

Wendy Levine, Chair
Amy Kelley, Vice-Chair
Jane Greene, Secretary
George Blum
Elaine Giangrande
Audrey Silveri



Ogunquit Conservation Commission
April 1, 2026
10:30 AM
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__KtUTrt7TMSjHW5Ck88gHA

After registering, you will receive a confirmation e-mail with information to join the meeting.

Connecting by landline/telephone:

If you want to call into the meeting, dial:1-646-931-3860 or 1-929-436-2866

Webinar ID: 880 4987 7776

Password: 117065

Agenda

10:30 AM MEETING

1. WELCOME & CALL TO ORDER

1.1. Roll Call

1.2. Pledge of Allegiance

2. MINUTES

2.1. Approve March 4, 2026, Meeting Minutes

3. PRESENTATIONS, PROCLAMATIONS & RESOLUTIONS

3.1. Suzanne Craig, Piping Plover Coordinator

3.2. Oarweed Restaurant Planning Board Site Plan Review Application

3.3. Watershed Group Update — Jane Greene
- Septic System Survey
- Hotel Outreach

3.4. Dune Update

3.5. Rain Garden Update - Audrey Silveri

4. UNFINISHED BUSINESS

- 4.1. 2026 Earth Day Event — Wendy Levine
Date: Sunday, April 19th
Rain Date: Monday, April 20th
Place: Main Beach

5. NEW BUSINESS

6. * COMMUNICATIONS

7. 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.

8. ADJOURN

Agenda items with an asterisk () indicate when public comment is not planned for that specific item.

Wendy Levine, Chair
Amy Kelley, Vice-Chair
Jane Greene, Secretary
George Blum
Elaine Giangrande
Audrey Silveri



Ogunquit Conservation Commission
March 4, 2026
10:30 AM
Ogunquit Fire Department - 2nd Floor
15 School Street, Ogunquit, Maine

Minutes

MEETING

1. WELCOME & CALL TO ORDER

1.1. Roll Call

Present: Wendy Levine, *Chair*; Amy Kelley, *Vice-Chair*; Jane Greene, *Secretary*; George Blum, *Member*; Elaine Giangrande, *Member*

Excused: Audrey Silveri, *Member*

Absent: Robert Whitelaw, *Select Board Liaison*

1.2. Pledge of Allegiance

2. MINUTES

2.1. Approve February 18th 2026 Meeting Minutes

MOTION initiated by Amy Kelley, seconded by George Blum. PASSED 5-0

3. PRESENTATIONS, PROCLAMATIONS & RESOLUTIONS

3.1. Watershed Group Update — Jane Greene

A tab has been set up on the Conservation Commission webpage for the Watershed Group. It includes all relevant documents. Thanks, Ilene Kanoff!

Suzanne Williams gave us an overview of setting up a 501C3 – considerations and next steps – if we want to move forward with *Friends of the Ogunquit River* as a non-profit. There are many considerations. Since this would be a fund-raising group, it needs to be separate from the town. Our group can have a liaison – but cannot lead it. However, close coordination is required.

We agreed that there needs to be a track record of community activities the Watershed Group does before forming a non-profit. Creating a 501C3 will be considered at a later time.

We discussed implementing the Septic Survey in the spring. It will be administered electronically – posted on the Town’s webpage and FACEBOOK – Ogunquit & Wells. Perhaps a flyer with a QR code. We talked about ideas such as incentives for those completing the survey.

We discussed the idea of a Family Event. We had talked about a Fun Run on Ogunquit Beach in June – but moved to the idea of a more Ogunquit River-centered event, and in August. We’re going to reach out to Parks and Rec about supporting their “Anything That Floats” event – maybe providing outreach materials at the front and back end of the event.

Lastly, we discussed a letter of support for a Natural Resources Coordinator to submit to the Select Board. We wrote one and submitted it yesterday to the Town Manager, Assistant Town Manager, the Select Board and the Budget Review Committee.

4. **UNFINISHED BUSINESS**

4.1. Earth Day 2026 — Wendy Levine

Wendy Levine outlined a simple Earth Day project: small peat pots, adding dirt and butterfly weed seed. This seed grows quickly. When the ground is ready, the filled peat pot goes into the ground. Instructions for planting and information on the benefits of butterfly weed and perhaps the stages of the monarch butterfly might be included.

Wendy stated that she would like to coordinate with Parks and Rec, in the hopes of attracting participants. April 22nd is a Thursday – but it falls during spring vacation. The event could be on that day, or the weekend after that. She will reach out to Parks and Rec.

Wendy added that Ilene had suggested a “pollinator garden in a pot” – different pollinator seeds planted within a larger clay pot. Wendy felt that this would be difficult to pull off, not knowing how many participants to plan for. She suggested giving the adults instructions for building a pollinator garden in a pot, but felt that the little peat pot activity would be easier, and cost less money.

Jane stated that during the past couple of years, attendance has been an issue. She added that ideally, this event should be more visible — outside, perhaps under a tent, and including things for adults. She felt the group should be realistic about where the foot traffic would be.

Wendy stated that we might have a larger crowd if we piggybacked off of the Parks and Rec event. Jane added that perhaps being in the same space as Parks and Rec might work, but being in the midst of where people are is better.

Amy suggested setting up a table and a tent in the Main Beach parking lot. Jane asked if there was

a spot that was more garden friendly. Amy suggested Veteran’s Park right in the middle of town.

MOTION to Approve an Earth Day Budget for the “Pollinator Friendly” project – not to exceed \$500. Initiated by Elaine Giangrande, seconded by George Blum. PASSED 5-0

5. **NEW BUSINESS**

5.1. Dune Restoration — Amy Kelley

Amy reported that there is fantastic work going on at the dunes to replenish the sand and shore up the dunes. The crossovers, the ramps, the Footbridge at mile marker three have been stabilized and reconstructed. She did notice a bag of dog waste in that area – not sure if the dog came from the riverside or the ocean side.

Amy stated that she hopes that the sloping will be done — sturdy and elegant enough of a slope — so that when they plant the grass and the plovers come back, there will be no caving of the dunes. She added that the plans state that if the work is not completed by the end of March, they will bring spotters in to make sure that the plovers (if they are on our shores) are safe.

5.2. Coastal Flooding Community Service Project — Amy Kelley

PRESENT: Emma Barker and Sienna Zuco, Community Climate Action Team, *Gulf of Maine Research Institute*

Sienna Zuco is a fellow with GMRI working primarily on the *Coastal Flooding Community Service Project*. She is working to document how participants have engaged with the project and how the data collected is being integrated into their work. She asked the Commission how long they’ve been involved in the project and how the data is being used.

Amy Kelley said that she had been involved with flood monitoring until 2024. Ogunquit has a living shoreline to protect – the coast, the beach, the estuary. Monitors were able to document the incredible damage that was done by the king tides to the area, the infrastructure — to places people encounter: the parking lots, the Cove, along the estuary. Currently, the Town is involved in a two-phase project to replenish the dunes. The king tides carved out whole sections of the dunes, causing them to collapse. Damage to the dunes affects the Piping Plover — an endangered species that nests in the dunes.

Amy added that uploading the pictures onto the portal was sometimes challenging on her cellphone. She also added that she is reaching out to the community seeking people who might help with this project.

Sienna stated that they are always trying to find ways to make the platform more user-friendly. Amy reiterated the need for volunteers to help this project move forward.

Sienna asked if Amy would continue to be the contact person for the project, and offered to

provide materials and a follow-up meeting to support Ogunquit's continued participation.

5.3. Fleece & T-Shirts for New Members

Wendy stated that she had been in touch with the company creating the fleece and T-shirts. She wants them done by Earth Day. She suggested we budget no more than \$200.

MOTION to spend up to \$200 on fleece and T-shirts for new members. Wendy Levine initiated. Amy Kelley seconded. PASSED 5-0

ADDITIONAL NEW BUSINESS

Wendy mentioned the Joint Sustainability/Conservation Commission meeting happening on March 5th. She asked if it was open to the public. Jane said that it would be on zoom, but probably not open to the public, as it is a workshop. She added that the Conservation Commission is part of it, and so members could attend.

Town Newsletter & Conservation Commission Webpage: Jane asked members to think about a submission for the April *Sea You in Ogunquit* due March 22nd. Amy felt that this should be an advertisement for Earth Day. Wendy, Amy and Elaine will create the document and submit it to Ilene.

Jane also said that the front page of our webpage currently has information/registration about the Pollinator Pathways webinar on March 18th. She needs to switch out that content after March 18th. She asked for ideas. Welcoming back the plovers was suggested. Amy will get Jane the information before March 18th.

6. *** COMMUNICATIONS**

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

8. **ADJOURN**

8.1. Motion to Adjourn

MOTION initiated by Amy Kelley. Seconded by Elaine Giangrande. PASSED 5-0

61 Perkins Cove

Ogunquit, Maine 03907

Prepared For:
Shoretide, LLC
 P.O. Box 7160
 Portland, Maine 04112

TOWN OF OGUNQUIT SITE PLAN APPLICATION

MARCH 20, 2026

Design Consultants:

CIVIL ENGINEER
 WALSH ENGINEERING ASSOCIATES, INC.
 ONE KAREN DRIVE, SUITE 2A
 WESTBROOK, MAINE 04092
 207-553-9898

SURVEYOR
 STONEWALL SURVEYING
 P.O. BOX 458
 BARRINGTON, NEW HAMPSHIRE 03825
 603-664-3900

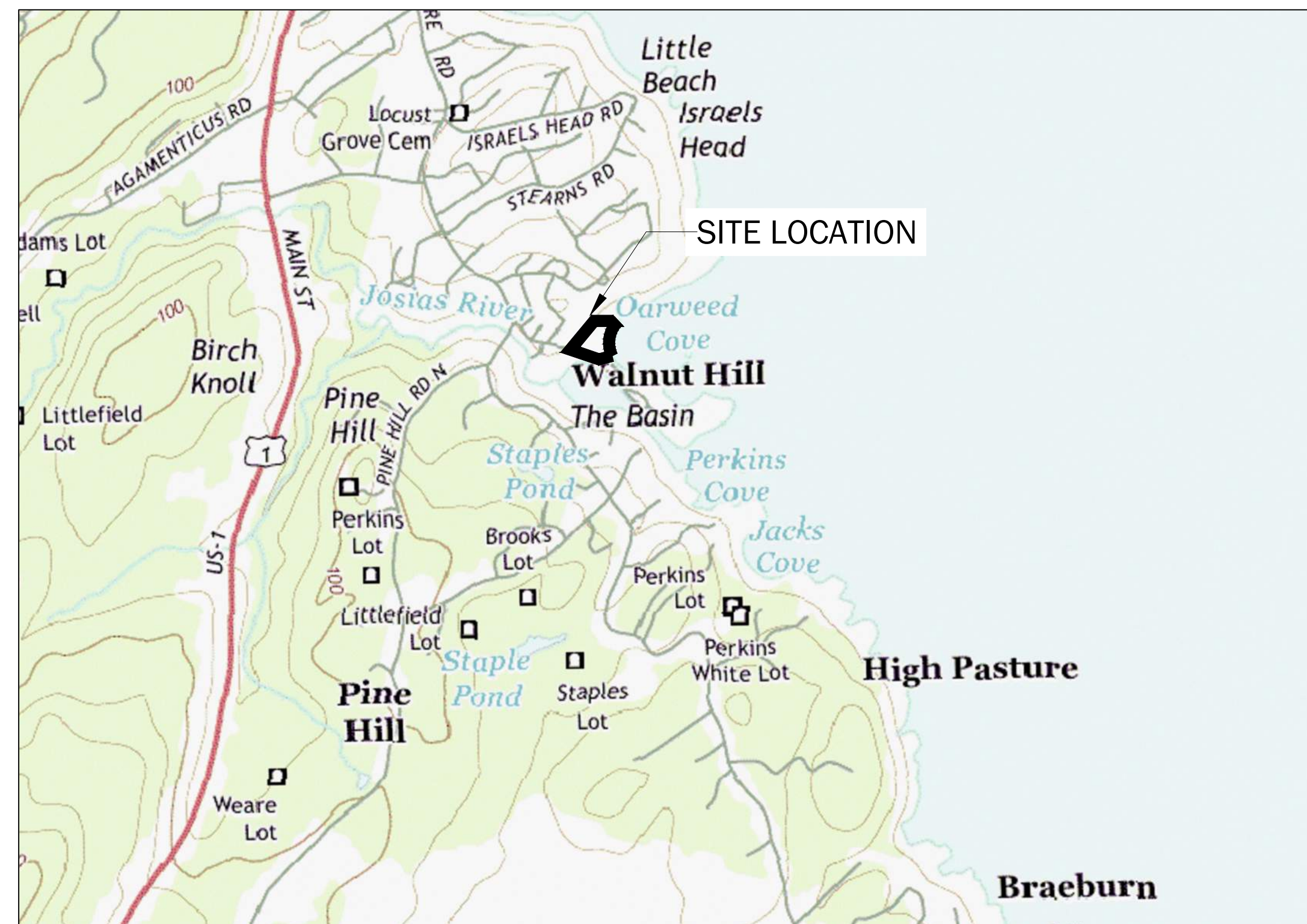
ARCHITECT
 LASSEL ARCHITECTS
 370 MAINE STREET
 SOUTH BERWICK, MAINE 03908
 207-384-2049

