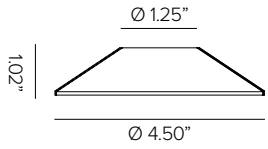
Finish	● Black
Part No.	**DLDLSWRAP**

10 - POWER SUPPLY (REQUIRED)

ENCLOSURE

Part No.	*Wattage*	*Control*	*Dim Range*	*Rating*	*In / Out Voltage*	*Certification*	*Dimensions (Enclosure)*	*Description*
DMLE301242UD	*30W*	MLV / ELV / 0-10V / TRIAC	1%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE601242UD	*60W*	MLV / ELV / 0-10V / TRIAC	1%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE961242UD	*96W*	MLV / ELV / 0-10V / TRIAC	1%	NEMA3R	120-277V / 24V	UL Class 2	5.16" X 7.73" X 1.54"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE1922242UD	*2X96W*	MLV / ELV / 0-10V / TRIAC	1%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE2882242UD	*3X96W*	MLV / ELV / 0-10V / TRIAC	1%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	Magnitude SOLIDrive electronic driver with built in junction box.

11 - DECORATIVE (OPTIONAL)



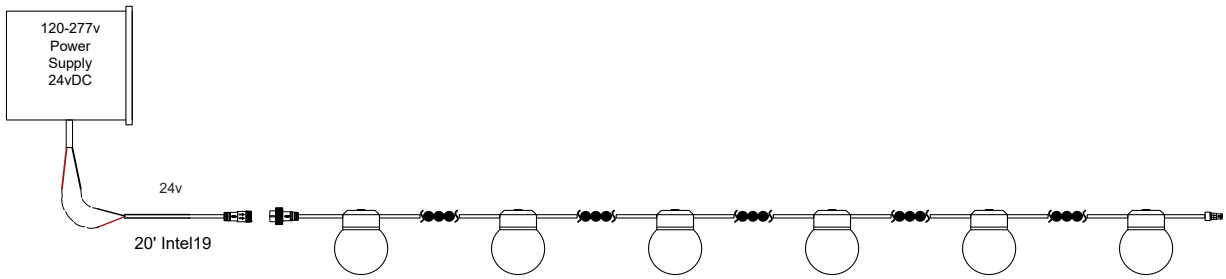
Decorative aluminum shade accessory. Weight: 1.6 oz. Factory installed per sphere.

Finish	● Gloss Black
Part No.	**INCLSHADEBK**

INTELLISTRAND

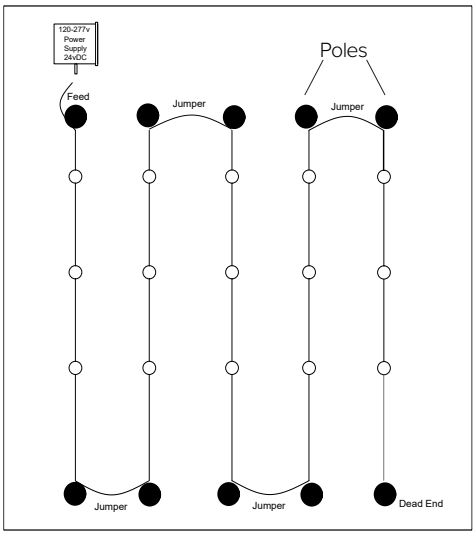
SYSTEM LAYOUT EXAMPLE DIAGRAM

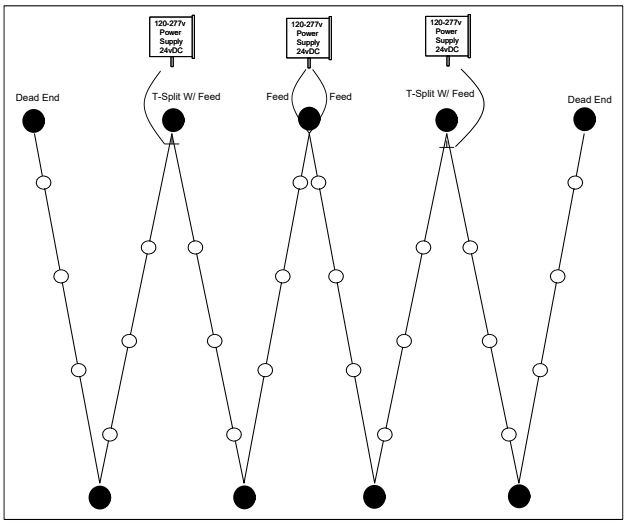
Driver must be installed within
20 feet of start strand.



POSSIBLE CONFIGURATIONS

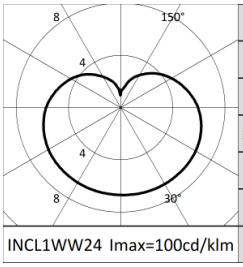
Targetti USA can supply project specific wiring diagrams upon request.



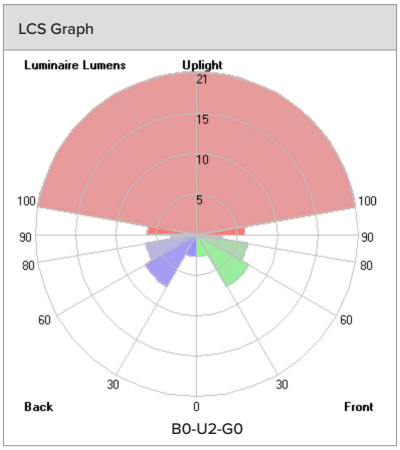


PHOTOMETRY

IES FILES WATTAGE AND EFFICIENCY CALCULATIONS BASED WITH SUPPLIED DRIVER



2300K	
Ra80	
Fixture Power	2W
Source Flux	67lm
Fixture Flux	67lm
Efficacy	45lm/W
INCL1WW24 Imax=100cd/klm	Imax 7cd



YW1

Type:
BEGA Product:
Project:
Modified:

Application
As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights they can be used as wall luminaires next to doors or for lighting small wall areas.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Galvanized zinc-plated mounting bracket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Weight: 1.5 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	4.2 W
System wattage	5.8 W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	362 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

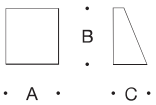
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options

☐ CUS	Custom finish
☐ DALI-2	Enabled for DALI control system
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish



Wall luminaire · Directed light

		LED	A	B	C
B22261	ADA	4.2 W	$6^{7}/_{8}$	$3^{3}/_{4}$	$2^{3}/_{8}$

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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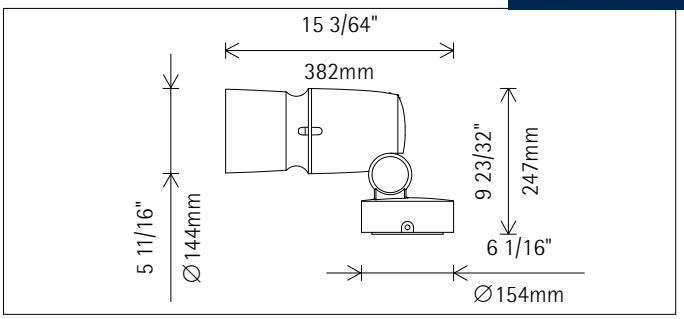
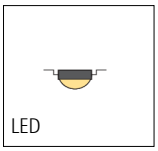
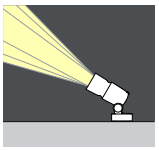
Updated 09/12/25

Beamer Projector

YW2





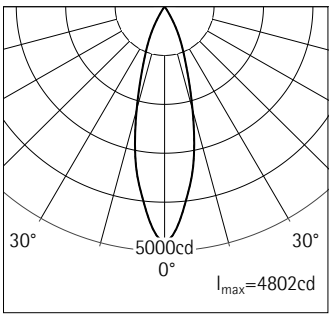


A4000782 Graphit m
LED module: 21.7W 2342lm 3000K warm white
0-10V dimmable
Version 3
Size M
Darklight lens flood

Product description
Housing and hinge: corrosion-resistant polymer, coated. Optimized surface for reduced accumulation of dirt. Swivel joint with internal wiring, 90° tilt. Scale disc: Corrosion-resistant aluminum. Mounting plate: Polymer, coated. Rotatable through 330°.
2 cable entries. Through-wiring possible. 5-pole terminal block.
Control gear 120V/277V, 60Hz, dimmable.
LED module: high-power LEDs. Collimating lens made of optical polymer.
Luminaire head with non-reflective protective glass, corrosion-resistant cast aluminum, no-rinse surface treatment. Double powder-coated.
Internal lens unit: polymer, black, can be rotated through 360°.
Darklight lens made of optical polymer. Optical cut-off 40° from horizontal.
Dimming with external dimmers possible (0-10V).
Suitable for wet location (IP65): dust-proof and water jet-proof.
Class 2
Maximum wind load area 0.57ft² / 0.053m²
Weight 8.49lbs / 3.85kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Technical data

Luminous flux of the luminaire	1356lm
Connected load	26.0W
Luminaire efficacy	52lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 >50000h L90 >100000h
LED failure rate	0.1% >50000h
TLA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E



h(ft)	E(fc)	D
		27°
6'0"	133	2'11"
12'0"	33	5'10"
18'0"	15	8'9"
24'0"	8	11'8"
30'0"	5	14'7"

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 11.04.2025
Current version under
www.erco.com/A4000782

© ERCO GmbH 2025

Beamer Projector

Planning data

Melanopic light effect

Art. no.	Spectrum	MR	MDER
A4000782 (direct)	3000K CRI 92	0.53	0.48

MR Melanopic factor (of luminous radiation) a_mel,v
MDER Melanopic Daylight Efficacy Ratio [gamma]_mel,v,D65

Multiplying the illuminance with the melanopic daylight efficacy ratio MDER gives the melanopic equivalent daylight illuminance MEDI. (MEDI Melanopic Equivalent Daylight Illuminance [lx] E_v,mel,D65 [lx]).

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79

Hours of operation (h)	1000	5000	10000	20000	30000	40000	50000
LLMF	1.00	0.99	0.98	0.96	0.94	0.92	0.90
LSF	1	1	1	1	1	1	1

MF LMFxRSMFxLLMFxLSF
MF Maintenance Factor
LMF Luminaire Maintenance Factor
RSMF Room Surface Maintenance Factor
LLMF Lamp Lumens Maintenance Factor
LSF Lamp Survival Factor
P Room pure
C Room clean
N Room normal
D Room dirty

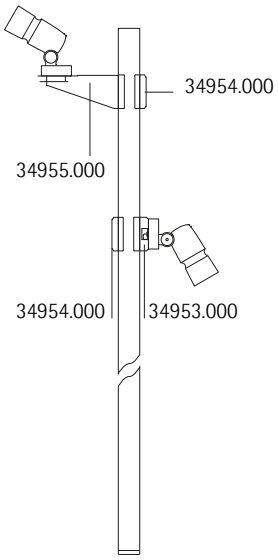
Technical data based on international standards and directives

IEC 60598	Luminaires – Parts 1 + 2: General requirements, particular requirements and tests
IEC 62031	LED modules for general lighting – Safety specifications
IEC 62471	Photobiological safety of lamps and lamp systems
UL 1598	Luminaires
UL 1574	Standard for Track Lighting Systems
UL 8750	Standard for Light Emitting Diode (LED) Equipment for Use in Lighting Products
IES LM-79-08	Electrical and Photometric Measurements of Solid-State Lighting Products
IES LM-80-08	Measuring Lumen Maintenance of LED Light Sources
CIE 13	Method of measuring and specifying color rendering properties of light sources

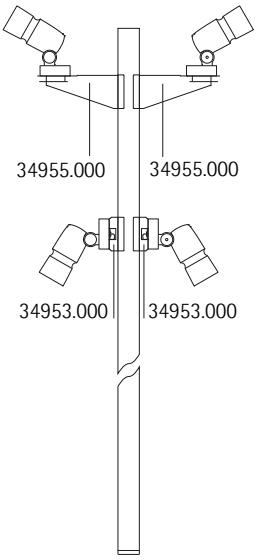
All technical data are subject to industry standard tolerances.
See also www.erco.com/erco-led
For explanations of the symbols and abbreviations used and other general information, see www.erco.com/symbols

Beamer Projector

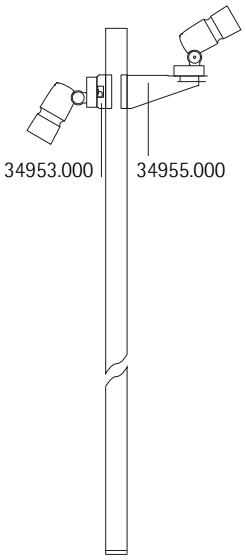
Planning data



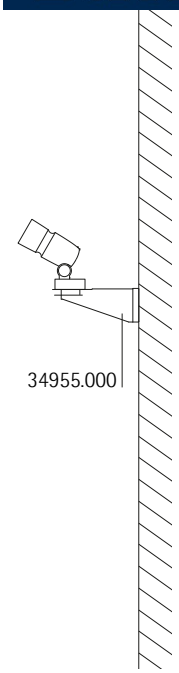
∅ 2 1/8" – 3 1/2"



∅ 2 1/8" – 3 1/2"

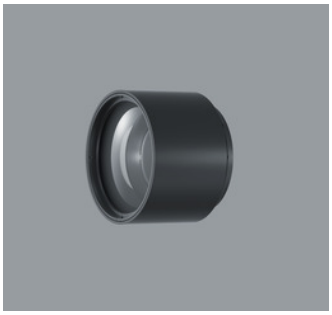


∅ 2 1/8" – 3 1/2"

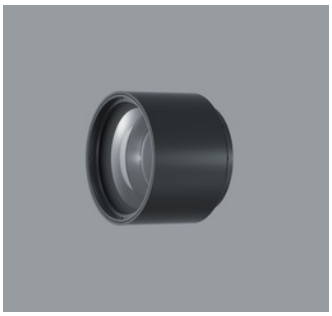


Beamer Projector

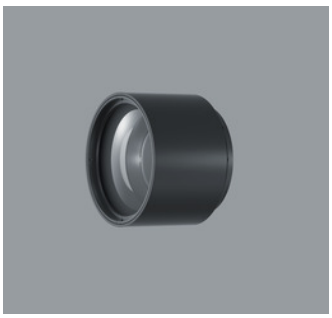
Accessories



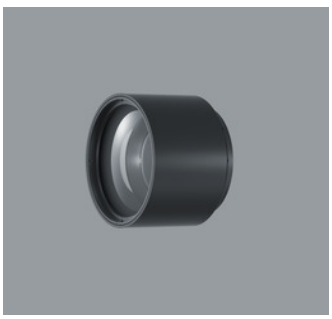
AC002016
Lens unit spot
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Darklight lens made of optical polymer.
Optical cut-off 50° from horizontal.
Weight 0.31lbs / 0.14kg



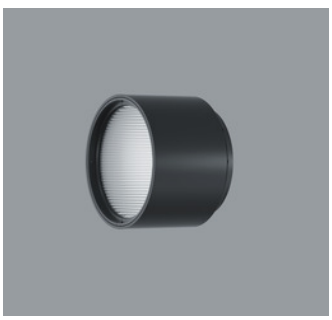
AC002014
Lens unit flood
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Darklight lens made of optical polymer.
Optical cut-off 40° from horizontal.
Weight 0.31lbs / 0.14kg



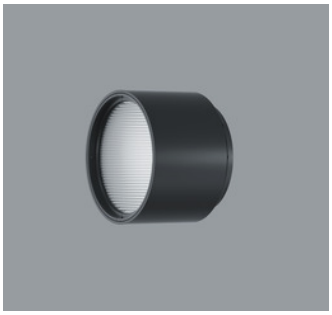
AC002011
Lens unit wide flood
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Darklight lens made of optical polymer.
Optical cut-off 40° from horizontal.
Weight 0.31lbs / 0.14kg



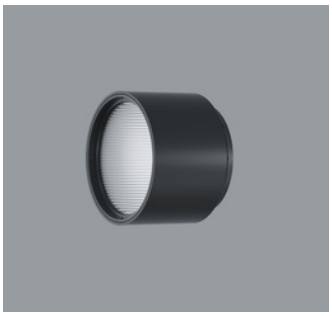
AC002015
Lens unit extra wide flood
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Darklight lens made of optical polymer.
Weight 0.31lbs / 0.14kg



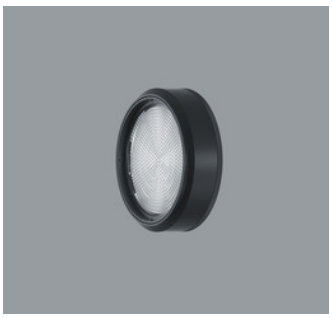
AC002013
Lens unit oval flood
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Anti-reflective Spherolit lens made of optical polymer.
Weight 0.31lbs / 0.14kg



AC002019
Lens unit oval wide flood
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Anti-reflective Spherolit lens made of optical polymer.
Weight 0.31lbs / 0.14kg

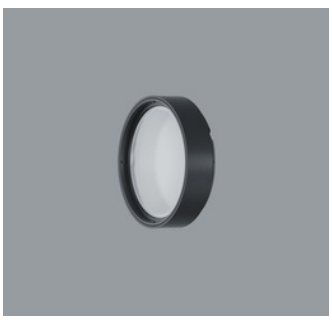


AC002017
Lens unit wallwash
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Anti-reflective Spherolit lens made of optical polymer.
Weight 0.31lbs / 0.14kg



AC002119
Lens unit zoom spot
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Anti-reflective zoom lens made of optical polymer, infinitely focusable.
Weight 0.20lbs / 0.09kg

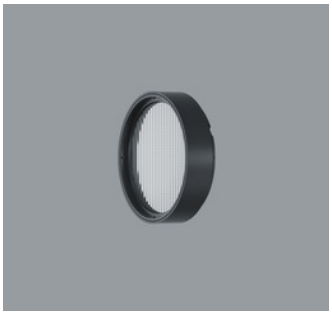
AC002121
Lens unit zoom oval
Polymer, black lacquered, can be rotated through 360°. Replacement without tools.
Anti-reflective zoom lens made of optical polymer, infinitely focusable.
Weight 0.20lbs / 0.09kg



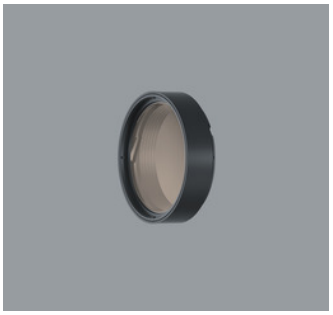
AC006001
Softening lens
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg

Beamer Projector

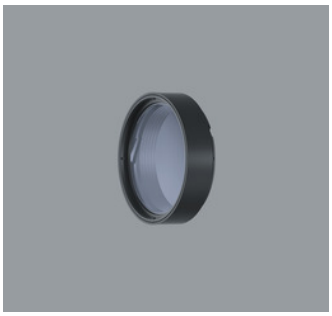
Accessories



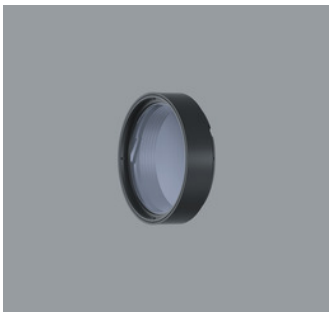
AC006026
Sculpture lens
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



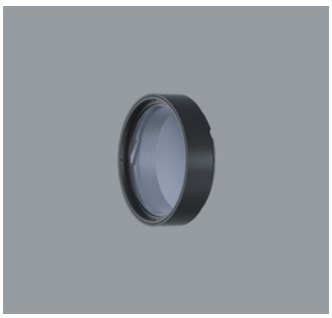
AC006029
Skintone Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



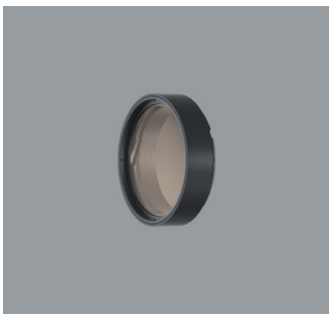
AC006032
Cold Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



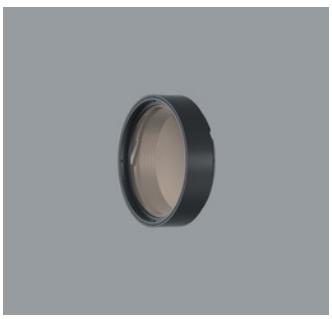
AC006011
Fish Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



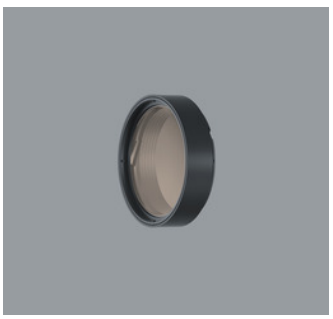
AC006030
Cold Filter Plus
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



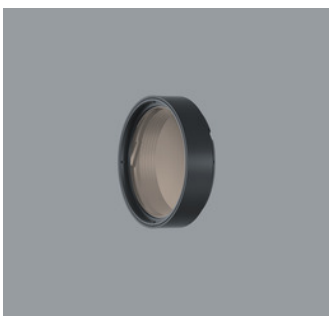
AC006033
Marbled Meat Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



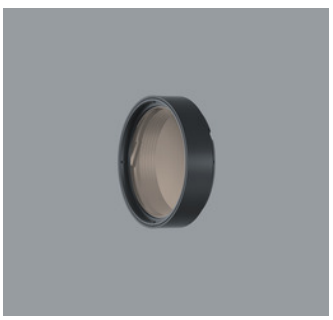
AC006028
Warm Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



AC006031
Bread and Pastry Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



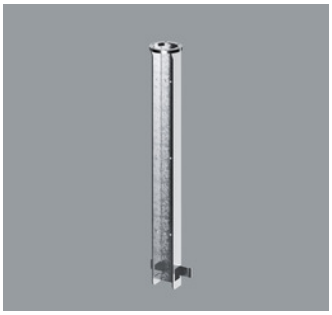
AC006012
Warm Filter Plus
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg



AC006023
Blue Light Filter
Filter holder: polymer, black, can be rotated through 360°. Replacement without tools.
Weight 0.15lbs / 0.07kg

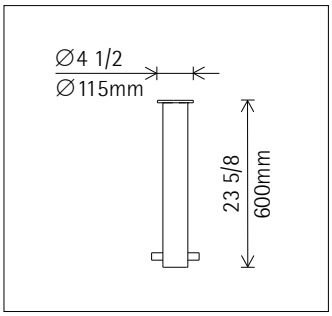
Beamer Projector

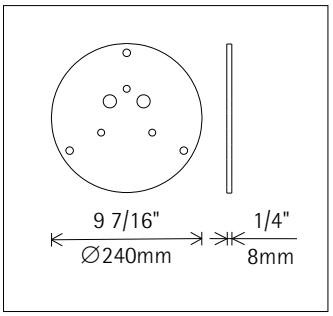
Accessories



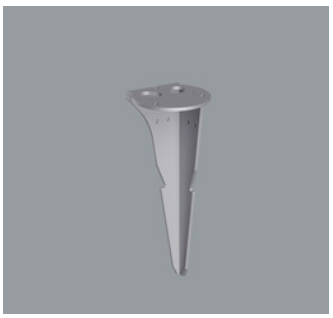
33974.000
Ground socket
Metal, hot-dip galvanised.
Weight 6.39lbs / 2.90kg

33139.023
Mounting plate
Corrosion-resistant aluminum,
No-Rinse surface treatment. Graphit m,
double powder-coated
Weight 2.09lbs / 0.95kg

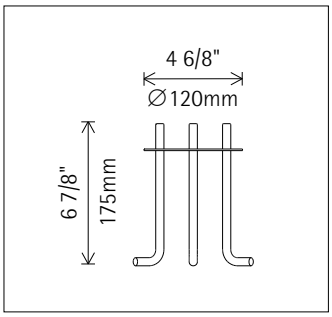


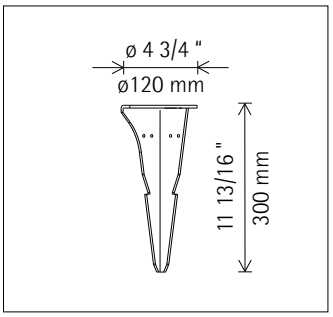


33981.000
Concrete anchor
Mounting plate with threaded bar and fixing nuts M10. Individual parts to be assembled on-site.
Weight 1.68lbs / 0.76kg



39599.000
Ground spike
Metal, hot-dip galvanised.
Weight 2.87lbs / 1.30kg

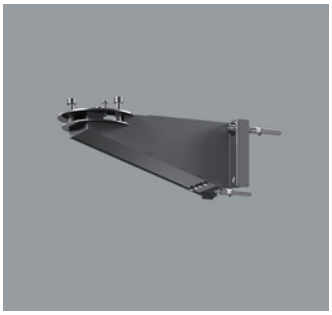




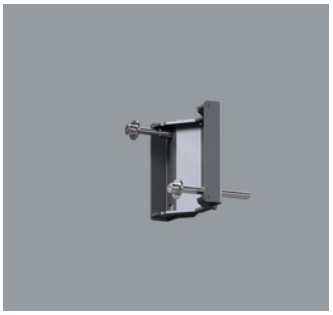
Beamer Projector

YW2

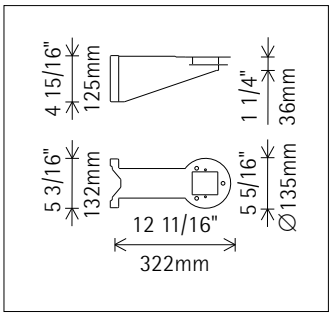
Accessories

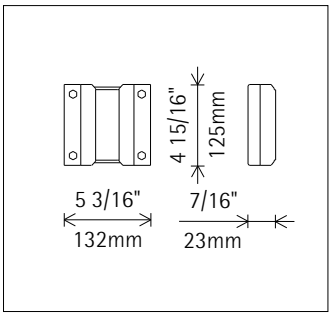


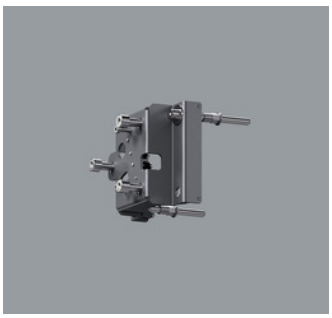
34955.000
Cantilever arm
for standing luminaire installation on upright supporting pole ø 2 3/8"-3 1/2" / 60–89mm or wall.
Housing: stainless steel. Graphit m, powder-coated.
Clamping plate or second cantilever arm for fixing on upright supporting pole to be ordered separately.
Upright supporting pole ø 2 1/8"-3 1/2" / 60-89mm to be ordered separately.
Weight 4.85lbs / 2.20kg



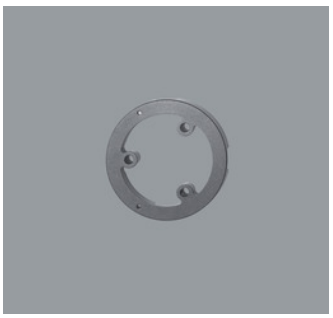
34954.000
Clamping plate
for fixing Cantilever arm or attachment on upright supporting pole ø 2 3/8"-3 1/2" / 60–89mm.
Housing: stainless steel. Graphit m, powder-coated.
Cantilever arm or attachment to be ordered separately.
Weight 1.76lbs / 0.80kg
Only in conjunction with
34953.000
34955.000



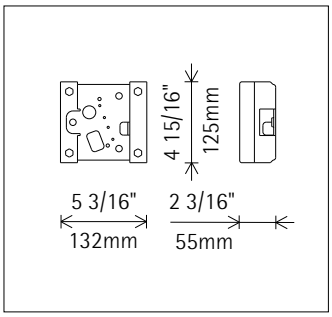


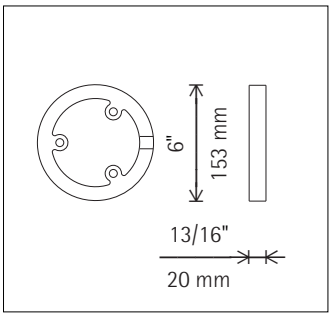


34953.000
Attachment
for upright supporting pole ø 2 3/8"-3 1/2" / 60-89mm.
Housing: stainless steel. Graphit m, powder-coated.
Clamping plate or second attachment for fixing to be ordered separately.
Pole ø 2 1/8"-3 1/2" / 60-89mm to be ordered separately.
Weight 2.20lbs / 1.00kg



34991.000
Spacer
for surface-mounted cables.
Corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Weight 0.51lbs / 0.23kg

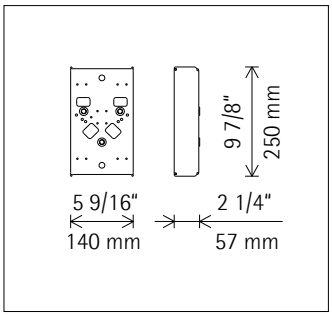




Beamer Projector

Accessories

AC011001
Mounting bracket
for upright supporting pole ø 3 1/2" - 9" / 88 - 228mm.
Housing: stainless steel. Graphit m, powder coated.
Mounting screws for mounting on pole: on-site.
Mounting screws for mounting luminaire: stainless steel.
4 Strain reliefs.
Weight 3.31lbs / 1.50kg



Maryann Stacy

From: Steve Wilkos <stevewilkos622@gmail.com>
Sent: Monday, December 1, 2025 9:14 PM
To: Arleen O'Donnell
Cc: Maryann Stacy
Subject: Re: Ogunquit Playhouse

Hello Arleen,

Thank-you for sharing your input regarding the Ogunquit Playhouse proposed design during the Public Hearing with a follow up here. The Playhouse wants to hear from residents regarding the proposed design so your input is valuable.

I am copying Maryann Stacy in the Land Use office where any correspondence with the Planning Board should be sent.

Best regards,
Steve

On Mon, Dec 1, 2025 at 11:08 AM Arleen O'Donnell <heyarl@comcast.net> wrote:

Hi Steve,
I am sharing my comments, and parking suggestions.
I can drop off the national register documentation if you need it, although I suspect you have that handy.

Thanks so much for considering public comment.
Happy to discuss or answer any questions.
As I mentioned at the hearing, I volunteer as a parking attendant over 150 hours each summer and am a VIP member of the playhouse.
I am also a civil engineer.

Arleen

---------- Original Message ----------
From: Arleen O'Donnell <heyarl@comcast.net>
To: "ccolwell@tfmoran.com" <ccolwell@tfmoran.com>
Date: 11/29/2025 7:52 AM EST
Subject: Ogunquit Playhouse

Hi Cory
I'm sharing this with you, in addition to dropping off at the Ogunquit Planning Board, to be sure it arrives in a timely manner.
I appreciate your request that the board consider public comment, and to delay their vote till the next meeting. I have served on, and served as staff for, local boards and value public input.

I commented on the OP site plan at the 11/24/25 Planning Board meeting and attach. these comments. Statement by playhouse representative that the site, not the building, is subject to national historic designation appears to be in error. The documentation is too large to attach but I have dropped hard copy at the planning board office.
Happy to answer any questions about my comments.
Attached are:

- My comments, as updated, from the 11/24 hearing
- My notations on page 32 of the site plan application package

Thank you for your consideration
Arleen O'Donnell

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

January 26, 2026

Tyler McOsker, Director of Codes
Ogunquit Codes and Planning
23 School Street
Ogunquit, ME 03907

via email: mstacy@ogunquit.gov

RE: Site Plan Review Application
Ogunquit Playhouse Foundation - 10 Maine Street – Tax Map 5 Lots 43 & 44
Project #47657.00

Dear Mr. McOsker:

On behalf of our client, Ogunquit Playhouse Foundation, please find a Site Plan Review Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Site Plan Application (including Checklist) (10 copies);**
- **Property Deed (10 copies);**
- **Waiver Requests (10 copies);**
- **Landscape Plans prepared by Studio 2112 (10 copies);**
- **Lighting Plan prepared by LAM Partners (10 copies);**
- **Architectural Elevations prepared by JCJ Architecture (10 copies);**
- **ALTA Survey prepared by Owen Haskell (10 copies); and**
- **Site Development Plans entitled "Ogunquit Playhouse, 10 Main Street, Ogunquit Maine", prepared by TFMoran, Inc., dated January 9, 2026, revised January 26, 2026 (10 copies at 30"x42").**

Project Description

The project includes the redevelopment of the Ogunquit Playhouse and accessory buildings at 10 Main Street Ogunquit, ME. Tax Map 5 Lots 43 & 44 total approximately 9.49 acres and currently contains the Ogunquit Playhouse, associated scene shop, parking, accessway, and outdoor patron areas. The site is within the Shoreland General Development 3 Zone and Design Review Overlay District and is located between Route One and the Josias River. Lot 44 borders the Town of York.

The proposed project is to reconstruct the Playhouse and develop administrative offices and outdoor patron spaces. Associated improvements include and are not limited to access, grading, utilities,

stormwater management system, lighting, and landscaping. The redevelopment of the Ogunquit Playhouse Theater Site has a total estimated cost of $61,814,424.

The project proposes an overall reduction in impervious area throughout the Theater site. Although the proposed playhouse has a larger footprint than the existing playhouse, the existing barn located adjacent to the Josias River is being removed and the existing parking to the right of the playhouse is being resurfaced from gravel to reinforced fiber turf. This reduction in impervious area will benefit the Josias River through removal of structures within the Resource Protection Area and the reduction of stormwater runoff reaching the river.

The project has undergone review by the Planning Board through the Design Review process and has been reviewed by the Ogunquit Historic Preservation Commission. The project will also be undergoing additional review by the Maine Department of Environmental Protection pursuant to the Site Location of Development Act.

We appreciate your consideration of this project and look forward to presenting to you in the near future.

We respectfully request that we be placed on the next available agenda for the Planning Board meeting.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Jason Cook, EIT
Civil Project Engineer

PLANNING BOARD APPLICATION
FILING & SCHEDULING PROCEDURE

1. The Applicant meets with the Code Officer (CEO) to determine exactly what documentation will be required for Planning Board review.
   INITIAL MEETING WITH CEO – DATE: _____

2. After the 1st meeting the Applicant comes back for a 2nd meeting with the CEO to review one packet for application completeness. A complete application packet requires the CEO's signature on the Submission Checklist.
   2ND MEETING WITH CEO – DATE: _____

3. Once the Applicant has received the CEO's signature on the submission checklist the Applicant will make 10 collated copies (or as specified by the CEO) of the entire packet and submit the packets to the Land Use Office.
   The 10 copies should be **collated**, and **secured with paperclips and/or butterfly clips, or rubber band. PLEASE DO NOT USE STAPLES.**
   10 APPLICATION PACKETS SUBMITTED BY 4:00 P.M. THE FRIDAY 14 DAYS BEFORE A REGULARLY SCHEDULED MEETING.

4. **Electronic copies of all application material e-mailed to the Planning Board Administrative Assistant at least one week prior to Planning Board meeting date.**

5. **Only after all of the above has been completed, and the CEO has confirmed that the Applicant has submitted 10 complete application packets and paid the required fees will the Applicant be informed of the Planning Board Meeting Date.**

Be advised that:
If the applicant wishes to change, add, or remove material from already submitted application packets, all the packets will be returned to the applicant who will make the changes and return the packets to the Land Use Office. Application packets are distributed to the Board Members one week prior to the initial meeting date.

Additional or altered packet material submitted less than one week prior to meeting date may lengthen the process and delay any decision in your application.

Any Planning Board Approval will be conditioned on statements and written materials submitted to the Planning Board during the course of the application review process.