STRUCTURAL ENGINEER
 BOHUNSKY CONSULTING
 P.O. BOX 902
 KITTERY, MAINE 03904
 207-408-6977

WALSH

ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
 ph: 207.553.9898 | www.walsh-eng.com



List of Drawings:

SHEET NO.	SHEET TITLE
	COVER SHEET
	BOUNDARY SURVEY TITLED: "EXISTING SITE PLAN LOCATED AT: 61 PERKINS COVE ROAD, OGUNQUIT YORK COUNTY, MAINE"
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS SECTIONS
C1.2	EXISTING DEVELOPED LOT AREA
C2.0	SITE PLAN
C2.1	UTILITY PLAN
C2.2	GRADING AND DRAINAGE PLAN
C2.3	PROPOSED CONDITIONS SECTIONS
C2.4	EROSION CONTROL PLAN
C2.5	PROPOSED DEVELOPED LOT AREA
C3.0	DETAILS
C3.1	DETAILS
C3.2	DETAILS
C3.3	DETAILS

Submissions:

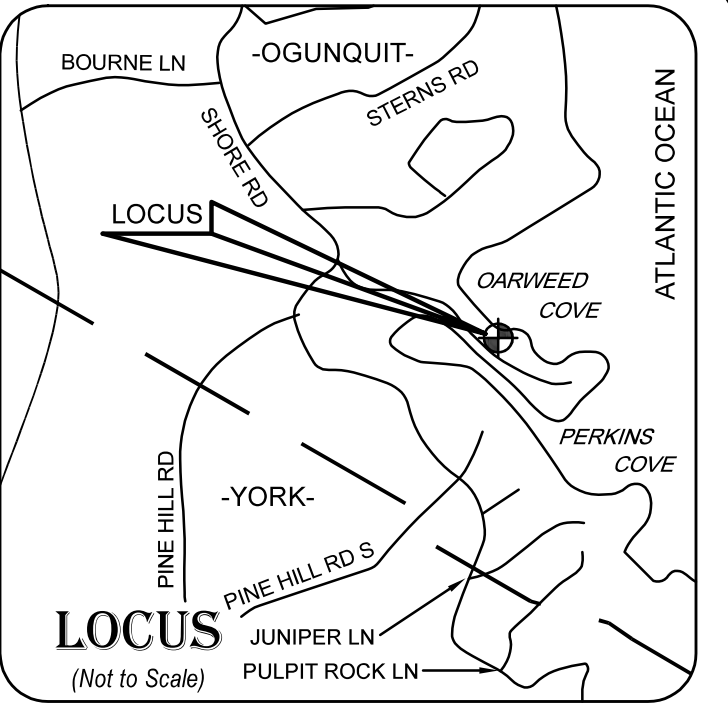
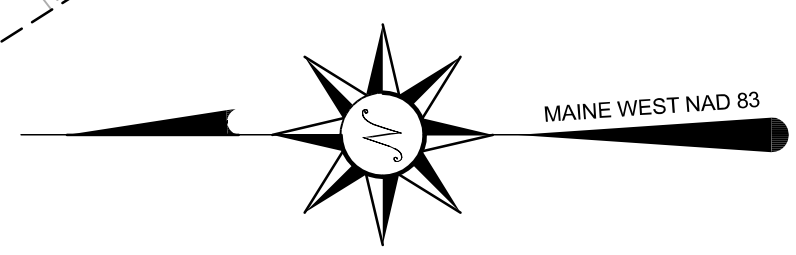
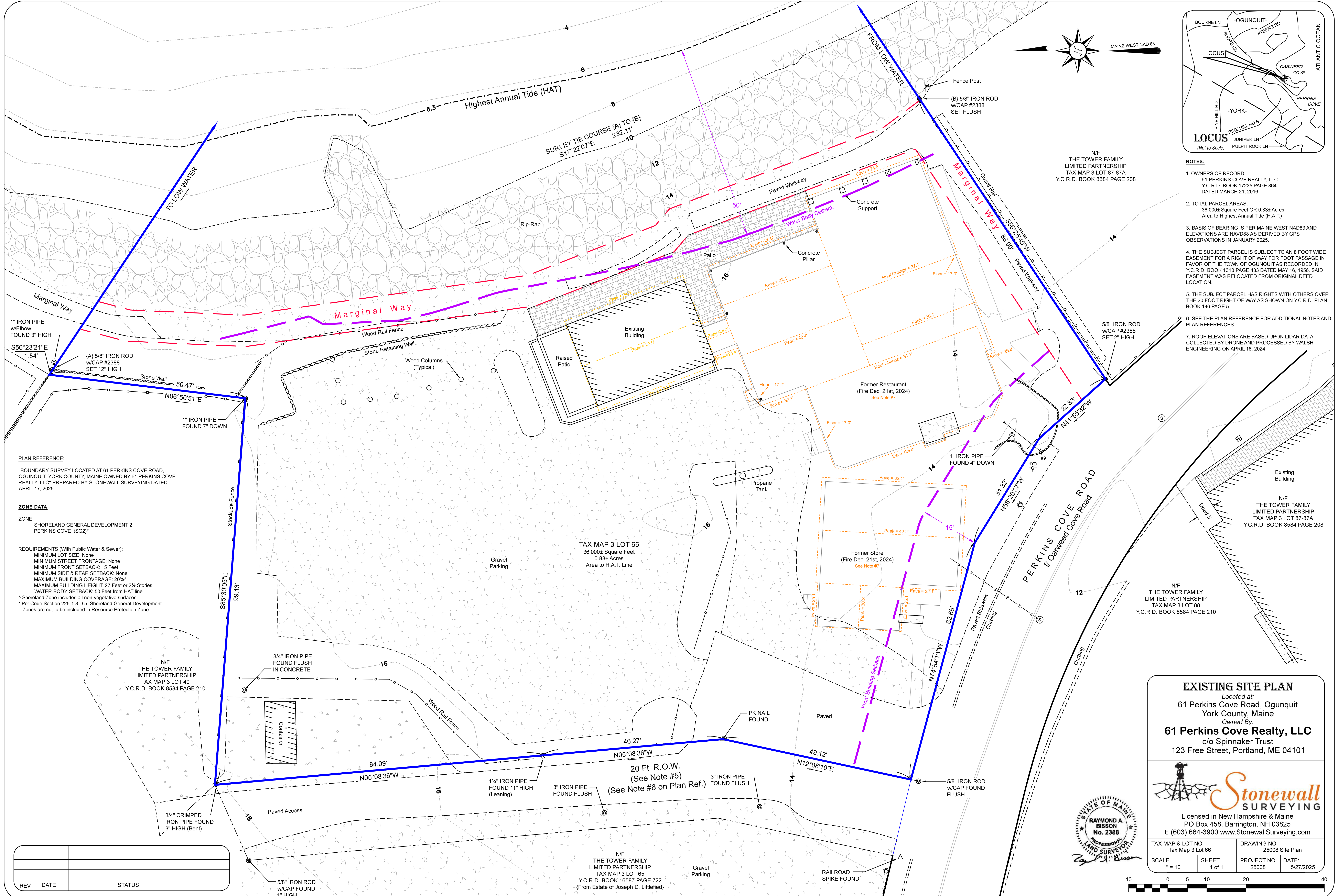
TYPE	JURISDICTION	DATE	STATUS
SAND DUNE NRPA PERMIT APPLICATION	MAINE DEP	FEBRUARY 6, 2026	SUBMITTED
SITE PLAN APPLICATION	TOWN OF OGUNQUIT	MARCH 20, 2026	SUBMITTED

Record Owner:

SHORETIDE, LLC
 P.O. BOX 7160
 PORTLAND, MAINE 04112

Parcel ID:

MAP 3
 LOT 66



- NOTES:**
- OWNERS OF RECORD:
61 PERKINS COVE REALTY, LLC
Y.C.R.D. BOOK 8584 PAGE 864
DATED MARCH 21, 2016
 - TOTAL PARCEL AREAS:
36,000± Square Feet OR 0.83± Acres
Area to Highest Annual Tide (H.A.T.)
 - BASIS OF BEARING IS PER MAINE WEST NAD83 AND ELEVATIONS ARE NAVD83 AS DERIVED BY GPS OBSERVATIONS IN JANUARY 2025.
 - THE SUBJECT PARCEL IS SUBJECT TO AN 8 FOOT WIDE EASEMENT FOR A RIGHT OF WAY FOR FOOT PASSAGE IN FAVOR OF THE TOWN OF OGUNQUIT AS RECORDED IN Y.C.R.D. BOOK 1310 PAGE 433 DATED MAY 16, 1956. SAID EASEMENT WAS RELOCATED FROM ORIGINAL DEED LOCATION.
 - THE SUBJECT PARCEL HAS RIGHTS WITH OTHERS OVER THE 20 FOOT RIGHT OF WAY AS SHOWN ON Y.C.R.D. PLAN BOOK 146 PAGE 5.
 - SEE THE PLAN REFERENCE FOR ADDITIONAL NOTES AND PLAN REFERENCES.
 - ROOF ELEVATIONS ARE BASED UPON LIDAR DATA COLLECTED BY DRONE AND PROCESSED BY WALSH ENGINEERING ON APRIL 18, 2024.

PLAN REFERENCE:
"BOUNDARY SURVEY LOCATED AT 61 PERKINS COVE ROAD, OGUNQUIT, YORK COUNTY, MAINE OWNED BY 61 PERKINS COVE REALTY, LLC" PREPARED BY STONEWALL SURVEYING DATED APRIL 17, 2025.

ZONE DATA
ZONE: SHORELAND GENERAL DEVELOPMENT 2, PERKINS COVE (SG2)

REQUIREMENTS (With Public Water & Sewer):
MINIMUM LOT SIZE: None
MINIMUM STREET FRONTAGE: None
MINIMUM FRONT SETBACK: 15 Feet
MINIMUM SIDE & REAR SETBACK: None
MAXIMUM BUILDING COVERAGE: 20%^A
MAXIMUM BUILDING HEIGHT: 27 Feet or 2½ Stories
WATER BODY SETBACK: 50 Feet from HAT line
^A Shoreland Zone includes all non-vegetative surfaces.
^B Per Code Section 225-1.3.D.5, Shoreland General Development Zones are not to be included in Resource Protection Zone.

REV	DATE	STATUS

EXISTING SITE PLAN
Located at:
61 Perkins Cove Road, Ogunquit
York County, Maine
Owned By:
61 Perkins Cove Realty, LLC
c/o Spinnaker Trust
123 Free Street, Portland, ME 04101

Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 3 Lot 66	DRAWING NO: 25008 Site Plan
SCALE: 1" = 10'	SHEET: 1 of 1
PROJECT NO: 25008	DATE: 5/27/2025

N/F
THE TOWER FAMILY
LIMITED PARTNERSHIP
TAX MAP 3 LOT 65
Y.C.R.D. BOOK 16587 PAGE 722
(From Estate of Joseph D. Littlefield)