CONTACTS:

Tyler McOsker, Code Enforcement Officer
Tel. 207 646-9326
e-mail: ceo@ogunquit.gov

Planning Board Administrative Assistant
Maryann Stacy
Tel. 204 646-9326
e-mail: mstacy@ogunquit.gov

Ogunquit Fire Chief
Tel. 207 646-5112
e-mail: firechief@ogunquit.gov

Ogunquit Police Chief
Tel. 207 646-9362
policechief@ogunquit.gov

Revised: January 2024

TOWN OF OGUNQUIT PLANNING BOARD
SITE PLAN REVIEW APPLICATION

PLEASE PRINT CLEARLY

DATE REC'D: _____
FEE PAID: Yes ☐ No ☐

MEETING DATE w/ CEO 1/23/2026
INITIAL PB HEARING DATE: _____

TAX MAP: _____ BLOCK: _____
ZONING DISTRICT _____

☑ **SITE PLAN REVIEW APPLICATION** - *Applicants applying for Site Plan Review should familiarize themselves with Chapter 225- Article 6 of the Town's Zoning Ordinance.*

PROPERTY OWNER (as listed on current VISION Property Tax Card)
NAME Ogunquit Playhouse Foundation
MAILING ADDRESS 10 Main Street, Ogunquit, Maine 03907
Telephone _____ e-mail address _____

APPLICANT ☑ Same as Owner ☐ Lessee ☐ Purchase & Sale Agreement ☐ Agent/Consultant
NAME _____
MAILING ADDRESS _____
Telephone _____ e-mail address _____
If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable)
NAME Corey Colwell
MAILING ADDRESS 170 Commerce Way Suite 102 Portsmouth, NH
Telephone (603) 431-2222 e-mail address ccolwell@tfmoran.com

PROPERTY ADDRESS: 10 Maine Street Ogunquit, ME
Year Built 1937 (*All Pre 1931 structures require review by the Historic Preservation Commission*).
Source of date: VISION Card ☑ TRIO Card ☐ Other _____
Property use: Non-Profit Performing Arts Theater
(*If property is used commercially, please give name of business.*)
Non-Profit Performing Arts Theater - Ogunquit Playhouse

BRIEF DESCRIPTION OF PROJECT:
The project proposes the redevelopment of the Ogunquit Playhouse Theater Site to create a modern theater, outdoor patron spaces, and administrative offices. Improvements include but are not limited to access, grading, utilities, stormwater management systems, lighting, and landscaping.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? ☑Yes ☐No

Does the parcel include any wetlands? ☑Yes ☐No Total Acreage of Parcel: Map 5 Lot 43: 5.29ac; Map 5 Lot 44: 4.20 ac; Total: 9.49 acres

Is this parcel included in a prior approved subdivision or site plan? ☑Yes ☐No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
☑Yes ☐No

Anticipated date for construction start: Winter 2026

Does this development require extension/provision of, or connection to, public infrastructure?

- ☑ roads
- ☑ sidewalks
- ☑ sewer lines
- ☐ storm drainage
- ☑ water lines
- ☑ fire hydrants
- ☐ other_____

Identify method of water supply to the proposed development:

☐ individual wells ☑ connection to public water system ☐ N/A

Identify method of sewage disposal to the proposed development: ☐ N/A

☑ connection to public sewer system ☐ on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

1/23/2026
DATE

Cory Colwell
APPLICANT'S / OWNER'S SIGNATURE

ELECTRONIC COPIES OF A COMPLETE APPLICATION PACKET SHOULD BE E-MAILED TO THE PLANNING BOARD ADMINISTRATIVE ASSISTANT AT THE TIME PAPER APPLICATION PACKETS ARE SUBMITTED.

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.

The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, as well as an electronic copy MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING

Any Application Approval is conditioned on all statements and written materials submitted to the Planning Board during the course of deliberations.

****

TO BE COMPLETED BY TOWN STAFF

REQUIRED DEPT./CONSULTANT REVIEWS - to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	☐ Yes	☐ No	Public Works Review?	☐ Yes	☐ No
Police Dept. Review?	☐ Yes	☐ No	Conservation Commission?	☐ Yes	☐ No
Fire Dept. Review?	☐ Yes	☐ No	Planning Consultant?	☐ Yes	☐ No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing proces

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Ogunquit Playhouse Foundation Date 1/26/2026

Map / Block / Zone Tax Map 5 Lots 43 & 44

This checklist has been prepared to assist applicants in developing application packets. It should be used as a guide in assembling the documentation necessary for a Site Plan Review. However, the checklist does not substitute for the text of Chapter 225 Article 6.6.C of the Ogunquit Zoning Ordinance. The Planning Board also will be using the checklist to confirm that your application is complete. A completed checklist (signed by the Code Enforcement Officer) should be included with each submitted application packet.

1. If you believe a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, he will check the appropriate box in column 2. The final determination of item applicability will be made by the Planning Board at meeting.

2. If the Code Officer believes a submission is required the Applicant may still request a waiver for that submittal by checking the appropriate box in column 3. For every item checked in column 3, a separate written waiver request form must be prepared for each item and submitted with this checklist. Waiver determination will be made by the Planning Board at meeting.

Note that this checklist only covers the submission requirements for Site Plan Review. It does not address the review standards that the submittal must meet in other stages of the review process.

Boxes to be checked off by the Code Enforcement Officer at the Applicant's office meetings (see instruction sheet)

	SITE PLAN REVIEW REQUIRED SUBMITTALS **Reference Chapter 225 Section 6.6.C.3 – Application Submission Requirements**	1 **Submitted by Applicant**	2 **Submission determined not applicable by the Code Enforcement Officer.**	3 **Applicant requests waiver of Submission Requirement.**
6.6.C.3.A	Fifteen copies of all application materials ... Unless a submission waiver is granted, pursuant to Subsection C(5) below, all plans for site plan review presented for approval under this section shall be drawn at a scale of not smaller than one inch equals 20 feet and shall show or be accompanied by the following information:	✓		
6.6.C.3.a.1	A completed site plan review application form, site plan review submissions checklist, and the required filing and technical review fees.	✓		
6.6.C.3.a.2	A site plan title block and legend, with the proposed name of the project, and the address of the owner and/or applicant, the name and address of the preparer of the site plan and the date the plan was prepared. North point, and graphic map scale.	✓		
6.6.C.3.a.3	The Assessor's Map and lot numbers for the subject and adjoining properties	✓		
6.6.C.3.a.4	Right, title or interest. Verification that the applicant has sufficient right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof of interest. A copy of the most recently recorded deed shall be provided with a copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.	✓		

6.6.C.3.a.5	Survey. A standard boundary survey of the parcel. giving complete descriptive data by bearings and distances. dated. made and certified by a professional land surveyor licensed in Maine. showing total acreage.	✓		
6.6.C.3.a.6	Depiction of existing and proposed building footprints. parking lots. drives. walkways. roads. landscaping. and areas of proposed grading or clearing or areas to remain undisturbed.	✓		
6.6.C.3.a.7	The location and size of existing and proposed utilities. sewers. water mains. culverts. and stormwater management features on or adjacent to the site.	✓		
6.6.C.3.a.8	Existing and proposed topographic contours at an interval of two feet. in relation to mean sea level.	✓		
6.6.C.3.a.9	The location of all wetlands. rivers. streams. brooks. vernal pools and other water bodies within or adjacent to the proposed site plan. as well as any other prominent natural features.	✓		
6.6.C.3.a.10	For undeveloped. vacant areas not served by public water or sewer. a high-intensity soil survey by a certified soil scientist.		✓	
6.6.C.3.a.11	The zoning district in which the proposed site plan is located and the location of any zoning boundaries affecting the site plan.	✓		
6.6.C.3.a.12	If any portion of the site is in a flood-prone area. the boundaries of any flood hazard areas and the 100-year flood elevation. as depicted on the municipality's Flood Insurance Rate Map. shall be delineated on the plan.	✓		
6.6.C.3.a.13	Proposed deed restrictions. A copy of any proposed deed restrictions intended to cover all or part of the subject property.		✓	
6.6.C.3.a.14	An indication of the type of sewage disposal to be used at the site... (and subsections a & b)	✓		
6.6.C.3.a.15	An indication of the type of water supply system(s) to be used at the site... (and subsections a. b. and c)	✓		
6.6.C.3.a.16	The location. names. and present widths of existing streets. highways. easements. building lines. parks and other open spaces on or adjacent to the site.	✓		
6.6.C.3.a.17	The width and location of any streets. public improvements or open space shown upon the Official Map and the Comprehensive Plan. if any. within the site.	✓		
6.6.C.3.a.18	The location of any open space to be preserved and a description of proposed ownership. improvement and management.		✓	
6.6.C.3.a.19	A hydrogeologic assessment prepared by a certified geologist or licensed professional engineer. experienced in hydrogeology. when the site is not served by public water and sewer and where site considerations or development design indicate greater potential of adverse impacts on groundwater quality. Such considerations may include. but shall not be limited to. extensive areas of shallow to bedrock soils or the proposed use of shared or common subsurface wastewater disposal systems.		✓	

6.6.C.3.a.20	Estimate of traffic generated. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. Trip generation rates used shall be taken from the most recent available edition of the Trip Generation Manual, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions. ……(see full text of this submission requirement in the Ogunquit Zoning Ordinance)			✓
6.6.C.3.a.21	Traffic impact analysis… (see full text of this submission requirement in the Ogunquit Zoning Ordinance)			✓
6.6.C.3.a.22	Wildlife habitat areas. (see full text of this submission requirement in the Ogunquit Zoning Ordinance)	✓		
6.6.C.3.a.23	Historic or archaeological sites… (see full text of this submission requirement in the Ogunquit Zoning Ordinance)	✓		
6.6.C.3.a.24	Parking, driveway and street plans, in sufficient detail to meeting the standards of this chapter.	✓		
6.6.C.3.a.25	A stormwater management plan…(see full text of this submission requirement in the Ogunquit Zoning Ordinance)	✓		
6.6.c.3.a.26	An erosion and sedimentation control plan…(see full text of this submission requirement in the Ogunquit Zoning Ordinance)	✓		
6.6.c.3.a.27	If applicable, the location of any streets, public improvements, or open spaces shown in the Comprehensive Plan or capital improvements program that fall within the boundaries of the proposed site.		✓	
6.6.C.3.a.28	All parcels of land proposed to be dedicated to public use……(see full text of this submission requirement in the Ogunquit Zoning Ordinance)		✓	
6.6.C.3.a.29	The location and method of disposal for land clearing and construction debris.	✓		
6.6.C.3.a.30	The construction items for which cost estimates and performance guarantees will be required as a prerequisite to the approval of the final plan, pursuant to § 225-4.9 of this chapter.	✓		
6.6.3.C.a.31	Permits from state or federal authorities…including subsections a. b. c. d. e. and f ……(see full text of this submission requirement in the Ogunquit Zoning Ordinance)	Pending		

AT THE TIME OF APPLICATION SUBMISSION, AN ELECTRONIC COPY OF A COMPLETE APPLICATION PACKET SHOULD BE E-MAILED TO THE PLANNING BOARD ADMINISTRATIVE ASSISTANT, AND SHOULD INCLUDE A SIGNED COPY OF THIS FORM.

In addition to the above — The Planning Board may require additional documentation and/or information as it deems necessary during the application review process.

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED AN APPLICATION PACKET AND SIGNED THIS FORM!

_____ _____

Code Enforcement Officer Date

Date Received: _____

Receiver Initials: _____

PLANNING BOARD WAIVER OF SUBMISSION REQUIREMENT REQUEST FORM

Town of Ogunquit, Maine

If there is more than one waiver requested, each waiver request shall be made using a separate form. Each Waiver Request shall be submitted in writing, by the applicant, and shall be included with the initial 15 application packets. The request shall fully state the reasons, circumstances, and other information which the Applicant believes supports the waiver request. Additionally, each waiver that is granted by the Planning Board shall be listed on the Final Approved Survey or Site Plan ***(It is the Applicant's responsibility to provide a Final Survey or Site Plan within seven days of the Board's closing of the application review.)***

Applicant/Project Name: Ogunquit Playhouse Foundation

Site Location (Street Address): 10 Main Street Ogunquit, Maine

Map # 5 Block # _____ Lot # 43 & 44 Zone: SG3 - Ogunquit Playhouse

Project Description: The project proposes the redevelopment of the Ogunquit Playhouse Theater Site to create a modern theater, outdoor patron spaces, and administrative offices. Improvements include access, grading, utilities, stormwater management, landscaping, and lighting.

(If you need additional space please attach a separate sheet of paper)

Property Owner (according to current VISION Tax Card): Ogunquit Playhouse Foundation

Address of Owner(s): 10 Main Street, Ogunquit, Maine

Phone #: _____ Email: _____

Land Surveyor: Owen Haskell, Inc

Phone #: (207) 774-0424 Email: _____

Engineer: TFMoran, Inc.

Phone #: (603) 431-2222 Email: ccolwell@tfmoran.com

I, Ogunquit Playhouse Foundation seek the following described waiver: *(Be specific and reference relevant sections of Ogunquit Zoning Ordinances. Attached additional pages if necessary)*

Section 6.6.C.3.a.20 - The proposed redevelopment of the Ogunquit Playhouse will minimally affect existing traffic patterns. Parking operations will continue to be managed on-site, with staff directing patrons to designated areas based on their planned exit route to maintain efficient circulation. Patron arrival and departure times will remain outside typical peak traffic hours.

Coy Colwell

Signature of Owner/Applicant

1/26/2026

Date of Submittal

Review date(s) by Planning Board: _____

Planning Board Decision: Approved / Approved with Modifications / Denied

Signature of Planning Board Chair: _____

Date Received: _____

Receiver Initials: _____

PLANNING BOARD WAIVER OF SUBMISSION REQUIREMENT REQUEST FORM
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Phone #: _____ Email: _____

Land Surveyor: Owen Haskell, Inc

Phone #: (207) 774-0424 Email: _____

Engineer: TFMoran, Inc.

Phone #: (603) 431-2222 Email: ccolwell@tfmoran.com

I, Ogunquit Playhouse Foundation seek the following described waiver: *(Be specific and reference relevant sections of Ogunquit Zoning Ordinances. Attached additional pages if necessary)*

Section 6.6.C.3.a.21 - The proposed redevelopment of the Ogunquit Playhouse will minimally affect existing traffic patterns. Parking operations will continue to be managed on-site, with staff directing patrons to designated areas based on their planned exit route to maintain efficient circulation. Patron arrival and departure times will remain outside typical peak traffic hours.

Coy Colwell

Signature of Owner/Applicant

1/26/2026

Date of Submittal

Review date(s) by Planning Board: _____

Planning Board Decision: Approved / Approved with Modifications / Denied

Signature of Planning Board Chair: _____

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Letter of Authorization

I, Deborah Warren, of the Ogunquit Playhouse Foundation, 10 Main Street, Ogunquit, Maine, hereby authorize TFMoran, Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, to act on my behalf concerning property owned by Ogunquit Playhouse Foundation, 10, 36, & 42 Main Street & 48 Hartwig Lane, Ogunquit, Maine. I hereby appoint TFMoran, Inc. as my agent to act on my behalf in the review process, to include any required signatures.

Deborah Warren (Nov 7, 2025 19:31:24 EST)

Client Name — 11/07/2025 — Date

Matthew Kay

Matthew Kay (Nov 10, 2025 11:01:07 EST)

Witness — 11/10/2025 — Date

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

25.10.31_TFM_Letter of Authorization (completed-Adobe Sign)

Final Audit Report 2025-11-10

Created:	2025-11-10
By:	Matthew Kay (matt@alpineor.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABJ7HsQfh281awdyygtzqLl-UgfNWhBvQ

"25.10.31_TFM_Letter of Authorization (completed-Adobe Sign)" History

Document created by Matthew Kay (matt@alpineor.com)
2025-11-10 - 4:06:28 PM GMT

Document e-signed by Matthew Kay (matt@alpineor.com)
Signature Date: 2025-11-10 - 4:07:07 PM GMT - Time Source: server

Agreement completed.
2025-11-10 - 4:07:07 PM GMT

KNOW ALL MEN BY THESE PRESENTS,

THAT I, JOHN C. LANE, of Ogunquit in the County of York and State of Maine, in consideration of one dollar and other valuable considerations to me paid by Ogunquit Playhouse Foundation, a non-profit, tax-exempt organization having its legal location in said Ogunquit, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Ogunquit Playhouse Foundation, its successors and assigns forever, the following properties:

Certain irregularly-shaped lots of parcels of land, all connected and used in common with all the buildings and improvements thereon and all rights and easements appurtenant thereto, situated in said Ogunquit easterly of U.S. Highway Number One and westerly of but not adjacent to the Shore Road or the King's Highway, and comprising the so-called Ogunquit Playhouse premises; said certain lots being more particularly described in exhibits A through I hereto attached and hereby made a part hereof, the description of land and interests in land in each of such exhibits having been taken verbatim from the hereinafter referenced title source deeds and outconveyances recorded in York County Registry of Deeds, and as follows, viz:

MAINE R.E. TRANSFER TAX PAID

Recorded Title Source Deeds

Exhibit	Grantor-Grantee	Recorded in YCRD Book	Page	Date
A	Hartwig-Lane	1166	319	11-06-50
B	Hartwig-Lane	1365	407	10-10-57
C	Phillips-Lane	1262	124	6-30-54
D	Perkins-Lane	1288	187	5-05-55
Recorded Outconveyances				
E	Lane-Perkins, et al	1291	291	5-05-55
F	Lane-Russell, et al	2862	323	11-02-81
G	Lane-Barn Gallery Associates, Inc.	1423	349	1-12-60
H	Lane-Barn Gallery Associates, Inc.	3683	63	11-04-85
I	Lane-Russell, et al	3658	158	10-09-85

Plan references - In the preparation of this deed reference has been had to the following recorded and unrecorded plans, namely: (1) "Sketch Showing Land In Proposed Sale Of Henry Weare, and George S. & Lester C. Littlefield To Walter Hartwig In Ogunquit, Wells, Maine, Libby & Dow, Eng'rs, Saco, Maine, October 15, 1936, Revised January 7, 1937 To Include A Proposed Sale From Wendell G. Phillips"; (2) YCRD, Book of Plans 15, Page 52, "Plan Showing The Southerly Line Of Land To Be Conveyed By Grace M. Phillips To John C. Lane, Ogunquit - Wells - Maine, June 23, 1954, Libby & Dow - Eng'rs, Saco, Maine"; (3) YCRD, Book Of Plans 27, Page 15, "Plan Showing A Portion Of The Property Of Maude M. Hartwig, Ogunquit - Wells - Maine, May 15, 1957, Libby & Dow - Eng'rs - Saco - Maine"; (4) YCRD, Book of Plans 103, Page 26, Survey For John C. Lane, S'Ly of Bournes Lane, Ogunquit, Maine, Dated October 25, 1979, Surveyed By George M. Chrisenton - Land Surveyor; and (5) YCRD, Plan Book 142, Page 21, Survey For John C. Lane, Bournes Lane, Ogunquit, Maine, dated August 3, 1985, Made By George M. Chrisenton & Vess E. Irvine - Land Surveyors

Benefits and burdens - the properties described in this deed are hereby conveyed: (1) subject to such utility service and other easements on, over, under or across said properties as may now have any legal existence and as defined in the exhibits hereto appended; (2) with the benefit of appurtenant utility service easements mentioned in said exhibits and all appurtenant rights of way including a right of way in common with others over "20' wide R.O.W." mentioned in such exhibits and the privilege of construction and maintenance of appropriate utility service facilities in common with others or otherwise within the limits of said way; (3) with the right to use repair, replace and maintain, in common with others, such electric and telephone service lines, water service lines, and sewer facilities as may now exist and service said properties; (4) with the benefit of a right of way twenty-five (25) feet in width extending from aforementioned "20' wide R.O.W." in a general Westerly direction

to other land hereby conveyed to the grantee, the centerline of said twenty-five (25) foot right of way to be as described in York County Registry of Deeds, Book 2862, Page 323, and the use thereof to be as defined in last mentioned deed; (5) subject to and with the benefit of all other rights, privileges, conditions, covenants, restrictions and reservations set forth in deeds relating to record title to said properties insofar as such benefits and burdens may be in force and effect and insofar as applicable to said properties; and (6) subject to and with the benefit of applicable town, state and federal zoning and land use ordinances and regulations.

This conveyance is further subject to the following express conditions and restrictions, to-wit:

1. That the grantee, its successors and assigns shall use the premises hereby conveyed exclusively for the operation of a non-profit theater and activities incidental thereto;

2. That the grantee, its successors and assigns shall maintain the portion of the premises hereinafter described in its existing, undeveloped state and forever wild. The portion of the premises hereby conveyed to which this paragraph 2 applies is a certain lot or parcel of land, with any improvements thereon, situated in said Ogunquit generally Easterly of the Josias River and being the Westerly portion of "Parcel III" described in Exhibit A hereto attached; its perimeter being more particularly described as follows:

Beginning at a point marked by an iron pipe driven into the ground at the Southeasterly corner of the lot of land marked "Leland Littlefield, Alice J. Littlefield 1236/377" on the hereinbefore referenced plan recorded in York County Registry of Deeds, Book of Plans 103, Page 26, said point being coincident with the Southwesterly corner of the lot marked "Leland Littlefield 1809/44" on such plan; thence approximately S 17 1/2° W about 361.14 feet to another point marked by a iron pipe driven into the ground and to the "Cemetery" shown on such plan; such last mentioned point being coincident with the Southeasterly end of tie course of "N 26° 34' 00" W 337.00'"

designated on such plan; thence by the "Cemetery" on a course of S 72° 53' 30" W to the Josias River; thence upstream by said River in varying courses, i.e. generally Westerly, Northwesterly and then Northerly, to land of "Leland Littlefield, Alice J. Littlefield 1236/377"; thence by such last mentioned land on a course of N 80° 32' 30" E to the point of beginning.

3. In the event that either of the foregoing conditions is broken at any time, the premises hereby conveyed shall revert to the grantor, if the grantor is living or, if the grantor is not living, to the grantor's heirs.

There is a recognizable discrepancy in the deed and plan description of the Easterly boundary line of the property conveyed by the grantor herein to James B. Russell and Joan Russell by hereinbefore referenced deed recorded in said Registry of Deeds, Book 2862, Page 323, and as shown of hereinbefore referenced plan recorded in said Registry of Deeds, Book of Plan 142, Page 21; the deed description of such boundary being "South twenty-one degrees, thirteen minutes, thirty seconds West (S 21° 13' 30" W) one hundred eighty-four and ninety eight hundredths (184.98) feet", and the plan delineation of the same boundary being "South 21° 13' 30" West, 146.82 feet". The grantor realizes that the plan is correct, and the deed description is in error in this respect and intends, insofar as possible hereby to correct the deed description of such boundary to read "South 21° 13' 30" West, 146.82 feet".

Further included in this property transfer is any and all title and interest that the grantor may have in and to the tangible personal property located on the Ogunquit Playhouse premises and used in connection with the operation of the Ogunquit Playhouse.

It is understood and agreed that the property taxes on the properties herein conveyed are to be prorated between the grantor and the grantee as of the date of delivery of this deed.

TO HAVE AND TO HOLD the hereinbefore described premises, together with all the privileges and appurtenances thereunto belonging to it, the said Ogunquit Playhouse Foundation, its

successors and assigns, to its and their use and behoof forever.

And I do covenant with the grantee, its successors and assignes, that the quit-claimed premises are free from all encumbrances made by me, except as aforesaid, and that I will WARRANT AND FOREVER DEFEND the premises to it, the grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, have hereunto set my hand and seal by my duly authorized attorney-in-fact, namely, HENRY J. WELLER, on this 17 TH day of September in the year of our Lord one thousand nine hundred and ninety-seven.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

JOHN C. LANE

By Henry J. Weller
Henry J. Weller, his duly authorized attorney-in-fact, by durable general power of attorney dated December 6, 1994 and recorded in York County Registry of Deeds

STATE OF MAINE)
) SS.
COUNTY OF YORK)

September 17, 1997

Personally appeared Henry J. Weller in his aforestated capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

HOMER WATERHOUSE
Notary Public, State of Maine
My Commission Expires January 1, 2003

E X H I B I T A

(Specific Description in YCRD, Book 1166, Page 319)

PARCEL 1

BEGINNING at an iron pin driven into the ground on the Easterly sideline of U. S. Highway number one, or State Road, so-called, at the Northwesterly corner of Land of Henry W. Weare, said iron pin being Two Hundred fifty-seven and seventy-five hudredths (257.75) feet Southerly as measured along said highway from the Southwesterly corner of land formerly of Wendell G. Phillips now of the Grantor, said Phillip's corner being defined by a clump of beech trees standing in the Easterly sideline of said Highway and on the Southerly bank of a brook; thence North Seventy-four degrees Twenty minutes East (N 74° 20' E) by said land of Weare Six hundred twenty-four and five tenths (624.5) feet to the Josias River (if this description line were produced Southwesterly across said Highway, it would strike the center of the Northerly one of the large elm trees standing on the Westerly side of said Highway); thence in varying courses in a general Northerly and then general Westerly direction upstream by said River to other land of the Grantor herein and hereinafter designated as Parcel II being conveyed hereby to the Grantee herein; thence in a Southerly and then Westerly direction by said other land of the Grantor herein to said Highway at said clump of beech trees; thence in a general Southerly direction by said Highway Two hundred fifty-seven and seventy-five hundredths (257.75) feet to the point of beginning.

....

This conveyance is made upon the express condition that no part of the above described premises shall ever be used as a gasoline station or a place for the sale of any petroleum products.

Poor Copy At Time Of Recording

PARCEL II

BEGINNING at a point on the Easterly sideline of said U. S. Highway number one, said point being the Northwesterly corner of land described in Parcel I herein and is marked by aforesaid clump of beech trees standing in the Easterly sideline of said Highway and on the Southerly bank of a brook and is further marked by the end of an old fence; thence North Two degrees thirty-six minutes West (N 2° 36' W) by said Highway Eighty-four (84) feet to an iron pin driven into the ground and land now or formerly of Wendell G. Phillips; thence North Fifty-nine degrees Fifty-five minutes East (N 59° 55' E) by said land now or formerly of Phillips, and by a line of iron stakes driven into the ground, about Three hundred One and two tenths (301.2) feet to said Josias River; thence in varying courses in a general Southwesterly, then general Southerly, and then general Southeasterly direction downstream by said River to land described in Parcel I herein; thence by said Land described in Parcel I herein in a general Westerly direction to the point of beginning.

The above mentioned bearings refer to the 1937 magnetic meridian.

PARCEL III

BEGINNING at an iron pin driven into the ground on the Southerly sideline of land of Moses Littlefield, said pin being Forty-nine and sixty-nine hundredths (49.69) feet Easterly, as measured along the Southerly sideline of said land of Moses Littlefield, from an iron pin driven into the ground at the Southeasterly corner of land formerly of Aaron Littlefield; thence South Thirty-three degrees Fifty minutes West (S 33° 50' W) by land of, and to be retained by, the Grantor herein Four hundred four and forty-eight hundredths (404.48) feet to an iron pin driven into the ground at land of

Dr. Smith or a cemetery or land of owner unknown; thence North Twenty-six degrees Twenty minutes West (N 26° 20' W) by said last mentioned land Twenty-seven and seven hundredths (27.07) feet to a spike driven into the root of an apple tree; thence South Seventy-three degrees Forty minutes West (S 73° 40' W) by a cemetery Three hundred twenty-six and eighty hundredths (326.80) feet to an iron pin driven into the ground at the top of the bank of said Josias River; thence same course to said River; thence in varying courses in a general Northwesterly, then general Westerly, and then general Northeasterly direction upstream by said River to land formerly of Aaron Littlefield; thence North Eighty degrees forty minutes East (N 80° 40' E) by said land formerly of Aaron Littlefield to an iron pin driven into the ground at the top of the bank of said River; thence same course by said land formerly of said Aaron Littlefield Six hundred fifty-seven and thirty-five hundredths (657.35) feet to an iron pin driven into the ground at the Southwesterly corner of land of said Moses Littlefield; thence South eighty-six degrees sixteen minutes East (S 86° 16' E) by said land of Moses Littlefield Forty-nine and sixty-nine hundredths (49.69) feet to the point of beginning.

The Grantor further grants to the Grantee herein, his heirs and assigns, the full and free right for him, his tenants, servants, visitors and licensees, at all times hereafter for all purposes connected with the use of the Grantee's premises, to pass and repass between the premises herein conveyed and Bourne's Lane, so-called, (as relocated in April 1949) over a right of way fifteen (15) feet in width extending from the Northeasterly corner of Parcel III in an Easterly direction to said land formerly of the Atlantic Shore Railway and then extending in a Northerly direction to said Bourne's Lane, the Northerly and Westerly boundary lines,

respectively, of said two parts of said right of way are described as follows:

BEGINNING at the iron pin driven into the ground at the Northeasterly corner of Parcel III; thence South Eighty-six degrees Sixteen minutes East (S 86° 16' E) by land of Moses Littlefield to an iron pin driven into the ground on the Westerly boundary line of land formerly of the Atlantic Shore Railway; thence in a general Northerly direction by the Westerly boundary line of said land of said Railway to said Bourne's Lane.

Subject to any right of way across Parcel III insofar as the same may be now in force and effect.

The North Eighty degrees forty minutes East (N 80° 40' E) and South Seventy-three degrees forty minutes West (S 73° 40' W) bearingswere observed in 1950 and the others calculated from them.

E X H I B I T B

(Specific Description in YCRD, Book 1365, Page 407

Beginning on the Southerly side line of land formerly of Moses Littlefield at a point marked by an iron pipe driven into the ground, said point of beginning being forty-nine and sixty-nine hundredths (49.69) feet Easterly, as measured along the Southerly side line of said land formerly of Moses Littlefield, from an iron pipe driven into the ground at the Southeasterly corner of land formerly of Aaron Littlefield, and said point of beginning being the most Easterly corner of the lot of land designated "Parcel III" in deed from the grantor herein to the grantee herein, dated November 6, 1950 and recorded in said Registry, Book 1166, Page 319; thence South thirty-three degrees fifty minutes West (S 33° 50' W) (1950) by land of the grantee herein a distance of four hundred four and forty-eight hudnredths (404.48) feet to a point marked by an iron pipe driven into the ground at land of Dr. Smith or a cemetery or land of owner unknown; thence South twenty-six degrees twenty minutes East (S 26° 20' E) (1950) by said last mentioned land a distance of nineteen and thirteen hundredths (19.13) feet to a point marked by an iron pipe driven into the ground; thence in a general Easterly direction, by a line making an included angle of ninety-four degrees fifty-six minutes (94° 56') with the last described line and by said land of Smith or owner unknown, a distance of three hundred thirty-one and seventy hundredths (331.70) feet to a point marked by an iron pipe driven into the ground and to the most Southerly corner of the land conveyed by the grantor herein to Marion C. Horne by deed, dated May 29, 1957, and recorded in said Registry, Book 1348, Page 501; thence in a Northwesterly directon, by a line making an included angle of seventy-eight degrees ten minutes (78° 10') with the last described line and by said land of Horne, a distance of

seventy-four and eighty-six hundredths (74.86) feet to a point marked by an iron pipe driven into the ground; thence in a Northeasterly direction, by a line making an excluded angle of one hundred twenty degrees forty-six minutes (120° 46') with the last described line and by said land of Horne, a distance of forty-three and twenty-two hundredths (43.22) feet to a point marked by an iron pipe driven into the ground and to the most Westerly corner of the land conveyed by the grantor herein to Andrew C. Clark, et al, by deed, dated May 29, 1957, and recorded in said Registry, Book 1348, Page 504; thence in a general Northerly direction, by a line making an included angle of one hundred sixty degrees fifty-three minutes (160° 53') with the last described line and by said land of Clark, et al, a distance of fifty-nine and thirty hundredths (59.30) feet to a point marked by an iron pipe driven into the ground; thence in a general Easterly direction, by a line making an excluded angle of ninety-five degrees twenty-five minutes (95° 25') with the last described line and by said land of Clark, et al, a distance of sixty-nine and seventy-seven hundredths (69.77) feet to a point marked by an iron pipe driven into the ground and to the Northwesterly corner of the land conveyed to Arline A. North by Helen West Drinker by deed, dated October 28, 1949, and recorded in said Registry, Book 1144, Page 424; thence in a general Northerly or Northeasterly direction, by land of the grantor herein and by land of Morris and by a regular curve deflecting to the right having a radius of one thousand one hundred five and twenty-six hundredths (1,105.26) feet, a chord distance of eighty-four and fifty-three hundredths (84.53) feet to a point marked by an iron pipe driven into the ground and to the Southeasterly corner of the land conveyed by the grantor herein to Thelma Rowland by deed,

dated October 10, 1957; thence in a general Westerly direction by said land of Rowland a distance of thirteen and thirty-one hundredths (13.31) feet to a point marked by an iron pipe driven into the ground; thence in a general Northerly direction, by a line making an excluded angle of eighty-six degrees thirty minutes (86° 30') with the last described line and by said land of Rowland, a distance of forty-nine and ninety-two hundredths (49.92) feet to a point marked by an iron pipe driven into the ground; thence in a general Easterly direction, by a line making an excluded angle of ninety-three degrees thirty minutes (93° 30') with the last described line and by said land of Rowland, a distance of about ten (10) feet to land now or formerly of Littlefield; thence in a North-easterly direction by said land now or formerly of Littlefield a distance of forty-nine (49) feet, more or less, to Bourne's Lane; thence in a Northwesterly direction by Bourne's Lane a distance of forty-nine and fifty hundredths (49.50) feet to land formerly of Moses Littlefield; thence in a Southwesterly direction by said land formerly of Moses Littlefield a distance of sixty-seven and sixty hundredths (67.60) feet to a point marked by an iron pipe driven into the ground; thence in a general Westerly direction, by a line making an excluded angle of one hundred ten degrees forty-five minutes (110° 45') with the last described line and by said land formerly of Moses Littlefield, a distance of one hundred sixty-five and sixty-one hundredths (165.61) feet to the point of beginning.

Also conveyed herein is all the right, title, and interest, however acquired, that the grantor herein may have in and to the lot or parcel of land situated in Ogunquit Village in said Wells, being bounded as follows, viz: on the East by the King's Highway, on the South by the lot of land on said plan bearing the designation "North", on the West by the

premises hereinbefore described, and on the North by the lot of land on said plan bearing the designation "Morris".

The above described properties are hereby conveyed to the grantee herein together with the grant of any and all rights and easements appurtenant to said properties, or any part thereof, and subject to such rights of way and easements on, over, or across said properties as now may have any legal existence.

The conveyance of the properties granted by this deed are specifically subject to the right of way and utility easements therein , granted May 29, 1957 by the grantor herein by virtue of her two deeds, one to Marion C. Horne, recorded in said Registry, Book 1348, Page 501, and the other to Andrew C. Clark, et al, recorded in said Registry, Book 1348, Page 504; such right of way and utility easements so granted, being a right of way, on, over, or across the "20' Reserved Way" delineated on said Plan and "the privilege of construction and maintenance of appropriate utility easements in common with others or otherwise on, under and over said Reserved Way". Said Reserved Way is twenty (20) feet in width running over a strip of land of the same width, the specific description of the Easterly boundary line of said Reserved Way and said strip of land being as follows, viz: Beginning at a point marked by an iron pipe driven into the ground at the most Westerly corner of the lot of land on said Plan bearing the designation "to be sold to Horne"; thence from said point of beginning in a Northeasterly direction by said lot of land bearing the designation "to be sold to Horne" a distance of forty-three and twenty-two hundredths (43.22) feet to a point marked by an iron pipe driven into the ground and to the Southwesterly corner of the lot of land on said Plan bearing the designation "to be sold to Clark, et al"; thence in a general Northerly direction by said lot of land bearing the designation "to be

sold to Clark, et al" a distance of fity-nine and thirty hundredths (59.30) feet to a point marked by an iron pipe driven into the ground; thence on the same course a distance of seventy and eighteen hundredths (70.18) feet to a point marked by an iron pipe driven into the ground; thence in a Northeasterly direction and deflecting to the right by an angle of twenty-nine degrees twenty-seven minutes (29° 27') a distance of fifty-eight and forty-four hundredths (58.44) feet to a point marked by an iron pipe driven into the ground; thence in a general Northerly direction and deflecting to the left by an angle of twenty-one degrees fifty-eight minutes (21° 58') a distance of seventy-one and sixty-five hundredths (71.65) feet, more or less, to the Southwesterly side of Bourne's Lane.

E X H I B I T C

(Specific Description in YCRD, Book 1262, Page 124)

Beginning on the Easterly side of said United States Highway number one at an iron pipe driven into the ground at the Northwesterly corner of land of one Perkins, said point of beginning being North seventy-two degrees fifty minute East (N 72° 50' E) ninety-two and sixteen hundredths (92.16) feet from the corner post at the Northeasterly corner of the steel fence surrounding the Central Maine Power Company's Sub-station lot standing on the Westerly side of said Highway and said point of beginning also being North one degree four minutes East (N 1° 04' E) one hundred three and eighty-eight hundredths (103.88) feet from the underpinning at the Northwesterly corner of the house now owned by said Perkins; thence from said point of beginning South eighty-one degrees twenty-one minutes East (S 81° 21' E) by said land of Perkins ninety-four (94) feet to an iron pipe driven into the ground; thence North eighty-eight degrees ten minutes East (N 88° 10' E) by said land of Perkins ninety and five hundredths (90.05) feet to an iron pipe driven into the ground; thence the same course by said land of Perkins forty-four and thirty-six hundredths (44.36) feet to an iron pipe driven into the ground and to other land of the grantee herein, known as the Ogunquit Playhouse property; thence North sixty degrees East (N 60°E) by said other land of the grantee herein twenty-two and forty hundredths (22.40) feet to a solid iron driven into the ground on the bank of the Josias River; thence the same course to said River; thence upstream by said River in a general Northerly and then Westerly direction to said Highway; thence South five degrees forty-four minutes West (S 5° 44' W) by said Highway to the point of beginning.

The North eighty-eight degrees ten minutes East (N 88° 10' E) bearing was observed in 1954 and the others calculated from it.

E X H I B I T D

(Specific Description in YCRD, Book 1288, Page 187)

BEGINNING on the easterly side of said United States Highway, Route Number One, at an iron pipe driven into the ground at land formerly of Maud Hartwig, now of the Grantee, thence running easterly by and along land of the Grantee, one hundred forty-seven (147) feet, more or less, to other land of the Grantor and hereby conveyed, being the third parcel of land hereinafter described; thence turning and running northerly by and along land formerly of Wendell G. Phillips, now land of the Grantor, being the third parcel of land hereinafter described and hereby conveyed, forty-three (43) feet, more or less, to other land of the Grantor, being the second parcel of land hereinafter described and hereby conveyed; thence turning and running westerly by and along the southerly side line of other land of the Grantor, being the second parcel hereinafter described and hereby conveyed, ninety-four (94) feet, more or less, to the easterly side line of said United StatesHighway, Route Number One; thence turning and running southerly by and along the easterly side line of said Highway, one hundred twenty-five (125) feet to land of the Grantee and the point of beginning.

Also another certain lot or parcel of land situated in said Ogunquit and lying on the easterly side of said Highway and being adjacent to the land first above described and northerly thereof, and bounded and described as follows, wit:

BEGINNING on the easterly side line of said Highway at the northwesterly corner of the parcel of land first above described and hereby conveyed; thence running northerly by and along the easterly side line of said Highway, twenty-five (25) feet to an iron pipe driven into the ground at other land of the Grantee,

thence turning and runinng easterly by and along other land of the Grantee on a line parallel with and twenty-five (25) feet distant from the northerly side line of the premises first above described, ninety-four (94) feet to land formerly of Wendell G. Phillips, now other land of the Grantor and being the third parcel of land hereinafter described and hereby conveyed; thence turning and running southerly by and along other land of the Grantor, being the third parcel of land hereinafter described and hereby conveyed, twenty-five (25) feet, more or less, to the northeasterly corner of the land first above described and hereby conveyed; thence turning and running westerly by and along the northerly side line of the land first above described and hereby conveyed, ninety-four (94) feet to Highway and the point of beginning.

The first and second parcel of land above described being conveyed subject to any existing pole line easement. Particular reference being had to easement running from Gladys L. Ware, predecessor in title, to Central Maine Power Company by Deed of Easement dated July 7, 1947 and recorded in the York County Registry of Deeds, Book 1093, Page 38.

....

Also another certain lot or parcel of land situated in Ogunquit Village, in the Town of Wells, County of York and State of Maine and lying on the easterly side of said United States Highway, Route Number One, but not adjacent thereto and bounded and described as follows: to wit:

BEGINNING at the northeasterly corner of the land last above described at an iron pipe driven into the ground; thence running in a general southeasterly course to take in a large clump of Oak trees and by and along land formerly of Wendell G. Phillips, now land of the Grantee to the Josias River, so-called; thence turning and running southerly along said Josias River in its several courses to other land of the Grantee;

thence running northwesterly by and along land of the Grantee to the southeasterly corner of the parcel first above described and hereby conveyed; thence turning and running northeasterly by and along the southeasterly side line of the first and second parcels of land first above described and hereby conveyed, sixty-eight (68) feet, more or less, to the point of beginning.

....

Meaning and intending to convey and hereby conveying by this instrument all the land the Grantor owns in said Ogunquit Village lying on the easterly side of said United States Highway, Route Number One and lying southerly of the following described line, to wit:

BEGINNING on the Easterly side of said United States Highway, Route Number One, at an iron pipe driven in the ground and located North seventy-two degrees fifty minutes East (N 72° 50' E) ninety-two and sixteen hundredths (92.16) feet from the corner post at the Northeasterly corner of the steel fence surrounding the Central Maine Power Compny's Sub station lot standing on the Westerly side of said Highway; thence from said point of beginning South eighty-one degrees twenty-one minutes East (S 81° 21' E) ninety-four (94) feet to an iron pipe driven into the ground; thence North eighty-eight degrees ten minutes East (N 88° 10' E) ninety and five hundredths (90.05) feet to an iron pipe driven into the ground and thence North sixty degrees East (N 60° E) twenty-two and forty hundredths (22.40) feet to a solid iron driven into the ground on the Westerly bank of Josias River; thence the same course to said River.

E X H I B I T E

(Specific Description in YCRD, Book 1291, Page 291)

BEGINNING on the easterly side of said United States Highway, Route Number One at an iron pipe driven into the ground in the apparent easterly side line of said Highway, said point of beginning being located by measuring North five degrees, forty minutes East (N 5° 40' E) by and along the easterly side line of said Highway, a distance of One Hundred Fifty (150) feet from another iron pipe driven into the ground marking the northwesterly corner of land of the Grantees herein this day conveyed to the Grantor herein which is located ninety-two and sixteen hundredths (92.16) feet distant and North seventy-two degrees, fifty minutes East (N 72° 50' E) from the corner post at the Northeasterly corner of the steel fence surrounding the Central Maine Power Company's Sub station standing on the Westerly side of said Highway; thence from said point of beginning running South seventy-nine degrees, thirty-five minutes and thirty seconds East (S 79° 35' 30" E) by and along remaining land of the Grantor on a line which passes thirty-six and twenty-five hundredths (36.25) feet southerly from the southerly corner of the house and four (4) feet southerly from the southerly corner of the barn, both of which buildings are located on land herein described and hereby conveyed, two hundred fifty (250) feet, more or less, to an iron pipe driven into the ground on the westerly bank of Josias River, so-called; thence the same course to said River; thence upstream by said River in a general Northerly and then Westerly direction to said Highway; thence South five degrees, forty-four minutes West (S 5° 44' W) by and along the Easterly side line of said Highway to the point of beginning.

The above described premises being a part only of the same premises Grace M. Phillips conveyed to the Grantor by Warranty

Deed dated June 30, 1954 and recorded in the York County Registry Book 1262, Page 124, the Grantor herein reserving from the original grant described in said deed a parcel of land one hundred fifty (150) feet on said United States Highway and one hundred ten (110) feet, more or less, on said Josias River and lying southerly of and adjacent to the southerly boundary line of the land herein described and hereby conveyed and running from said Highway to said Josias River.

E X H I B I T F

(Specific Description in YCRD, Book 2862, Page 323)

BEGINING on the Westerly side of a twenty (20) foot wide right of way delineated on the aforesaid Lane Plan as "20' Wide R.O.W.", which leads from Bournes Lane in a Southerly direction over other land of the grantor and along land of Barn Gallery Associates, Inc., at a point marked by an iron pipe driven into the ground, said point being the Southeasterly corner of land now or formerly of Richard Littlefield and lying South twenty-four degrees, seven minutes, zero seconds West (S 24° 07' 00" W) a distance of sixty-seven and fifty-eight hundredths (67.58) feet from the Northeasterly corner of land now or formerly of said Richard Littlefield marked by an iron pipe driven into the ground on the Southerly sideline of Bournes Lane; thence from said point of beginning by said twenty (20) foot wide right of way on a course of South forty-six degrees, ten minutes, zero seconds West (S 46° 10' 00" W) a distance of fifty-one and twenty-one hundredths (51.21) feet to an angle point marked by an iron pipe driven into the ground and other land of the grantor herein; thence by said other land of the grantor herein successive courses and distances as follows: North eighty-five degrees, fourteen minutes, thirty seconds West (N 85° 14' 30" W) forty-three and nine hundredths (43.09) feet to an angle point marked by an iron pipe driven into the ground, South twenty-one degrees, thirteen minutes, thirty seconds West (S 21° 13' 30" W) one hundred eighty-four and ninety-eight hundredths (184.98) feet to an angle point marked by an iron pipe driven into the ground, South ten degrees, six minutes, thirty seconds West (S 10° 06' 30" W) one hundred thirty-two and seventy-three hundredths (132.73) feet to an angle point marked by an iron pipe driven into the ground and land now or formerly of LaRoche Realty, Inc., presently a condominium complex known as "Meadowlark"; thence by said land of LaRoche Realty, Inc. on a

course of South seventy-eight degrees, thirty-five minutes, thirty seconds West (S 78° 35' 30" W) a distance of two hundred thirty and ninety-seven hundredths (230.97) feet to a point marked by an iron pipe driven into the ground and land belonging to the "Old Cemetery", so-called, or owners unknown; said last mentioned point being at the top of the bank on the Southerly side of a gully and lying forty-six and four tenths (46.4) feet from the Northerly corner and forty-five (45) feet from the Westerly corner of the foundation of condominium unit Number 36 standing on said land now or formerly of LaRoche Realty, Inc.; thence by said land of the Old Cemetery or owners unknown successive courses and distances as follows: North seventeen degrees, thirty-two minutes, thirty seconds West (N 17° 32' 30" W) forty-six and twenty hundredths (46.20) feet to an angle point marked by a nail in the root of an old apple tree, South seventy-two degrees, fifty-three minutes, thirty seconds West (S 72° 53' 30" W) four and eight tenths (4.8) feet to a point marked by an iron pipe driven into the ground, South seventy-two degrees, fifty-three minutes, thirty seconds West (S 72° 53' 30" W) forty-two and two tenths (42.2) feet to an angle point marked by an iron pipe driven into the ground and other land of the grantor herein; thence by said other land of the grantor herein on a course of North one degree, eleven minutes, zero seconds West (N 01° 11' 00" W) a distance of two hundred eighty-eight and one tenth (288.1) feet to a point marked by an iron pipe driven into the ground and land now or formerly of Gordon Littlefield; thence by said land now or formerly of Gordon Littlefield and land now or formerly of Margaret Littlefield on a course of North eighty degrees, thirty-two minutes, thirty seconds East (N 80° 32' 30" E) a distance of two hundred thirty-six (236.00) feet to an angle point marked by an iron pipe driven into the ground; thence by said land now or formerly of Margaret Littlefield and said land now or formerly of Richard

Littlefield on a course of South eighty-six degrees, forty-nine minutes, thirty seconds East (S 86° 49' 30" E) a distance of one hundred forty-eight and ninety hundredths (148.90) feet to a point marked by an iron pipe driven into the ground; thence continuing by said land now or formerly of Richard Littlefield on a course of South eighty-six degrees, forty-nine minutes, thirty seconds East (S 86° 49' 30" E) a distance of sixty-six and seventeen hundredths (66.17) feet to the point of beginning.

Benefits and burdens - the property hereinbefore described is hereby conveyed: (1) subject to such utility service and other easements on, over, under or across said property as may now have any legal existence; (2) with the benefit of appurtenant utility service easements and all appurtenant rights of way including a right of way in common with others over aforementioned "20' wide R.O.W." and the privilege of construction and maintenance of appropriate utility service facilities in common with others or otherwise within the limits of said way; (3) with the right to use, repair, replace and maintain, in common with others, such elecric and telephone service lines, water service lines, and sewer facilities as may now exist and service said property; (4) subject to a right of way reserved to the grantor herein, his heirs and assigns forever, over land to be conveyed, to wit: a right of way twenty-five (25) feet in width extending from aforementioned "20' wide R.O.W." in a general Westerly direction to remaining land of the grantor designated as Lot 3 on the Lane Plan, the centerline of said twenty-five (25) foot right of way to be the centerline of the hard-surfaced road as the same presently exists over and along the "Driveway" as shown on said plan, the usage of said reserved right of way to be in common with the grantees herein, to be for all purposes connected with the occupancy of the grantor's remaining property in said Ogunquit, and to include the privilege of construction and maintenance of

appropriate utility service facilities, in common with others or otherwise, within the limits of said reserved way; (5) subject to the obligation of the grantees to maintain and keep in repair the fence, gate and gate posts lying within the bounds of said reserved twenty-five (25) foot right of way; and (6) subject to and with the benefit of applicable town, state and federal zoning and land use ordinances and regulations.

Title references - with respect to sources of title to the hereinbefore described property reference may be had to the following deeds recorded in the York County Registry of Deeds, to wit: (1) Book 1166, Page 319, deed given by Maude Hartwig to John C. Lane, dated November 6, 1950; (2) Book 1365, page 407, deed given by Maude M. Hartwig to John C. Lane, dated October 10, 1957; and (3) Book 1637, Page 405, deed given by Helen M. Lane to John C. Lane. dated January 28, 1965.

Plan reference - the plan hereinabove referred to as the Lane Plan is the plan which is formally entitled "Survey for John C. Lane, S'ly of Bournes Lane, Ogunquit, Maine" drawn by George M. Chrisenton and Vess E. Irvine, Land Surveyors, under date of December 1, 1980 and lodged in the offices of the surveyors. Unless the context indicates otherwise, the specific courses and distances used in the foregoing description are the specific courses and distances given on the aforementioned plan and the roads, way, lanes, rights of way, iron pipes and other monuments are the roads, ways, lanes, rights of way, iron pipes and other monuments referred to on the aforementioned plan. The two rights of way hereinbefore described as benefitting and burdening subject premises are also shown on another plan entitled "Survey for John C. Lane, S'ly of Bournes Lane, Ogunquit, Maine" drawn by George M. Chrisenton under date of October 25, 1979 and duly recorded in the York County Registry of Deeds, Plan Book 103, Page 26.

E X H I B I T G

(Specific Descripion in YCRD, Book 1423, Page 349)

Certain lots or parcels of land with any improvements thereon situated in that part of said Wells known as Ogunquit Village and being within a land area lying generally Westerly of the King's Highway, generally Southerly of Bourne's Lane, and generally Easterly of the so-called Ogunquit Playhouse property acquired by the grantor herein by deed recorded in York County Registry of Deeds, Book 1166, Page 319; said certain lots or parcels of land being portions of the property shown upon "Plan Showing a Portion of the Property of Maude M. Hartwig, Ogunquit, Wells, Maine", drawn by Libby & Dow, Eng'rs, Saco, Maine, under date of May 15, 1957, recorded in said Registry of Deeds, Book of Plans 27, Page 15, to which plan and the lot, reserved way, and other designations thereon reference is herein had; the specific and several descriptions of said certain lots or parcels of land being as follows, viz:

Parcel 1 Beginning on the Easterly side of a "20' Reserved Way" delineated on said Plan at a point marked by an iron pipe driven into the ground at the Northwesterly corner of the lot of land conveyed by Maude M. Hartwig to Andrew C. Clark, et al, by deed of warranty, dated May 29, 1957, and recorded in said Registry of Deeds, Book 1348, Page 504; thence from said point of beginning in a general Easterly direction, by a line making an included angle of eighty-four degrees thirty-five minutes (84° 35') with the last course described in this paragraph or with the Easterly boundary line of said Reserved Way and by said land so conveyed to Clark, et al, a distance of sixty-nine and seventy-seven hundredths (69.77) feet to a point marked by an iron pipe driven into the ground and to the Northwesterly corner of the land conveyed to Arline A. North by Helen West Drinker by deed of warranty, dated October 28, 1949, and recorded in said

Registry of Deeds, Book 1144, Page 424; thence in a general Northerly or Northeasterly direction, by "Parcel III" being conveyed by this deed from the grantor herein to the grantee herein and by land on said plan bearing the designation "Morris" and by a regular curve deflecting to the right having a radius of one thousand one hundred five and twenty-six hundredths (1,105.26) feet, a chord distance of eighty-four and fifty-three hundredths (84.53) feet to a point marked by an iron pipe driven into the ground and to the Southeasterly corner of the land conveyed by Maude M. Hartwig to Thelma Rowland by deed of warranty, dated October 10, 1957, and recorded in said Registry of Deeds, Book 1365, Page 467; thence in a general Westerly direction by said land so conveyed to Rowland a distance of thirteen and thirty-one hundredths (13.31) feet to a point marked by an iron pipe driven into the ground; thence in a general Northerly direction, by a line making an excluded angle of eighty-six degrees thirty minutes (86° 30') with the last described line and by said land so conveyed to Rowland, a distance of forty-nine and ninety-two hundredths (49.92) feet to a point marked by an iron pipe driven into the ground and to other land of the grantor herein; thence in a general Westerly direction, by a line making an included angle of eighty-six degrees thirty minutes (86° 30') with the last described line and by land of the grantor herein, a distance of twenty-one and thirty-five hundredths (21.35) feet to the Easterly boundary line of said Reserved Way; thence in a general Southerly direction, by a line making an included angle of about one hundred ten degrees forty-five minutes (110° 45') with the last described line and by said Reserved Way, a distance of eleven and thirty-three hundredths (11.33) feet to a point marked by an iron pipe driven into the ground; thence in a Southwesterly direction, by a line making an excluded angle of one hundred fifty-eight degrees two minutes (158° 02') with the last

described line and by said Reserved Way, a distance of fifty-eight and forty-four hundredths (58.44) feet to a point marked by an iron pipe driven into the ground; thence in a general Southerly direction, by a line making an included angle of one hundred fifty degrees thirty-three minutes (150° 33') with the last described line and by said Reserved Way, a distance of seventy and eighteen hundredths (70.18) feet to the point of beginning.

Parcel II Beginning on the Westerly side of said Reserved Way at a point marked by an iron pipe driven into the ground in the prolongation of the Southerly boundary line of "Parcel I" hereinbefore described if produced in a Westerly direction; thence from said point of beginning in the continuance of said prolongation and in a general Westerly direction, by a line making an included angle of ninety-five degrees twenty-five minutes (95° 25') with the last course described in this deed or with the Westerly boundary line of said Reserved Way and by other land of the grantor herein, a distance of nineteen and thirty-seven hundredths (19.37) feet to a point marked by an iron pipe driven into the ground and to other land of the grantor herein; thence in a general Northerly direction, by a line making an included angle of eighty-five degrees (85°) with the last described line and by other land of the grantor herein, a distance of eighty-one and fifty-two hundredths (81.52) feet to a point marked by an iron pipe driven into the ground and to other land of the grantor herein; thence in a general Easterly direction, by a line making an included angle of one hundred one degrees forty minutes (101° 40') with the last described line and by other land of the grantor herein, a distance of twenty-four and seventy-two hundredths (24.72) feet to a point marked by an iron pipe driven into the ground and to the Westerly boundary line of said Reserved Way; thence in a Southwesterly direction, by a line making an included angle of forty-eight

degrees twenty-eight minutes (48° 28') with the last described line and by said Reserved Way, a distance of eight and sixty-six hundredths (8.66) feet to a point marked by an iron pipe driven into the ground and to an angle; thence in a general Southerly direction, by a line making an excluded angle of one hundred fifty degrees thirty-three minutes (150° 33') with the last described line and by said Reserved Way, a distance of seventy-seven and thirty-three hundredths (77.33) feet to the point of beginning.

Parcel III All the title and interest, however acquired, that the grantor herein may have in and to a certain strip of land lying Easterly of said "Parcel I" and being described as follows:

Beginning on the Westerly side of the King's Highway at a point marked by an iron pipe driven into the ground at the Southeasterly corner of land on said Plan bearing the designation "Morris"; thence in a general Westerly direction, by a line making an included angle of ninety degrees ten minutes (90° 10') with the last course described in this paragraph or with the Westerly boundary line of King's Highway and by said land bearing the designation "Morris", a distance of seventy-five and eighty hundredths (75.80) feet to a point marked by an iron pipe driven into the ground in the Easterly boundary line of said "Parcel I"; thence in a general Southerly direction, by a line making an included angle of one hundred eleven degrees seven minutes (111° 07') with the last described line and by said "Parcel I", a distance of twenty-three and sixteen hundredths (23.16) feet to a point marked by an iron pipe driven into the ground and to the Northwesterly corner of said land conveyed to North by Drinker by deed recorded in said Registry of Deeds, Book 1144, Page 424; thence in a general Easterly direction by said land of North a distance of eighty-four and twenty hundredths (84.20) feet to a point marked by an iron pipe

driven into the ground and to said Highway; thence in a general Northerly direction, by a line making an included angle of ninety degrees forty-six minutes (90° 46') with the last described line and by said Highway, a distance of nineteen and fifty hundredths (19.50) feet to the point of beginning.

The above described properties are hereby conveyed to the grantee herein together with the grant of any and all rights and easements appurtenant to said properties, or any part thereof, and subject to such rights of way and easements on, over or across said properties as may now have any legal existence.

Aforesaid rights and easements appurtenant to said properties shall specifically include a right of way in common with others over said "20' Reserved Way" and the privilege of construction and maintenance of appropriate utility easements in common with others or otherwise on, under and over said Reseved Way. Said Reserved Way is twenty (20) feet in width running over a strip of land of the same width, the specific description of the Easterly boundary line of said Reserved Way and said strip of land being as follows, viz: Beginning at a point marked by an iron pipe driven into the ground at the most Westerly corner of the lot of land on said Plan bearing the designation "to be sold to Horne"; thence from said point of beginning in a Northeasterly direction by said lot of land bearing the designation "to be sold to Horne" a distance of forty-three and twenty-two hundredths (43.22) feet to a point marked by an iron pipe driven into the ground and to the Southwesterly corner of the lot of land on said Plan bearing the designation "to be sold to Clark, et al"; thence in a general Northerly direction by said lot of land bearing the designation "to be sold to Clark, et al" a distance of fifty-nine and thirty hundredths (59.30) feet to a point marked by an iron pipe driven into the ground and to said beginning point of "Parcel I" hereinbefore described; thence on the same course a distance of

seventy and eighteen hundredths (70.18) feet to a point marked by an iron pipe driven into the ground; thence in a Northeasterly direction and deflecting to the right by an angle of twenty-nine degrees twenty-seven minutes (29° 27') a distance of fifty-eight and forty-four hundredths (58.44) feet to a point marked by an iron pipe driven into the ground; thence in a general Northerly direction and deflecting to the left by an angle of twenty-one degrees fifty-eight minutes (21° 58') a distance of seventy-one and sixty-five hundredths (71.65) feet, more or less, to the Southwesterly side of Bourne's Lane. Said Reserved Way adjoins in part said "Parcel I" and said "Parcel II".

The angles and distances given in the descriptions of said "Parcel I" and said Reserved Way in this deed are taken from aforesaid plan.

With respect to sources of title of the grantor, reference may be had to the following deed, viz: deed of warranty from Maude M. Hartwig to John C. Lane, dated October 10, 1957, and recorded in said Registry of Deeds, Book 1365, Page 407.

This grant is further subject to the following conditions and restrictions, to wit: That the grantee, its successors and assigns, shall hold, use, occupy and enjoy the above described premises solely for the purpose of establishing, maintaining and carrying on an art gallery to be operated without profit for the public exhibition of objects of art, for public lectures, and for allied cultural activities to encourage public appreciation of the fine arts. The use of the above described premises for any purpose other than the purpose hereinbefore set forth shall be deemed to violate aforesaid conditions and restrictions and the Ogunquit Village Corporation, or any citizen thereof, may at any time present a petition to a proper Court to have a determination made by the Court whether or not aforesaid conditions and restrictions have in fact been violated. Upon a

finding by the court that the said conditions and restrictions have been violated, title to said parcels of land shall vest immediately in fee simple absolute in the Ogunquit Village Corporation, and its successors.

In the event that the grantee, its successors and assigns, shall faithfully adhere to and respect the purposes, conditions, and restrictions set forth in the preceding paragraph for the period of thirty years next following the execution of this instrument, the said purposes, conditions and restrictions shall from that date forward be deemed of no binding force or effect and the said grantee, its successors and assigns, shall from that date forward hold title to the above described parcels of land in fee simple absolute.

E X H I B I T H

(Specific Description in YCRD, Book 3683, Page 63)

A certain lot or parcel of land situated in Ogunquit, and being within a land area lying generally westerly of the King's Highway, generally southerly of Bourne's Lane, and generally easterly of the so-called Ogunquit Playhouse property acquired by the Grantor herein by deed recorded in York County Registry of Deeds, Book 1166, Page 319; said certain lot or parcel of land being a portion of the property shown upon "Plan Showing a Portion of the Property of Maude M. Hartwig, Ogunquit, Wells, Maine" drawn by Libby & Dow, Eng'rs, Saco, Maine, under date of May 15, 1957, recorded in said Registry of Deeds, Book of Plans 27, page 15, to which plan reference is herein made and also to plan by Chrisenton and Irvine for the Grantor dated 3 August 1985 and more particularly described as follows, to wit:

Beginning at the northernmost corner of the parcel herein conveyed, and being Parcel B on said 1985 plan, at an iron pipe; and running thence South 34° 10' 30" East 20.27 feet across a right of way to an iron pipe at land of the Grantee; thence running by land of the Grantee and land of Eichelroth South 16° 37' 30" West 129.27 feet to an iron pipe at land now or formerly of Lane; thence running South 34° 42' 30" West 43.35 feet to an iron pipe; thence running North 23° 40' 30" West 23.65 feet to an iron pipe; thence running North 57° 45' 30" West 35.21 feet to an iron pipe in the ground; thence running by and along land of Russells, North 21° 13' 30" East 148.90 feet to an iron pipe at the northwesterly corner of the parcel herein conveyed; thence running South 85° 14' 30" East 35.79 feet to the iron pipe at the point of beginning. The foregoing described premises are conveyed subject to a right of way in common with others, said

right of way being 20 feet wide along the easterly boundary of the premises herein conveyed and shown on the aforesaid 1985 plan. The foregoing description encompasses a small portion of land heretofore conveyed to the Grantee.

Meaning and intending to convey and hereby conveying a portion only of the premises conveyed to the Grantor herein by Maude M. Hartwig by deed dated October 10, 1957 and recorded in the York County Registry of Deeds in Book 1365, Page 407.

E X H I B I T I

(Specific Description in YCRD, Book 3658, Page 158)

A certain lot or parcel of land situated in said Ogunquit, lying southerly of, but not adjacent to, Bournes Lane, bounded and described as follows:

Beginning at an iron pipe set in the ground in the northwesterly corner of the lot or parcel herein conveyed, at a point in the easterly sideline of other land of the Grantees herein, which point of beginning also lies at or near the southerly sideline of a certain 25 foot right of way giving access to other land of the Grantor herein; running thence from said point of beginning by and along other land of the Grantees herein and a palisade fence, South 21° 13' 30" West 146.82 feet to an iron pipe set in the ground; running thence by said other land of the Grantees herein and said fence South 10° 06' 30" West 132.73 feet to an iron pipe set in the ground at land now or formerly of LaRoche Realty Corporation; running thence by and along said land now or formerly of LaRoche Realty Corporation North 78° 35' 30" East passing through two iron pipes set in said boundary line to a third iron pipe a distance of 99.98 feet to a point at land now or formerly of Samuel R. and Gladys E. Lang; running thence by and along said land now or formerly of Lang North 23° 04' 00" West 73.80 feet to an iron pipe set in the ground at the southerly end of a certain 20 foot right of way leading from that point to Bournes Lane and at land of Barn Gallery Associates; running thence by the southwesterly end of said 20 foot right of way and other land of the Grantor herein North 23° 40' 30" West 23.65 feet to an iron pipe set in the ground; running thence by and along said other land of the Grantor herein, shown as Parcel B on a certain plan hereinbelow described North 57° 45' 30" West 35.21 feet to an iron pipe set in the ground; running thence by and along said Parcel B and following the approximate course of a wooden fence

North 21° 13' 30" East 148.90 feet to an iron pipe set in the ground at or near the southerly sideline of said 25 foot right of way, first above mentioned; running thence by the southerly sideline of said 25 foot right of way North 85° 14' 30" West 7.30 feet to the iron pipe at the point of beginning.

Meaning and intending to convey and hereby conveying a portion only of the premises conveyed to the Grantor herein by deed of Maud M. Hartwig dated October 10, 1957 and recorded in the York County Registry of Deeds, Book 1365, Page 407.

The above described and conveyed lot or parcel of land is further identified as being Parcel A as shown on a certain plan entitled "Survey for John C. Lane, Bournes Lane, Ogunquit, Maine, Date 3 August, 1985" by George M. Chrisenton and Vess E. Irvine, Land Surveyors.

RECEIVED YORK S S.
1997 SEP 18 P 1:12
ATTEST: Lois M. Muce
REGISTER OF DEEDS

359 Brad Marshall

025830

WARRANTY DEED

OGUNQUIT MARKETING AND MANAGEMENT, a Maine corporation with a place of business at Ogunquit, Maine, and a mailing address of 54 Cutts Road, Route 1, Ogunquit, Maine 03904, for consideration paid grants to OGUNQUIT PLAYHOUSE FOUNDATION, a Maine corporation with a place of business at Ogunquit, Maine and a mailing address of Route 1, Ogunquit, Maine 03907, WITH WARRANTY COVENANTS, the following:

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of U.S. Route Number One in the Town of Ogunquit, County of York, and State of Maine, said lot or parcel of land being more particularly bounded and described as follows:

MAINE R.E. TRANSFER TAX PAID

Beginning at the inside face of the Southeast abutment of the bridge over the Josias River as it crosses said U.S. Route Number One at a point on the easterly sideline of said U.S. Number One; thence running along the easterly sideline of said U.S. Route Number One S 6° 8' 50" W 226.5 feet, more or less, to an iron pipe; thence running S 83° 34' 50" E 99.48 feet to a point marked by an iron pipe; thence turning and running S 87° 37' 24" E 61.65 feet to a point marked by an iron pipe; thence running S 89° 14' 13" E 44.26 feet to a point marked by an iron pipe; thence running S 87° 30' 05" E 130.52 feet to a point marked by an iron pipe at the edge of the embankment of the Josias River; thence continuing the same course to said Josias River; thence upstream by said Josias River in successive northeasterly, northwesterly, westerly, and southwesterly directions by said Josias River to the easterly sideline of said U.S. Route Number One as it crosses said Josias River; thence southerly by said easterly sideline of said U.S. Route Number One to said embankment of the Josias River at the point of intersection of said embankment with said inside face of the southeast abutment of the bridge over the Josias River; thence southeasterly by said inside face of the southeast abutment of the bridge over the Josias River to the point of beginning.

The above described and conveyed premises are conveyed together with the benefit of the following four easements:

1. An easement to use the existing septic tank (and the pumps located therein) located partially on the property hereinabove described and conveyed and partially on property now or formerly of Avrom Mintz, et als., said septic tank being situated approximately 210 feet southeasterly of U.S. Route Number One as measured along a common boundary line between said properties.

2. An easement to use the existing sewer line which runs from the afore-referenced septic tank along the common boundary line between said properties to U.S. route Number One and which hooks up with the sewer line of the Ogunguit Sewer District.

3. A limited easement of access to the restaurant building located on said Mints premises, for the purpose of repair and maintenance to that portion of the electrical system (which operates the pumps located within the above-referenced septic tank) located within said restaurant.

The respective rights and responsibilities of the parties in regard to operation, maintenance and repair of the various portions of the above-referenced easements are set forth in, and shall be in accordance with, a certain Agreement dated February 14, 1985 and recorded with York County Registry of Deeds in Book 3702, Page 135. The above three easements being the same as set forth in Quitclaim Deed from Avrom Mintz, et als., dated February 14, 1985 and recorded in the York County Registry of Deeds in Book 3469, Page 171, and Grantor makes no warranty or representation regarding the same.

4. The right and easement to use the sign located on premises conveyed by Inn Crowd, Inc. to Edmund J. Burke and Robert H. Lizotte (being premises now or formerly of Avrom Mintz, et als.) for the purposes of advertising the motel located on the premises herein conveyed and described above. Together with the right and easement to use the reader panel on said sign. The exact terms and conditions of the use of said reader panel to be worked out between the Grantees herein, their heirs and assigns, and Robert H. Lizotte, his heirs and assigns, and the Grantor herein makes no warranty or representation regarding the same.

Said Fourth right and easement being set for in deed from George J. Houlihan and Elizabeth C. Houlihan dated September 21, 1978 and recorded in the York County Registry of Deeds in Book 2420, Page 339.

The above described premises are conveyed subject to the following easements:

1. An easement to use the existing septic tank (and the pumps located therein) located partially on the property hereinabove described and conveyed and partially on property now or formerly of Avrom Mintz, et als., said septic tank being situated approximately 210 feet southeasterly of U.S. Route Number One as measured along a common boundary line between said properties.

2. An easement to use the existing sewer line which runs from the afore-referenced septic tank along the common boundary line between said properties to U.S. route Number One and which hooks up with the sewer line of the Ogunquit Sewer District.

The respective rights and responsibilities of the parties in regard to operation, maintenance and repair of various portions of the above-referenced easements are set forth in, and shall be in accordance with, a certain agreement dated February 14, 1985 between Isaacson and Avrom Mintz, et als. The above two easements being the same as set forth in Quitclaim Deed from the Isaacson to Avrom Mintz, et als., dated February 14, 1985 and recorded in the York County Registry of Deeds in Book 3469, Page 173.

3. Subject to the Central Maine Power Company and New England Telephone Company easements of record. The Third easement is set forth in a Warranty Deed from George J. Houlihan and Elizabeth C. Houlihan dated September 21, 1978 and recorded in the York County Registry of Deeds at Book 2420, Page 339.

Meaning and intending to describe and convey the same premises conveyd to Ogunquit Marketing and Management, Inc. by deed of Evelyn C. Loraine dated January 31, 1997 and recorded in the York County Registry of Deeds at Book 8150, Page 197.

Executed this June 14, 2000.

Witness

OGUNQUIT MARKETING AND MANAGEMENT

By: _____
Name: David Moulton
Title: President

STATE OF MAINE
COUNTY OF YORK

The foregoing instrument was acknowledged before me this 14th day of June, 2000 by David Moulton, President of Ogunquit Marketing and Management, on behalf of the corporation.

~~Notary Public/Justice of the Peace~~ ATTORNEY AT LAW
Name: JOHN A. ANDERSON, JR.
My commission expires:

H:\data\5\56479\mcb\DEED.DOC
June 14, 2000 1:54 PM

RECEIVED YORK S.S.
00 JUN 20 PM 1:17
ATTEST: Lois M. Muse
REGISTER OF DEEDS

Return to: Ogunquit Playhouse Foundation
Route 1
Ogunquit, ME 03907

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19217 PG 735**
Instr # 2023008716
04/03/2023 02:09:59 PM
Pages 2 YORK CO

AFTER RECORDING RETURN TO:

Space above this line for Registry Use Only

DLN: 1002340230630

QUITCLAIM DEED
(Maine Statutory Short Form Quitclaim Deed With Covenant)

KNOW ALL BY THESE PRESENTS, that **OGUNQUIT CHAMBER OF COMMERCE**, a Maine nonprofit corporation located at 36 Main Street, Ogunquit, Maine whose mailing address is P.O. Box 2289, Ogunquit, ME 03907-2289, for consideration paid,

GRANTS TO **OGUNQUIT PLAYHOUSE FOUNDATION**, a Maine nonprofit corporation whose mailing address is 10 Main Street, Ogunquit, ME 03907, *WITH QUITCLAIM COVENANTS,* the real estate described below:

See "Exhibit A" Annexed hereto

IN WITNESS WHEREOF, Ogunquit Chamber of Commerce has hereunder caused this instrument to be signed in its name and behalf by Alice Pearce, its Executive Director duly authorized as of this 3rd day of April, 2023.

Ogunquit Chamber of Commerce

WITNESS

By: _____
Alice Pearce
Its Executive Director, duly authorized

STATE OF MAINE
COUNTY OF YORK, ss.

April 3, 2023

Personally appeared the above-named Alice Pearce and affirmed that she was the duly authorized Executive Director of Ogunquit Chamber of Commerce and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Notary Public/ Maine Attorney at Law

BRUCE M. READ
Notary Public, State of Maine
My Commission Expires 12/28/2028

BRUCE M. READ NOTARY PUBLIC STATE OF MAINE

Maine R.E. Transfer Tax Paid

Exhibit A to Quitclaim Deed

Ogunquit Chamber of Commerce, Grantor

Ogunquit Playhouse Foundation, Grantee

Property located at 36 Main Street, Ogunquit, Maine 03907; Tax Map 5, Block 42, Lot 1

A certain lot of parcel of land with the buildings thereon. situated on the Easterly side of U.S. Route One, Ogunquit, County of York, and State of Maine, being more particularly bounded and described as follows:

Beginning on the Easterly sideline of U.S. Route One at a point marked by an iron pipe. which point lies South 06° 08' 50" West, 226.50 feet along the Southeasterly sideline of said U.S. Route One from the inside face of the Southeast abutment of the bridge over the Josias River, thence from said point of beginning running South 83° 34' 50" East, 99.48 feet to a point marked by an iron pipe; thence turning and running South 87° 37' 24" East. 61.65 feet to a point marked by an iron pipe; thence running South 89° 14' 13" East. 44.26 feet to a point marked by an iron pipe; thence running South 87° 30' 05" East. 130.52 feet to a point marked by an iron pipe at the edge of the embankment of the Josias River; thence turning and running in a generally Southwesterly direction along the embankment of the Josias River to a point, which point lies South 79° East, 3 or 4 feet, more or less, from an iron pipe driven into the ground (the straight-line course and distance from the next to the last iron pipe to the last iron pipe referred to above is South 38° 31' 12" West, 161.27 feet); thence leaving the embankment of the Josias River and turning and running North 79° West, 3 or 4 feet, more or less, to a point marked by the aforesaid iron pipe; thence continuing to run North 79° West, 71.81 feet to a point marked by an iron pipe; thence running North 78° 31' 40" West, 143.59 feet to the Easterly sideline of the U.S. Route One to a point 143.59 feet to the Easterly sideline of U.S. Route One to a point marked by an iron bar six (6) inches below the pavement; thence turning and running along the Easterly sideline of U.S. Route One, North 06° 08' 50" East, 97 .84 feet to a point marked by an iron pipe and the point of beginning.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to the within Grantor by Warranty Deed from Jonathan J. West dated January 27, 2000 and recorded in the York County Registry of Deeds in Book 9894, Page 169.