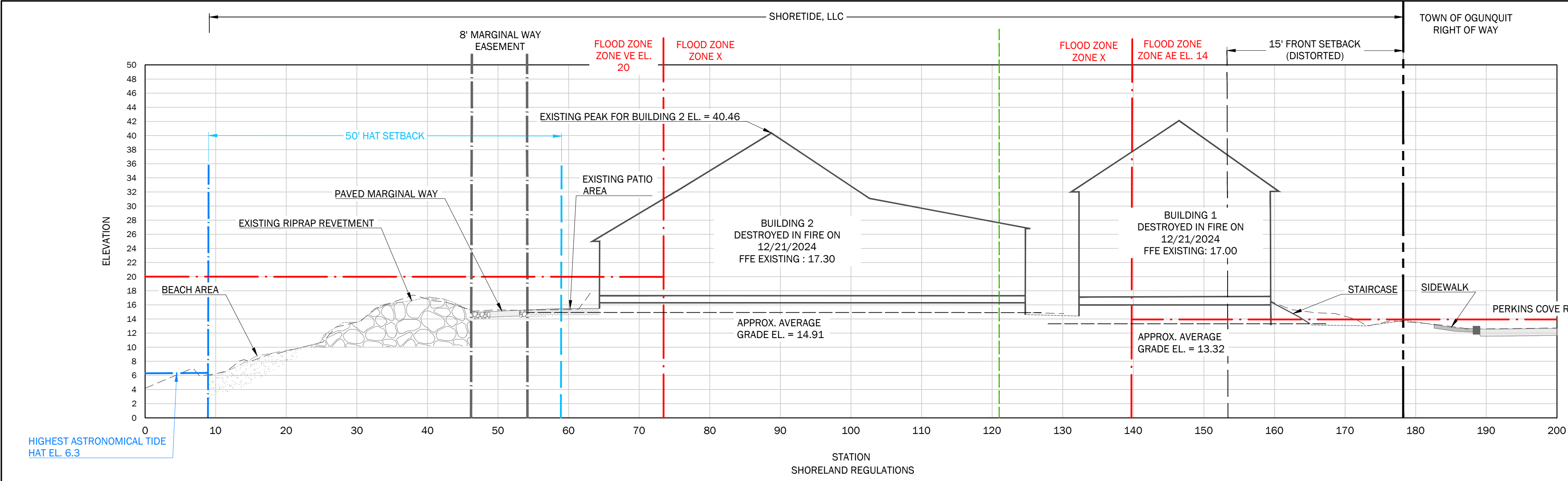
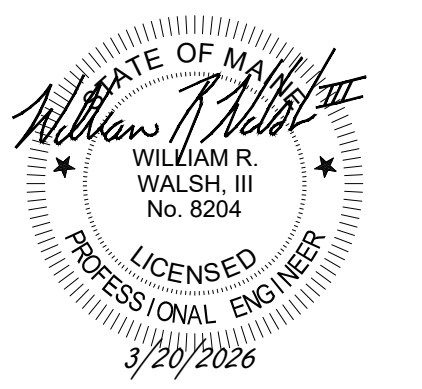
N/F
THE TOWER FAMILY
LIMITED PARTNERSHIP
TAX MAP 3 LOT 87-87A
Y.C.R.D. BOOK 8584 PAGE 208

N/F
THE TOWER FAMILY
LIMITED PARTNERSHIP
TAX MAP 3 LOT 88
Y.C.R.D. BOOK 8584 PAGE 210

N/F
THE TOWER FAMILY
LIMITED PARTNERSHIP
TAX MAP 3 LOT 87-87A
Y.C.R.D. BOOK 8584 PAGE 208

TAX MAP 3 LOT 66
36,000± Square Feet
0.83± Acres
Area to H.A.T. Line



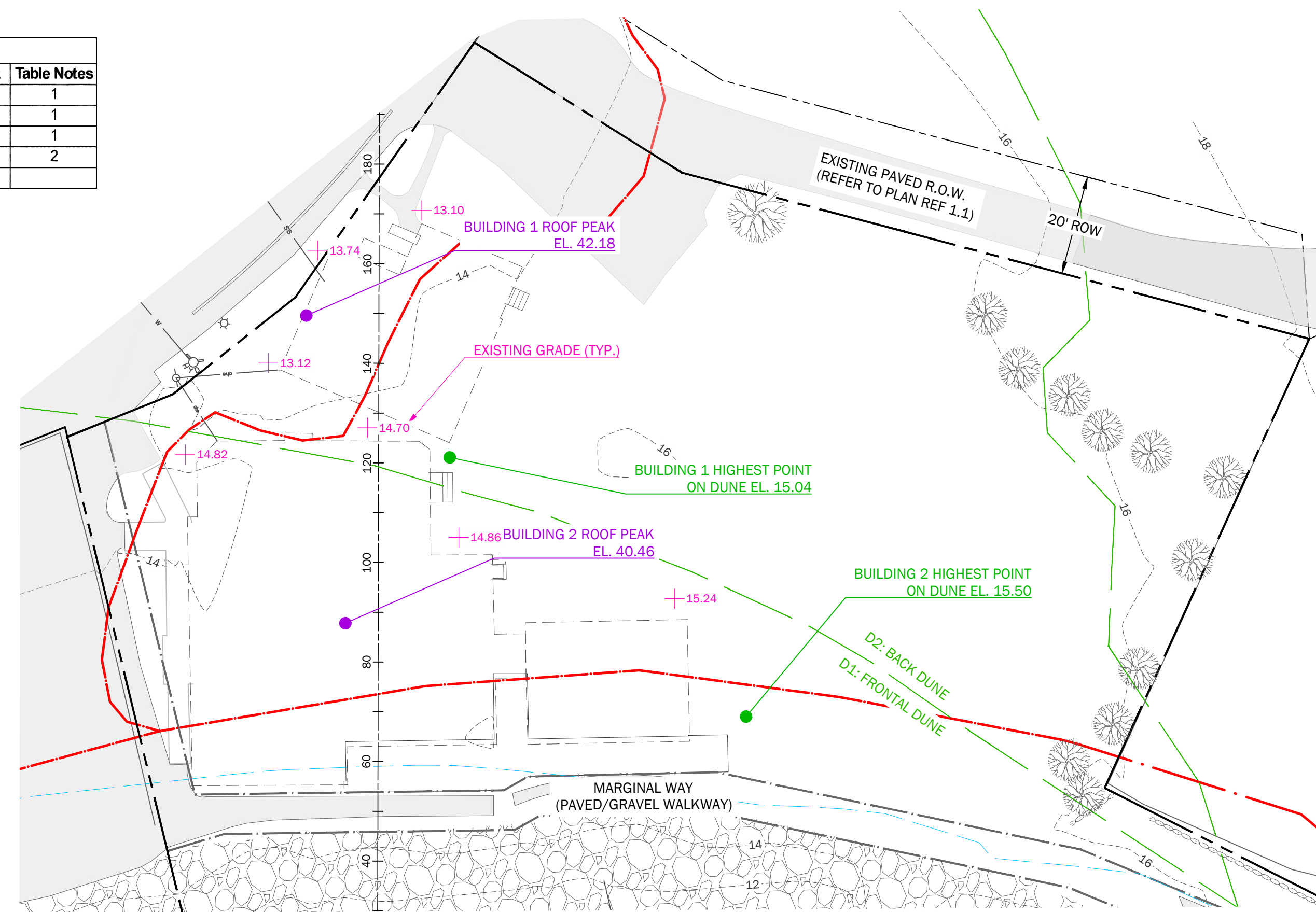


61 Perkins Cove Rd Existing Conditions 3/20/2026

	Building 1 - Retail	Building 2 - Restaurant	Table Notes
Lowest Grade on Resource Side of Building	13.32	14.91	1
Highest Grade on Dune	15.04	15.50	1
Peak Elevation of Building	42.18	40.46	1
Existing Finish Floor Elevation of Building	17.00	17.30	2
Existing Building Height (Lowest Grade to Peak)	28.86	25.55	

- TABLE NOTES:
- ELEVATIONS TAKEN FROM WEA DRONE LIDAR COLLECTED ON APRIL 18, 2024.
 - ELEVATIONS TAKEN FROM KIMBALL SURVEY & DESIGN, INC COLLECTED ON JANUARY 21, 2025.
 - LOWEST GRADE ON RESOURCE SIDE OF THE BUILDING PLUS 30 FEET (3 FEET INCREASE FOR DUNE PLUS 27 FOOT MAXIMUM BUILDING HEIGHT).
 - HIGHEST GRADE ON DUNE PLUS 3 FEET.
 - SHORELAND ZONE MAXIMUM BUILDING ELEVATION MINUS LOWEST HORIZONTAL STRUCTURAL MEMBER.

Building 1: Average Lowest Grade on Resource Side of Building	Building 2: Average Lowest Grade on Resource Side of Building
13.12	14.82
13.74	14.70
13.10	14.86
AVG	15.24
13.32	AVG
	14.91



61 PERKINS COVE ROAD

61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

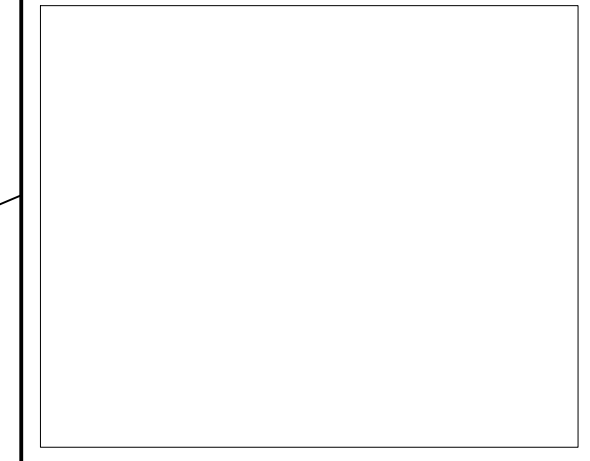
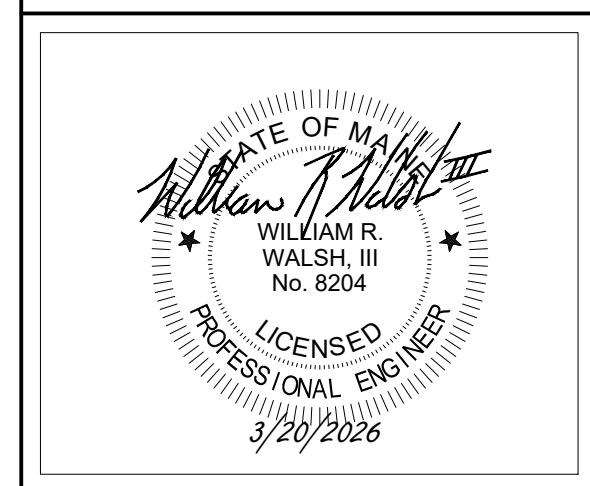
PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04107

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check

Sheet Title:
EXISTING CONDITIONS SECTIONS

Job No.:	991	Sheet No.:	C1.1
Date:	3/20/2026		
Scale:	AS SHOWN		
Drawn:	MRM/MNW		
Checked:	WRW/LLT		



61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

Rev.	Date	Description	Drawn	Check

Sheet Title:
EXISTING DEVELOPED LOT AREA

Job No.: 991 Sheet No.:
Date: 3/20/2026
Scale: AS SHOWN
Drawn: MRM/MNW
Checked: WRW/LLT

C1.2

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

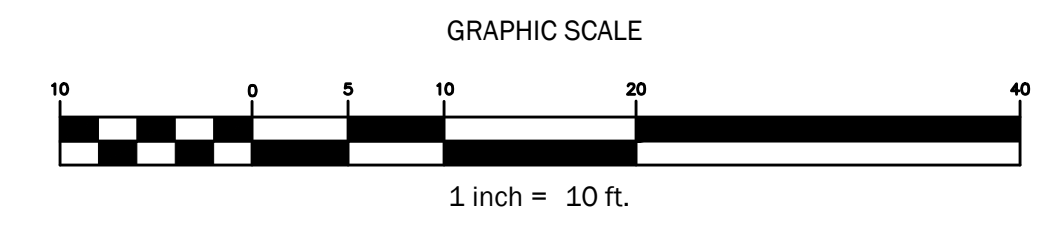
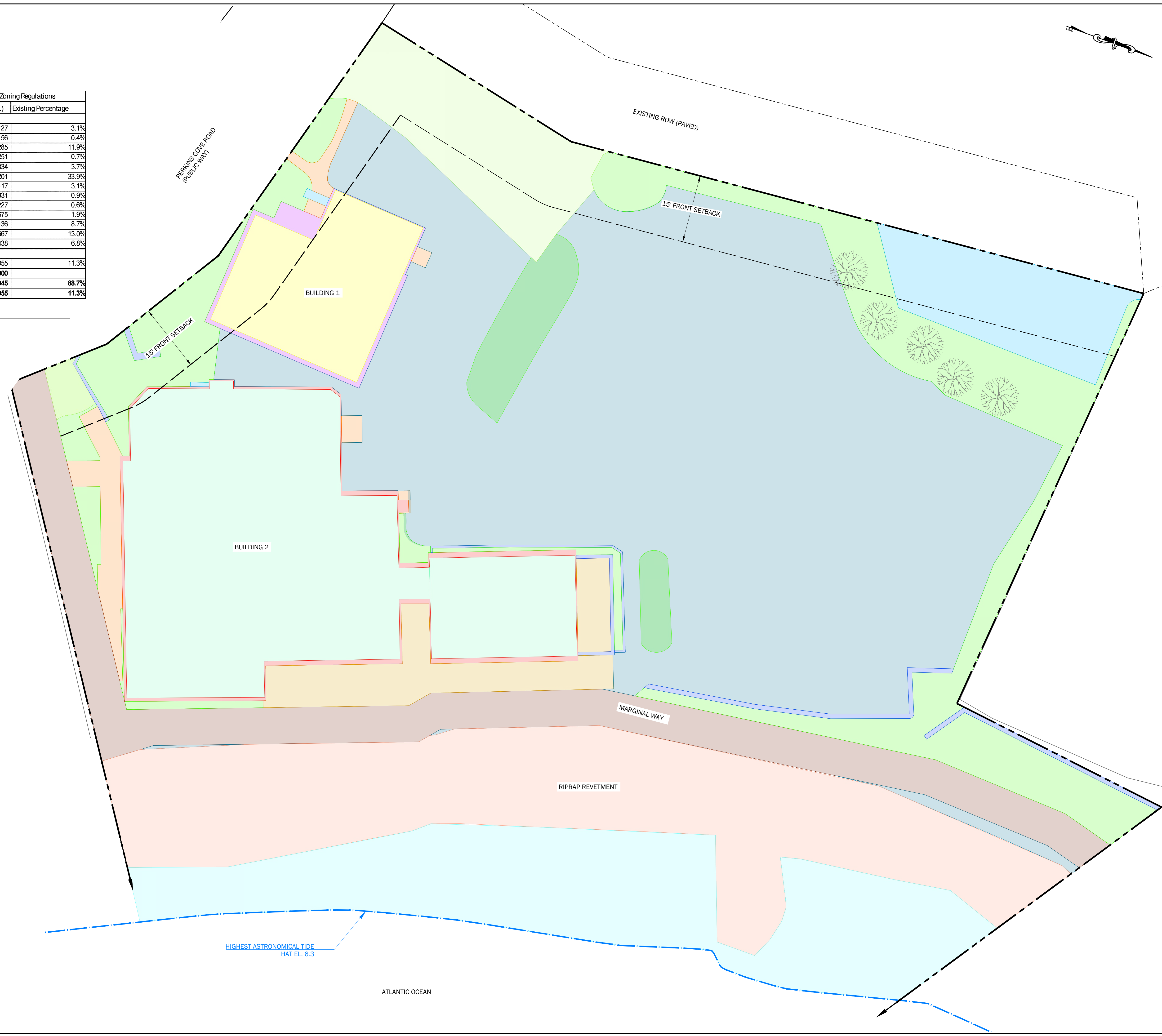
EXISTING
PROPERTY LINE
PROPERTY SETBACK
FLOOD ZONE
HIGHEST ASTRONOMICAL TIDE (SURVEYOR)
SAND DUNE