BK 16951 PGS 319 - 320
INSTR # 2015000618
RECEIVED YORK SS
01/07/2015 10:53:18 AM
DEBRA ANDERSON
REGISTER OF DEEDS

DEED

Joseph A. Young, of York, Maine, for full value and consideration paid, hereby grants to **Ogunquit Playhouse Foundation**, a Maine nonprofit corporation of York, Maine, with quitclaim covenant, the real estate, including all buildings and improvements located on it, on U.S. Route One in the Towns of York and Ogunquit, York County, Maine, further described on Exhibit A attached to this deed and initialed by the grantor.

Reference is made to the 1961 deed to Isabel Young recorded in Book 2026, Page 133 and the 1975 Abstract of Isabel B. Young's Will recorded in Book 2063, Page 423.

Dated: January 6, 2015.

Joseph A. Young

State of Maine
County of York

January 6, 2015

Joseph A. Young personally appeared before me and acknowledged that his signature on this deed was his free act and deed.

Notary Public/Maine attorney

CHRIS NEAGLE
type or print name

Maine R.E. Transfer Tax Paid

version 12-30-14

EXHIBIT A

A certain parcel of land situated in the Town of York and also Ogunquit, lying on the easterly side of U.S. Route 1 and being further bounded and described as follows:

Beginning at a ¾" iron pipe set in the easterly sideline of U S Route 1, said point being the southwesterly corner of the herein described parcel and running from said point of beginning N 85° 43' 33" E 15.58' to a ¾" iron pipe set in the ground and the northwesterly corner of land now or formerly of Eileen R. and James J. Milioti; thence continuing on the same course by and along the northwesterly sideline of Milioti 119.63' to a ¾" iron pipe set in the ground; thence turning and running N 09° 11' 54" E by and along land now or formerly of Ann M. Gallop 252.64' to a recovered ¾" iron pipe; thence turning and running N 54° 28' 25" E by and along the land of Gallop 25.00' to a recovered ¾" iron pipe; thence turning and running N 54° 12' 47" E by and along the land of Marvin and Ann Collier 158.12' to a found iron pipe; thence turning and running N 26° 47' 11" E still by and along the land now or formerly of Collier 73.14' to a found ½" iron pipe; thence turning and running N 71° 53' 17" E still by and along the land now or formerly of Collier 99.51' to a found ½" iron pipe; thence turning and running N 87° 55' 34" E still by and along the land of Collier 25.74' to a point; thence turning and running 71° 10' 32" E by and along the land of Collier 84.00' to a recovered ¾" iron pipe; thence turning and running in a northeasterly direction, still by and along the land of Collier 28.00' to a 20" oak with barb wire attached; thence turning and running N 42° 30' 13" E by and along the land of Melissa Perkins-Stapleton 46.7', more or less, to the Ogunquit River; thence turning and running in a northerly direction by and along the Ogunquit River to a 1" iron pipe set in the southeasterly corner of other land of the Grantee; thence turning and running S 57° 12' 26" W by and along land of the Grantee 599.52' to point on the easterly sideline of U.S. Route 1; thence turning and running S 11° 35' 46" E by and along the easterly sideline of U.S. Route 1 101.98' to a point; thence running southeasterly along the easterly sideline of U.S. Route 1 on a curve to the right with a radius of 868.51', an arc distance of 185.08' to a point; thence turning and running S 11° 38' 40" E by and along the easterly sideline of U.S. Route 1 71.02' to a point; thence turning and running still by and along the easterly sideline of U.S. Route 1 S 22° 57' 43" E 142.72' to a point; thence continuing along the easterly sideline of U.S. Route 1 running in a southerly direction on a curve to the right with a radius of 853.51', an arc distance of 98.92' to a ¾" iron pipe set in the ground and the place of beginning.

The courses and distances are derived from a plan entitled, "Boundary Survey of Land of Joseph Young, U.S. Route 1, Ogunquit and York, Maine" by Anderson/Livingston Engineers, Inc. dated October 7, 2013, to be recorded in the York County Registry of Deeds.

Return to: Ogunquit Playhouse
ATTN: Leslie Randazzo
P.O. Box 1510
Ogunquit, ME 03907

GENERAL INFORMATION

OWNER & APPLICANT
OGUNQUIT PLAYHOUSE FOUNDATION
C/O DEBORAH WARREN
10 MAIN STREET
OGUNQUIT, MAINE 03907

RESOURCE LIST

CODES & PLANNING (LAND USE)
23 SCHOOL STREET
OGUNQUIT, MAINE 03907
(207) 646-9326
TYLER McOSKER, DIRECTOR OF CODES

ASSOCIATED PROFESSIONALS

OWNER REPRESENTATION
ALPINE GROUP
200 GATE 5 ROAD SUITE 203
SAUSALITO, CA 94965
(203) 400-0802
JOSHUA BUTKUS, OWNERS REPRESENTATIVE

ARCHITECTS
JCJ ARCHITECTURE
9 CHANNEL CENTER STREET, SUITE 200,
BOSTON, MA 02210
(617) 532-6600
NICK BROOKS, AIA, NCARB, SENIOR PROJECT MANAGER

PRE-CONSTRUCTION CONTRACTOR
CONSIGLI CONSTRUCTION COMPANY
15 FRANKLIN STREET, PORTLAND, MAINE 04101
(207) 253-5749
MATTHEW TONELLO, PROJECT EXECUTIVE

LANDSCAPE ARCHITECT
STUDIO 2112
705 CENTRE STREET UNIT 4
JAMAICA PLAIN, MA 02130
(617) 852-0840
LYNNE GIESEKE, CO-FOUNDER, PRINCIPAL IN CHARGE

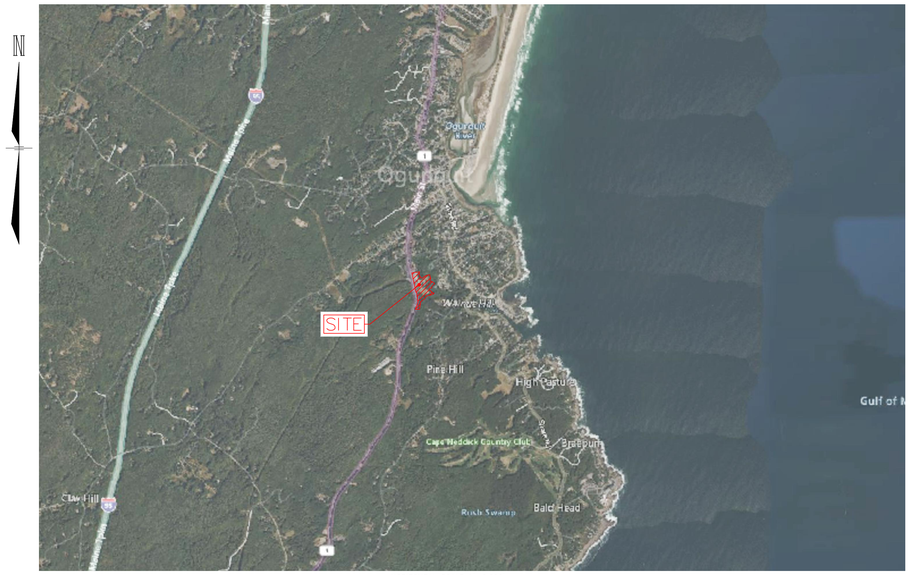
MECHANICAL, ELECTRICAL, AND PLUMBING
VANDERWEIL
274 SUMMER STREET, BOSTON, MA 02210
PAUL VAN KAUWENBERG, PRINCIPAL

LIGHTING
LAM PARTNERS
PENN WHITLOW, PE, LC, DESIGN IALD ASSOCIATE

OGUNQUIT PLAYHOUSE
PROPOSED THEATER

10 MAIN STREET
OGUNQUIT, MAINE

VICINITY PLAN



HORIZONTAL SCALE 1"=2,000'
2,000 1,000 0 2,000

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–	LANDSCAPE PLAN BY STUDIO 2112

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
OGUNQUIT PLANNING BOARD SITE PLAN REVIEW APPROVAL	–	–	–
MAINE DEP SITE LOCATION OF DEVELOPMENT ACT PERMIT	–	–	–
EPA NPDES ENOI CGP & SWPPP	–	–	–

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STATE OF MAINE
JOHN J. HOEFGUE
PE16435
LICENSED PROFESSIONAL ENGINEER

OGUNQUIT PLAYHOUSE

10 MAIN STREET,
OGUNQUIT, MAINE 03907

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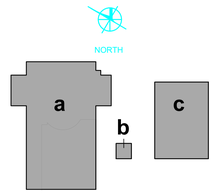

KEY PLAN

DESIGN DEVELOPMENT
01/09/2026

NOT FOR CONSTRUCTION

PIC [PIC] _____ DL [DL] _____
PM [PM] _____ DTL [DTL] _____

ISSUE 01-26-2026
JOB B2427700, TFM PIN 47657.00
DRAWN JKC/JCC
SCALE AS NOTED

REVISIONS

1/26/2026	REVISED PER LOCAL SUBMITTAL REQUIREMENTS
1/30/2026	REVISED PARKING LAYOUT IN SOUTH OVERFLOW LOT

COVER

C-00

GENERAL NOTES

1. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
2. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER ONE WEEK IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
3. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
4. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN EASEMENTS.
5. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
6. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
7. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
8. PRIOR WRITTEN PERMISSION FROM THE LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
9. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
10. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
11. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
12. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
    B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES IN PROPOSED LAYOUT AND IN EXISTING FEATURES.
    C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. NOTIFY ALL APPROPRIATE AUTHORITY OF CONSTRUCTION ACTIVITIES REQUIRING TESTS OR INSPECTIONS IN ADVANCE.
    E. TAKE APPROPRIATE MEASURES TO MINIMIZE NOISE, DUST, AND DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 9 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF OGUNQUIT.
    F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING ALL SITE WORK. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED OR COORDINATE DIMENSIONS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    L. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT ONLY IF REQUIRED BY OGUNQUIT REGULATIONS.
    M. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    N. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
        1) ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT AND NOTIFICATION TO APPLICABLE REGULATORY AGENCIES.
        2) UPON COMPLETION OF CONSTRUCTION, WRITTEN CERTIFICATION THAT:
            A) ALL WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
            B) IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MAINE CONSTRUCTION GENERAL PERMIT.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
4. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
5. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
6. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED LAYOUT AND GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES, FOOTING DRAINS, AND ROOF DRAIN INFORMATION.
7. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
8. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
9. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER.
10. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
11. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE WITHIN 1/4".
12. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
13. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
14. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO MaineDOT STANDARD SPECIFICATIONS. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO MaineDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
15. NO FILL SHALL BE PLACED IN ANY WETLAND AREA WITHOUT A WETLANDS PERMIT.
16. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
17. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
18. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%*	BELOW PAVED OR CONCRETE AREAS
95%**	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%**	BELOW LOAM AND SEED AREAS

ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT.
* ASTM D-1557
** ASTM D-698.

UTILITY NOTES

1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO ALL APPLICABLE STATE REGULATIONS. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE REGULATIONS.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO TOWN OF OGUNQUIT STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NOT AVAILABLE
ELECTRIC	CENTRAL MAINE POWER
TELEPHONE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, VERIZON, ETC.
CABLE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, VERIZON, ETC

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NO EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
4. AFTER NOVEMBER 15, INCOMPLETE DRIVEWAY OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OR 3 INCHES OF CRUSHED GRAVEL.
5. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
6. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
7. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
8. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
9. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
    a. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
    b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
7. ACTIVE STOCKPILES
    a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
    b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):

33% CREEPING RED FESCUE	(MIN. 66 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 84 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 42 LBS/ACRE)
4% REDTOP	(MIN. 8 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

WILDFLOWER SLOPE MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

36% CREEPING RED FESCUE	(MIN. 60 LBS/ACRE)
32% PERENNIAL RYEGRASS	(MIN. 51 LBS/ACRE)
5% REDTOP	(MIN. 8 LBS/ACRE)
5% ALSIKE CLOVER	(MIN. 8 LBS/ACRE)
5% BIRDSFOOT TREFOIL	(MIN. 8 LBS/ACRE)
3% LANCE-LEAF COREOPSIS	(MIN. 3 LBS/ACRE)
3% OXEYE DAISY	(MIN. 3 LBS/ACRE)
3% BUTTERFLY WEED	(MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN	(MIN. 3 LBS/ACRE)
3% WILD LUPINE	(MIN. 3 LBS/ACRE)

GENERAL SLOPE MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

44% CREEPING RED FESCUE	(MIN. 70 LBS/ACRE)
38% PERENNIAL RYEGRASS	(MIN. 60 LBS/ACRE)
6% REDTOP	(MIN. 10 LBS/ACRE)
6% ALSIKE CLOVER	(MIN. 10 LBS/ACRE)
6% BIRDSFOOT TREFOIL	(MIN. 10 LBS/ACRE)

A. PLACING LOAM ON SITE
    a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
    b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 6" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
    c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

B. SEED BED PREPARATION
    AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.

6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

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OGUNQUIT, MAINE 03907

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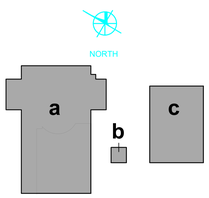

KEY PLAN

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01/09/2026

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ISSUE 01-26-2026
JOB B2427700, TFM PIN 47657.00
DRAWN JKC/JCC
SCALE 1" = 30'

REVISIONS

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1/30/2026	REVISED PARKING LAYOUT IN SOUTH OVERFLOW LOT

NOTES & LEGEND

C-01

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HORIZONTAL SCALE 1"=200'
200 100 0 200

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AERIAL LOCATION PLAN

C-02

NAD 83

NOTES

1. SEE NOTES ON SHEET C-01.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
6. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
7. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
8. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

1. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
3. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
4. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
5. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
6. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
7. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
8. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
9. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
11. ROUGH IN PROPOSED DRIVEWAY.
12. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
13. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
14. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
15. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
16. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

TAX MAP 5 LOT 27
N/F
WARD FAMILY TRUST OF 2018
PATRICIA & CHARLES WARD, TR.
17937/652

TAX MAP 5 LOT 21
N/F
TIMOTHY M. STAPLETON
MELISSA PERKINS-STAPLETON
7372/179

TAX MAP 5 LOT 2C
N/F
MOODY RICHARD & SONS
18479/644

TAX MAP 5 LOT 43

JOSIAS RIVER

FLOOD ZONE AE

FLOOD 20

FLOOD 18.9

S16°09'52"E 261.05'

1/2"RF

1/4"RF

3/4"PF

1"PF

PROPOSED SILT SOCK FOR EROSION CONTROL (TYP.)

EXISTING BUILDING TO BE REMOVED (TYP.)

EXISTING GRAVEL TO BE REMOVED (TYP.)

EXISTING DECK TO BE REMOVED

PROPOSED TREE LINE (TYP.)

EXISTING LEACH FIELD TO BE REMOVED

STAIRS AND CONCRETE AT BUILDING TO BE REMOVED (TYP.)

LEACH FIELD TO BE REMOVED

SHED TO BE REMOVED

BUILDING TO BE RAZED

BRICK WALKWAY TO BE REMOVED

GRAVEL PARKING TO BE PREPPED FOR NEW PARKING (TYP.)

GRAVEL PARKING TO BE REMOVED (TYP.)

EXISTING PLAYHOUSE TO BE DISMANTLED AND RECONSTRUCTED

EXISTING LANDSCAPING WITHIN AREA OF DISTURBANCE TO BE REMOVED (TYP.)

75' GRANJOINT SETBACK

100' MHCP CLOSE REGULATORY LIMIT & RESTORATION BUFFER

EXISTING GRAVEL TO BE REMOVED

GAZEBO TO BE REMOVED

MOBILE BATHROOMS TO BE REMOVED

RETAIN AND PROTECT TRANSFORMER

CONCRETE TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

EXISTING LEACH FIELD TO BE REMOVED

EXISTING LANDSCAPING WITHIN AREA OF DISTURBANCE TO BE REMOVED (TYP.)

STONEWALL TO BE REMOVED

EXISTING GRAVEL LOT TO REMAIN

TREE TO BE PROTECTED

EXISTING WATER SERVICE TO BE REMOVED TO MAIN

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYP.)

30' SETBACK

RETAIN AND PROTECT DRAIN MANHOLE

PROPOSED SILT SOCK FOR EROSION CONTROL (TYP.)

25' SETBACK

25' SIDE SETBACK

TOWN OGUNQUIT LINE

YORK

U.S. ROUTE ONE

MAIN STREET

TBM: CHISELED X ON HYDRANT BONNET BOLT ELEV.=48.02'

TBM: BONNET BOLT HYDRANT ELEV.=52.49'

LEGEND

EXISTING STRUCTURE TO BE REMOVED

HORIZONTAL SCALE 1"=30'
30 15 0 30

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SITE PREPARATION & DEMOLITION PLAN

C-03

NAD 83

SITE DATA

MAP 5 LOT 43
OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION, 10 MAIN STREET OGUNQUIT, ME
DEED REFERENCE TO PARCEL IS BK 8440 PG 81
AREA OF PARCEL = 230,239± SF OR 5.29± ACRES

MAP 5 LOT 44
OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION, 10 MAIN STREET OGUNQUIT, ME
DEED REFERENCE TO PARCEL IS BK 16951 PG 319
AREA OF PARCEL = 183,087± SF OR 4.20± ACRES

ZONED: SHORELAND GENERAL DEVELOPMENT 3 – OGUNQUIT PLAYHOUSE (SG3)
EXISTING USE: PERFORMING ARTS THEATER AND ASSOCIATED USES
PROPOSED USE: PERFORMING ARTS THEATER AND ASSOCIATED USES

THE PURPOSE OF THIS PLAN IS TO DEPICT CONSTRUCTION OF A NON-PROFIT PERFORMING ARTS THEATRE AND ASSOCIATED USES. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED (MAP 5 LOT 43):	PROVIDED (MAP 5 LOT 44):
MINIMUM LOT DIMENSIONS:			
LOT AREA	30,000 SF (0.689± AC)	230,239 SF (5.29± AC)	183,087 SF (4.20 ACRES)
LOT FRONTAGE	100 FT	641.75 FT	231.9'
MINIMUM SETBACKS/BUFFER:			
BUILDING FRONT	30 FT	139.4'	245.1'
BUILDING SIDE & REAR	N/A	N/A	N/A
WATER BODIES AND WETLANDS	75 FT	106.7'	108.4'
MAXIMUM BUILDING COVERAGE	70%	10.7%	2.5%

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	252 SPACES	289 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA; 201-300 TOTAL SPACES)	7 SPACES (2 VAN SPACES)	7 SPACES (6 VAN SPACES)
PARKING SPACE SIZE	9.0 FT X 18.5 FT	9.0 FT X 18.5 FT
AISLE WIDTH	24 FT	24 FT

PARKING CALCULATIONS

THEATERS, AUDITORIUMS, CHURCHES, ARENAS, AMUSEMENT CENTERS AND OTHER PLACES OF ASSEMBLY: 1 SPACE/3 SEATS OR 50 S.F.
OFFICES, PROFESSIONAL AND PUBLIC BUILDINGS: 1 SPACE/500 S.F.
BOARDING HOUSE OR OTHER ROOMING SPACES ASSOCIATED WITH A PERMITTED USE: 1 SPACE PER SLEEPING ROOM

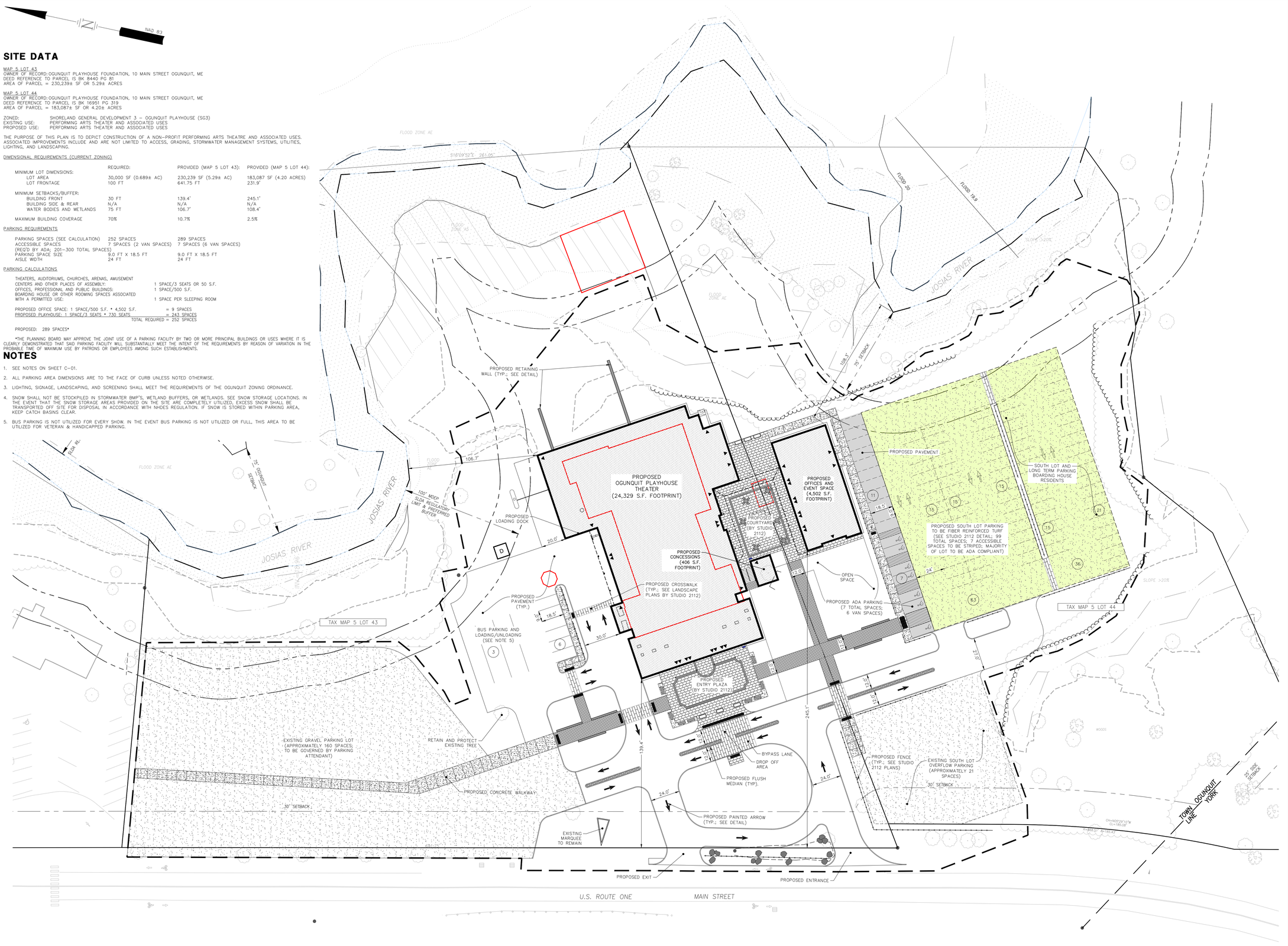
PROPOSED OFFICE SPACE: 1 SPACE/500 S.F. * 4,502 S.F. = 9 SPACES
PROPOSED PLAYHOUSE: 1 SPACE/3 SEATS * 730 SEATS = 243 SPACES
TOTAL REQUIRED = 252 SPACES

PROPOSED: 289 SPACES*

*THE PLANNING BOARD MAY APPROVE THE JOINT USE OF A PARKING FACILITY BY TWO OR MORE PRINCIPAL BUILDINGS OR USES WHERE IT IS CLEARLY DEMONSTRATED THAT SAID PARKING FACILITY WILL SUBSTANTIALLY MEET THE INTENT OF THE REQUIREMENTS BY REASON OF VARIATION IN THE PROBABLE TIME OF MAXIMUM USE BY PATRONS OR EMPLOYEES AMONG SUCH ESTABLISHMENTS.

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL PARKING AREA DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE OGUNQUIT ZONING ORDINANCE.
4. SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
5. BUS PARKING IS NOT UTILIZED FOR EVERY SHOW. IN THE EVENT BUS PARKING IS NOT UTILIZED OR FULL, THIS AREA TO BE UTILIZED FOR VETERAN & HANDICAPPED PARKING.



LEGEND

- RESOURCE PROTECTION ZONE
- PROPOSED HARDSCAPE
- PROPOSED PAVEMENT
- PROPOSED GRASSPAVE
- EXISTING STRUCTURE TO BE REMOVED

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30 15 0 30

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SITE LAYOUT PLAN

C-04

NAD 83

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL DOORS AND ENTRANCES SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
3. PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
4. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
5. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
6. DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
7. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM.

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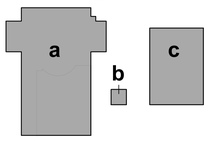

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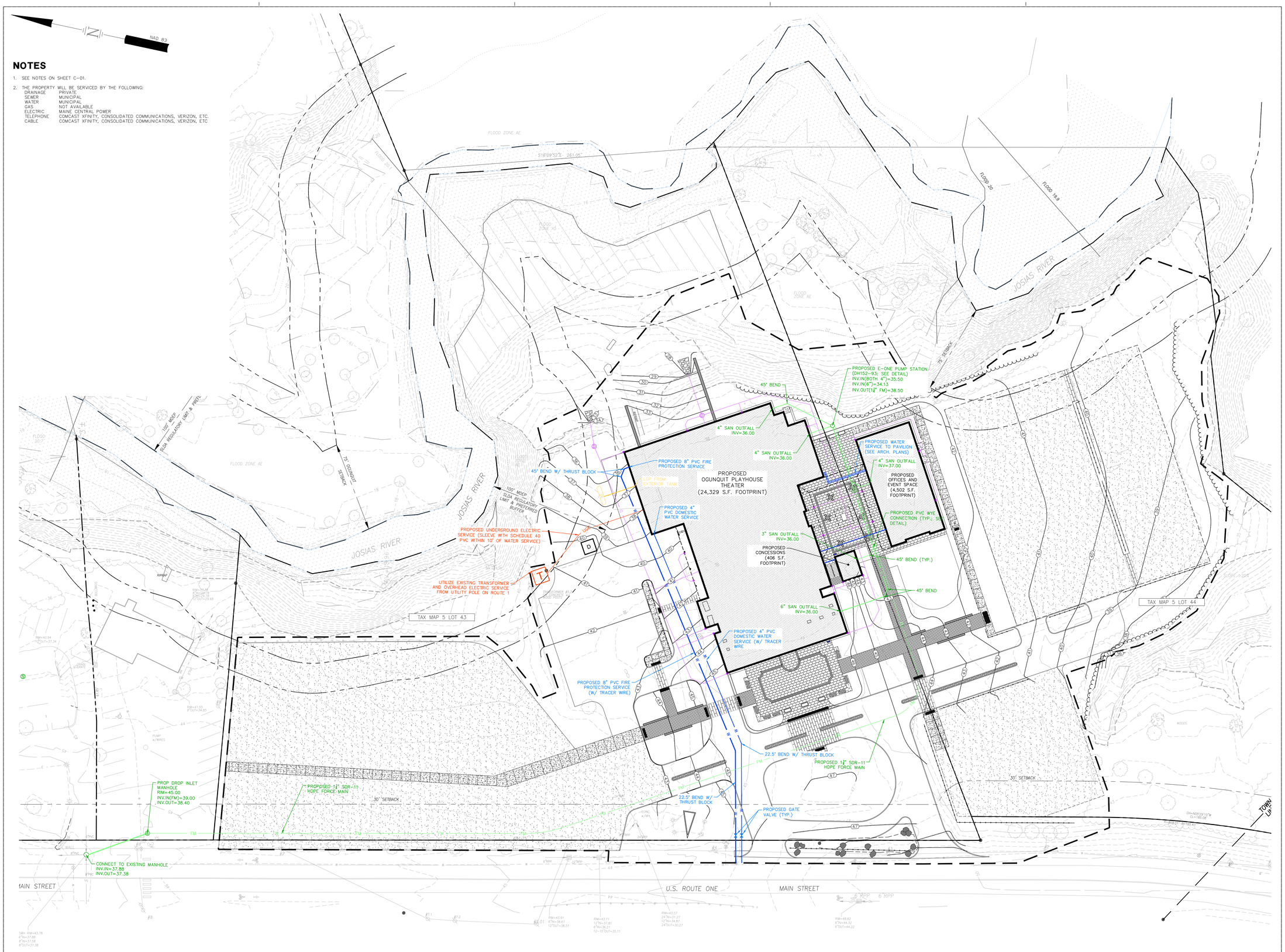
GRADING & DRAINAGE PLAN

C-05

NOTES

1. SEE NOTES ON SHEET C-01.
2. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NOT AVAILABLE
ELECTRIC	MAINE CENTRAL POWER
TELEPHONE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, VERIZON, ETC.
CABLE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, VERIZON, ETC



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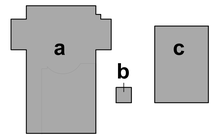
NORTH



KEY PLAN

DESIGN DEVELOPMENT
01/09/2026

NOT FOR CONSTRUCTION

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PM [PM] _____ DTL [DTL] _____

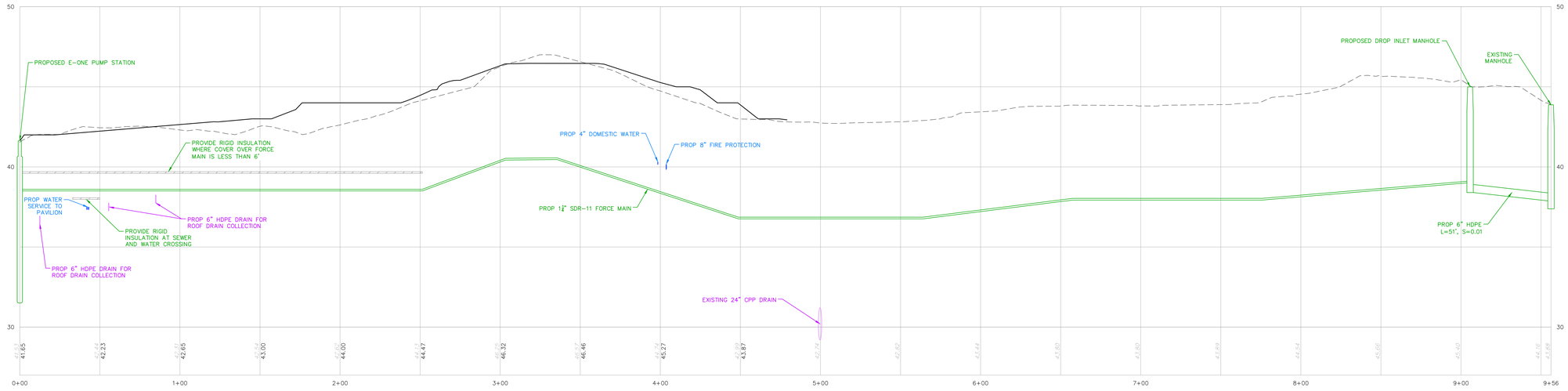
ISSUE	01-26-2026
JOB	B2427700, TFM PIN 47657.00
DRAWN	JKC/JCC
SCALE	1" = 30'

REVISIONS

1/26/2026	REVISED PER LOCAL SUBMITTAL REQUIREMENTS
1/30/2026	REVISED PARKING LAYOUT IN SOUTH OVERFLOW LOT

UTILITY PLAN

C-06



PROPOSED FORCE MAIN

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HORIZONTAL SCALE 1"=30'
30 15 0 30
3 0 3
VERTICAL SCALE 1"=3'

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JOHN J. MCTIGUE
#16435
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SCALE 1" = 30' H; 1" = 3' V

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SEWER PROFILE PLAN

C-07

LEGEND

- RESOURCE PROTECTION ZONE
- PROPOSED HARDSCAPE
- PROPOSED PAVEMENT
- PROPOSED GRASSPAVE
- EXISTING STRUCTURE TO BE REMOVED

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EROSION CONTROL PLAN

C-08

SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST MOSTLY OF CROGHAN LOAMY FINE SAND, THE MAJORITY OF THE SOIL IS HSG TYPE A.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 257,500 SQUARE FEET (5.91 ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. COMPLETE MAJOR GRADING OF SITE.
4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
5. CONSTRUCT PARKING AREAS.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
7. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF MaineDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2020, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSIVE VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND LOW POINTS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, PERMITS, AND CONDITIONS AND FOR PROJECTS REQUIRING A NPDES EPA CGP AND DISCHARGING TO A SENSITIVE WATERBODY, AT LEAST EVERY 7 DAYS AND AFTER A 0.25 INCH RAIN EVENT OR GREATER.
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS / BARRIERS

1. SILT SOCKS

   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11–A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02–B	2" SIEVE AND MIN. 60% GREATER THAN THE ⅜" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

   THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

   THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10–20–20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

    A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
    B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

    MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

   A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

   B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

   C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

      GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
      MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

   D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

   E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

   F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER MaineDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

1. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.

   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

   F. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

   HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.