61 Perkins Cove Lot Coverage in Accordance with the Town of Ogunquit's Zoning Regulations

Type	Color	Existing Area (sq. ft.)	Existing Percentage
Non-vegetated Area			
Building 1	Yellow	1,127	3.1%
Building 1 Eaves	Purple	156	0.4%
Building 2	Light Green	4,285	11.9%
Building 2 Eaves	Red	251	0.7%
Paved Driveway	Light Blue	1,334	3.7%
Gravel Driveway/Parking Area	Dark Blue	12,201	33.9%
Gravel Pad	Light Green	1,117	3.1%
Ramps/Steps/Walks	Orange	331	0.9%
Stone Walls	Blue	227	0.6%
Patio	Light Blue	675	1.9%
Beach Area	Light Blue	3,136	8.7%
Riprap Revetment	Light Blue	4,667	13.0%
Marginal Way Walk	Light Blue	2,438	6.8%
Vegetated Area			
Landscaped Area	Light Green	4,055	11.3%
Total Lot Area Calculated		36,000	
Total Non-Vegetated Area (Lot Coverage)		31,945	88.7%
Total Vegetated Area		4,055	11.3%

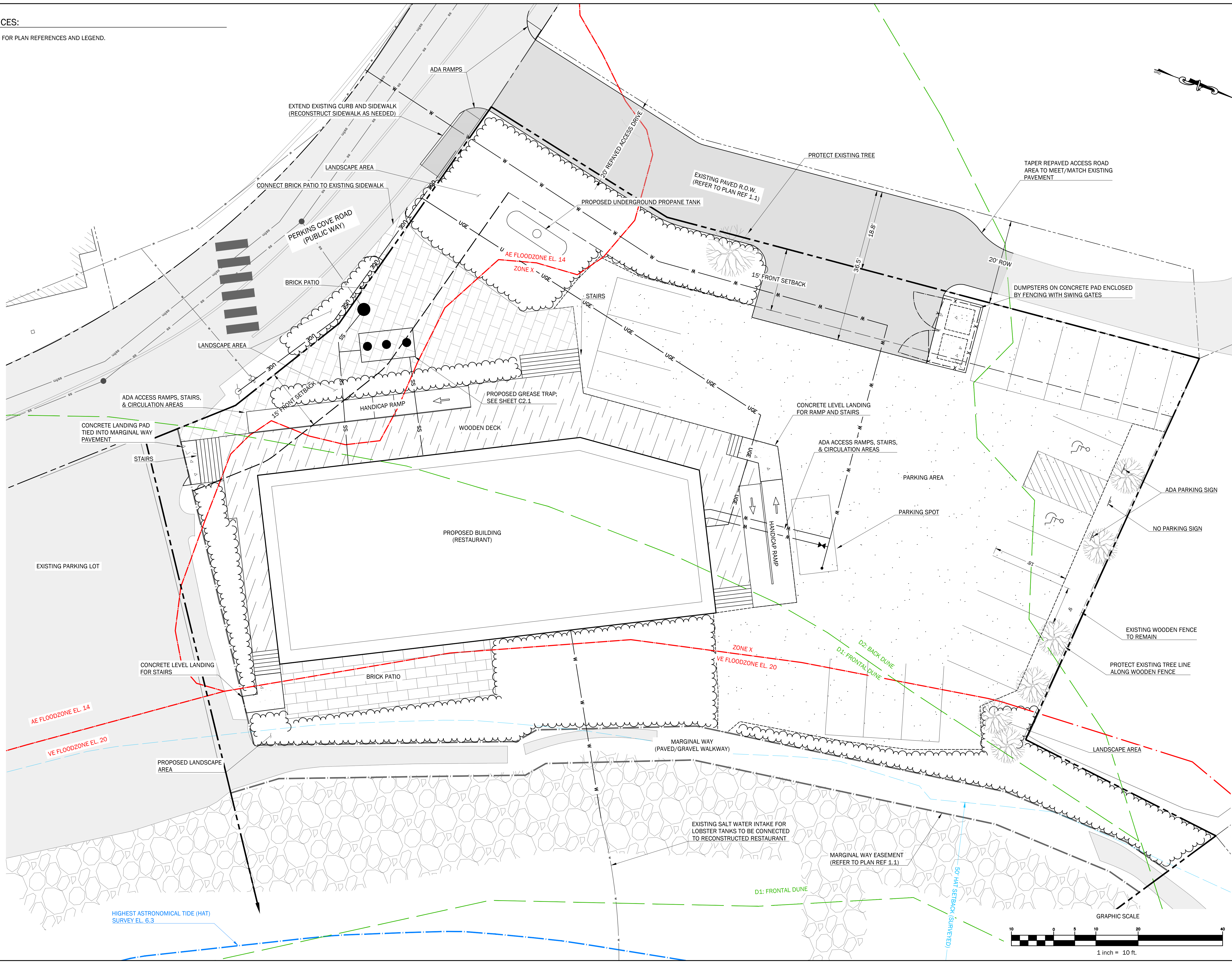
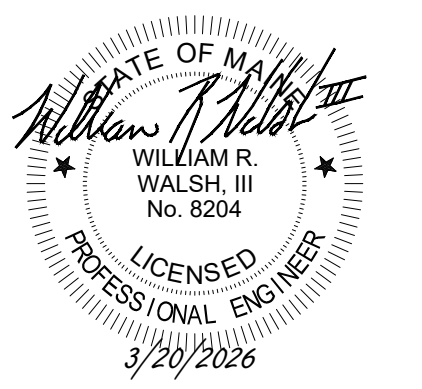
PLAN REFERENCES:

1. SEE SHEET C1.0 FOR PLAN REFERENCES AND LEGEND.



PLAN REFERENCES:

- SEE SHEET C1.0 FOR PLAN REFERENCES AND LEGEND.



61 PERKINS COVE ROAD

61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

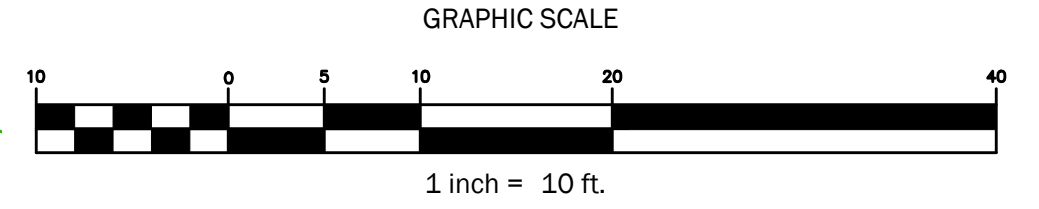
PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

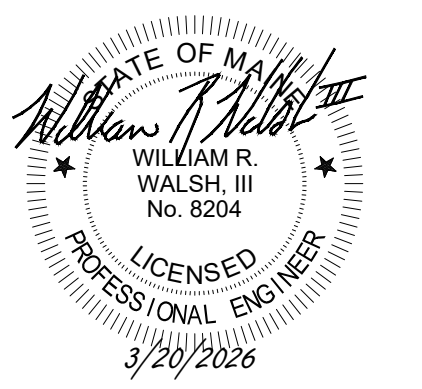
Rev.	Date	Description	Drawn	Check

Sheet Title:
SITE PLAN

Job No.:	991	Sheet No.:	C2.0
Date:	3/20/2026	Scale:	AS SHOWN
Drawn:	MRM/MNW	Checked:	WRW/LLT

PRELIMINARY - NOT FOR CONSTRUCTION





61 PERKINS COVE ROAD

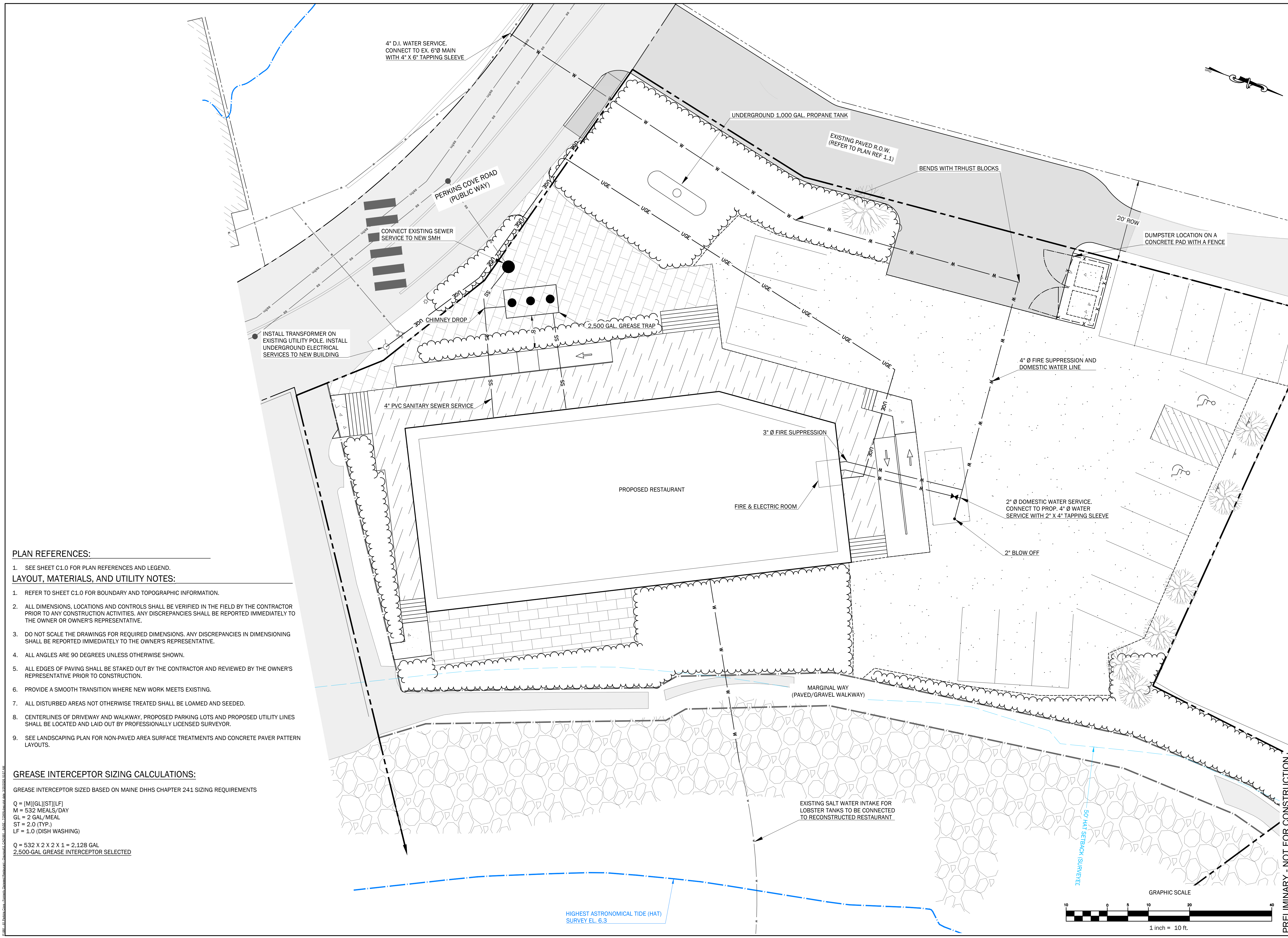
61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

Rev.	Date	Description	Drawn	Check

Sheet Title:
UTILITY PLAN

Job No.:	991	Sheet No.:	C2.1
Date:	3/20/2026		
Scale:	AS SHOWN		
Drawn:	MRM/MNW		
Checked:	WRW/LLT		

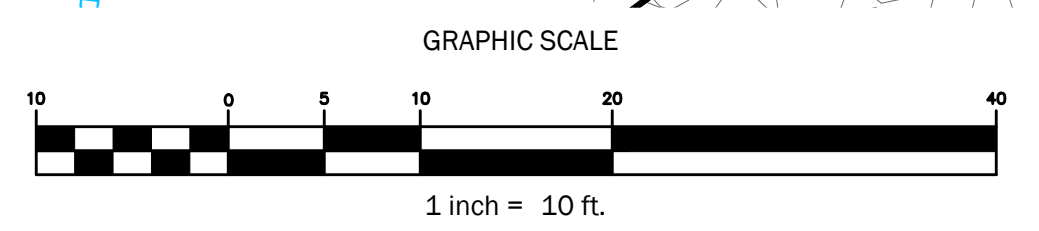


- PLAN REFERENCES:**
- SEE SHEET C1.0 FOR PLAN REFERENCES AND LEGEND.
- LAYOUT, MATERIALS, AND UTILITY NOTES:**
- REFER TO SHEET C1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
 - ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
 - ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
 - ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDDED.
 - CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
 - SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

GREASE INTERCEPTOR SIZING CALCULATIONS:
GREASE INTERCEPTOR SIZED BASED ON MAINE DHHS CHAPTER 241 SIZING REQUIREMENTS

Q = (M)(GL)(ST)(LF)
M = 532 MEALS/DAY
GL = 2 GAL/MEAL
ST = 2.0 (TYP.)
LF = 1.0 (DISH WASHING)

Q = 532 X 2 X 2 X 1 = 2,128 GAL
2,500-GAL GREASE INTERCEPTOR SELECTED

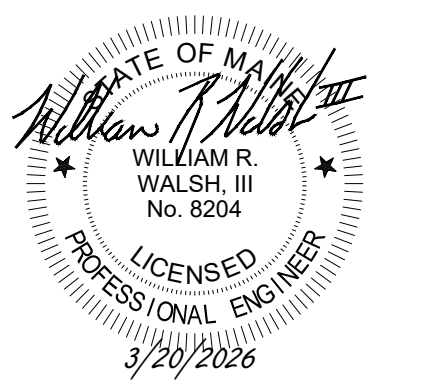


HIGHEST ASTRONOMICAL TIDE (HAT)
SURVEY EL. 6.3

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN REFERENCES:

- 1. SEE SHEET C1.0 FOR PLAN REFERENCES AND LEGEND.



61 PERKINS COVE ROAD

61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

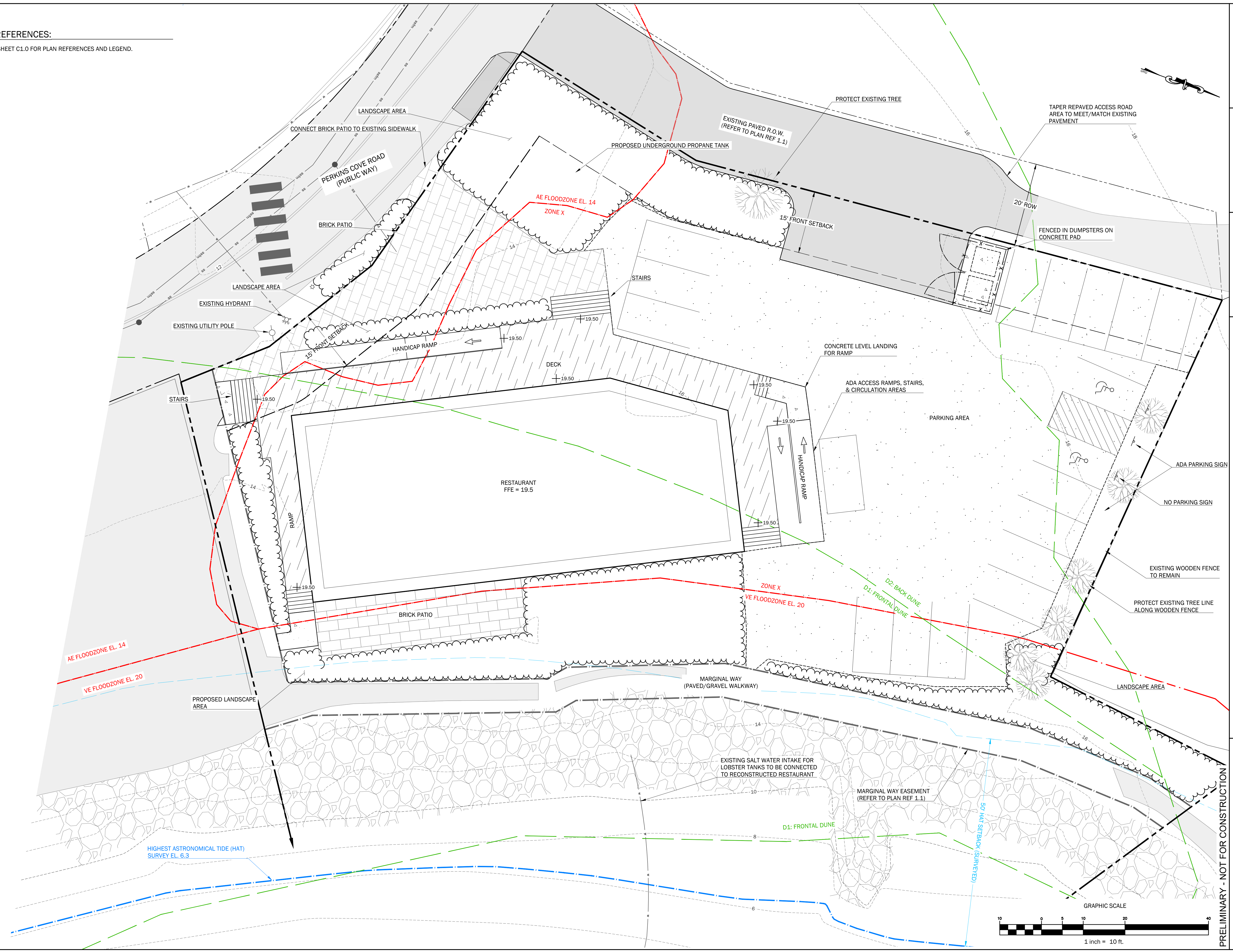
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GRADING AND DRAINAGE PLAN

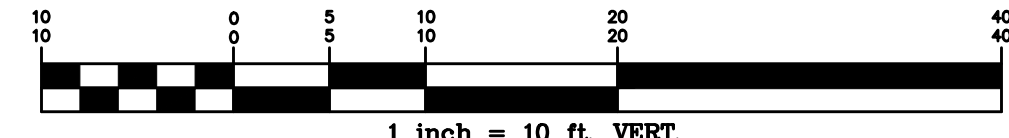
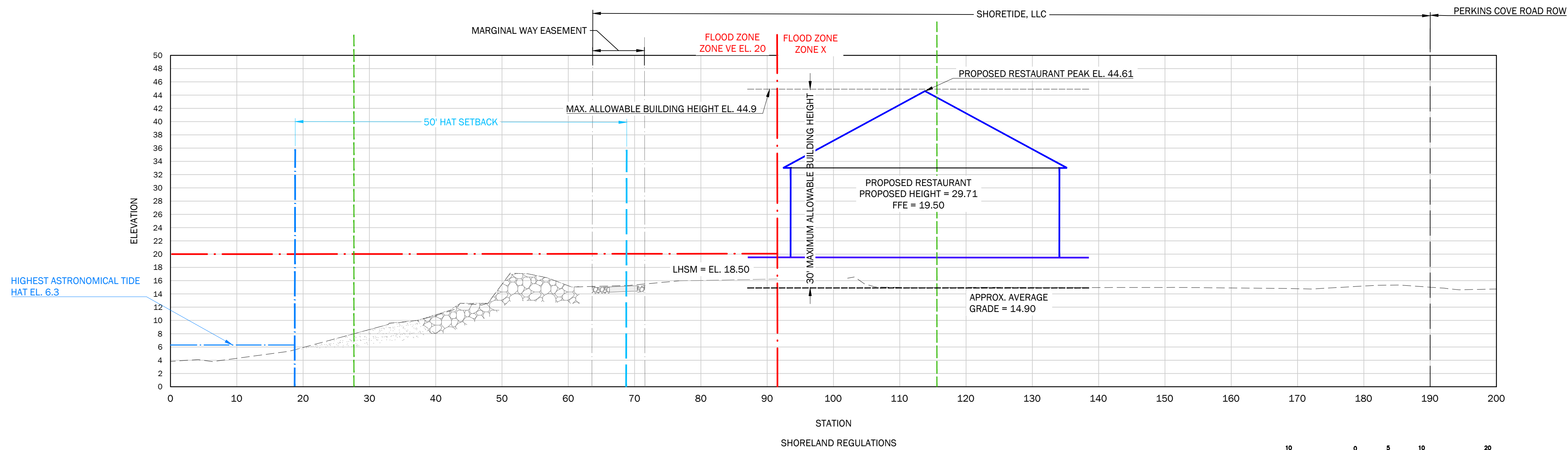
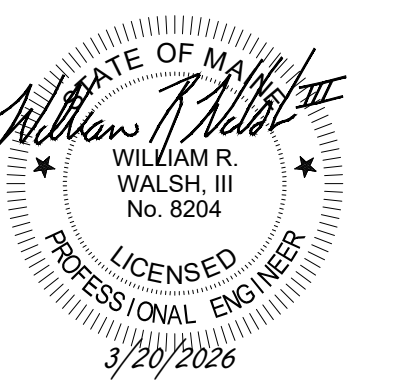
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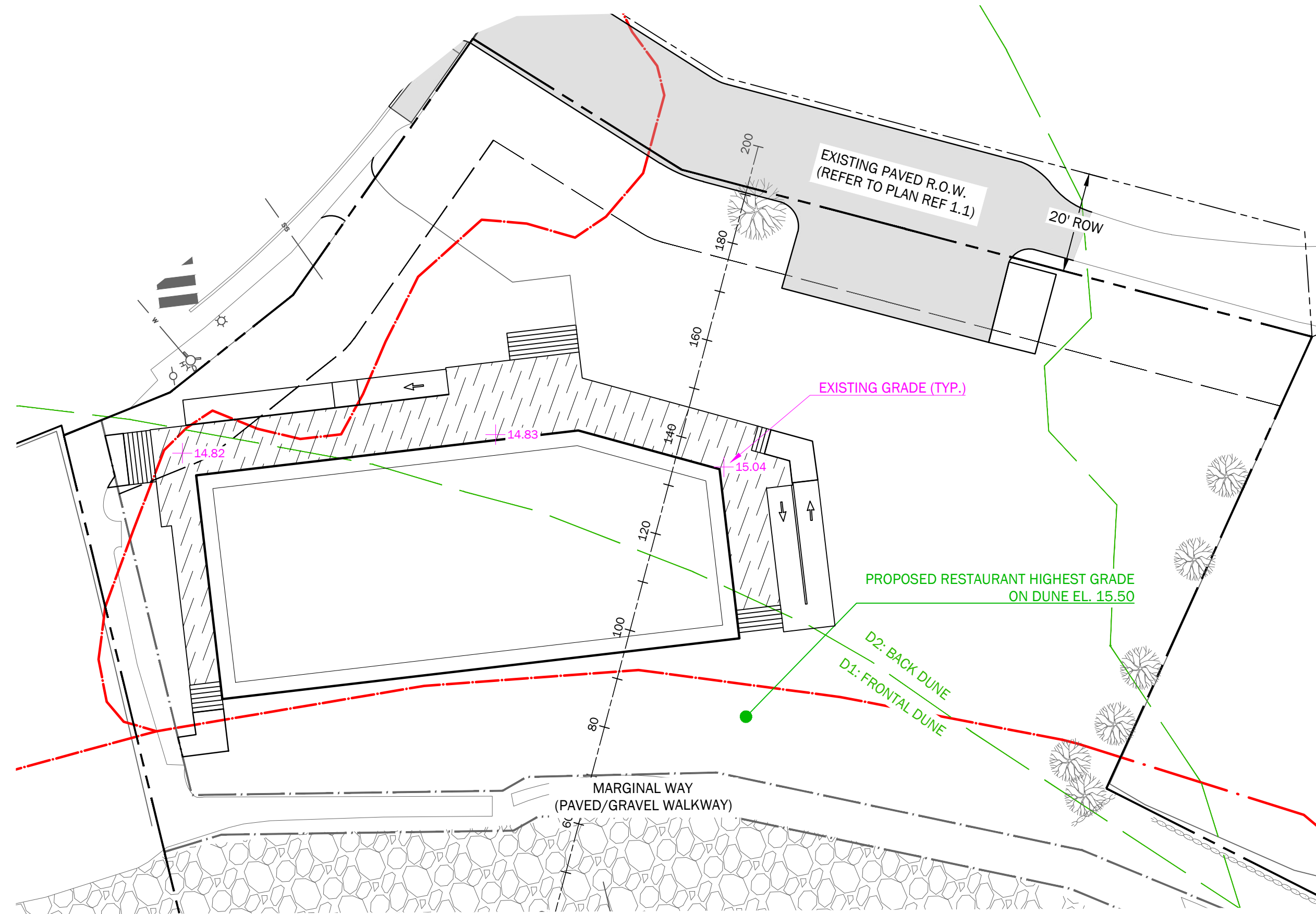
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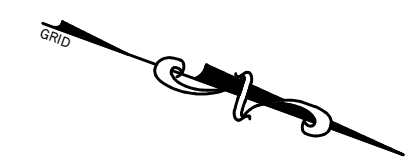
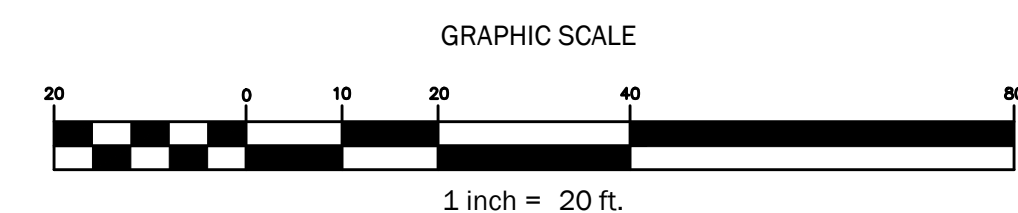
NOTES:
- LHSM: LOWEST HORIZONTAL STRUCTURAL MEMBER
- FFE: FIRST FLOOR ELEVATION