   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

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STATE OF MAINE
JOHN J. MCTIGUE
#16435
LICENSED PROFESSIONAL ENGINEER

OGUNQUIT PLAYHOUSE

**10 MAIN STREET,
OGUNQUIT, MAINE 03907**

JCJARCHITECTURE
9 CHANNEL CENTER STREET
SUITE 200
BOSTON, MA 02210
617.532.6600

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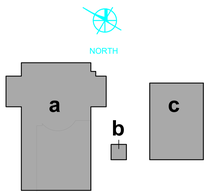


KEY PLAN

DESIGN DEVELOPMENT
01/09/2026

NOT FOR CONSTRUCTION

PIC [PIC] _____ DL [DL] _____
PM [PM] _____ DTL [DTL] _____

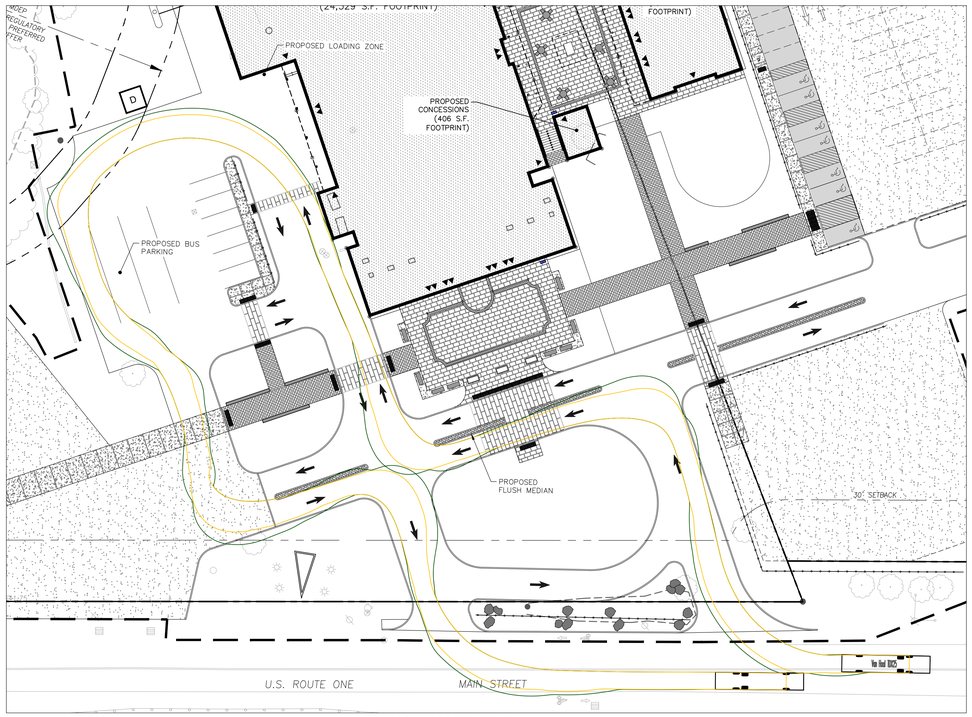
ISSUE	01-26-2026
JOB	B2427700, TFM PIN 47657.00
DRAWN	JKC/JCC
SCALE	1" = 30'

REVISIONS

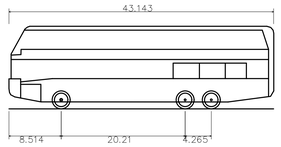
1/26/2026	REVISED PER LOCAL SUBMITTAL REQUIREMENTS
1/30/2026	REVISED PARKING LAYOUT IN SOUTH OVERFLOW LOT

EROSION CONTROL NOTES

C-09

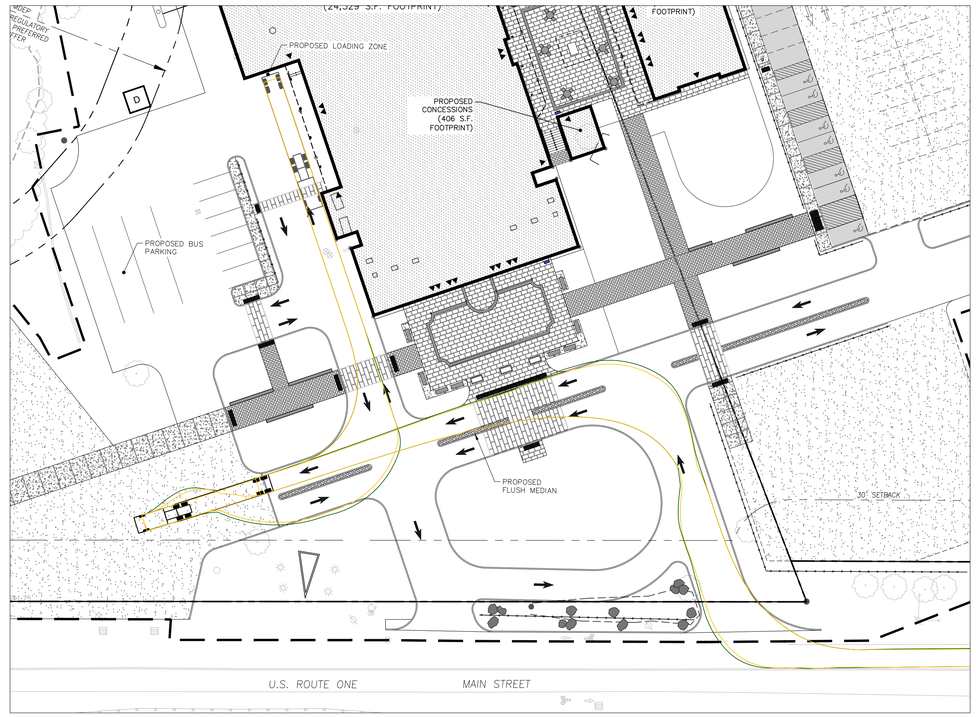


BUS MOVEMENT

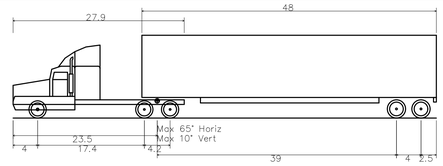


Van Hool TDX25

Overall Length	43.143ft
Overall Width	8.366ft
Overall Body Height	13.463ft
Min Body Ground Clearance	1.125ft
Track Width	8.366ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	36.302ft



TRUCK MOVEMENT



WB-62 – Interstate Semi-Trailer

Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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LEGEND

VEHICLE WHEEL LIMITS
VEHICLE BODY LIMITS

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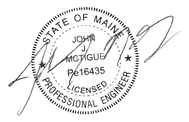
HORIZONTAL SCALE 1"=30'
30 15 0 30



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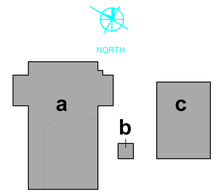

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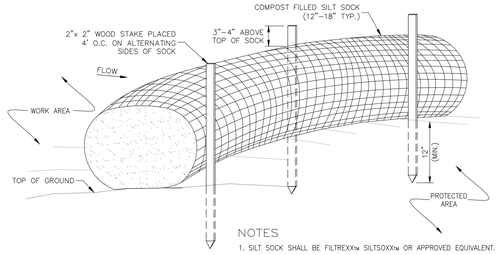
VEHICLE MOVEMENT PLAN

C-10

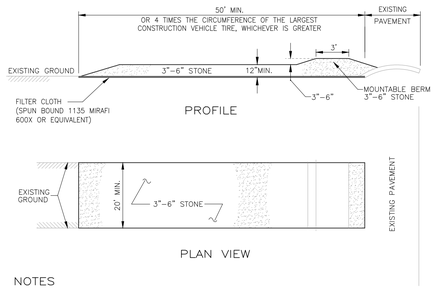


NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

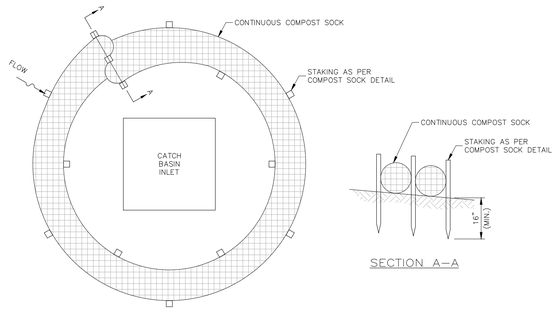


NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. NO SURFACE WATER SHALL BE DIRECTED TOWARD CONSTRUCTION ENTRANCES.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION — NOT TO SCALE

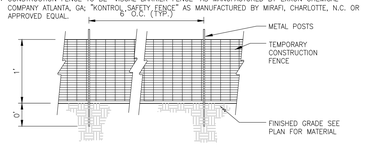


COMPOST SOCK INLET PROTECTION

AT CATCH BASIN — NOT TO SCALE

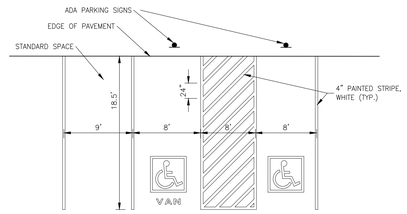
NOTE

1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.



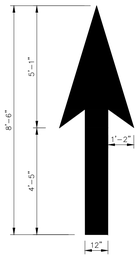
TEMPORARY CONSTRUCTION FENCE

NOT TO SCALE



PARKING STRIPING DETAIL

NOT TO SCALE

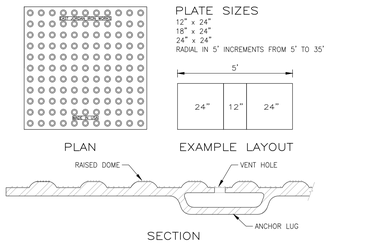


NOTES

1. ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE GUIDE LINES OUTLINED IN THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE FURNISHING AND PLACING OF WHITE OR YELLOW PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MAINE DEPARTMENT OF TRANSPORTATION'S CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 632 REFLECTORIZED PAVEMENT MARKINGS.
3. ALL CENTERLINES, EDGE LINES, AND LANE LINES SHALL BE 4 INCHES IN WIDTH; STOP BARS SHALL BE 18 INCHES WIDE.
4. THE FURNISHING AND PLACING, AND RELOCATION OF TRAFFIC SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MAINE STANDARD SPECIFICATIONS.

PAVEMENT MARKINGS

NOT TO SCALE



NOTES

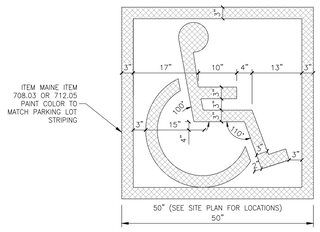
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. USE APPROPRIATE NUMBER AND SIZE OF PLATES TO FILL WIDTH OF WALK (SEE EXAMPLE). FOR CUSTOM SIZING CONTACT MANUFACTURER.
3. FINISH OPTIONS: NATURAL, BLACK ASPHALT DIP, RED, BLACK OR YELLOW COATED.

MANUFACTURER

EAST JORDAN IRON WORKS, INC.
301 SPRING STREET
P.O. BOX 439
EAST JORDAN, MI 49727–0439
(800) 626–4653
FAX (231) 536–4458
WWW.EJW.COM

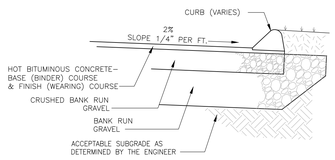
DETECTABLE WARNING PLATE

NOT TO SCALE



PAINTED HANDICAP SYMBOL

NOT TO SCALE



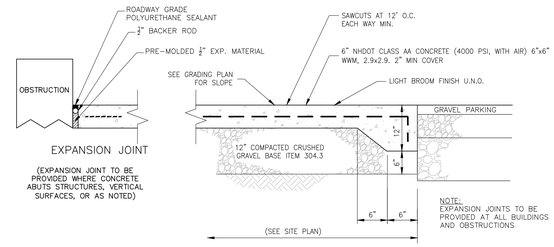
LAYER	
TOP/WEARING COURSE	1–1/2"
BINDER	2–1/2"
CRUSHED GRAVEL	8"
BANK RUN GRAVEL	12"

NOTES

1. SEE GRADING & DRAINAGE PLAN FOR PAVEMENT SLOPE AND CROSS–SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT– USE TACK COAT. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH MAINE D.O.T. "STANDARD SPECIFICATIONS" LATEST EDITION.
5. BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO MaineDOT SPECIFICATIONS AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
9. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A TESTING AGENCY TO INSPECT PAVEMENT SUBGRADE AREAS DURING CONSTRUCTION.
10. ALL PAVEMENT TO MEET AASHTO H–20 LOADING.

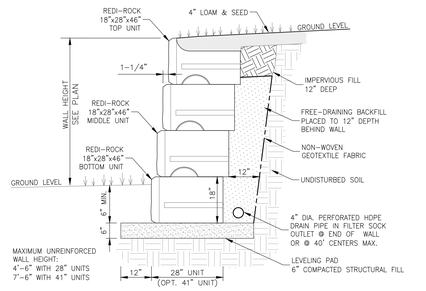
PARKING LOT SECTION

NOT TO SCALE



LIGHT DUTY CONCRETE PAD

FOR SIDEWALK WITHIN NORTH LOT — NOT TO SCALE



REDI–ROCK RETAINING WALL

UNREINFORCED — SCALE: 1/2"=1'–0"

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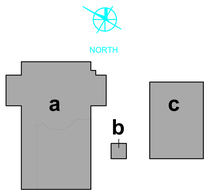

KEY PLAN

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01/09/2026

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SCALE NTS

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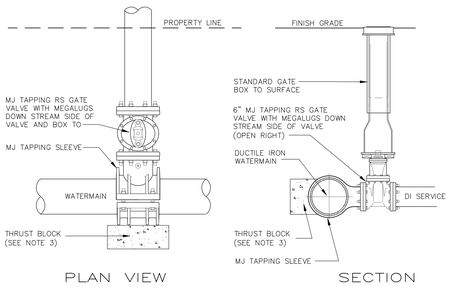
CONSTRUCTION DETAILS

C-11

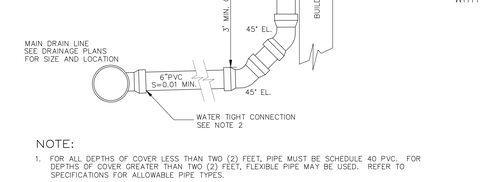


NOTE

1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO M.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. MIN 2'x2'x4' PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH M.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

WET TAP TEE INSTALLATION

NOT TO SCALE



TYPICAL SERVICE CONNECTION

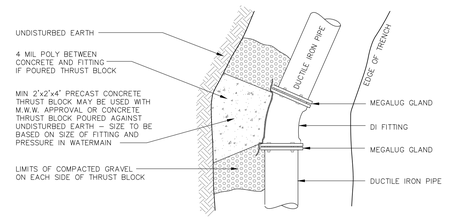
MANCHESTER WATER WORKS NOT TO SCALE

*CONTRACTOR TO VERIFY CONDUIT SIZE, NUMBER AND MATERIAL WITH INDIVIDUAL UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

UTILITY TRENCH

NOT TO SCALE

TABLE OF DIMENSIONS												
PIPE SIZE	90° BEND		45° BEND		22½° BEND		11¼° BEND		TEE & PLUG	
	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.
6"	33"	21"	18"	21"	12"	18"	9"	12"	21"	24"
8"	45"	27"	24"	27"	18"	21"	12"	15"	27"	33"
10"	60"	36"	36"	36"	24"	30"	18"	21"	36"	42"
12"	66"	39"	36"	42"	24"	30"	18"	21"	39"	45"
14"	72"	45"	42"	48"	27"	36"	18"	27"	45"	54"



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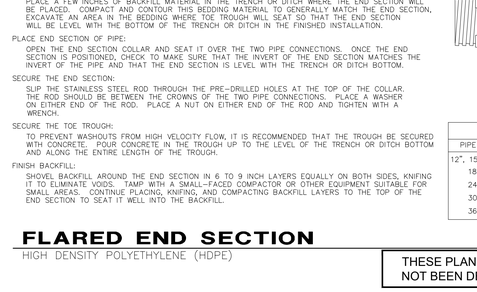
THRUST BLOCKING BEHIND FITTINGS INSTALLATION

NOT TO SCALE



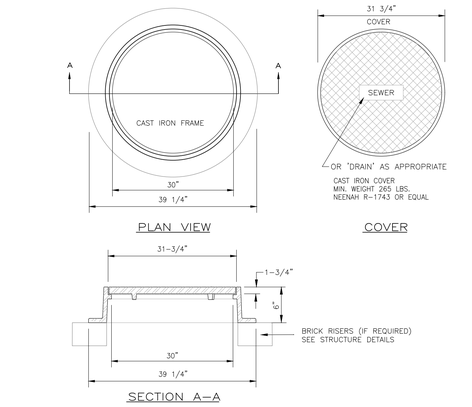
UTILITY	MINIMUM PIPE COVER	
	PAVED AREA	UNPAVED AREA
SANITARY SEWER MAIN	6'	4'
WATER MAIN	5.5'	5.5'
STORM DRAIN	3'	3'

NOTES:

1. FOR TOP INSULATION, USE 2" THICK RIGID STYROFOAM INSULATION FOR EACH FOOT OF EARTH COVER LESS THAN REQUIRED. FOR SIDE INSULATION, USE 2" THICK RIGID STYROFOAM INSULATION EXTENDING TO A MINIMUM DEPTH OF 4'.
2. TRACER WIRE SPECIFIED FOR NON-METALLIC WATER LINES SHALL BE INSTALLED BELOW AND TO THE SIDE OF THE PIPE AND PER THE MANUFACTURER REQUIREMENTS. TRACER WIRE PRODUCT SHALL BE SELECTED FOR OPEN CUT INSTALLATION TECHNIQUE.
3. IN LOCATIONS WITH UNSUITABLE SUBGRADE CONDITIONS, THE SOILS AT THE BOTTOM OF THE TRENCH SHALL BE OVER-EXCAVATED 2' DEEP AND RECOMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY.

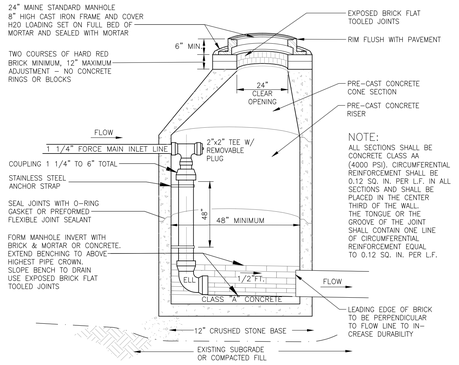
UTILITY TRENCH

FOR SEWER, WATER, AND STORM DRAINS NOT TO SCALE



MANHOLE FRAME & COVER

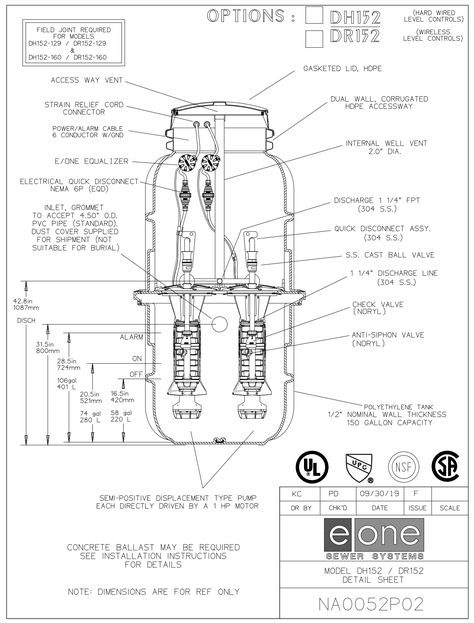
HEAVY DUTY NOT TO SCALE



MORTAR SHALL CONSIST OF:
1 PART BY VOLUME PORTLAND CEMENT, 2 PARTS BY VOLUME, DAMP WASHED COARSE SAND AND POTABLE WATER TO PRODUCE A CONSISTENCY OF STIFF PASTE. SEAL ALL PRECAST JOINTS WITH MORTAR.

FORCE MAIN DROP CONNECTION

NOT TO SCALE

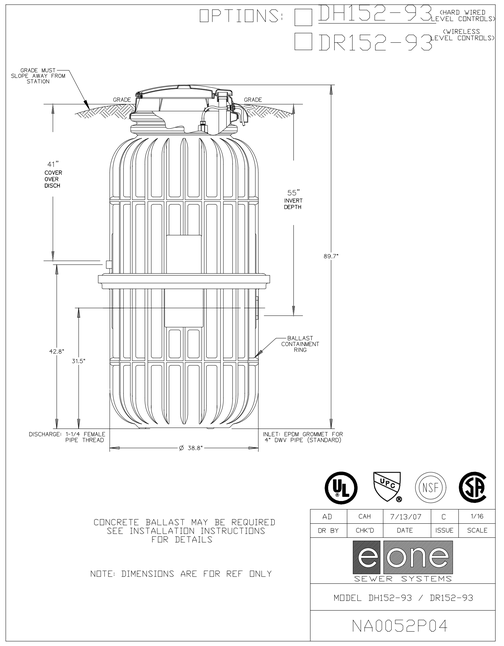


KC	PD	09/30/19	F	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH152 / DR152 DETAIL SHEET

NA0052P02



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

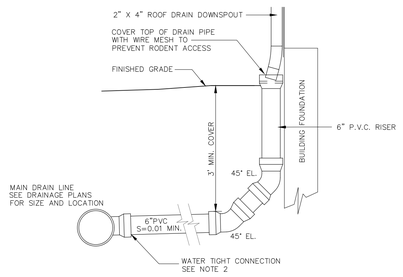
NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CAH	7/13/07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH152-93 / DR152-93

NA0052P04



NOTE:

1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

DOWNSPOUT COLLECTOR

NOT TO SCALE

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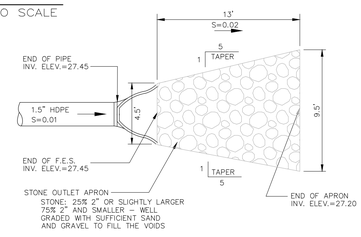
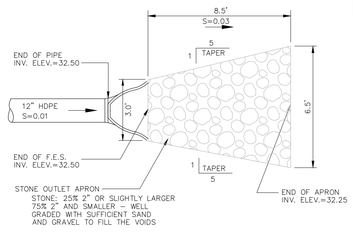


OUTLET APRON 1

WITH FLARED END SECTION NOT TO SCALE



OUTLET APRON 2

WITH FLARED END SECTION NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

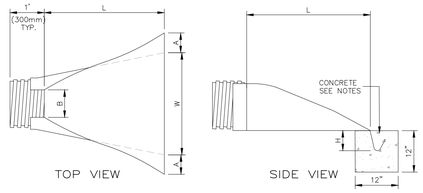
PREPARE BEDDING:
BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE, PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION, EXCAVATE AN AREA IN THE BEDDING WHERE TOE TROUGH WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.

PLACE END SECTION OF PIPE:
OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.

SECURE THE END SECTION:
SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.

SECURE THE TOE TROUGH:
TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.

FINISH BACKFILL:
SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 9 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.

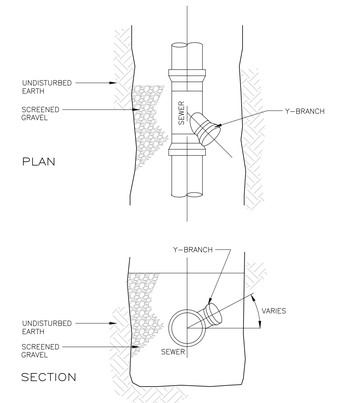


	DIMENSIONS, INCHES (mm)						
PIPE DIAMETER	PART NO.	A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)	
12", 15" (300,375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)	
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (168)	32 (812)	35 (890)	
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)	
30" (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	
36" (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	

FLARED END SECTION

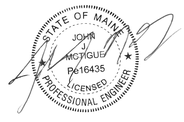
HIGH DENSITY POLYETHYLENE (HDPE) NOT TO SCALE

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.



PVC WYE BRANCH

NOT TO SCALE



OGUNQUIT PLAYHOUSE

10 MAIN STREET, OGUNQUIT, MAINE 03907

JCJARCHITECTURE
9 CHANNEL CENTER STREET
SUITE 200
BOSTON, MA 02210
617.532.6600

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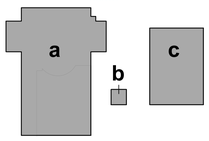
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102 Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com



KEY PLAN

DESIGN DEVELOPMENT
01/09/2026

NOT FOR CONSTRUCTION

PIC [PIC] _____ DL [DL] _____
PM [PM] _____ DTL [DTL] _____

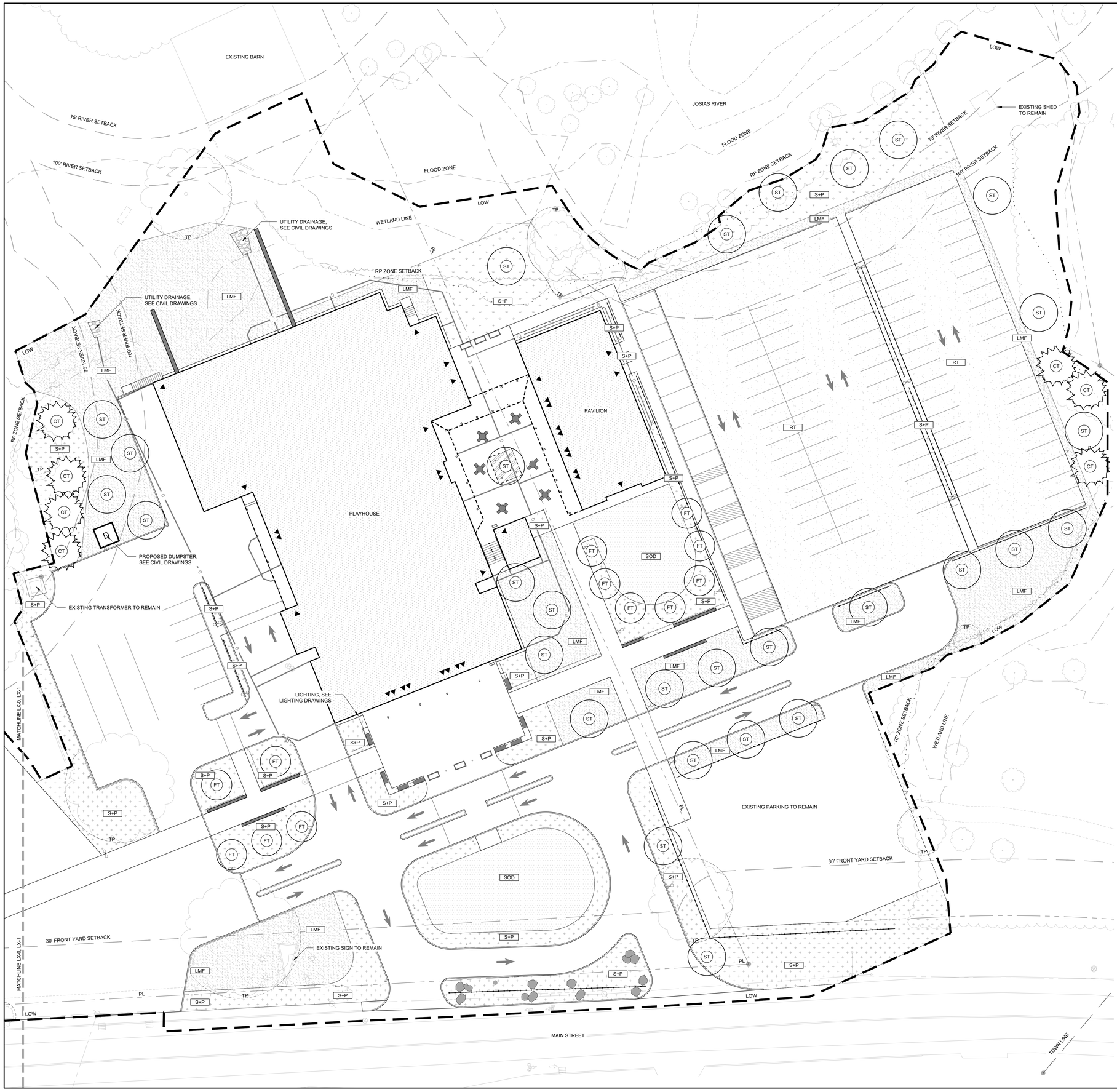
ISSUE	01-26-2026
JOB	B2427700, TFM PIN 47657.00
DRAWN	JKC/JCC
SCALE	NTS

REVISIONS

1/26/2026	REVISED PER LOCAL SUBMITTAL REQUIREMENTS
1/30/2026	REVISED PARKING LAYOUT IN SOUTH OVERFLOW LOT

CONSTRUCTION DETAILS

C-12



PLANTING LIST
NOTE: QUANTITIES LISTED IN THIS TABLE ARE FOR ENTIRE PROJECT.

SYMBOL	QTY.	SYM.	BOTANICAL	SIZE	SPACING
TREES					
ST	29	ST	SHADE TREE	4 IN CAL	B+B
FT	12	FT	FLOWERING TREE	3 IN CAL	B+B
CT	7	CT	CONIFEROUS TREE	8-10 FT HT	B+B
SHRUBS AND PERENNIALS					
S+P	925		SHRUBS	3 GAL	3 FT O.C.
S+P	4,125		PERENNIALS	1 GAL	18 IN O.C.
MITIGATION PLANTING					
S+P	330		SHRUBS	3 GAL	3 FT O.C.
S+P	1,475		PERENNIALS	3 GAL	18 IN O.C.
LAWN/SOD					
LMF	25,350 SF		AREAS OF LOW MOW FESCUE SOD		
SOD	6,500 SF		AREAS OF TURFGRASS SOD		
RT	31,500 SF		AREAS OF FIBER REINFORCED TURFGRASS SOD		
	195 SF		SAND BASED STRUCTURAL SOIL		

NOTES:

1. PLANTING CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. TREES TO REMAIN ARE SHOWN AS APPROXIMATE LOCATIONS. VERIFY LOCATIONS OF TREES TO REMAIN WITH LANDSCAPE ARCHITECT AND/OR ARBORIST PRIOR TO CONSTRUCTION.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
4. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN PLANT LIST, THE NUMBER OF PLANTS SHOWN ON PLAN WILL TAKE PRECEDENCE.
6. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
7. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PLANTS ARE INSTALLED. CONTRACTOR IS TO PROVIDE LABOR NECESSARY TO MOVE PLANT MATERIAL UNTIL APPROVAL OF LA / OWNER.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED. LANDSCAPE ARCHITECT TO PROVIDE SEED MIX IF REQUIRED.

OGUNQUIT PLAYHOUSE

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OGUNQUIT, MAINE 03907

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CONSULTANT:

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BOSTON, MA 02130
857.350.3856

DD SUBMISSION
01/16/2026

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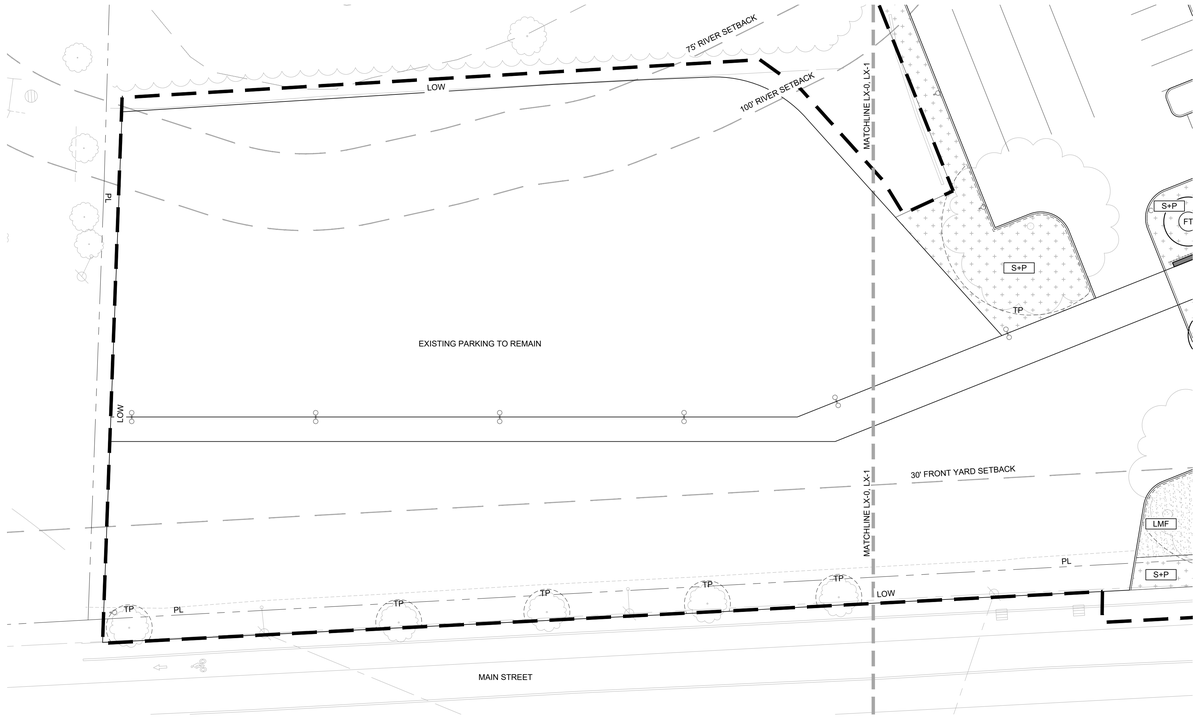
PIC [JL] _____ DL [PM] _____
PM [NB] _____ DTL [JC] _____

ISSUE 01-16-2026
JOB B2427700
DRAWN DP/DC
SCALE 1" = 20'-0"

REVISIONS

Planting Plan

L2.0



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S+P	1,475		PERENNIALS	3 GAL	18 IN O.C.
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N 1"=20' 0 10' 20' 40'

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DD SUBMISSION
01/16/2026

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PM [NB] _____ DTL [JC] _____

ISSUE 01-16-2026
JOB B2427700
DRAWN DP/DC
SCALE 1" = 20'-0"

REVISIONS

Planting Plan

L2.1

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CONSULTANT:
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1801 CALIFORNIA STREET
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NORTH

KEY PLAN

DD Submission
01/16/2026

NOT FOR CONSTRUCTION

ISSUE	01/16/2026
JOB	B2427700
DRAWN	LAM
SCALE	1" = 25'-0"
REVISIONS	

SITE LIGHTING PLAN

LT-101

DRAWING PRINTED FULL SIZE (100%) - 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 18"x24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED IN ARCH E, THIRD SIZE (37.5%) = 11.25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1'0", 1'4", 1'8", 1'10" AND 1'02" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1 1/8"=1'-0" AT (37.5%) WILL BE 3.94"=1'-0". FOR SCALES AT 3/4", 3/8", AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (37.5%) WILL BE NEAREST TO 1/4"=1'-0"

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TRAFFIC MEMORANDUM

Date: February 12, 2026

To: Town of Ogunquit Planning
31 School Street
Ogunquit, ME 03907

From: Robert E. Duval, P.E.

Re: Proposed Redevelopment of the Ogunquit Playhouse
10 Main Street, Ogunquit, ME
TFM Project No. 47657.00

INTRODUCTION

TFMoran has prepared this traffic memo to evaluate trip generation associated with the redevelopment of the Ogunquit Playhouse.

The Ogunquit Playhouse Foundation is proposing a redevelopment of the Ogunquit Playhouse and accessory buildings at 10 Main Street. The project will reconstruct the Playhouse and develop administrative offices and outdoor landscaped courtyards for patrons. Although the new playhouse will have a larger footprint than the existing building, an existing barn on site adjacent to the Josias River is being removed and the existing south gravel parking lot is being resurfaced to reinforced fiber turf.

The existing theater has 700 seats. The redevelopment will increase seats to provide 720 for patrons. A total of 289 parking spaces are being proposed including ADA spaces.

The theater is open for productions from May thru September each year. They offer two seatings on show days with a typical schedule presenting 2p matinees (Wed, Thurs, Sat, Sun) and 8p (Wed, Thurs, Fri, Sat)

DESCRIPTION OF ROADWAYS AND INTERSECTIONS

Main Street (US1)

- Classification. Main Street (US1) is a State-maintained minor arterial (rural) that runs north-south along the coast from the NH border to Fort Kent at the Canadian border.
- Daily Volume on Tuesday August 12, 2025 collected at MaineDOT station (233119701800) on Main Street (US1) at the York Townline recorded 12,700 vehicles that day.
- Lane widths and usage. In the project vicinity, the roadway generally provides one travel lane in each direction, with bike lanes designated in the wide shoulders. The speed limit is posted at 35 mph. Pavement markings consist of a double-yellow centerline and white shoulder lines.

- Pedestrian facilities. There are sidewalks provided along the east side of the roadway starting at the Ogunquit Playhouse and heading north.
- Lighting. There is cobra-head roadway lighting provided in the project area.
- Adjacent uses include some residential and lodging accommodations.

TRIP GENERATION

There are no live theater trip generation rates currently published by the ITE (12th Edition). To compare the existing facility of 700 seats to the new proposed building of 720 seats, we used Land Use Code (LUC) 445, Movie Theater, as a similar use. The table below shows the proposed trip generation for existing versus proposed and the change in trips based on the redevelopment.

Trip Generation - Seats

	In	Out	Total
Existing Playhouse (700 seats)			
Weekday PM Peak Hour of Adjacent Street	21	35	56
Weekday Friday Peak Hour of Adjacent Street	42	28	70
Weekend SAT Peak Hour of the Generator	113	104	217
Proposed Redeveloped Playhouse (720 seats)			
Weekday PM Peak Hour of Adjacent Street	21	37	58
Weekday Friday Peak Hour of Adjacent Street	43	29	72
Weekend SAT Peak Hour of the Generator	116	107	223
New Trips			
Weekday PM Peak Hour of Adjacent Street	0	+2	+2
Weekday Friday Peak Hour of Adjacent Street	+1	+1	+2
Weekend SAT Peak Hour of the Generator	+3	+3	+6

CONCLUSION

Based on the foregoing, we anticipate the impacts associated with traffic from this project to be minimal. The traffic from this development will add only 2 trips during the weekday evening peak hours and 6 new trips on a Saturday, or about one new trip every 10-30 minutes. This level of traffic falls within ordinary incremental growth in volumes along Main Street (US1).

This traffic can be safely accommodated on the adjacent roadway network without need for improvement.

TFMORAN, INC.

Robert Duval, PE
Chief Engineer

Existing Trip Generation

Based on ITE Trip Generation 12th Edition

Existing Use on Site: Ogunquit Playhouse - Theatre (700 seats)

ITE LUC 445 - Movie Theater: 700 seats

Time Period	Variable: seats		Rate /Eq	Trip Ends	Directional Split*		Directional Distribution	
	X	Rate	Used		In	Out	In	Out
Weekday PM Peak Hour Adjacent Street	700	0.08	Rate	56	37%	63%	21	35
Weekday Friday PM Peak Hour Adjacent Street	700	0.10	Rate	70	60%	40%	42	28
Weekend SAT Peak Hour of Generator	700	0.31	Rate	217	52%	48%	113	104

Description of LUC 445:
A movie theater is a place where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen. Amenities such as reclining seats, tiered stadium seating, and assigned seating are sometimes offered. A theater can be stand-alone or part of a larger retail complex.