61 Perkins Cove Rd Proposed Conditions 3/20/2026		
	Proposed Restaurant	Table Notes
Lowest Grade on Resource Side of Building	14.90	
Highest Grade on Dune	15.50	
Maximum Allowable Building Height	30.00	1
Maximum Elevation of Building	44.90	2
Elevation of Lowest Horizontal Structural Member of Building	18.50	3
Finished Floor Elevation of Building	19.50	
Peak Elevation of Building	44.61	
Proposed Building Height	29.71	

- TABLE NOTES:
1. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 27 FOOT MAXIMUM BUILDING HEIGHT, PLUS 3 FOOT INCREASE FOR DUNE, TOTALING 30 FEET.
 2. LOWEST GRADE ON RESOURCE SIDE OF THE BUILDING PLUS MAXIMUM ALLOWABLE BUILDING HEIGHT.
 3. HIGHEST GRADE ON DUNE PLUS 3 FEET.

Proposed Restaurant Average Lowest Grade on Resource Side of Building	
	14.82
	14.83
	15.04
AVG	14.90



61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

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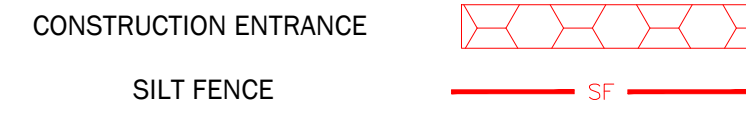
Sheet Title:
PROPOSED CONDITIONS SECTIONS

Job No.: 991
Date: 3/20/2026
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Sheet No.: **C2.3**

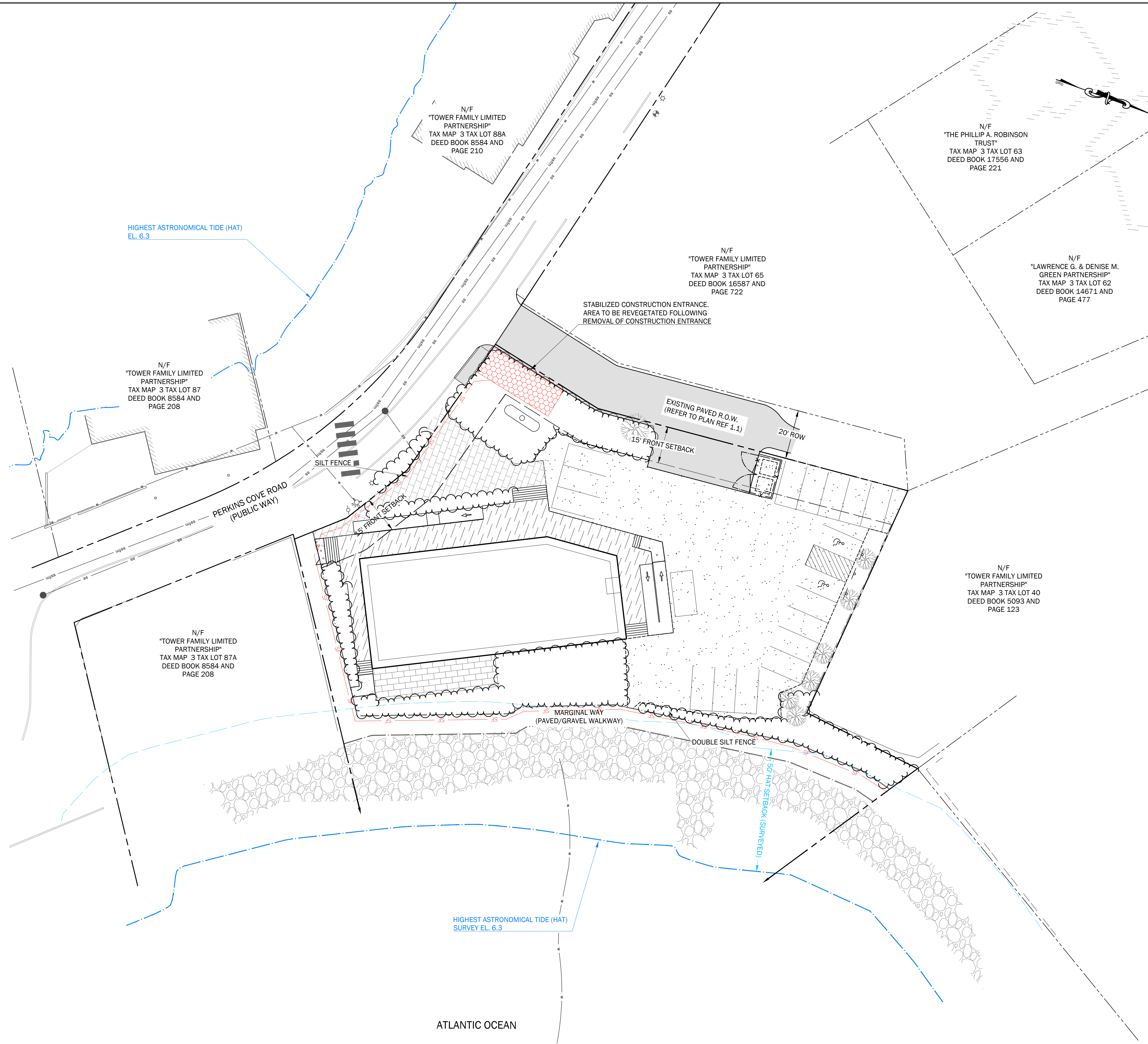
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LEGEND



PLAN REFERENCES:

1. SEE SHEET C1.0 FOR PLAN REFERENCES.
2. SEE SHEET C3.0 FOR EROSION CONTROL DETAILS



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
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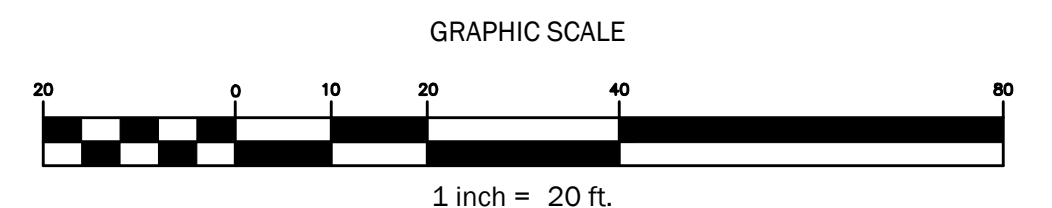
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Sheet Title:
EROSION CONTROL PLAN

Job No.: 991 Sheet No.:
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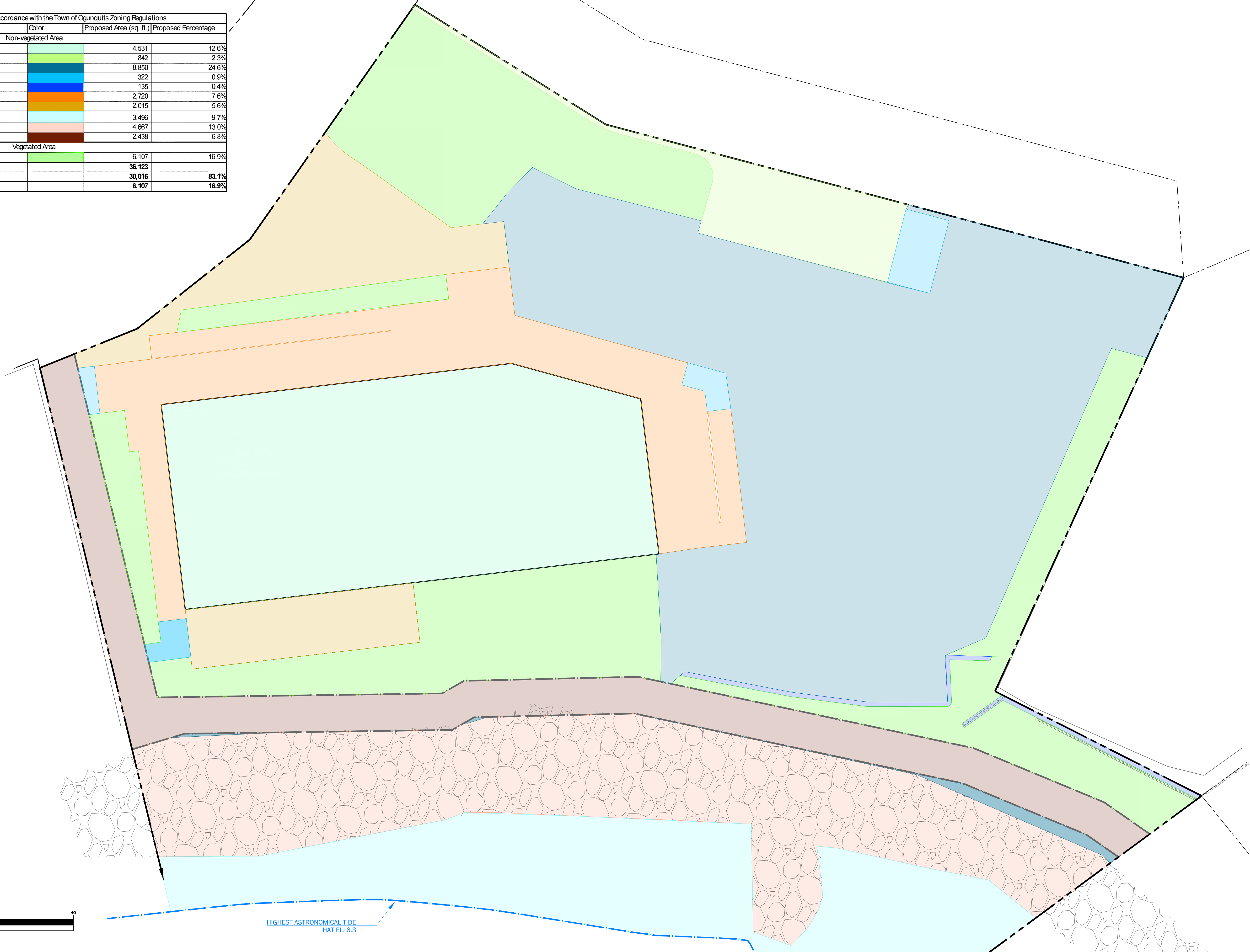
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LEGEND

- EXISTING
- PROPERTY LINE
- PROPERTY SETBACK
- FLOOD ZONE
- HIGHEST ASTRONOMICAL TIDE (SURVEYOR)
- SAND DUNE

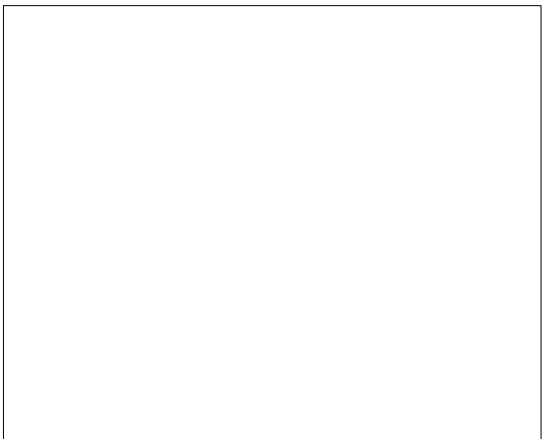
61 Perkins Cove Lot Coverage in Accordance with the Town of Ogunquits Zoning Regulations			
Type	Color	Proposed Area (sq. ft.)	Proposed Percentage
Non-vegetated Area			
Building w/ Eaves		4,531	12.6%
Paved Driveway		842	2.3%
Gravel Driveway/Parking Area		8,850	24.6%
Concrete Pads		322	0.9%
Stone Walls		135	0.4%
Deck/Ramps/Steps		2,720	7.6%
Patio		2,015	5.6%
Beach Area		3,496	9.7%
Riprap Revetment		4,667	13.0%
Marginal Way Walk		2,438	6.8%
Vegetated Area			
Landscaped Area		6,107	16.9%
Total Lot Area Calculated		36,123	
Total Non-Vegetated Area (Lot Coverage)		30,016	83.1%
Total Vegetated Area		6,107	16.9%



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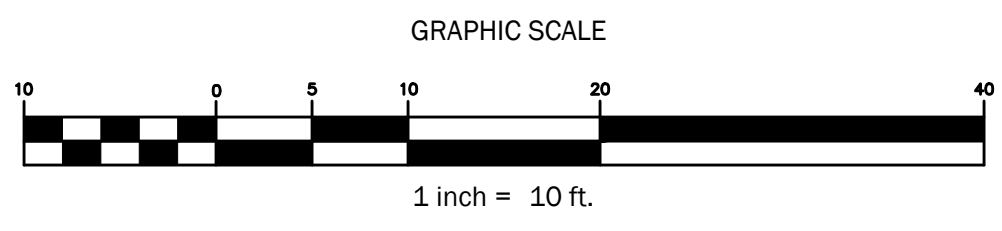
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Rev.	Date	Description	Drawn	Check

Sheet Title:
PROPOSED DEVELOPED LOT AREA

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INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN.

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION.

- 1. CORRECT ANY EROSION PROBLEMS IMMEDIATELY.
2. REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL.
3. REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION.
4. CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE STATE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

- 1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.

- 3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:

- A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIROLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.

- 5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.

- B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.

- C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.

- 5. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).

- 6. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.

- 7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.

- 8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

- 1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

- 1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIALS.
A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
A. ONLY UNFROZEN LOAM SHALL BE USED.
B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

- 1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEPED AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

- STANDARDS FOR STABILIZING SITES FOR THE WINTER
THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:
1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDING WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

- 1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFF-SITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

- 1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPLLRSP/

- 2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAMINANT PREVENTION DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

- 3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

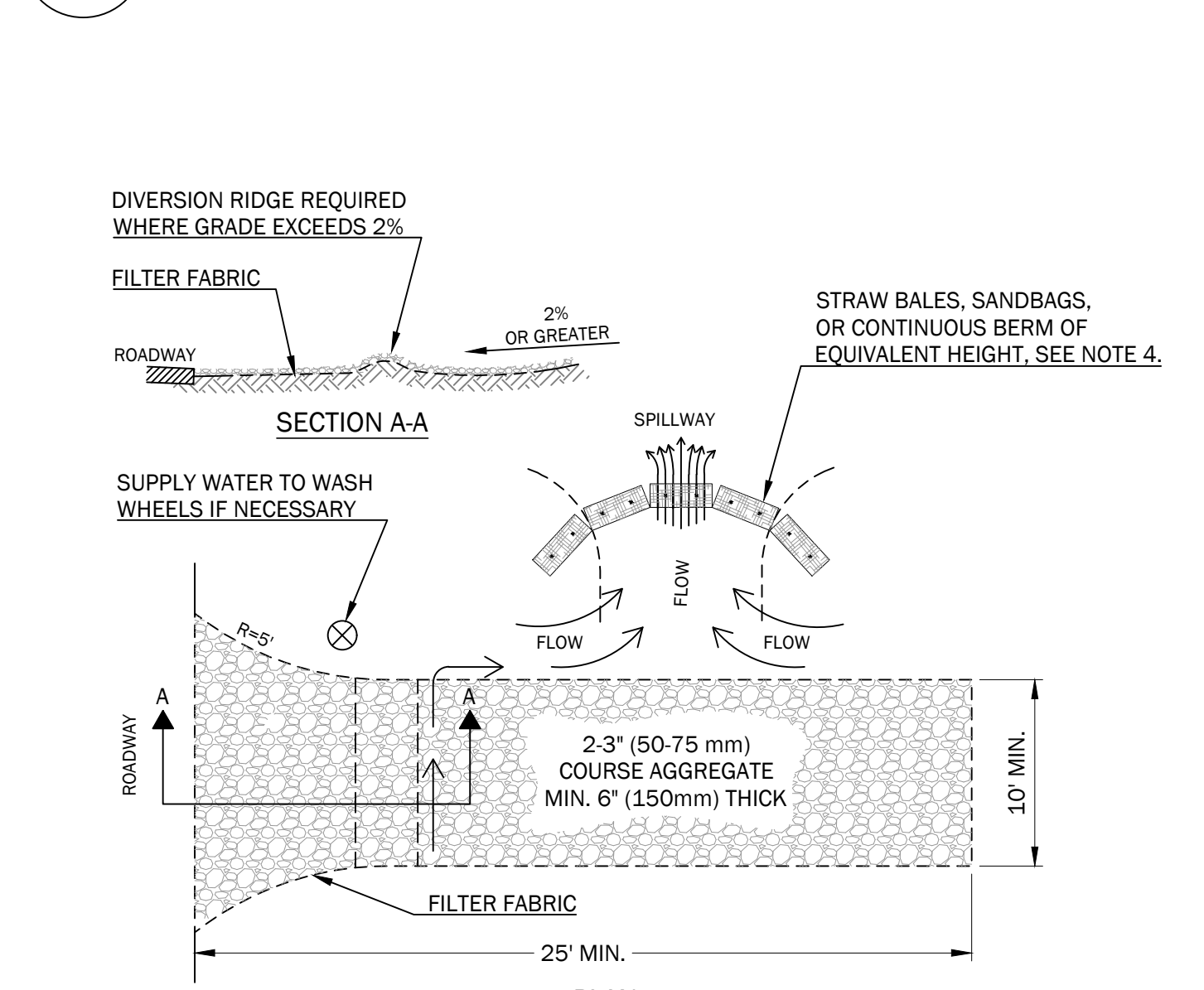
NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

- 4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES, MAINE HAZARDOUS WASTE MANAGEMENT RULES, MAINE OIL CONVEYANCE AND STORAGE RULES, AND MAINE PESTICIDE REQUIREMENTS.

- 5. EXCAVATION DEWATERING: EXCAVATION DEWATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