Proposed Trip Generation

Based on ITE Trip Generation 12th Edition

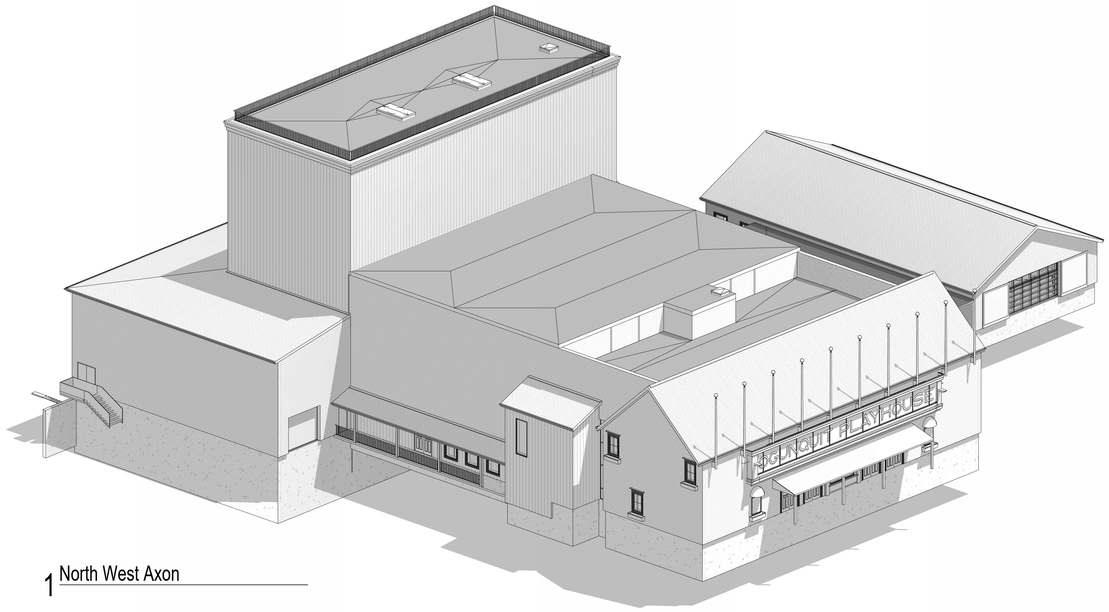
Proposed Use on Site: Ogunquit Playhouse - Theatre (720 seats)

ITE LUC 445 - Movie Theater: 720 seats

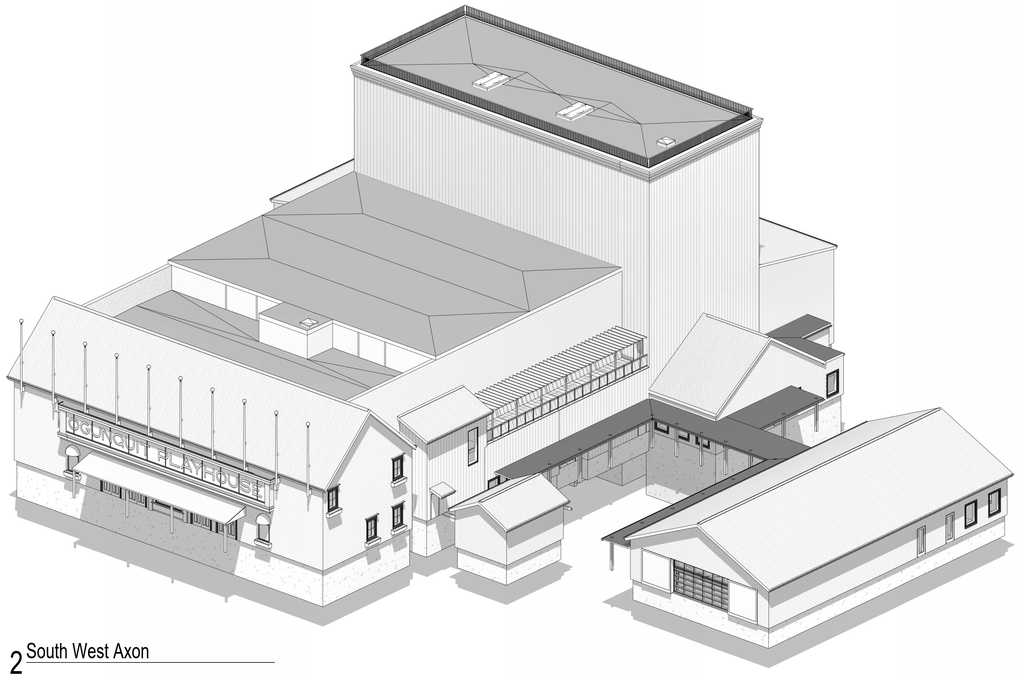
Time Period	Variable: seats		Rate/ Eq	Trip Ends	Directional Split		Directional Distribution	
	X	Rate	Used		In	Out	In	Out
Weekday PM Peak Hour Adjacent Street	720	0.08	Rate	58	37%	63%	21	37
Weekday Friday PM Peak Hour Adjacent Street	720	0.10	Rate	72	60%	40%	43	29
Weekend SAT Peak Hour of Generator	720	0.31	Rate	223	52%	48%	116	107

Change in Trips

Time Period			Trip Ends		Directional Distribution	
					In	Out
Weekday PM Peak Hour Adjacent Street			2		0	2
Weekday Friday PM Peak Hour Adjacent Street			2		1	1
Weekend SAT Peak Hour of Generator			6		3	3



1 North West Axon



2 South West Axon

OGUNQUIT PLAYHOUSE

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OGUNQUIT, MAINE 03907

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9 CHANNEL CENTER STREET
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01/16/2026

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PM [NB] DTL [MR]

ISSUE 12-09-2025
JOB B2427700
DRAWN DB
SCALE

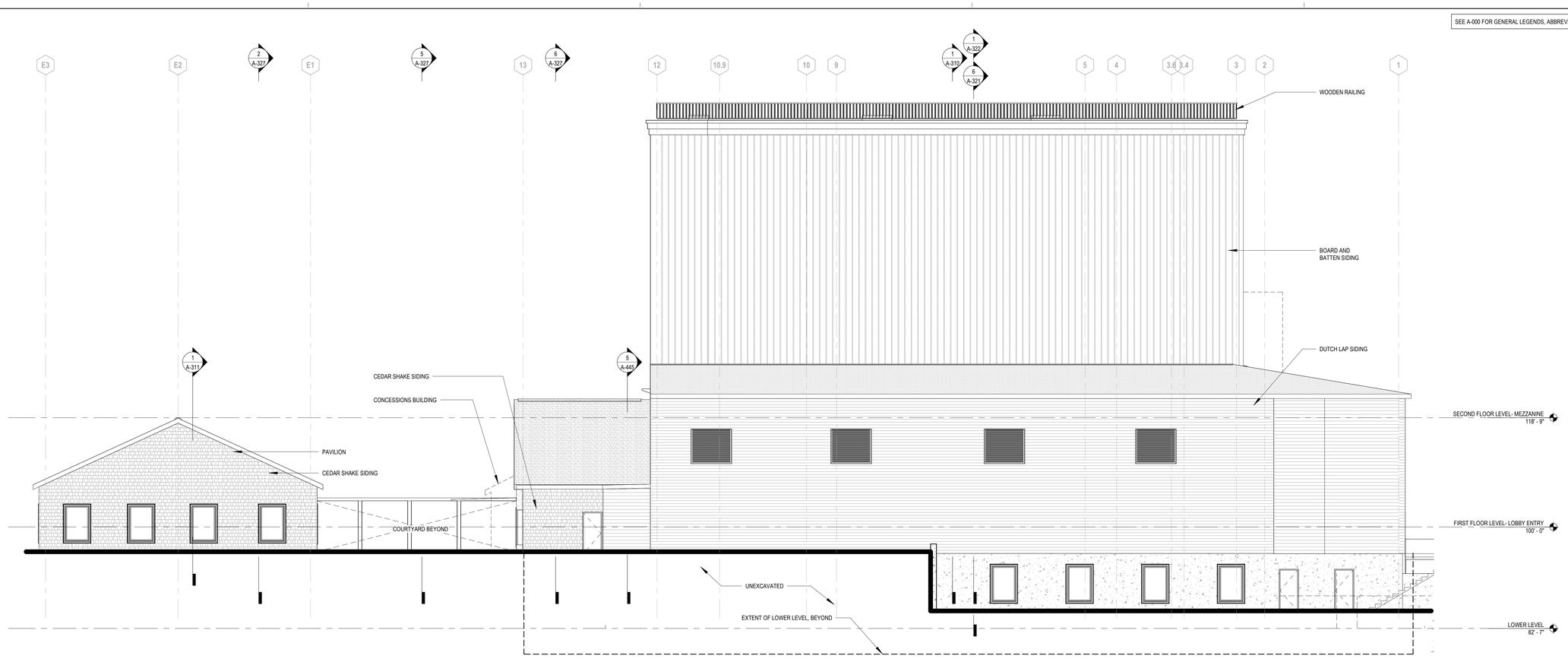
REVISIONS

EXTERIOR 3D AXONOMETRICS

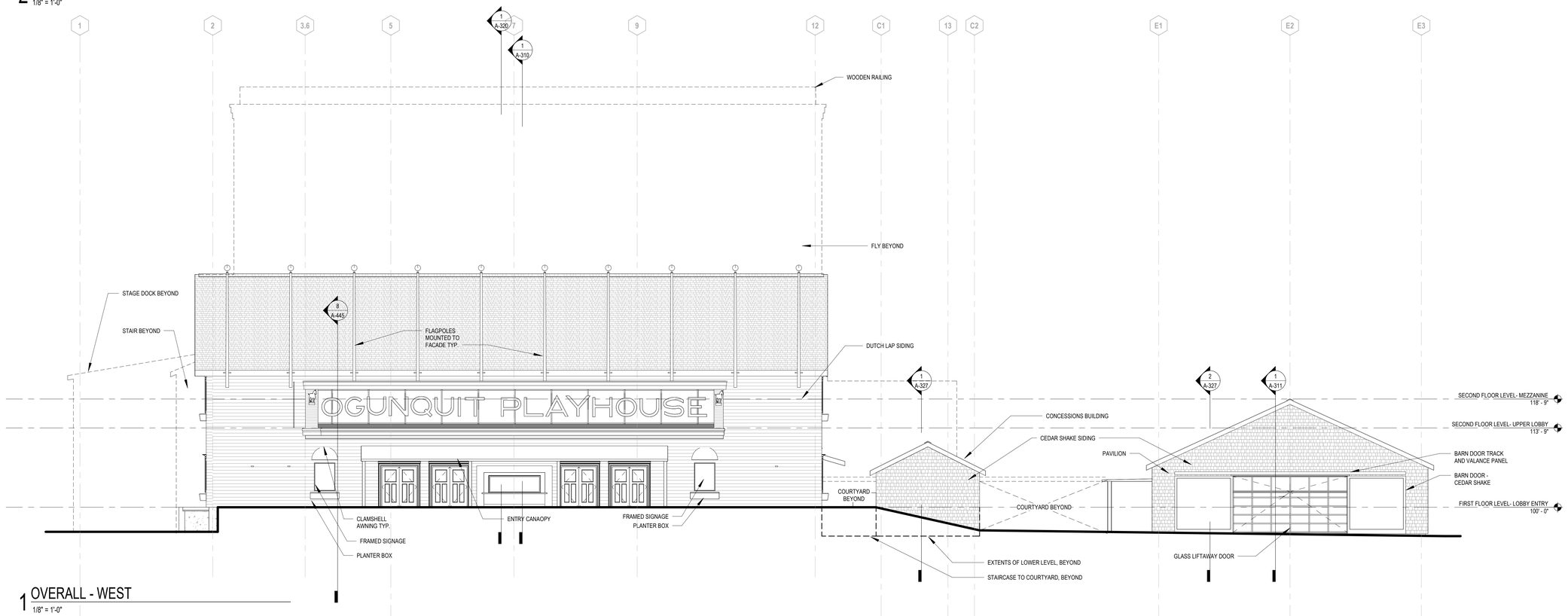
A-200

DRAWING PRINTED FULL SIZE (30"H x 42"W)" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 18"H24" WIDTH | 0" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (37.5%) - 11"25"x15.75" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (37.5%) WILL BE 3/64"=1'-0". FOR SCALES 4"1/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVILANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (37.5%) WILL BE NEARBEST TO 1/4"=1'-0"

SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



2 OVERALL - EAST
1/8" = 1'-0"



1 OVERALL - WEST
1/8" = 1'-0"

DRAWING PRINTED FULL SIZE (100%) = 30"x42" | DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x24" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES | DRAWING PRINTED MEMENTO THIRD SIZE (27.5%) = 11.25"x15.5" WILL FIT TIGHTLY ON 11"x17" - INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (27.5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (27.5%) WILL BE NEAREST TO 1/4"=1'-0"

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OGUNQUIT PLAYHOUSE

10 MAIN STREET
OGUNQUIT, MAINE 03907

JCJARCHITECTURE
9 CHANNEL CENTER STREET
SUITE 200
BOSTON, MA 02210
617.532.6600

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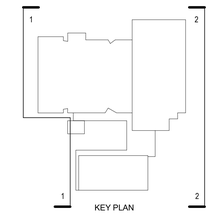

KEY PLAN

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ISSUE 12-09-2025
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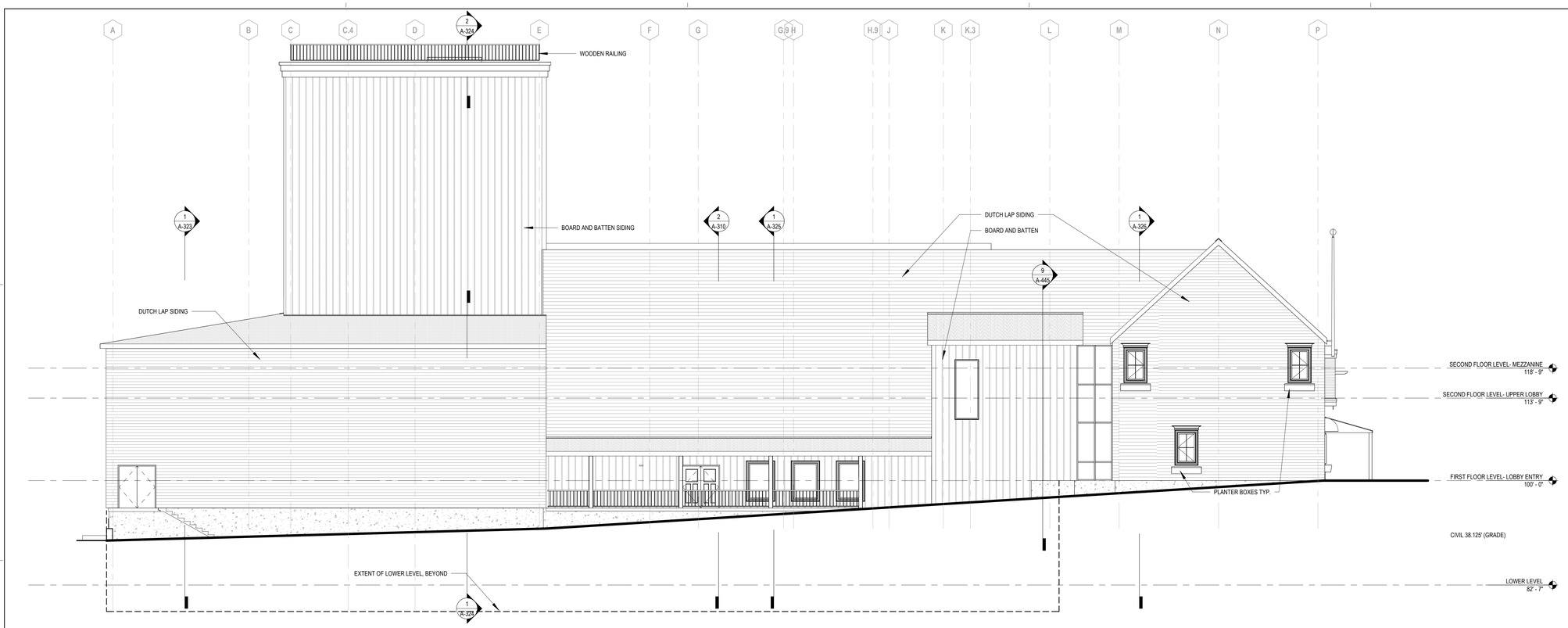
SCALE As indicated

REVISIONS

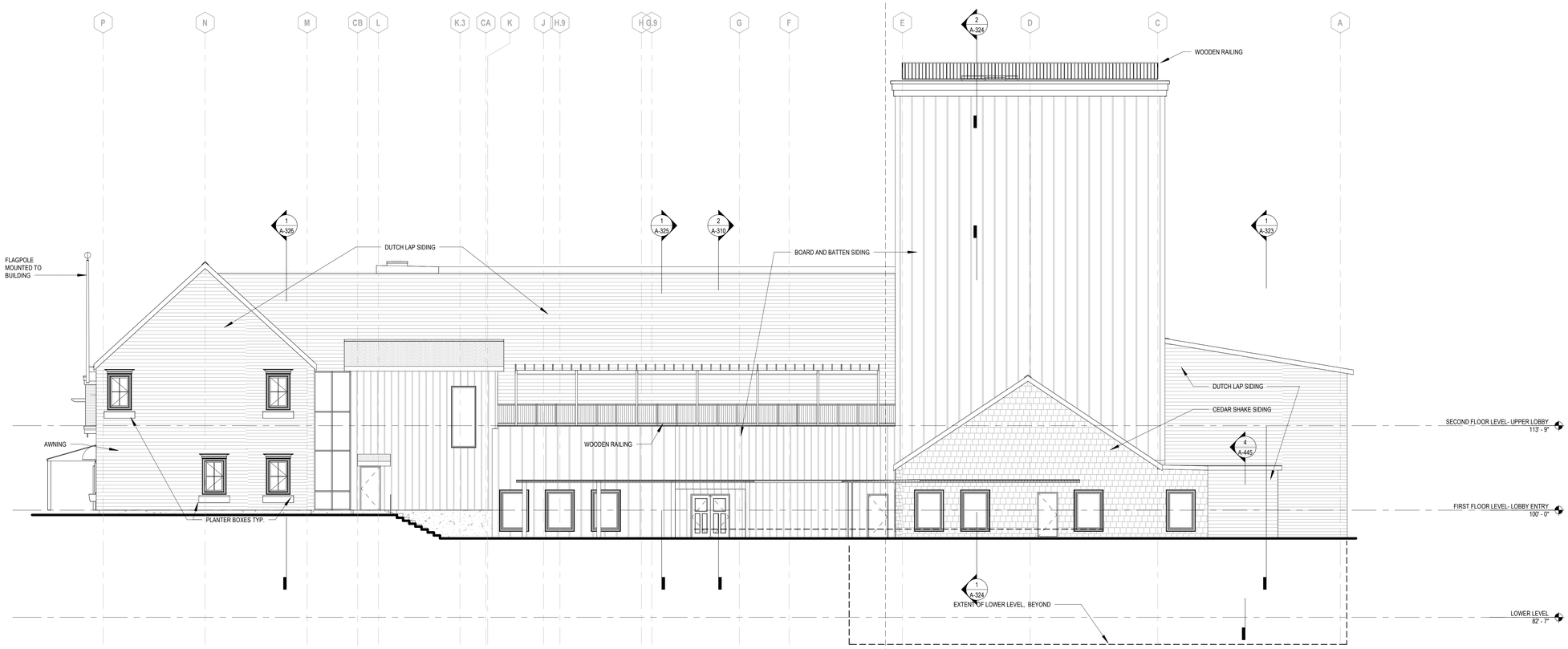
OVERALL ELEVATIONS - PLAYHOUSE - EAST AND WEST

A-201



1 PLAYHOUSE OVERALL - NORTH

1/8" = 1'-0"



2 PLAYHOUSE OVERALL - SOUTH

1/8" = 1'-0"

OGUNQUIT PLAYHOUSE

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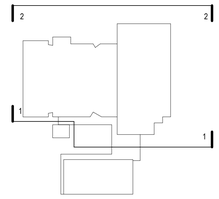

KEY PLAN

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PM [NB]		DTL [MR]	

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JOB	B2427700
DRAWN	DB
SCALE	1/8" = 1'-0"

REVISIONS

OVERALL ELEVATIONS - PLAYHOUSE - NORTH AND SOUTH

A-202

DRAWING PRINTED FULL SIZE (100%) = 30"x42" | DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x20" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES | DRAWING PRINTED MEMORY THIRD SIZE (27.5%) = 11.25"x15.5" WILL FIT TIGHTLY ON 11"x17" - INDIVIDUAL 1/2", 1/4", 1/8", 3/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 4 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (27.5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (27.5%) WILL BE NEAREST TO 1/4"=1'-0"

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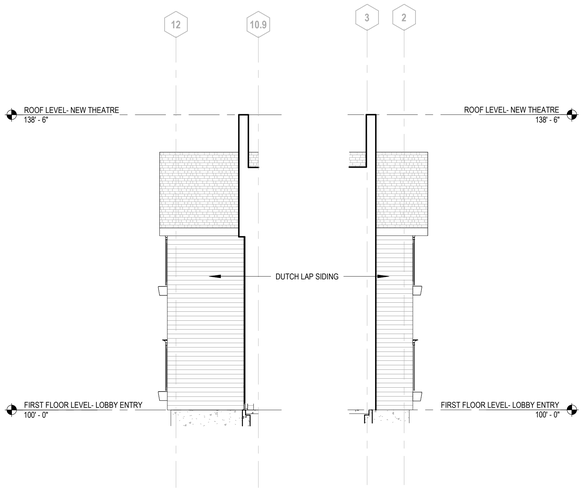
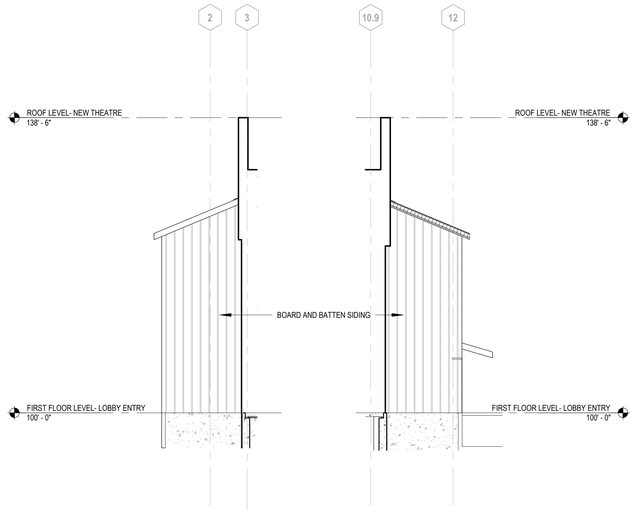
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS



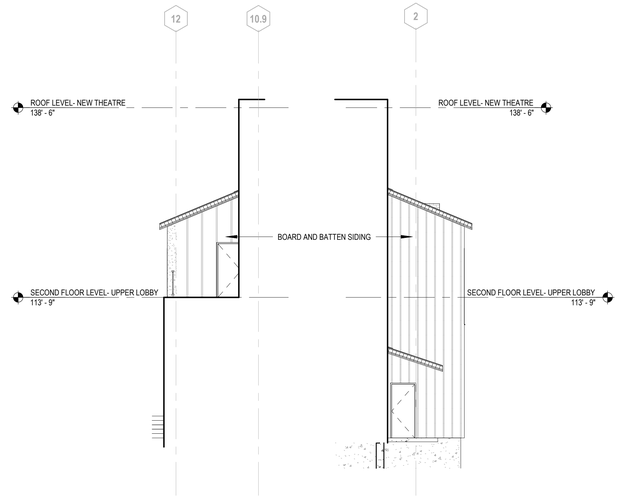
2 EAST 2
1/8" = 1'-0"

3 EAST 3
1/8" = 1'-0"



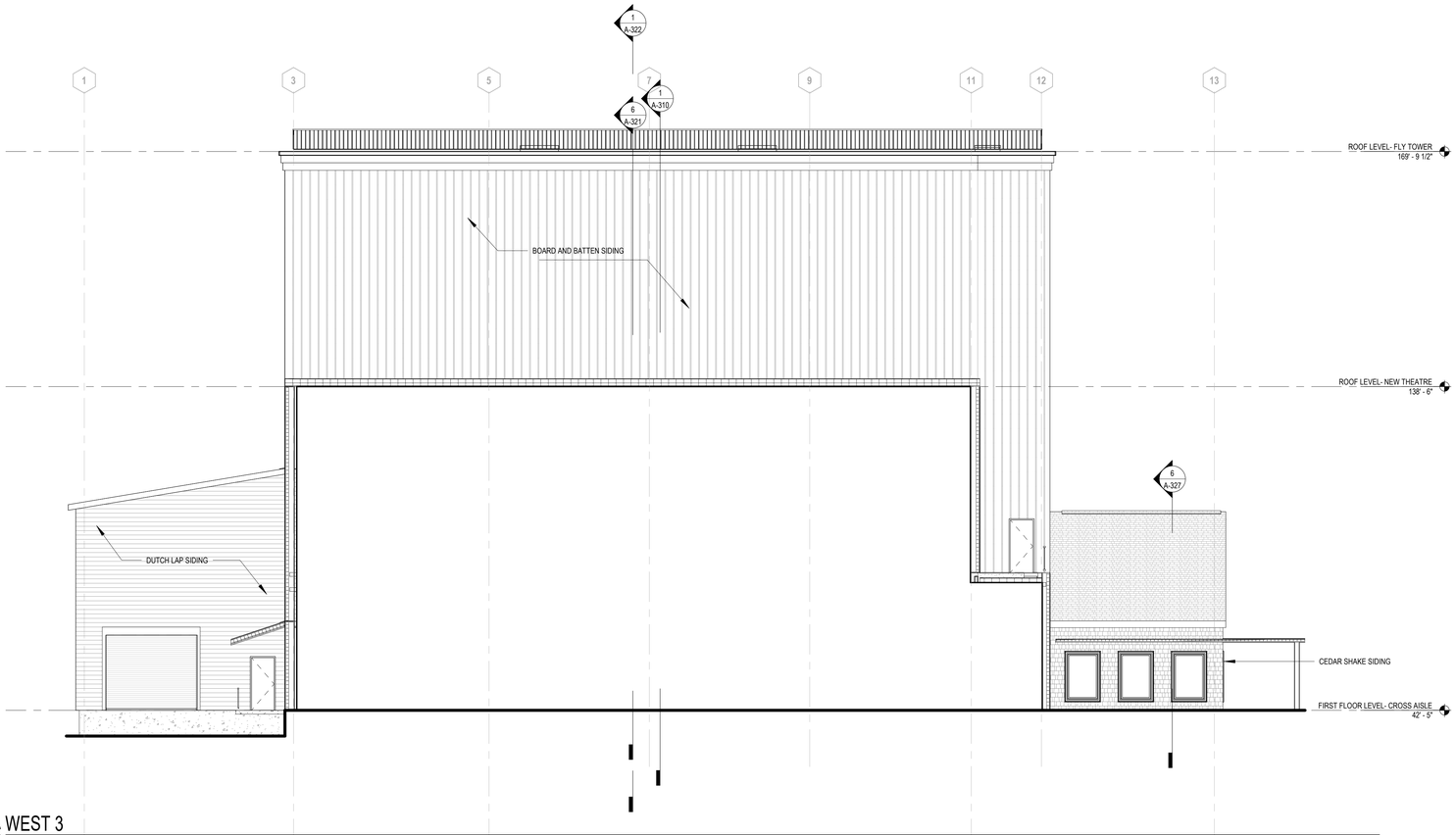
1 WEST 2
1/8" = 1'-0"

7 WEST 4
1/8" = 1'-0"



5 EAST 5
1/8" = 1'-0"

4 EAST 4
1/8" = 1'-0"



6 WEST 3
1/8" = 1'-0"

OGUNQUIT PLAYHOUSE

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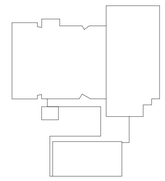

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REVISIONS

ELEVATIONS - PLAYHOUSE

A-210

DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 17"x22" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33⅓%) = 11.25"x15.5" WILL FIT TIGHTLY ON 11"x17" INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MAKING THE NUMERATOR 3. FOR EXAMPLE 1 1/8"=1'-0" AT (1/3 5%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVELANT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (1/3 5%) WILL BE NEARBEST TO 1/4"=1'-0"

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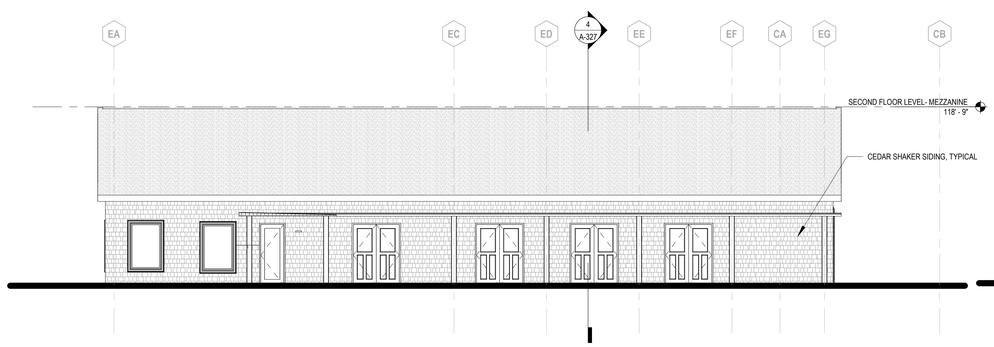
SEE A-000 FOR GENERAL LEGENDS, ABBREVIATIONS AND SYMBOLS

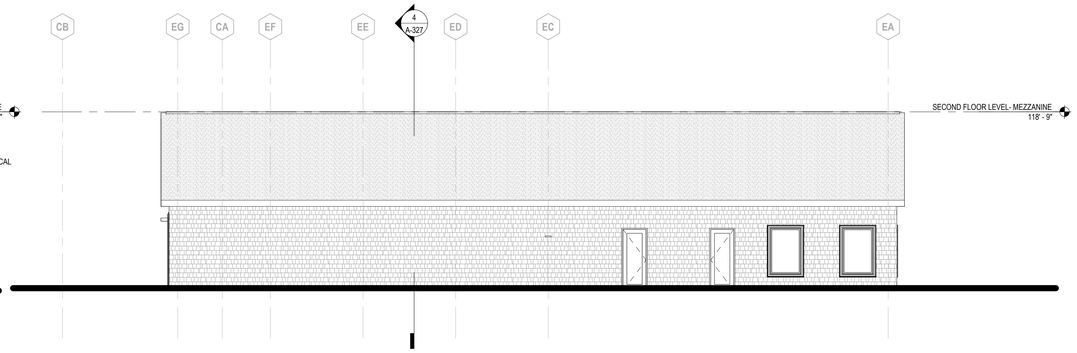
7 CONCESSION - NORTH
1/8" = 1'-0"

6 CONCESSION - SOUTH
1/8" = 1'-0"

5 CONCESSION - EAST
1/8" = 1'-0"



4 PAVILION AND OFFICE - NORTH
1/8" = 1'-0"



2 PAVILION AND OFFICE - SOUTH
1/8" = 1'-0"

OGUNQUIT PLAYHOUSE

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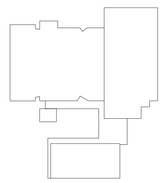

KEY PLAN

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SCALE As indicated

REVISIONS

ELEVATIONS - PAVILION AND CONCESSIONS

A-211

DRAWING PRINTED FULL SIZE (100%) = 30"x42" DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" WITH 1 1/2" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED NEARLY THIRD SIZE (33 1/3%) = 11"x15 1/2" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8", 1/16" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 8 AND MARKING THE NUMERATOR 3. FOR EXAMPLE 1/8"=1'-0" AT (33 1/3%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT (33 1/3%) WILL BE NEARLY TO 1/4"=1'-0"

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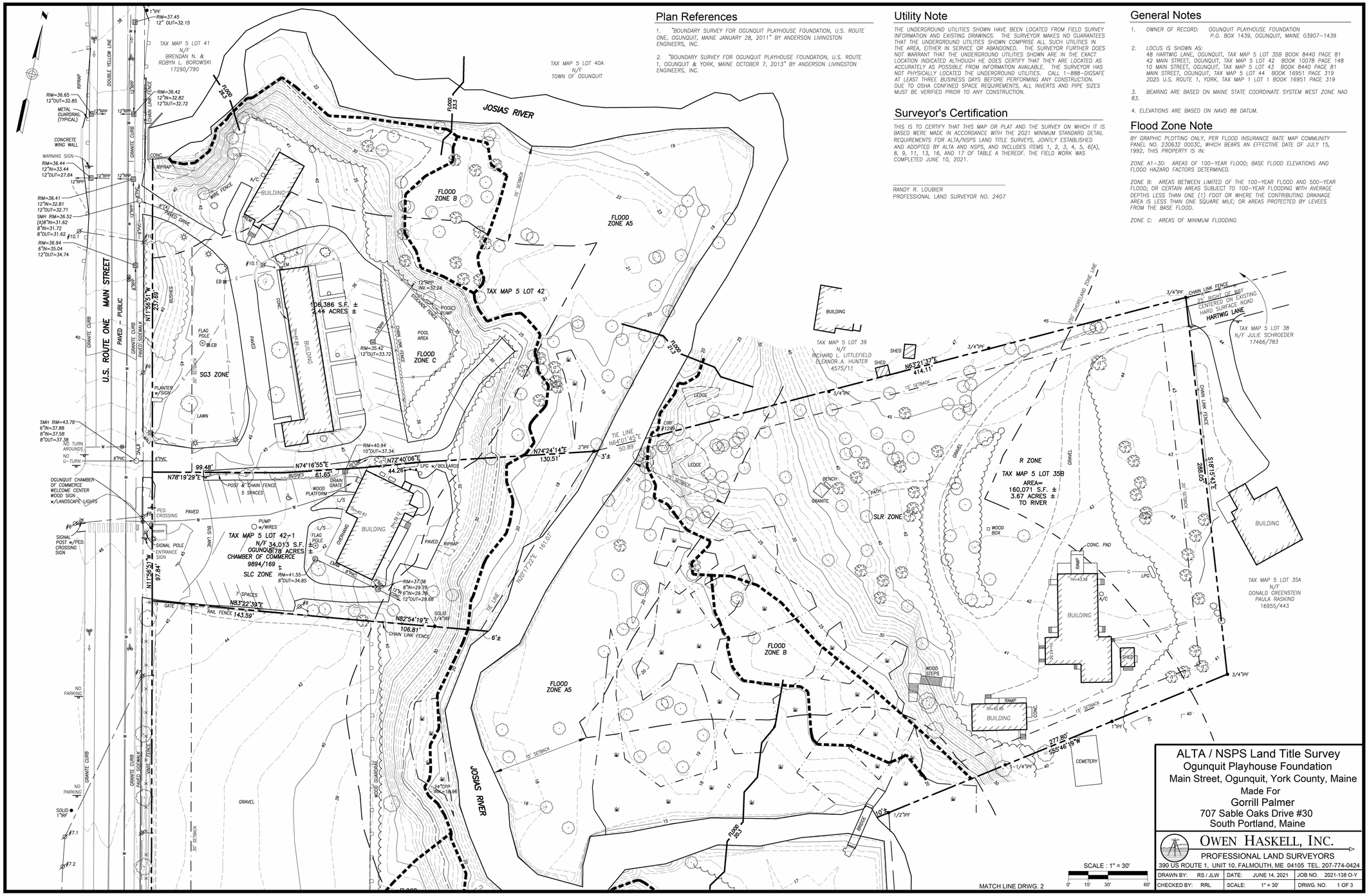

Plan References

1. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE ONE, OGUNQUIT, MAINE JANUARY 28, 2011" BY ANDERSON LIVINGSTON ENGINEERS, INC.

2. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE 1, OGUNQUIT & YORK, MAINE OCTOBER 7, 2013" BY ANDERSON LIVINGSTON ENGINEERS, INC.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Surveyor's Certification

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JUNE 10, 2021.

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

General Notes

1. OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION
P.O. BOX 1439, OGUNQUIT, MAINE 03907-1439

2. LOCUS IS SHOWN AS:
48 HARTWIG LANE, OGUNQUIT, TAX MAP 5 LOT 35B BOOK 8440 PAGE 81
42 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 42 BOOK 10078 PAGE 148
10 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 43 BOOK 8440 PAGE 81
MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 44 BOOK 16951 PAGE 319
2025 U.S. ROUTE 1, YORK, TAX MAP 1 LOT 1 BOOK 16951 PAGE 319

3. BEARING ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE NAD 83.

4. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230632 0003C, WHICH BEARS AN EFFECTIVE DATE OF JULY 15, 1992, THIS PROPERTY IS IN:

ZONE A1–30: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

ZONE B: AREAS BETWEEN LIMITED OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ZONE C: AREAS OF MINIMUM FLOODING

DRAWN BY:	RS / JLW
CHECKED BY:	RRL
DATE:	JUNE 14, 2021
SCALE:	1" = 30'
JOB NO.	2021-138 O-Y
DRWG. NO.	1 OF 3

ALTA / NSPS Land Title Survey
Ogunquit Playhouse Foundation
Main Street, Ogunquit, York County, Maine
Made For
Gorrill Palmer
707 Sable Oaks Drive #30
South Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

OGUNQUIT PLAYHOUSE

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SCALE	
REVISIONS	

ALTA / NSPS LAND TITLE SURVEY

1 OF 3

DRAWING PRINTED FULL SIZE (30"H) - 3"H=2" DRAWING PRINTED HALF SIZE (15"H) WILL FIT ON A SHEET 18"H/24" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES. DRAWING PRINTED HEXAGIT THIRD SIZE (12"H) - 1"=2'=1.5"=1" WILL FIT TIGHTLY ON 11"X17" INDIVIDUAL 1/2", 1/4", 3/8", 3/16" AND 1/32" WIDE SCALES WILL TRANSLATE BY WALKER'S RING THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE 3/4"=1'-0" AT 1/3 PLWILL BE NUMBER TO 1/4"=1'-0"

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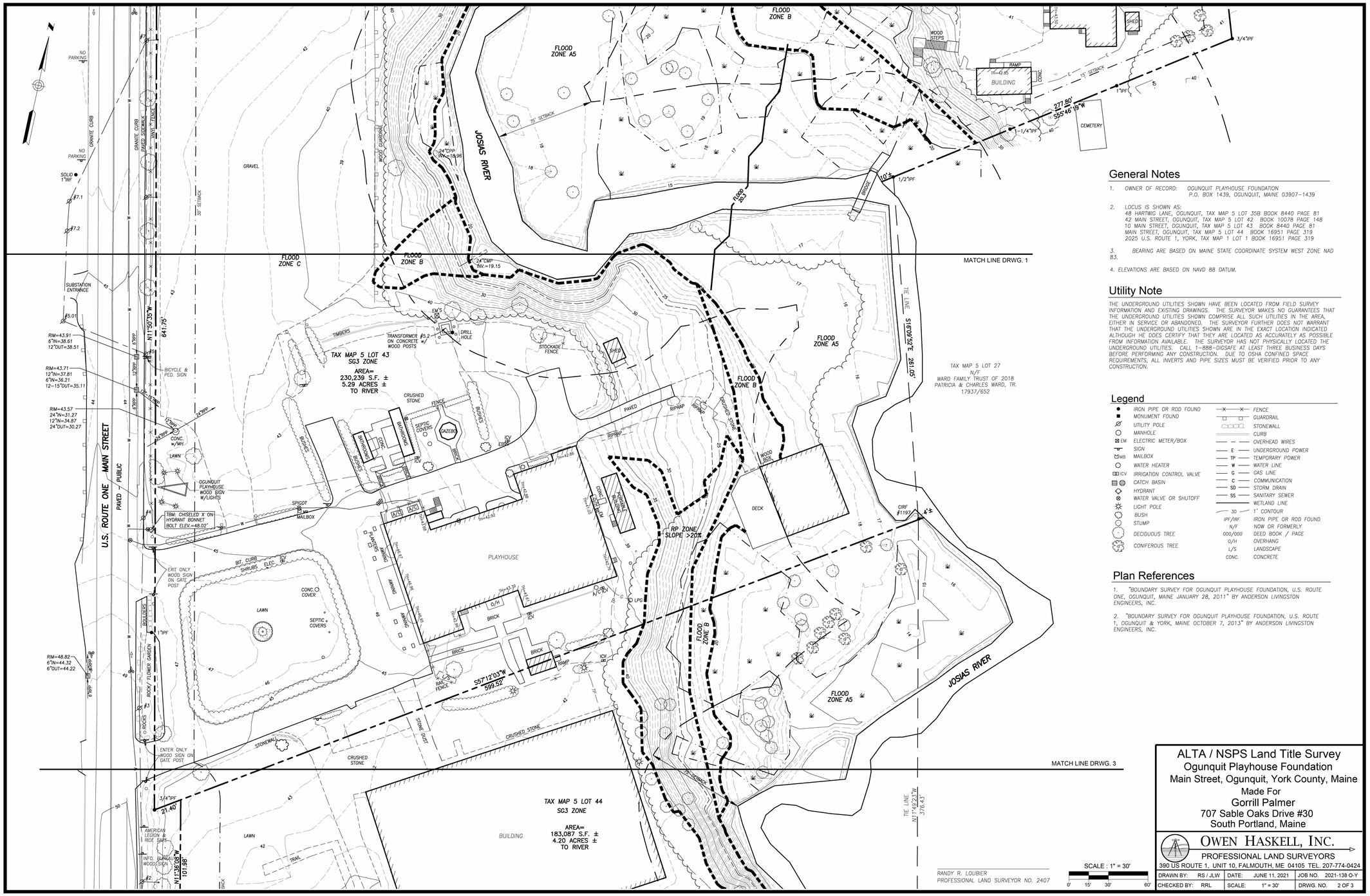

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General Notes

1. OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION
P.O. BOX 1439, OGUNQUIT, MAINE 03907–1439

2. LOCUS IS SHOWN AS:
48 HARTWIG LANE, OGUNQUIT, TAX MAP 5 LOT 35B BOOK 8440 PAGE 81
42 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 42 BOOK 10078 PAGE 148
10 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 43 BOOK 8440 PAGE 81
MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 44 BOOK 16951 PAGE 319
2025 U.S. ROUTE 1, YORK, TAX MAP 1 LOT 1 BOOK 16951 PAGE 319

3. BEARING ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE NAD 83.

4. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Legend

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM ELECTRIC METER/BOX
- SIGN
- MB MAILBOX
- WATER HEATER
- ICV IRRIGATION CONTROL VALVE
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- BUSH
- STUMP
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- GUARDRAIL
- STONEWALL
- CURB
- OVERHEAD WIRES
- E UNDERGROUND POWER
- TP TEMPORARY POWER
- W WATER LINE
- G GAS LINE
- C COMMUNICATION
- SD STORM DRAIN
- SS SANITARY SEWER
- WETLAND LINE
- 30 1' CONTOUR
- IPF/IRF IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- O/H OVERHANG
- L/S LANDSCAPE
- CONC. CONCRETE

Plan References

1. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE ONE, OGUNQUIT, MAINE JANUARY 28, 2011" BY ANDERSON LIVINGSTON ENGINEERS, INC.

2. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE 1, OGUNQUIT & YORK, MAINE OCTOBER 7, 2013" BY ANDERSON LIVINGSTON ENGINEERS, INC.

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

ALTA / NSPS Land Title Survey

Ogunquit Playhouse Foundation
Main Street, Ogunquit, York County, Maine
Made For
Gorrill Palmer
707 Sable Oaks Drive #30
South Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW	DATE: JUNE 11, 2021	JOB NO. 2021-138 O-Y	
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 2 OF 3	

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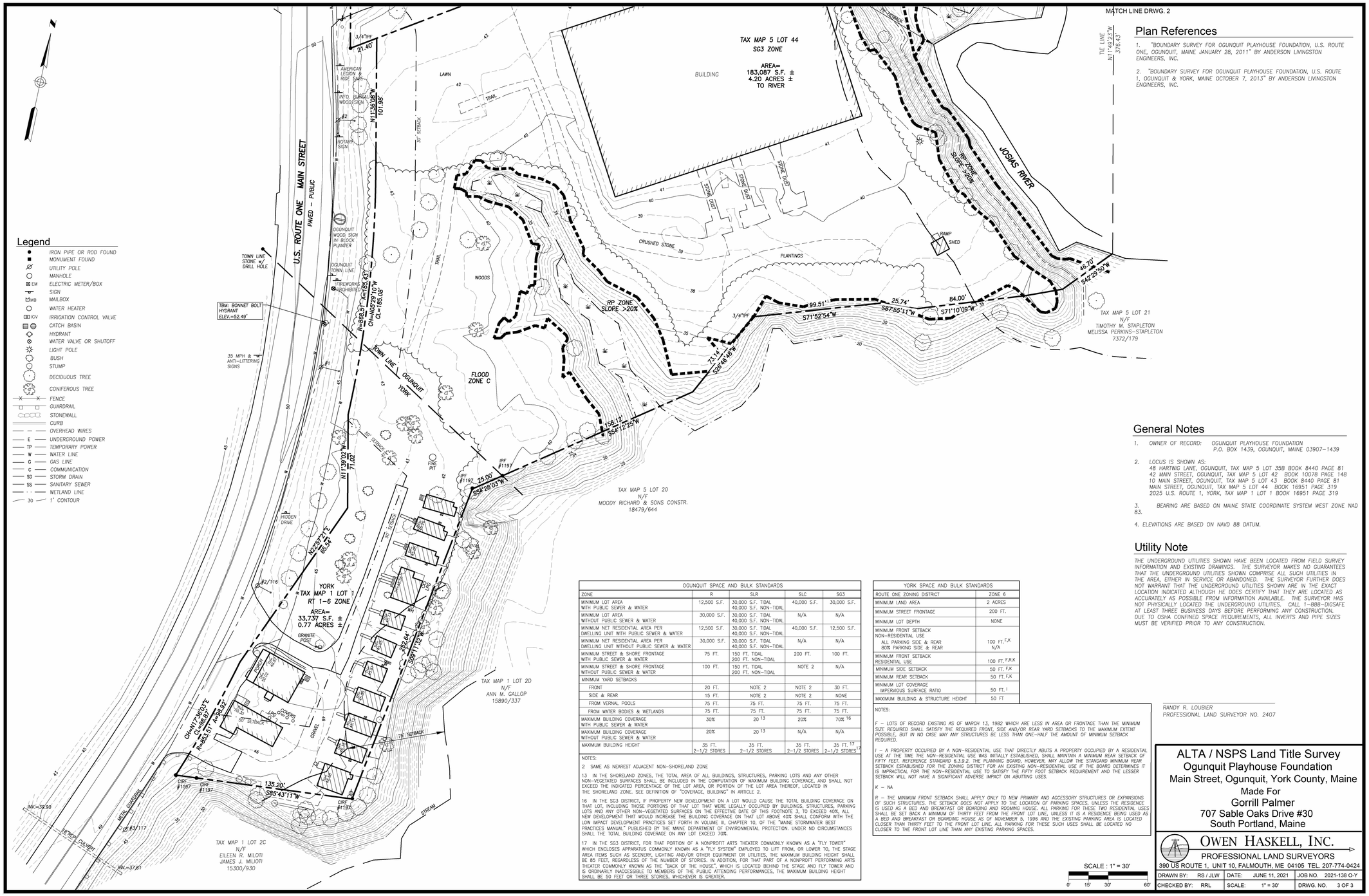
PM [NB]		DTL [MR]	
ISSUE	12-09-2025		
JOB	B2427700		
DRAWN	OWEN HASKELL		
SCALE			
REVISIONS			

ALTA / NSPS LAND TITLE SURVEY

2 OF 3

r1954-0016
1/13/2026 7:32:42 PM

DRAWING PRINTED FULL SIZE (ARCH D) = 30"x42". DRAWING PRINTED HALF SIZE (50%) WILL FIT ON A SHEET 15"x21" OR LESS. DRAWING PRINTED MUNKY THIRD SIZE (33⅓%) = 11.25"x15.33" WILL FIT TIGHTLY ON 11"x17". INDIVIDUAL 1/2", 1/4", 1/8" AND 1/32" VIEW SCALES WILL TRANSLATE BY MULTIPLYING THE DENOMINATOR BY 6 AND MAKING THE NUMERATOR 3. FOR EXAMPLE: 1/8"=1'-0" AT 1/3" (33⅓%) WILL BE 3/64"=1'-0". FOR SCALES AT 3/4", 3/8", 3/16" AND 3/32" THE TRANSLATION IS CLOSE ENOUGH TO USE THE DENOMINATOR EQUIVALENT AND CHANGE THE NUMERATOR TO 1. EXAMPLE: 3/4"=1'-0" AT 1/3" (33⅓%) WILL BE NUMBER TO 1/4"=1'-0"



Legend

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM ELECTRIC METER/BOX
- SIGN
- MB MAILBOX
- WATER HEATER
- ICV IRRIGATION CONTROL VALVE
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- BUSH
- STUMP
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- GUARDRAIL
- STONEWALL
- CURB
- OVERHEAD WIRES
- E UNDERGROUND POWER
- TP TEMPORARY POWER
- W WATER LINE
- G GAS LINE
- C COMMUNICATION
- SD STORM DRAIN
- SS SANITARY SEWER
- WETLAND LINE
- 30 1' CONTOUR

Plan References

1. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE ONE, OGUNQUIT, MAINE JANUARY 28, 2011" BY ANDERSON LIVINGSTON ENGINEERS, INC.
2. "BOUNDARY SURVEY FOR OGUNQUIT PLAYHOUSE FOUNDATION, U.S. ROUTE 1, OGUNQUIT & YORK, MAINE OCTOBER 7, 2013" BY ANDERSON LIVINGSTON ENGINEERS, INC.

General Notes

1. OWNER OF RECORD: OGUNQUIT PLAYHOUSE FOUNDATION
   P.O. BOX 1439, OGUNQUIT, MAINE 03907–1439
2. LOCUS IS SHOWN AS:
   48 HARTWIG LANE, OGUNQUIT, TAX MAP 5 LOT 35B BOOK 8440 PAGE 81
   42 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 42 BOOK 10078 PAGE 148
   10 MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 43, BOOK 8440 PAGE 81
   MAIN STREET, OGUNQUIT, TAX MAP 5 LOT 44 BOOK 16951 PAGE 319
   2025 U.S. ROUTE 1, YORK, TAX MAP 1 LOT 1 BOOK 16951 PAGE 319
3. BEARING ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE NAD 83.
4. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

OGUNQUIT SPACE AND BULK STANDARDS				
ZONE	R	SLR	SLC	SG3
MINIMUM LOT AREA WITH PUBLIC SEWER & WATER	12,500 S.F.	30,000 S.F. TIDAL 40,000 S.F. NON–TIDAL	40,000 S.F.	30,000 S.F.
MINIMUM LOT AREA WITHOUT PUBLIC SEWER & WATER	30,000 S.F.	30,000 S.F. TIDAL 40,000 S.F. NON–TIDAL	N/A	N/A
MINIMUM NET RESIDENTIAL AREA PER DWELLING UNIT WITH PUBLIC SEWER & WATER	12,500 S.F.	30,000 S.F. TIDAL 40,000 S.F. NON–TIDAL	40,000 S.F.	12,500 S.F.
MINIMUM NET RESIDENTIAL AREA PER DWELLING UNIT WITHOUT PUBLIC SEWER & WATER	30,000 S.F.	30,000 S.F. TIDAL 40,000 S.F. NON–TIDAL	N/A	N/A
MINIMUM STREET & SHORE FRONTAGE WITH PUBLIC SEWER & WATER	75 FT.	150 FT. TIDAL 200 FT. NON–TIDAL	200 FT.	100 FT.
MINIMUM STREET & SHORE FRONTAGE WITHOUT PUBLIC SEWER & WATER	100 FT.	150 FT. TIDAL 200 FT. NON–TIDAL	NOTE 2	N/A
MINIMUM YARD SETBACKS				
FRONT	20 FT.	NOTE 2	NOTE 2	30 FT.
SIDE & REAR	15 FT.	NOTE 2	NOTE 2	NONE
FROM VERNAL POOLS	75 FT.	75 FT.	75 FT.	75 FT.
FROM WATER BODIES & WETLANDS	75 FT.	75 FT.	75 FT.	75 FT.
MAXIMUM BUILDING COVERAGE WITH PUBLIC SEWER & WATER	30%	20 [13]	20%	70% [16]
MAXIMUM BUILDING COVERAGE WITHOUT PUBLIC SEWER & WATER	20%	20 [13]	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FT. 2–1/2 STORES	35 FT. 2–1/2 STORES	35 FT. 2–1/2 STORES	35 FT. [17] 2–1/2 STORES [17]

NOTES:

2 SAME AS NEAREST ADJACENT NON–SHORELAND ZONE

13 IN THE SHORELAND ZONES, THE TOTAL AREA OF ALL BUILDINGS, STRUCTURES, PARKING LOTS AND ANY OTHER NON–VEGETATED SURFACES SHALL BE INCLUDED IN THE COMPUTATION OF MAXIMUM BUILDING COVERAGE, AND SHALL NOT EXCEED THE INDICATED PERCENTAGE OF THE LOT AREA, OR PORTION OF THE LOT AREA THEREOF, LOCATED IN THE SHORELAND ZONE. SEE DEFINITION OF "COVERAGE, BUILDING" IN ARTICLE 2.

16 IN THE SG3 DISTRICT, IF PROPERTY NEW DEVELOPMENT ON A LOT WOULD CAUSE THE TOTAL BUILDING COVERAGE ON THAT LOT, INCLUDING THOSE PORTIONS OF THAT LOT THAT WERE LEGALLY OCCUPIED BY BUILDINGS, STRUCTURES, PARKING LOTS AND ANY OTHER NON–VEGETATED SURFACES ON THE EFFECTIVE DATE OF THIS FOOTNOTE 3, TO EXCEED 40%, ALL NEW DEVELOPMENT THAT WOULD INCREASE THE BUILDING COVERAGE ON THAT LOT ABOVE 40% SHALL CONFORM WITH THE LOW IMPACT DEVELOPMENT PRACTICES SET FORTH IN VOLUME III, CHAPTER 10, OF THE "MAINE STORMWATER BEST PRACTICES MANUAL" PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. UNDER NO CIRCUMSTANCES SHALL THE TOTAL BUILDING COVERAGE ON ANY LOT EXCEED 70%.

17 IN THE SG3 DISTRICT, FOR THAT PORTION OF A NONPROFIT ARTS THEATER COMMONLY KNOWN AS A "FLY TOWER" WHICH ENCLOSES APPARATUS COMMONLY KNOWN AS A "FLY SYSTEM" EMPLOYED TO LIFT FROM, OR LOWER TO, THE STAGE AREA ITEMS SUCH AS SCENERY, LIGHTING AND/OR OTHER EQUIPMENT OR UTILITIES, THE MAXIMUM BUILDING HEIGHT SHALL BE 85 FEET, REGARDLESS OF THE NUMBER OF STORIES. IN ADDITION, FOR THAT PART OF A NONPROFIT PERFORMING ARTS THEATER COMMONLY KNOWN AS THE "BACK OF THE HOUSE", WHICH IS LOCATED BEHIND THE STAGE AND FLY TOWER AND IS ORDINARILY INACCESSIBLE TO MEMBERS OF THE PUBLIC ATTENDING PERFORMANCES, THE MAXIMUM BUILDING HEIGHT SHALL BE 50 FEET OR THREE STORIES, WHICHEVER IS GREATER.

YORK SPACE AND BULK STANDARDS	
ROUTE ONE ZONING DISTRICT	ZONE 6
MINIMUM LAND AREA	2 ACRES
MINIMUM STREET FRONTAGE	200 FT.
MINIMUM LOT DEPTH	NONE
MINIMUM FRONT SETBACK NON–RESIDENTIAL USE ALL PARKING SIDE & REAR 80% PARKING SIDE & REAR	100 FT. [F,K] N/A
MINIMUM FRONT SETBACK RESIDENTIAL USE	100 FT. [F,R,K]
MINIMUM SIDE SETBACK	50 FT. [F,K]
MINIMUM REAR SETBACK	50 FT. [F,K]
MINIMUM LOT COVERAGE IMPERVIOUS SURFACE RATIO	50 FT. [I]
MAXIMUM BUILDING & STRUCTURE HEIGHT	50 FT

NOTES:

F – LOTS OF RECORD EXISTING AS OF MARCH 13, 1982 WHICH ARE LESS IN AREA OR FRONTAGE THAN THE MINIMUM SIZE REQUIRED SHALL SATISFY THE REQUIRED FRONT, SIDE AND/OR REAR YARD SETBACKS TO THE MAXIMUM EXTENT POSSIBLE, BUT IN NO CASE MAY ANY STRUCTURES BE LESS THAN ONE–HALF THE AMOUNT OF MINIMUM SETBACK REQUIRED.

I – A PROPERTY OCCUPIED BY A NON–RESIDENTIAL USE THAT DIRECTLY ABUTS A PROPERTY OCCUPIED BY A RESIDENTIAL USE AT THE TIME THE NON–RESIDENTIAL USE WAS INITIALLY ESTABLISHED, SHALL MAINTAIN A MINIMUM REAR SETBACK OF FIFTY FEET. REFERENCE STANDARD 6.3.9.2. THE PLANNING BOARD, HOWEVER, MAY ALLOW THE STANDARD MINIMUM REAR SETBACK ESTABLISHED FOR THE ZONING DISTRICT FOR AN EXISTING NON–RESIDENTIAL USE IF THE BOARD DETERMINES IT IS IMPRACTICAL FOR THE NON–RESIDENTIAL USE TO SATISFY THE FIFTY FOOT SETBACK REQUIREMENT AND THE LESSER SETBACK WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON ABUTTING USES.

K – NA

R – THE MINIMUM FRONT SETBACK SHALL APPLY ONLY TO NEW PRIMARY AND ACCESSORY STRUCTURES OR EXPANSIONS OF SUCH STRUCTURES. THE SETBACK DOES NOT APPLY TO THE LOCATION OF PARKING SPACES, UNLESS THE RESIDENCE IS USED AS A BED AND BREAKFAST OR BOARDING AND ROOMING HOUSE. ALL PARKING FOR THESE TWO RESIDENTIAL USES SHALL BE SET BACK A MINIMUM OF THIRTY FEET FROM THE FRONT LOT LINE, UNLESS IT IS A RESIDENCE BEING USED AS A BED AND BREAKFAST OR BOARDING HOUSE AS OF NOVEMBER 5, 1996 AND THE EXISTING PARKING AREA IS LOCATED CLOSER THAN THIRTY FEET TO THE FRONT LOT LINE, ALL PARKING FOR THESE SUCH USES SHALL BE LOCATED NO CLOSER TO THE FRONT LOT LINE THAN ANY EXISTING PARKING SPACES.

SCALE : 1" = 30'

0' 15' 30' 60'

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

ALTA / NSPS Land Title Survey
Ogunquit Playhouse Foundation
Main Street, Ogunquit, York County, Maine
Made For
Gorrill Palmer
707 Sable Oaks Drive #30
South Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW	DATE: JUNE 11, 2021	JOB NO. 2021-138 O-Y	
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 3 OF 3	

OGUNQUIT PLAYHOUSE

10 MAIN STREET
OGUNQUIT, MAINE 03907

JCJARCHITECTURE
9 CHANNEL CENTER STREET
SUITE 200
BOSTON, MA 02210
617.532.6600

© 2025 JCJ Architecture

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

DD SUBMISSION
01/16/2026

NOT FOR CONSTRUCTION

PIC [JL] DL [PM]
PM [NB] DTL [MR]

ISSUE 12-09-2025
JOB B2427700
DRAWN OWEN HASKELL
SCALE
REVISIONS

ALTA / NSPS LAND TITLE SURVEY

3 OF 3

DRAWING PRINTED FULL SIZE (30"x1 = 30"x2" DRAWING PRINTED HALF SIZE (30"x1) WILL FIT ON A SHEET 18"x36" WITH 1.5" OF EXTRA SPACE ON ALL FOUR SIDES.

Ogunquit Fire Department
Memorandum

Date: February 2, 2026

To: Planning Board

From: Russell Osgood, Fire Chief

Subject: 10 Main Street

Upon review of the proposed Ogunquit Playhouse site plan, the plan appears to include the necessary fire protection components, including adequate fire apparatus access and egress. Currently, the absence of detailed floor plans for the proposed structures limits the ability to complete a full fire protection assessment. However, based on the information currently provided, I see no issues that would prevent the project from moving forward at this stage. As the project progresses and additional details become available, any fire protection concerns identified can be addressed accordingly.

OGUNQUIT POLICE DEPARTMENT

P.O. BOX 666 - 20 COTTAGE STREET - OGUNQUIT, ME 03907
TELEPHONE: 207-646-9362
WWW.OGUNQUITPOLICE.ORG

JOHN P. LIZANECZ
Chief of Police

MEMORANDUM

DATE: January 28th, 2026

TO: Ogunquit Planning Board

FROM: John Lizanecz, Chief of Police

RE: Ogunquit Playhouse Foundation

On January 28th, 2026, I reviewed the proposed site plan review for 10 Main Street, the Ogunquit Playhouse. I completed a review for any issues that may affect public safety or traffic safety. Besides some possible traffic congestion, I do not think the approval of this application will impact public safety in general.

Maryann Stacy

From: mstacy@ogunquit.gov
Subject: FW: OGUNQUIT PLAYHOUSE SITE PLAN REVIEW APPLICATION

From: Tom Torno <TTorno@ogunquit.gov>
Sent: Monday, February 2, 2026 5:38 AM
To: Maryann Stacy <mstacy@ogunquit.gov>
Subject: RE: OGUNQUIT PLAYHOUSE SITE PLAN REVIEW APPLICATION

I have no issues with any of this, it's a state road

OGUNQUIT CONSERVATION COMMISSION

Memo to the Planning Board

Date: February 18, 2026

Chair Wilkos and Planning Board Members,

The Conservation Commission has reviewed the following:

Ogunquit Playhouse Foundation 10 Main Street, Tax Map 5 Lots 43 & 44

Following a presentation from the Playhouse representatives the Conservation Commission has no environmental concerns for this application. In fact, the applicant has taken several steps that we find will have a positive effect for the environment.

1. The removal of the septic systems in front and behind the playhouse and hooking up to the town sewer system is beneficial for the environment.
2. Removing the gravel in the parking lot and replacing it with fiber-reinforced turf will improve drainage and runoff issues.
3. Downward lighting will be more subtle and bird friendly.
4. Removed trees will be replaced with a variety of native trees, conifers and shrubs.

   We always recommend using compostable or recyclable containers for use on the property with appropriate bins for their disposal.

Respectfully Submitted,

Wendy Broms Levine

Chair, Ogunquit Conservation Commission

Maryann Stacy

From: noreply@civicplus.com
Sent: Monday, February 9, 2026 2:26 PM
To: Maryann Stacy; Tyler McOsker
Subject: Online Form Submittal: Contact the Planning Board

Contact the Planning Board

Contacting the Planning Board

Use this form to contact the Planning Board directly. Your question will be delivered to the Planning Board secretary who will forward it to each member of the Planning Board. Your comment or question will be reviewed and all anonymous communication will be deleted before it is forwarded to the Board.

Be as specific as possible in your comment or question. The more information that you provide will make it easier for us to understand your concern.

First Name	Haley
Last Name	DeValliere
Phone Number	2074320826
Email Address	haleyrd@yahoo.com
Comment or Question	Hello, I am unable to attend the board meeting tonight, at which the renovation of Ogunquit Playhouse will be brought up, so I wanted to send my thoughts to you. I am strongly opposed to the proposal of overhauling the entire Playhouse campus. I understand that the structure is not suitable for sustainability, but surely that doesn't mean the entire building and campus should be done completely over. I fear changing everything but the iconic facade would lose the rustic, historic charm we've all come to know and love as audience members, staff, and actors. The proposed renderings look as if you'd stepped into any modern theater attempting to recall the historic, as opposed to an actual historic building. There are plenty of theaters that have updated and renovated but have still kept the historic parts intact, and that's what's memorable about them, as it's what's memorable about the

Playhouse building itself. The historic feel adds to the experience, as opposed to entering a new building, the likes of which you can do in any larger venue.

I have been employed by the Playhouse for 15 years, have been involved with them for 17, and have been seeing shows there for 23. I (and many others) grew up in the building and its surrounding rehearsal spaces. I've always called the Playhouse my second home. If I can't recognize anything but the facade, it will no longer feel like home.

Thank you for your time in reading this,
-Haley

Email not displaying correctly? View it in your browser.

Michael & Nancy Ramsey
PO Box 2406
Ogunquit, ME 03907

Dear Planning Board,

Mitch and I would like to share our endorsement of the new Ogunquit Playhouse transformation. We strongly believe that this overhaul of our dear aging Playhouse is long overdue and deserves the full support of the community. By approving of this project, the town, its visitors, and the surrounding communities will only benefit from this beautiful, up to date, sustainable, comfortable, and welcoming new facility.

As historic and pretty as the existing Playhouse is, the old building lacks the provision for a heat/cool controlled environment, lacks the performance & rehearsal space for actors and artists, (not to mention any areas to prepare/change for their performances), lacks the comfort of wider seats and easily accessible areas for all, lacks amenities such as enough indoor bathrooms for guests, lacks the efficient (and safe) infrastructure including wiring, lighting, etc., and simply lacks any modern, ecologically aware and cost-effective necessities.

The New Ogunquit Playhouse will continue to preserve the history and add to the ongoing story of this local gem while maintaining a safe and environmentally friendly space. The Playhouse team has gone above and beyond to share plans, answer questions and assure all that the character and charm of the Playhouse will only be enhanced, and we know that they will continue to do so as plans are formalized, and feedback is shared. They have also had cost efficiency as a number one priority in the redesign.

For these reasons and for the most important reason being that the Playhouse cannot continue without these modernizations, we truly hope that the Planning Board will approve the new, greatly improved Ogunquit Playhouse plans.

Thank you for your time,

Mitch & Nan Ramsey

Maryann Stacy

From: Donna Allard-Flett <donna.allardflett@gmail.com>
Sent: Wednesday, February 18, 2026 1:16 PM
To: Maryann Stacy
Subject: Ogunquit Playhouse Renovation Plans

Good afternoon, Ms. Stacy,

I am reaching out as a long-time supporter, volunteer, and devoted member of the Ogunquit Playhouse community. For many years, we attended performances while vacationing in the area, and after moving here full-time, we proudly became members and season ticket subscribers in 2015. Each season, we make it a tradition to bring friends and family to Ogunquit for dinner and a show, sharing the magic of the Playhouse with others.

As we look ahead, we hope to continue this tradition for many years to come. Preserving and renovating the Playhouse is essential to honoring its remarkable history and ensuring it remains a vibrant part of our community's cultural life. This historic venue deserves the care and attention needed to keep it thriving for future generations.

Before the building becomes unsustainable, it is critical that we move forward with the planned renovations. I am writing to express the full support of my husband, Fred Flett, and myself for the Ogunquit Playhouse's Next Century Renovation Plan. We believe this project is essential to preserving the Playhouse's historic character and ensuring it remains a vibrant cultural cornerstone for generations to come.

Please feel free to reach out to me if you have any questions.

Thank you for your time and consideration,
Donna

Donna M. Allard-Flett
P.O. Box 38, York Beach, ME 03910
617-834-9096
donna.allardflett@gmail.com

Received 2·19·26

Planning Board of Ogunquit, Maine
Ogunquit, Maine

Dear members of the board,

I am an 88-year-old resident of York Harbor. I am remembering the old days of the Playhouse when I was a teenage waitress at Bessie's.

The Playhouse meant a lot to all of us, young as we were. I remember watching Bette Davis and Gary Merrill stride down the left aisle as they held the curtain.

That small and successful summer playhouse changed dramatically when Brad Kinney took over as planner and producer. He took us from cutesy to NY sophistication.

And now we are preparing to shine as the largest and most successful summer theater on the East coast. A campaign to raise significant money is now in progress.

The Playhouse is modernizing with its audience and community in mind. The leadership team has shown me and my family plans that assure playhouse and community supporters that it is doing all the right things , in a safe and transparent way.

And it is helpful to remember that many families planning their summer vacation week in Ogunquit do it with the play in mind that they want to see-thus bringing economic benefits to our hotels and restaurants.

As the owner of a successful development company in Washington, DC. And Virginia, I can assure you that this will be an unbelievably beautiful development you will be proud of- an example of thoughtful planning.

It is my sincerest hope that you will find this Playhouse development a pleasure to support.

Thank you for your attentions to this letter of support.

Maryann Stacy

From: Bruce Burgwinkle <bruceburgwinkle@gmail.com>
Sent: Tuesday, February 24, 2026 12:54 PM
To: Maryann Stacy; Bruce Burgwinkle
Subject: Ogunquit Playhouse Renovation project

Hi Maryann,
Below is a letter in support of the Ogunquit Playhouse project. If you could share with the Planning Board, It would be greatly appreciated. Thanks

February 24, 2026

To Whom It May Concern:

As a year round resident, I am writing in support of the proposed Ogunquit Play House (OPH) renovation project. This project will allow the seacoast community to have a modern year round facility for all our residents and visitors to enjoy for another hundred years. The OPH is such a blessing on so many levels from the artistic performances to the boom to our local businesses that benefit financially each year from May to November with visits from the OGH patrons. The possibility of year round use will only further strengthen our economic base and continue to keep our local residents who rely on seasonal employment the benefit of additional months of employment at our hotels, inns and restaurants.

As a volunteer at the OGH, it is my pleasure to support our local treasure and I hope that the Ogunquit Planning Board will join me with their support of enhancing our legendary landmark.

Thank You
Bruce Burgwinkle
38 Winding Brook Lane N
Wells, ME 04090

3/5/2026

DEAR MEMBERS OF THE OGUNQUIT PLANNING BOARD,

My NAME is Deb SOUSA AND I HAVE VOLUNTEERED AT THE playHOUSE FOR THE PAST THREE YEARS AS AN USHER AND PARKING ATTENDANT. AS AN USHER, I GENERALLY VOLUNTEER DURING MATINEES WHERE NUMEROUS elderly PATRONS ATTend THE SHOW. THE AISLES ARE NOT WIDE ENOUGH TO ACCOMODATE All OF THE PATRONS WITH MOBILITY ISSUES USING WALKERS AND WHEELCHAIRS. IT IS ALSO VERY DIFFICULT to GET THE PATRONS to THE outside BATHROOMS AND THE BATHROOMS INSIDE THE lobby ARE NOT LARGE ENOUGH TO ACCOMODATE PATRONS. THEREFORE, IT IS VERY IMPORTANT to APPROVE THESE RENOVATIONS SO THAT THERE ARE MORE BATHROOMS to ACCOMODATE everyone. THE PROPOSED NEW RENOVATION SHOULD elevate THIS ISSUE.

THE playHOUSE SEATS ALSO NEED to be RENOVATED TO ACCOMODATE LARGER

GUESTS. THE PLAYHOUSE IS OUTDATED AND THE RENOVATIONS ARE needed SO EVERYONE CAN enjoy THE OGUNQUIT PLAYHOUSE FOR THE NEXT 100 YEARS. THE PLAYHOUSE WELCOMES NUMEROUS VISITORS ANNUALLY, WHO SPEND TIME AND MONEY IN THE COMMUNITY AT LOCAL HOTELS, RESTAURANTS AND SHOPS.

I SUPPORT ALLOWING THE PROPOSAL to PROCEED THROUGH your REVIEW AND THROUGH THE TOWN'S public PROCESS SO THE COMMUNITY CAN CONTINUE to enjoy THE PLAYHOUSE FOR MANY YEARS.

Respectfully,

Debra L Sousa

Debra Sousa
26 Beckett Lane
Wells, ME 04090
(207) 351-6352

Outlook

Online Form Submittal: Contact the Planning Board

From noreply@civicplus.com <noreply@civicplus.com>
Date Thu 3/5/2026 4:50 PM
To Maryann Stacy <mstacy@ogunquit.gov>; Tyler McOsker <tmcosker@ogunquit.gov>

Contact the Planning Board

Contacting the Planning Board

Use this form to contact the Planning Board directly. Your question will be delivered to the Planning Board secretary who will forward it to each member of the Planning Board. Your comment or question will be reviewed and all anonymous communication will be deleted before it is forwarded to the Board.

Be as specific as possible in your comment or question. The more information that you provide will make it easier for us to understand your concern.

First Name	John
Last Name	Goglia
Phone Number	[redacted]
Email Address	[redacted]
Comment or Question	I have been attending shows at The Playhouse for probably 15 years or more and a volunteer for the past 3 seasons. Never thought I would enjoy the shared experience of volunteering or attending a performance with family and friends as much as I have these past 3 seasons. I would recommend that members of the Planning Board who are not familiar with The Playhouse come and hang out with us volunteers during a performance to see and feel the excitement and anticipation of our customers. It is truly a special venue during the summer months that the Planning Board should recognize and support wholeheartedly in The Playhouse's efforts to expand, update and modernize this popular and cherished institution. I suggest that the Planning Board should acknowledge the incredible impact The Playhouse has on the Southern Maine area and the much geographically diversified customers who have enjoyed performances over many decades and grant them all approvals for modernization.

Outlook

Online Form Submittal: Contact the Planning Board

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 3/10/2026 11:54 AM
To Maryann Stacy <mstacy@ogunquit.gov>; Tyler McOsker <tmcosker@ogunquit.gov>

Contact the Planning Board

Contacting the Planning Board

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Be as specific as possible in your comment or question. The more information that you provide will make it easier for us to understand your concern.

First Name	Rosemarie
Last Name	Wagner Landolina
Phone Number	[redacted]
Email Address	[redacted]
Comment or Question	Dear Members of the Ogunquit Planning Board, My name is Rosemarie Wagner Landolina. I volunteer at the Ogunquit Playhouse. As a Doctor of Physical Therapy, I spent a large portion of my career in the workplace addressing ergonomic and safety issues. Therefore, I look at my volunteer experience through this lens. On performance nights, I see how much this theater means to people. I have met countless elderly and disabled individuals with mobility issues, many who have been coming to the theater for decades. Visitors plan trips around the season bringing friends and family along. It is part of what makes Ogunquit special. Despite mobility changes, love of this theater has not changed. I also see the limits of the current building. Accessibility is challenging. Seat comfort and bathroom lines are common complaints. Space can be tight. While we make it work, it is

clear that the structure was not designed to meet today' s safety, accessibility, and comfort standards.

I have seen patrons struggle to navigate the theater starting the moment they enter the building over the small but noticeable thresholds. I see them navigate the narrow crowded aisles to one of the few "accessible" seats. Once seated, if they have a mobility device, it is taken from them to be "stored" at the back of the theater out of their reach. As a patron who needs this device in order to move about safely, removing it must feel frightening. In the event of an emergency where evacuation of the building is necessary, every second counts. How quickly would this device be returned to the patron to allow them to safely exit the building?

I often stand at the side exit doors during intermission and at the end of the show. Although there are many exits, these four are not safely accessible to someone with or without mobility issues. The thresholds vary in height from 1-4 inches. The railings are not accessible until after the first step has been navigated. And the stairs are steep. Patrons are exiting the building after spending extended periods of time in the dark making it difficult to see these hazards.

From what has been shared in the public record, professionals indicate that incremental repairs will not resolve the building' s structural and safety challenges. If we want the Playhouse to continue operating safely for the next 100 years, reconstruction is necessary .

I support allowing this proposal to proceed through your review and through the town' s public process so the community can continue to consider it carefully and the Playhouse can continue bringing joy to the town of Ogunquit for years to come.

Thank you for providing a forum for me to share my views.

Respectfully,

Rosemarie Wagner Landolina, DPT
46 Whippoorwill Trail
Wells ME
207-807-1854

Email not displaying correctly? View it in your browser.

Received 3-13-26

Dear Members of the Ogunquit Planning Board,

My name is Kathy Bleier and am a resident of Wells Maine. I have been attending performances at the Ogunquit Playhouse for 50 years and have volunteered there for the past couple of years.

When speaking with the patrons and also with friends who frequent the Playhouse, it is clear how much it means to so many. It is tradition. Families return year after year. It is also clear that they not only support the Playhouse but also the local restaurants, hotels, stores and businesses.

The current building is approaching 100 years old. Accessibility is challenging. It needs to be updated for comfort, safety and accessibility.

If we want the Playhouse to be around for another 100 years reconstruction is needed.

I support the proposed plans. I respectfully request that you consider and approve the plans as well.

Thank you for your time and consideration.

Kathy Bleier
Wells, Me

Kathy Bleier
207-284-4712

225 Attachment 2

Town of Ogunquit

Table 703.1
Dimensional Requirements of Each Zoning District
[Amended 4-1-2006; 11-4-2008, effective 4-1-2009; 6-12-2012; 6-12-2018; 6-11-2019 ATM by Art. 5; 6-8-2021 ATM by Art. 9; 6-11-2024 ATM by Art. 12]

District	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Minimum Lot Area (square feet)																
With public sewer and water[16]	12,500	12,500	30,000	30,000	None	10,000[1]	20,000	10,000[1]	N/A	30,000 tidal 40,000 non-tidal	40,000	None[1]	None	30,000	NP	NP
Without public sewer and water[16]	30,000	30,000	60,000	60,000	N/A	N/A	20,000[3]	N/A	200,000[4]	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	NP	NP
Minimum Net Residential Area Per Dwelling Unit (square feet)																
With public sewer and water[17]	12,500	12,500	30,000	30,000	12,500	12,500	20,000	12,500	N/A	30,000 tidal 40,000 non-tidal	40,000	12,500	None	12,500	N/A	N/A
Without public sewer and water[17]	30,000	30,000	60,000	60,000	N/A	N/A	40,000	N/A	60,000	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Street and Shore Frontage (feet)																
With public sewer and water	75	75	100	100	None[5]	75	100	75	N/A	150 tidal 200 non-tidal	200	100	None	100	Note 2	Note 2
Without public sewer and water	100	100	100	100	N/A	N/A	100	N/A	250[4]	150 tidal 200 non-tidal	Note 2	Note 2	Note 2	N/A	Note 2	Note 2
Setbacks (feet)																
Front[15]	20	20	30	30	10[6]	20	30	20	50[7]	Note 2	Note 2	10[6]	15	30	Note 2	Note 2
Side and rear[15]	15	15	20	20	10[8]	10[10]	15[9]	10[10]	20	Note 2	Note 2	10[9]	None	None	Note 2	Note 2
From vernal pools (significant or non-significant, see § 225-1.3F)	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75
From water bodies and wetlands that meet the criteria for inclusion in the Shoreland Zone	75	75	75	75	75	75	75	75	75	75	75	50	50	75	75	75
Maximum Building Coverage																
With public sewer and water	30%	30%	20%	20%	None	30%	30%	30%	N/A	20[11]	20[11]	20[11]	20[11]	70%[14]	0%	0%
Without public sewer and water	20%	20%	10%	10%	N/A	N/A	30%	N/A	20%	20[11]	N/A	N/A	N/A	N/A	0%	0%

District	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Maximum Building Height[12]																
Feet	35	35	35	35	35	35	35	35	35	35	35	35	27	35[15]	35	35
Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2[15]	2 1/2	2 1/2

NOTES:

1. For a residential use, the minimum lot area shall be 12,500 square feet.
2. Same as nearest adjacent non-shoreland zone.
3. For residential use, the minimum lot area shall be 30,000 square feet.
4. For residential use, the minimum lot area shall be 60,000 square feet and the minimum street frontage shall be 100 feet.
5. Residential uses, except accessory dwelling units on the second floor above a commercial use, shall require a minimum street frontage of 75 feet.
6. The minimum front setback for a structure existing on the effective date of this chapter shall be 10 feet or the existing structure's front setback, whichever is less.
7. The minimum front setback for a structure existing on the effective date of this chapter shall be 50 feet or the existing structure's front setback.
8. The side and rear setbacks for a structure abutting a residential use shall be 15 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
9. The side and rear setbacks for a structure abutting a residential use shall be 25 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
10. The side and rear setbacks for a structure abutting a residential use shall be 15 feet.
11. In the Shoreland Zones, the total area of all buildings, structures, parking lots and any other nonvegetated surfaces shall be included in the computation of maximum building coverage, and shall not exceed the indicated percentage of the lot area, or portion of the lot area thereof, located in the Shoreland Zone. See definition of "coverage, building" in Article 2.
12. No structure shall contain more than 2 1/2 stories or the indicated height.
13. Expansions of legally nonconforming hotels/motels in all zoning districts in which new hotels/motels are prohibited shall meet all the dimensional requirements of the zones in which they are located according to Table 703.1, as well as the standards of §§ 225-3.5 and 225-9.8.
14. In the SG3 District, if proposed new development on a lot would cause the total building coverage on that lot, including those portions of that lot that were legally occupied by buildings, structures, parking lots and any other nonvegetated surfaces on the effective date of this footnote 14, to exceed 40%, all new development that would increase the building coverage on that lot above 40% shall conform with the Low Impact Development Practices set forth in Volume III, Chapter 10, of the "Maine Stormwater Best Practices Manual" published by the Maine Department of Environmental Protection. Under no circumstances shall the total building coverage on any lot exceed 70%.
15. In the SG3 District, for that portion of a nonprofit performing arts theater commonly known as a "fly tower," which encloses apparatus commonly known as a "fly system" employed to lift from, or lower to, the stage area items such as scenery, lighting and/or other equipment or utilities, the maximum building height shall be 85 feet, regardless of the number of stories. ~~In addition, for that part of a nonprofit performing arts theater commonly known as the "back of house," which is located behind the stage and fly tower and is ordinarily inaccessible to members of the public attending performances, the maximum building height shall be 50 feet or three stories, whichever is greater~~.
    Additionally, the maximum building height for a nonprofit performing arts theater building, excluding the Fly Tower, shall be 55' or four stories, whichever is greater.
16. When single-family units 2-4 are proposed, the base lot size requirements shall double per unit.
17. When single-family units 2-4 are proposed, the base lot net density shall double per unit.

OGUNQUIT
Beautiful Place by the Sea

Town Of Ogunquit
Post Office Box 875
Ogunquit, Maine 03907-0875
Planning Board
Tel 207 646-9326

PLANNING BOARD
PUBLIC HEARINGS
MARCH 23, 2026
6:00 p.m.

REGARDING:
PROPOSED AMENDMENTS TO THE OGUNQUIT ZONING ORDINANCE.

1. Streamline Change of Use Process (§225-6.6, §225-Table 702.1)
2. Amendment for Nonconforming structures (§225-3.3)
3. A-Frame signs revisions (§225-8.12)
4. Sheds revisions (§225-2.2, §225-9-24)
5. Remove the Design Review Requirement for Accessory Dwelling Units (ADU) (§225-9.1)
6. Storm Water Management language – Review proposed changes (§ 225-2.2, §225-8.5, §225-8.10, §240-6.1, §240-7.3, §240-10.5, §240-10.6)

These Public Hearings will be held in-person at the
Ogunquit Fire Station 2nd Floor Hall.
Members of the public may attend in person **or** participate remotely via zoom.

HOW TO PARTICIPATE IN THE PLANNING BOARD MEETING VIA ZOOM

Connecting by computer or mobile device: Register in advance: Register in advance or at the time of the meeting: https://ogunquitpd-org.zoom.us/webinar/register/WN_CZibVzZ7TCmknoitByBh3g#/registration

After registering, you will receive a confirmation email containing information about joining the meeting.

This meeting will be broadcast live on WOGT (Channel 1302), live streamed at https://ogunquitme.portal.civicclerk.com/ and it will be recorded for future viewing on WOGT and on the Town's web site: www.ogunquit.gov.

Posted: March 10, 2026 – Dunaway Center, Ogunquit Post Office, Town of Ogunquit Website.
Published in Portland Press Herald on March 13, 2026 and again on March 17, 2026.

Streamline Change of Use Process (§225-6.6, §225-Table 702.1)

§ 225-6.6. Procedures for site plan review. [Amended 4-1-2006]

A. No permit for any new use or structure indicated as requiring a site plan review in Table 702.1[1] shall be issued by the Code Enforcement Officer until a site plan review approval is obtained from the Planning Board. The applicant shall have the burden of proving that its site plan review application is in compliance with the requirements of this chapter. If the proposed use or structure requires design review under Article 11 of this chapter, the design review application may be reviewed concurrently with the site plan review application.

B. Changes to existing uses or structures requiring site plan review.

(1) A use or structure which is listed as subject to site plan review in Table 702.1[2] may not be changed to another use or structure requiring site plan review, nor may the use or structure be expanded or altered, unless a site plan approval is obtained from the Planning Board. "Expansion" shall be defined as:

(a) Any increase in floor area or land area devoted to a use requiring site plan review;

(b) In the case of a restaurant use, the addition to any indoor or outdoor seating capacity;

(c) In the case of a transient accommodation project classified other than TA-1, any additional rooms or units; or

(d) Any additional parking spaces devoted to a use requiring site plan review.

(e) **Commercial Changes of Use that do not meet the criteria of (a) through (d) above and require no significant exterior changes may be approved by the Code Enforcement Officer without Site Plan Review.**

(2) No changes of any kind shall be made in any previously approved site plan without approval of such changes by the Planning Board.

C. Application procedure.

(1) Fees.

(a) A person informed by the Code Enforcement Officer that a proposed use requires site plan review approval shall file an application for the permit with the Planning Board on forms provided for the purpose. The applicant shall be responsible for a filing fee, which covers administrative and legal advertisement costs. Filing fees for site plan review shall be set annually in a fee schedule adopted by the Select Board.

(b) In complex cases requiring extensive use of the Town's planning, legal, and/or engineering consultants, the applicant may be required by the Planning Board, after its initial review of the application for completeness, to pay an additional technical review fee to be deposited in a special account designated for that site plan application, to be used by the Board for hiring independent consulting services to review the application. The amount of the technical review fee shall vary according to the complexity and scope of the proposed project.

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Land Uses	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	Shoreland Zones						
										SLR	SLC	SG1	SG2	SG3	SP	RP
Subdivision, as defined in the Ogunquit Subdivision Regulations	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB	SUB
Commercial Uses																
Amusement center	NP	NP	NP	NP	NP	SPR	SPR	NP	NP	NP	SPR	NP	NP	NP	NP	NP
Boardinghouse	NP	NP	NP	NP	SPR	SPR	SPR	SPR	NP	NP	SPR	SPR	SPR	SPR[1,2]	NP	NP
Business and professional office [15]	NP	NP	NP	NP	SPR	SPR	SPR	SPR	NP	NP	SPR	SPR	SPR	SPR[1,2]	NP	NP
Commercial recreation	NP	NP	NP	NP	SPR	SPR	SPR	NP	NP	NP	NP	NP	NP	NP	NP	NP
Day-care center	NP	NP	NP	NP	NP	SPR	NP	SPR	NP	NP	NP	NP	NP	NP	NP	NP
Funeral home	NP	NP	NP	NP	NP	SPR	SPR	NP	NP	NP	NP	NP	NP	NP	NP	NP
Greenhouse	NP	NP	SPR	SPR	NP	SPR	SPR	NP	SPR	NP	NP	NP	NP	NP	NP	NP
Kennel, veterinary hospital*	NP	NP	NP	NP	NP	NP	NP	NP	SPR	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPR[1,2]	NP	NP
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPR	NP	NP	NP
Mechaniized recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Nursing home	NP	NP	NP	NP	NP	SPR	NP	SPR	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor sales, services and storage areas including gasoline stations	NP	NP	NP	NP	NP	NP	NP[5]	NP	NP	NP	NP	NP	NP[10]	NP[5]	NP	NP
Public utility facility, other than essential services or service drops	NP	NP	SPR	SPR	NP	SPR	SPR	NP	SPR	NP	NP	NP	NP	NP	NP	NP
Retail establishments not elsewhere listed[1, 15]	NP	NP	NP	NP	SPR	SPR	SPR	SPR	NP	NP	SPR	SPR	SPR	SPR[1,2]	NP	NP
Retail storage and sale of fuel for use on watercraft	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPR	NP	NP	NP
Service establishments not elsewhere listed, including taxi or livery service dispatching offices[1]	NP	NP	NP	NP	SPR	SPR	SPR	SPR	NP	NP	SPR	SPR	SPR	SPR[1,2]	NP	NP
S laughterhouse/meat packing facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Theatres	NP	NP	NP	NP	SPR	SPR	SPR	NP	NP	NP	NP	NP	NP	SPR[1,3]	NP	NP

Land Uses	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	Shoreland Zones						
										SLR	SLC	SG1	SG2	SG3	SP	RP
Roads, land management	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	SPR
Tenting	A	A	A	A	NP	A	A	A	A	A	NP	NP	NP	NP	A	NP
Yard sale, as defined in Town Code	C	C	C	C	C	C	C	C	C	C	C	C	C	NP	C	C

NOTES:

> These uses have specific performance standards in Article 9.

1. No retail sales or services may be offered or solicited except inside of the building in which the retail sales or service establishment is located, except for those exceptions indicated in Notes 5 and 1 0 below.
2. TA-4 is only allowed in those portions of the SLC District immediately adjacent to the GB2 District.
3. Limited to storage of fishing and lobstering equipment, private tutoring of not more than two persons at any one time, home crafts, pursuit of the arts, and activities or occupations which are conducted without customers or clients coming to the premises.
4. Expansions of legally nonconforming hotels/motels in all zoning districts in which new hotels/motels are prohibited shall meet all the dimensional requirements of zones in which they are located according to Table 703 . 1 , as well as the standards of § § 225 - 3 . 5 and 225 - 9. . .
5. As an exception, the Ogunquit Playhouse may serve patrons beverages and snack food outdoors on the premises from one hour before, during and one hour after performances.
6. Type 2 and 3 restaurants shall not be permitted in those portions of the SLC Zone immediately adjacent to the LB Zone.
7. Only permitted with site plan review in RP Beach as indicated on the Official Zoning Map. Not permitted in all other portions of the RP District.
8. Not permitted unless a special exception is granted pursuant to § 225 - 4. 6.
9. See special shoreland standards in Article 9.
10. As an exception, within the Shoreland General Development 2 - Perkins Cove (SG2) District, live lobsters landed in Perkins Cove may be sold from vehicles or boats owned or operated by holders of commercial lobstering licenses. However, any such sales from vehicles shall only be allowed from those vehicles parked within the Bait Wharf II parking area, directly adjacent to the Harbor Master s office. No signs advertising any such outdoor live lobster sales shall be permitted, and lobster sales shall be limited to live lobsters only, and any form of additional solicitation or promotion of other goods, products or services shall be prohibited (regardless of any other provisions of this chapter).
11. Storage of recreational vehicles shall be exempt.
12. Permitted in the SG3 District only as an accessory use to a nonprofit performing arts theater in the SG3 District that constitutes the principal use.
13. Within the SG3 District, the term ' theater' shall include only a nonprofit performing arts theater as defined in Article 2 of this chapter and shall exclude any other type of theater.
14. The existing permanent footbridge over the Josias River, connecting Lots 5 - 43 and 5 - 3 3 - B as shown on Tax Map 5 shall remain a permitted use subject to site plan review approval from the Planning Board, but only as an accessory use to a nonprofit performing arts theater as defined in Article 2 of this chapter. No other piers, docks, wharves, bridges and other structures extending over or below the high-water line or within a wetland, temporary or permanent, of any kind shall be permitted in the SG3 District.
15. **For changes of use , refer to 225-6.6 B (e)**

Amendment for Nonconforming structures (§225-3.3)

E. Reconstruction. Any nonconforming structure ~~which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or the owner's agent~~ may be restored, rehabilitated or reconstructed, provided that the restoration, rehabilitation or reconstruction shall not enlarge the overall floor space or height of the building or cause the building to become more nonconforming. A permit for such reconstruction must be obtained and actual reconstruction must be commenced within 12 months and completed within 24 months. ~~of the damage or destruction. Nothing in this subsection shall prevent the demolition of the remains of any building so damaged or destroyed, or shall prevent the reconstruction or rehabilitation of accessory site features exempted from the definition of "structure" in this chapter.~~ Notwithstanding the foregoing, municipal structures that are nonconforming as to height may be reconstructed to a height within but not to exceed an additional 25% of the height of the municipal structure, regardless of the cause of the damage or destruction of the structure, for the purpose of retaining the historical character and aesthetics of said nonconforming structure. This exception is contingent upon the Code Enforcement Officer's approval of a detailed survey that includes the documented height of the original structure before damage or destruction. **[Amended 6-12-2012; 6-11-2024ATM by Art. 10]**

F. Discontinuance. Discontinuance of the use of a legally existing nonconforming structure shall not constitute abandonment of the structure. Conforming uses of the structure may be revived at any time, provided that the conforming uses comply with the requirements of Articles 8 and 9.

G. Nonconforming structures, lack of required parking or loading space. A structure which is nonconforming as to the requirements for off-street parking space shall not be enlarged or altered unless off street parking space is provided for the original structure sufficient to satisfy the requirements of this chapter and unless additional off street parking space is provided for such enlargement or alteration of the original structure sufficient to satisfy the requirements of this chapter. A structure which is nonconforming as to requirements for off-street loading space shall not be enlarged or altered unless off-street loading space is provided for the original structure or use sufficient to satisfy the requirements of this chapter and unless additional off-street loading space is provided for such enlargement or alteration of the original structure sufficient to satisfy the requirements of this chapter. This subsection shall not apply to changes in a permitted use that will not require additional parking nor to alterations that will not require additional parking.

H. Additional requirements in any Shoreland Zone. **[Amended 11-4-2008, effective 4-1-2009]**

(1) Expansions. All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in Table 703.1.[1] A nonconforming structure made be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the nonconformity of the structure and is in accordance with Subsection H(1)(a), (b), (c) and (d) below.

(a) Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even

1. **Editor's Note: Table 703.1 is included as an attachment to this chapter.**

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A-Frame signs revisions (§225-8.12)

§ 225-8.12. Signs. [Amended 11-6-2001; 4-5-2003; 4-1-2006; 6-8-2010; 6-12-2012; 6-10-2014; 6-9-2015; 6-12-2018]

A. General.

(1) All signs in the Town of Ogunquit shall meet the following standards:

~~(a)~~ ~~Freestanding and/or A-frame signs shall be allowed only on private property where they can be placed no closer to the street than the front yard setback allows. Businesses which cannot meet this setback standard may utilize similar signage which must be affixed to the building.~~

~~(b)~~ ~~Freestanding and/or A-frame signs can be no larger than six square feet and any dimension may be no greater than 27 inches wide by 42 inches in height. Freestanding and/or A-frame signs shall be counted towards the total amount of maximum sign area permitted on the property.~~

~~(c)~~a) No business or residential signs may be erected, altered, or relocated without issuance of a permit from the Code Enforcement Officer. Before issuing a permit, the Code Enforcement Officer may submit the application to the Planning Board for review, interpretation and possible approval. The Code Enforcement Officer shall enforce this section and all permits issued pursuant thereto.

~~(d)~~b) All business and residential signs shall be made of wood, metal or high-density urethane board and may include raised or appliqued wooden lettering or other graphics. The finished graphics of these signs may be carved, painted or of a vinyl material that resembles paint. Signs may not be surfaced with fluorescent or day-glow colors or other reflective material. Gold leaf is permitted. The only exception from these material standards shall be for awnings or advertising signs, as provided by Subsection B below, or for temporary commercial signs, as provided by Subsection A(1)(h) below.

~~(e)~~c) Illumination is permitted only by steady, uncolored, external lighting, which is dark sky compliant. **[Amended 6-8-2021 ATM by Art. 8]**

~~(f)~~d) Signs shall be a maximum of 15 feet high.

~~(g)~~e) The measurement of sign area shall be based upon the outer perimeter of all boards, panels or sheets of materials as well as the spaces between these materials, but does not include the supporting posts or structural element outside the limits of such perimeter which does not form an integral part of the display. Only one side of a two-sided sign shall be counted in the calculation of allowable sign area. In determining the area of wall signs, the entire area within a continuous perimeter enclosing the extreme limits of the actual letters and characters shall be measured. The area of background color will also be included if it differs from the color of the building itself.

~~(h)~~f) Temporary business sign(s) may be used by a new business while awaiting arrival of permanent sign(s), provided the sign is of a durable, weatherproof material; however, temporary sign(s) shall be allowed only until permanent sign(s) is/are

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g) installed or for 60 days, whichever is the shorter period. Each temporary business sign shall be no larger in area or dimension than the conforming permanent sign that will replace it, and shall be placed in a manner and location in conformance with this chapter, as if it were a permanent sign.

~~(i)~~h) Any sign which no longer advertises a business that is being conducted, a product being sold, or an activity or campaign being conducted shall, within 30 days, be taken down and removed by the owner or tenant of the premises upon which such sign is located. This provision shall not be construed to require the owners of seasonal businesses to remove signs at the end of each season.

~~(j)~~i) Any sign, whether regulated by this section or exempted from regulation pursuant to Subsection A(3) below, shall not be placed in rights-of-way or on other Town properties without express authorization of the Select Board.

(2) The following types of signs shall be prohibited:

(a) Roof signs.

(b) Strings of pennants, inflated signs, tethered balloons, or banners, unless expressly allowed elsewhere in this chapter.

(c) Flags, other than those of any nation, state, city, coalition or other political unit, including, but not limited to, military or veterans groups. In no event shall any flag of any type exceed 50 square feet in area.

(d) Internally illuminated signs, including, but not limited to, neon or gas filled tubular signs, light-emitting diode (LED) signs, digital signs, or electronic message center signs. This prohibition shall include signs located inside a building, when such signs are intended to be visible by pedestrians or motorists.

(e) Signs which physically or visually move, rotate or create an illusion of movement, or which have parts or surfaces that physically or visually move, rotate or create the illusion of movement, or which emit audible sound or noise.

(f) Signs which appear animated or projected, or which are intermittently illuminated, or of a traveling, tracing, scrolling, or sequential-light type, or signs which contain or are illuminated by animated or flashing light, including, but not limited to, electronic message center type signs, light-emitting diode (LED) signs, or digital signs.

(g) Any signs, whether regulated by this section or exempted from regulation pursuant to Subsection A(3) below, placed within the right-of-way of a public way, unless expressly authorized by the Select Board. Any sign which is placed in a public way without such authorization shall be removed by the Code Enforcement Officer, the Public Works Department, or the Police Department. The Code Enforcement Officer shall attempt to ascertain the owner of the sign and within 72 hours of the sign's removal notify the owner of the location of the sign so it may be retrieved. **[Amended 6-8-2021 ATM by Art. 9]**

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Sheds revisions (§225-2.2, §225-9-24)

225-2.2 **Definitions.**

ACCESSORY BUILDING OR STRUCTURE

A subordinate building or structure which is incidental to the principal building. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. Accessory buildings or structures**, with the exception of sheds,** shall meet all dimensional requirements of this chapter.

Shed

A small, single -story structure used for storage and not designed for human habitation.

225-9.24 Sheds

A shed, as defined in Article 2 of this chapter, shall be permitted, provided all of the following conditions are met:

A. Shed affixed to a foundation is an accessory structure.

B. A shed may be no more than a maximum of 64 square feet and no more than 8 feet in height.

C. Setbacks will be as follows: Front: no change from Table 703.1. Side and Rear: five feet.

Remove the Design Review Requirement for Accessory Dwelling Units (ADU) (§225-9.1)

§ 225-9.1. Accessory dwelling units. [Amended 4-7-2007; 6-11-2024ATM by Art. 13]

As an accessory use to a single-family dwelling, the creation and renting of a single apartment within the dwelling, attached to the dwelling or freestanding from the main dwelling shall be permitted, provided all of the following conditions are met:

A. An accessory dwelling unit must meet a minimum size of 190 square feet and shall be no larger than 700 square feet.

B. The owner of an accessory dwelling unit must provide written verification to the municipality that the accessory dwelling unit is connected to adequate potable water and wastewater services before the municipality may issue a certificate of occupancy. Written verification under this subsection must include:

(1) If an accessory dwelling unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the accessory dwelling unit and proof of payment for the connection to the sewer system;

(2) If an accessory dwelling unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under Section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under 22 M.R.S.A. § 42;

(3) If an accessory dwelling unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the accessory dwelling unit, proof of payment for the connection and the volume and supply of water required for the accessory dwelling unit; and

(4) If an accessory dwelling unit is connected to a well, proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

C. The primary dwelling is owner-occupied. If leased the accessory dwelling unit shall be occupied by the lessee for a duration of not less than 12 consecutive months. Accessory dwelling units shall not be leased or rented as short-term rentals.

D. The building is located on a conforming lot for a single-family dwelling in the district in which it is located, or is located on a nonconforming lot as defined in Article 2 of this chapter.

E. All required permits are obtained for construction of the accessory dwelling unit~~, including a design review approval in all zoning districts,~~ and a certificate of occupancy is obtained prior to the accessory dwelling unit being occupied.

F. Any accessory dwelling unit located within the same structure as a single-family dwelling unit or attached to or sharing a wall with a single-family dwelling unit, the setback requirements and dimensional requirements must be the same as the setback requirements and dimensional requirements of the single-family dwelling unit, except for an accessory dwelling unit permitted in an existing accessory building or secondary building or garage as

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Storm Water Management language – Review proposed changes (§ 225-2.2, §225-8.5, §225-8.10, §240-6.1, §240-7.3, §240-10.5, §240-10.6)

225-2.2 Definitions

Stormwater Management

The variety of techniques aimed at controlling and treating untreated, contaminated rainwater and melted snow runoff to mitigate issues such as flooding, erosion and pollution in natural waterways.

§ 225-8.5. Prevention of erosion.

A. No person shall perform an act or use land in a manner which would cause substantial or avoidable erosion, create a nuisance or alter existing patterns of natural water flow in the Town. This shall not affect any extractive operations complying with the standards of performance specified elsewhere in this chapter.

B. All development shall generally comply with the provisions of the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, ~~1991~~**current edition**.

C. All applicants for a permit for development on slopes greater than 15% shall be required to submit a soil erosion and sedimentation plan meeting the standards of the County Soil and Water Conservation District and the Maine Department of Agriculture, Conservation and Forestry. In addition, all applicants proposing development on slopes greater than 25% shall be required to submit engineering or architectural information which indicates that the development is designed for the site in a proper manner as the Code Enforcement Officer may reasonably require. **[Amended 6-8-2021 ATM by Art. 9]**

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minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986. All handicapped spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground. When parking areas are paved, handicapped spaces shall also be identified by painted markings on the pavement.

(b) In accordance with 30-A M.R.S.A. § 3009, owners of private off-street parking shall arrange for private enforcement or shall enter into agreements with the Ogunquit Police Department to enforce handicapped parking restrictions.

(7) Additional requirements in the Shoreland Zones. **[Amended 6-8-2021 ATM by Art. 9]**

(a) Parking areas shall meet the shoreline setback requirements for structures for the district in which such areas are located. The setback requirement for parking areas serving public boat launching facilities may be reduced to no less than 50 feet from the normal high-water line or upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists.

~~(b)~~ Parking areas shall be designed to ~~prevent stormwater runoff from flowing directly into a water body and~~ **retain all stormwater runoff onsite.**~~,~~ where feasible~~., to retain all runoff on site.~~

(8) Except for transient accommodations and residential uses, the Planning Board may reduce the requirements of this section for the number of parking spaces where it is shown that the application meets one or more of the following standards:

(a) Appropriate parking and loading spaces will be maintained sufficiently for the intended use, based on the availability of public transit, which can reasonably be expected to be utilized by sufficient numbers of customers or patrons of the use to justify the waiver request;

(b) A public parking lots is located within 500 feet of the proposed use;

(c) Appropriate parking and loading spaces will be maintained sufficiently for the intended use, based on the availability of adequate and safe pedestrian facilities and crosswalks, which can reasonably be expected to be utilized by sufficient numbers of customers or patrons of the use to justify the waiver request; or

(d) The owner or operator of the proposed use will provide valet parking service for customers or patrons. **[Amended 11-3-2009]**

(9) The Planning Board may require additional information to be provided by the applicant in support of any request for a waiver of parking requirements, including but not limited to:

(a) Projections regarding how many customers or patrons will arrive at the proposed use at various times of day, by each possible mode of transportation;

(b) Proposed hours, methods, and locations for the provision of valet parking; or

(c) Distance measurements and/or diagrams showing connections to pedestrian or

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hearing. The Land Use Office shall prepare a written certification of the date, time, and location when and where notices were mailed. In addition, the notice of the hearing shall be posted in at least three prominent public places within the municipality at least 10 days prior to the hearing. **[Amended 11-3-2020 STM by Art. 3]**

G. The Land Use Office shall notify the Director of Public Works, Police Chief, and Fire Chief of the proposed subdivision application. The Board shall request that these officials review the application and comment upon the adequacy of their department's existing capital facilities to service the proposed development. The Land Use Office shall also notify the Conservation Commission **and other appropriate boards, commissions and committees as required by the Code Enforcement Officer** of the application, request comments on whether the application meets the standards of Town ordinances with respect to environmental matters, and invite the Commission to participate in any scheduled hearings.

H. Within 30 days of a public hearing or within 60 days of finding the application complete if no hearing is held, or within such other time limit as may be otherwise mutually agreed to, the Planning Board shall take action to give preliminary approval, with or without conditions, or deny such preliminary plan. The reasons for any conditions required or the grounds for denial shall be stated upon the record of the Planning Board and shall be issued, in writing, to the applicant. **[Amended 11-3-2020 STM by Art. 3]**

I. When granting approval of a preliminary plan, the Planning Board shall state the conditions of such approval, if any, with respect to:

(1) The specific changes which it will require in the final plan.

(2) The character and extent of the required improvements for which waivers of submissions or review standards may have been requested and which, in its opinion, may be waived without jeopardy to the public health, safety and general welfare.

(3) The construction items for which cost estimates and performance guarantees will be required as a prerequisite to the approval of the final plan, pursuant to § 240-10.9.

J. Approval of a preliminary plan shall not constitute approval of the final plan, but rather it shall be deemed an expression of approval of the design submitted on the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval by the Planning Board and for recording upon fulfillment of the requirements of these standards and the conditions of the preliminary approval, if any. Prior to approval of the final plan, the Planning Board may require additional changes as a result of further study of the project in final form or as a result of new information obtained at any public hearings.

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drainageways on or adjacent to the property to be subdivided.

(11) The location, names, and present widths of existing and proposed streets, highways, easements, buildings, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The location, bearing and length of street lines, lot lines and parcel boundary lines shall be certified by a professional land surveyor. The original reproducible plan shall be embossed with the seal of the professional land surveyor and be signed by that individual.

(12) Street plans meeting the requirements of Article 10.

(13) A stormwater management plan, prepared by a licensed professional engineer in accordance with the Stormwater Management for Maine: Best Management Practices, published by the Maine Department of Environmental Protection (most recent version). The Board may not waive submission of the stormwater management plan unless ~~the subdivision is not in the watershed of a great pond,~~ the proposed subdivision will not involve grading which changes drainage patterns, and the addition of impervious surfaces such as roofs and driveways is less than 5% of the area of the subdivision. **[Amended 11-3-2020 STM by Art. 3]**

(14) An erosion and sedimentation control plan prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, most recent version. The Board may not waive submission of the erosion and sedimentation control plan unless ~~the subdivision is not in the watershed of a great pond,~~ the proposed subdivision will not involve grading which changes drainage patterns, and the addition of impervious surfaces such as roofs and driveways is less than 5% of the area of the subdivision. **[Amended 11-3-2020 STM by Art. 3]**

(15) If applicable, the location of any streets, public improvements, or open spaces shown in the Comprehensive Plan or capital improvements program that fall within the boundaries of the proposed subdivision.

(16) All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public ways and open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If proposed streets and/or open spaces or other land are to be offered to the municipality, written evidence that the Select Board is satisfied with the legal sufficiency of the written offer to convey title shall be included.

(17) The boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the municipality's Flood Insurance Rate Map shall be delineated on the plan.

(18) Evidence that the applicant has the financial and technical capacity to implement the

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§ 240-10.5. Storm drainage design standards.

A. Adequate provision shall be made for disposal of all stormwater collected in streets and areas tributary to the street system and underground water through ditches, culverts, under drain and/or stormwater drainage systems.

(1) All stormwater systems shall be designed to meet the criteria of a ~~twenty-five-year~~ **fifty year** storm based on rainfall data from Weather Bureau records in Portland. **[Amended 11-3-2020 STM by Art. 3]**

~~(2) Appropriate~~ **Industry standard** conveyances for outlets to drainage systems must be provided. ~~Asphalt-coated steel culverts and asphalt-coated steel pipes or equivalent shall be used where drainage is required.~~

(3) In any case, the minimum pipe size for any storm drainage pipe shall be 12 inches. Catch basins of an appropriate size and type shall be installed where necessary and shall be located generally at the curbline. Catch basins shall be placed away from the line of traffic flow; however, they shall be adequate in design and strength to accommodate vehicle traffic.

B. Upstream drainage shall be accommodated by an adequately sized system for existing conditions and future potential development in the upstream drainage area or areas tributary to the proposed Town way. The adequacy of the proposed system(s) shall be determined by the Planning Board.

C. Existing or future downstream drainage requirements shall be studied to determine the effect of proposed drainage. The applicant shall demonstrate to the satisfaction of the Planning Board that the storm drainage will not, in any way, overload existing or future storm drainage systems downstream from the proposed street.

D. Where open ditches, channels, streams or natural drainage courses are used either to collect or discharge stormwater, adequately sized perpetual easements shall be provided and appropriate erosion control measures taken. No stormwater will be permitted to drain across a street or across an intersection.

E. Under drainage systems. Where subsurface solids are of the nature to require an under drainage system, under drains shall be installed and discharged not to degrade the environment. An under-drainage system shall be installed to properly drain all springs or areas where the groundwater level is too high and would cause a hazard to the stability of the roadway base.

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§ 240-10.6. Storm drainage construction standards.

A. All material used for storm drainage construction shall be in conformity with State of Maine Specifications for Highways and Bridges, most recent version. In addition, the quality of stormwater flows off the street shall be addressed. Retention of the ½ **1** inch from a storm event for 24 hours by an oil and gas separator catch basin (properly maintained) or other stormwater quality improvement measures may be necessary, as determined by the Planning Board, to minimize or eliminate sediments, hydrocarbons or other contaminants from the stormwater leaving the right-of-way. Whenever possible, low-impact development standards (LID) shall be incorporated into the site design. **[Amended 11-3-2020 STM by Art. 3]**

B. General construction requirements.

(1) Trenching shall be accomplished in accordance with all appropriate state and federal safety requirements.

(2) Drain alignment shall be straight in both horizontal and vertical alignment unless specific approval of a curvilinear drainage is obtained, in writing, from the Planning Board.

(3) Manholes shall be provided at all changes in vertical or horizontal alignment and at all junctions. In straight runs, manholes shall be placed at a maximum of 400-foot intervals.

(4) When necessary, outlets shall be terminated in an end wall or concrete construction or shall be riprapped to prevent erosion or other appropriate measures taken. Facilities for energy dissipation shall be provided where necessary.

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