1 EROSION AND SEDIMENTATION CONTROL NOTES
NOT TO SCALE

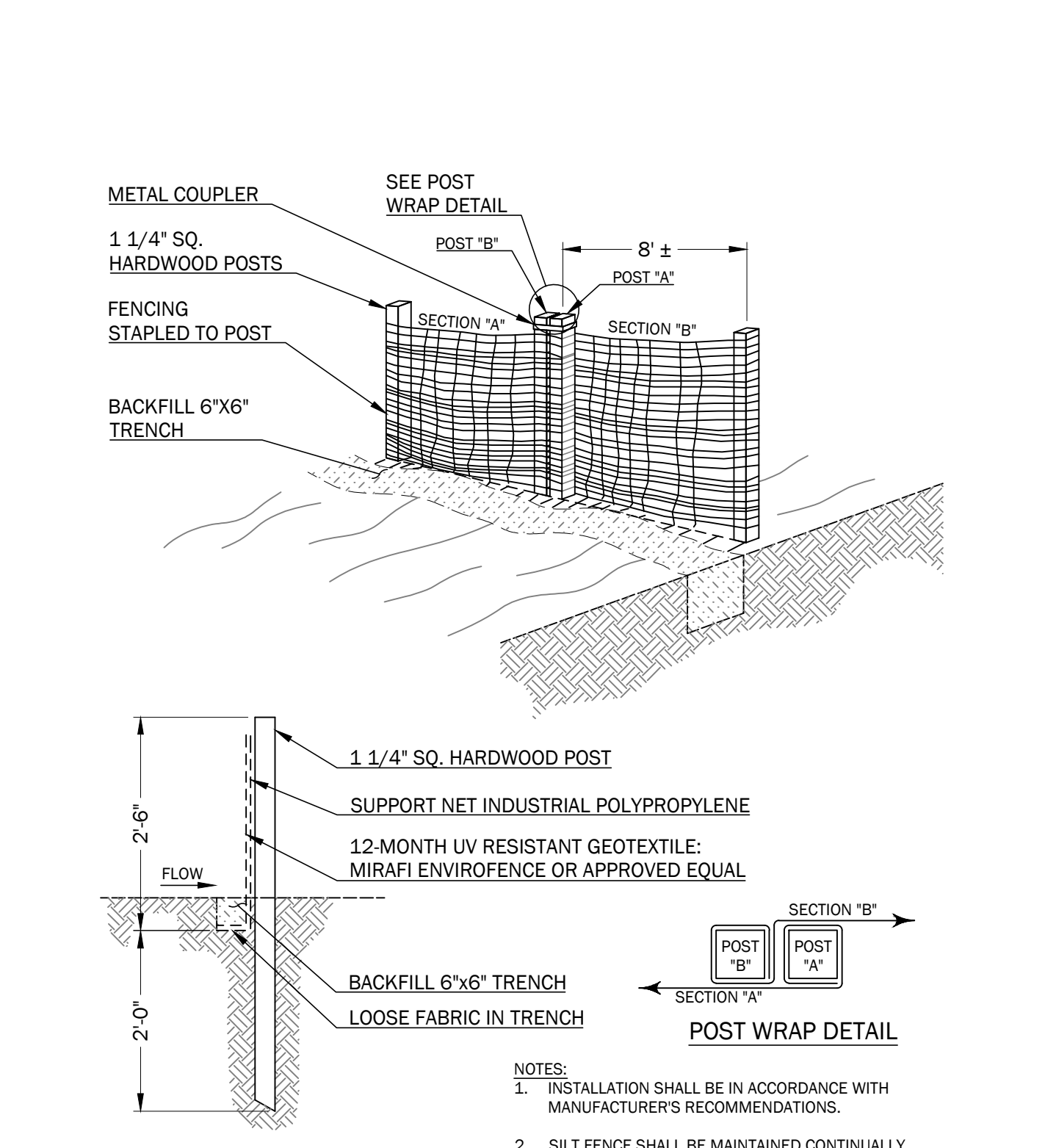


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

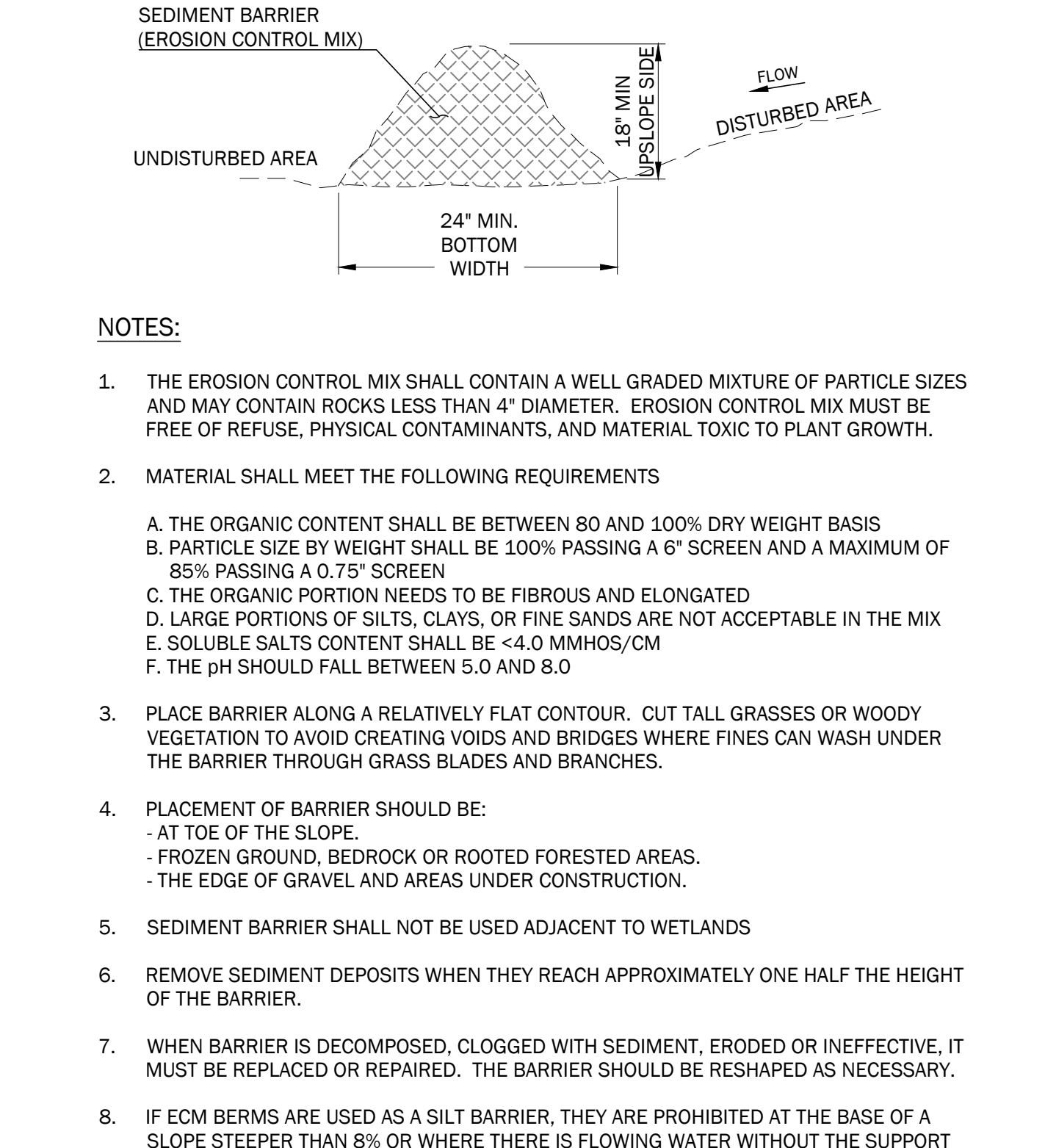


3 SILT FENCE BARRIER DETAIL
NOT TO SCALE



- NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

4 EROSION CONTROL SEDIMENT BARRIER DETAIL
NOT TO SCALE



- NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
- AT TOE OF THE SLOPE.
- FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
- THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

5 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE



- NOTE:
1. INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
2. ERECT TREE PROTECTIVE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
4. REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

- 6. VEHICLE AND EQUIPMENT WASHING. PROVIDE AN EFFECTIVE MEANS OF MINIMIZING THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER TYPES OF WASH WATER ENSURE THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, OR DETERGENTS IN EQUIPMENT AND VEHICLE WASH WATER. FOR WASHING APPLICATORS AND CONTAINERS USED FOR CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER MATERIALS, DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION. LOCATE ANY WASHOUT OR CLEANOUT ACTIVITIES AS FAR AWAY AS POSSIBLE FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS, AND, TO THE EXTENT FEASIBLE, DESIGNATE AREAS TO BE USED FOR THESE ACTIVITIES AND CONDUCT SUCH ACTIVITIES ON IN THESE AREAS.

- 7. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- DISCHARGES FROM FIREFIGHTING ACTIVITY;
• FIRE HYDRANT FLUSHINGS;
• VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
• DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
• UNCONTAMINATED GROUNDWATER OR SPRING WATER;
• PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
• UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
• FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
• UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
• POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
• LANDSCAPE IRRIGATION

- 7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
• FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
• SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
• TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

- 8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

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STATE OF MAINE
Professional Engineer
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
3/20/2026

61 PERKINS COVE ROAD
OGUNQUIT, ME 03907
PREPARED FOR: SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

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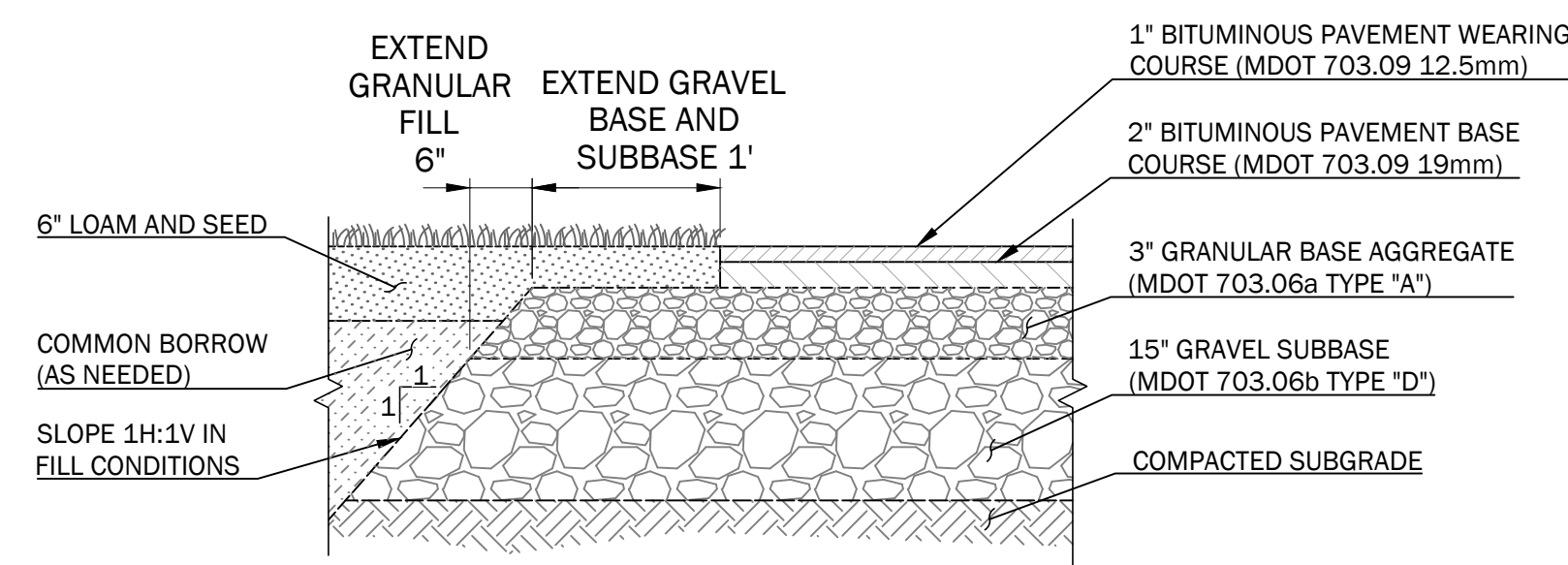
61 PERKINS COVE ROAD
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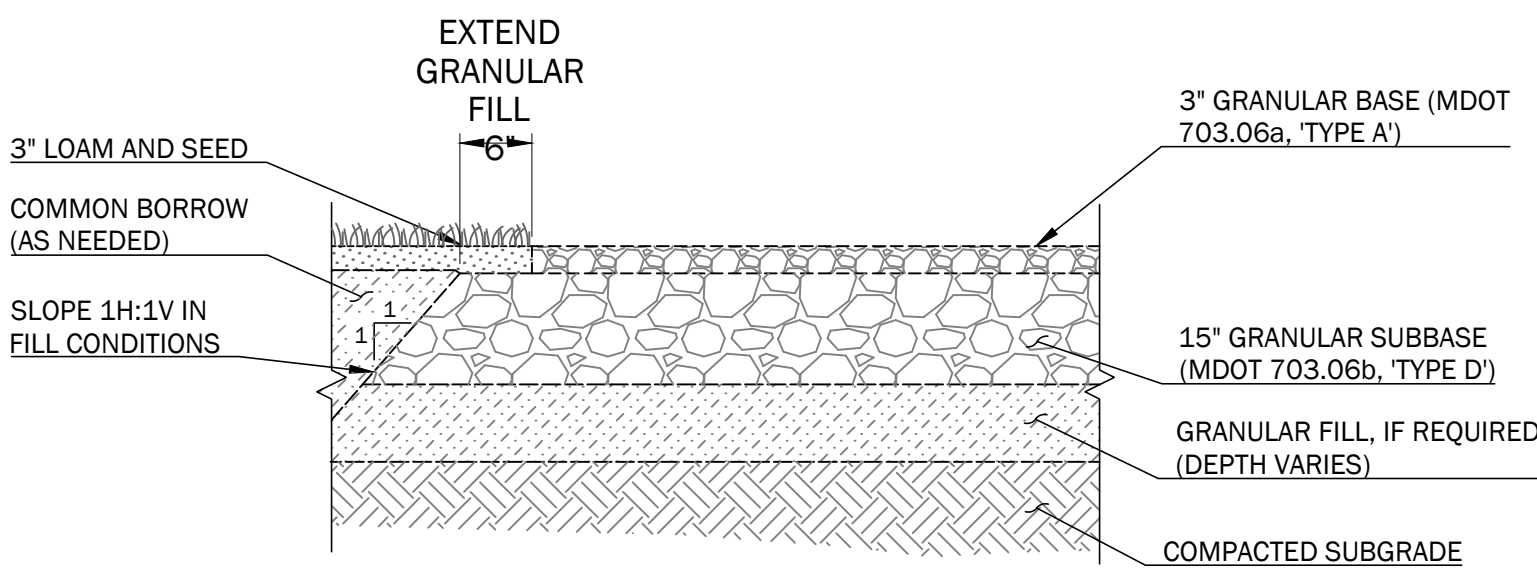
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Date: 3/20/2026
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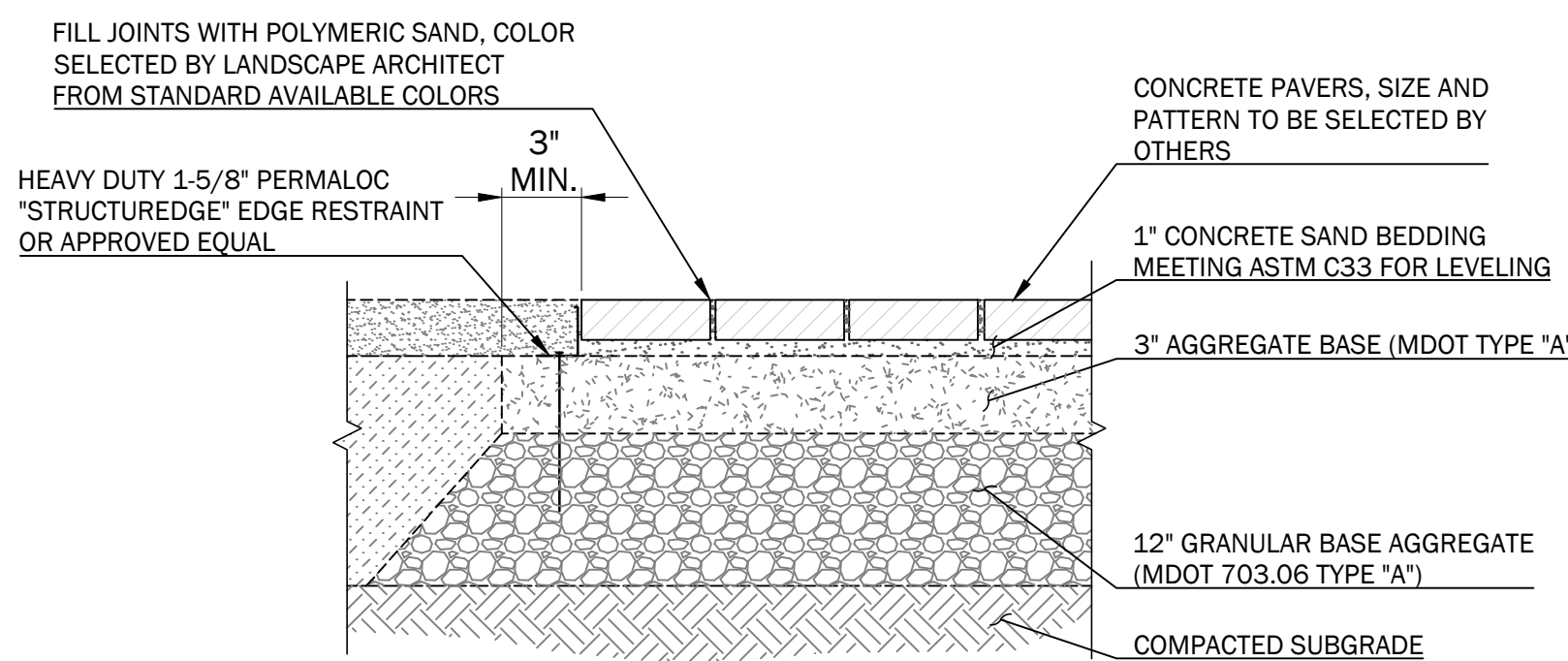
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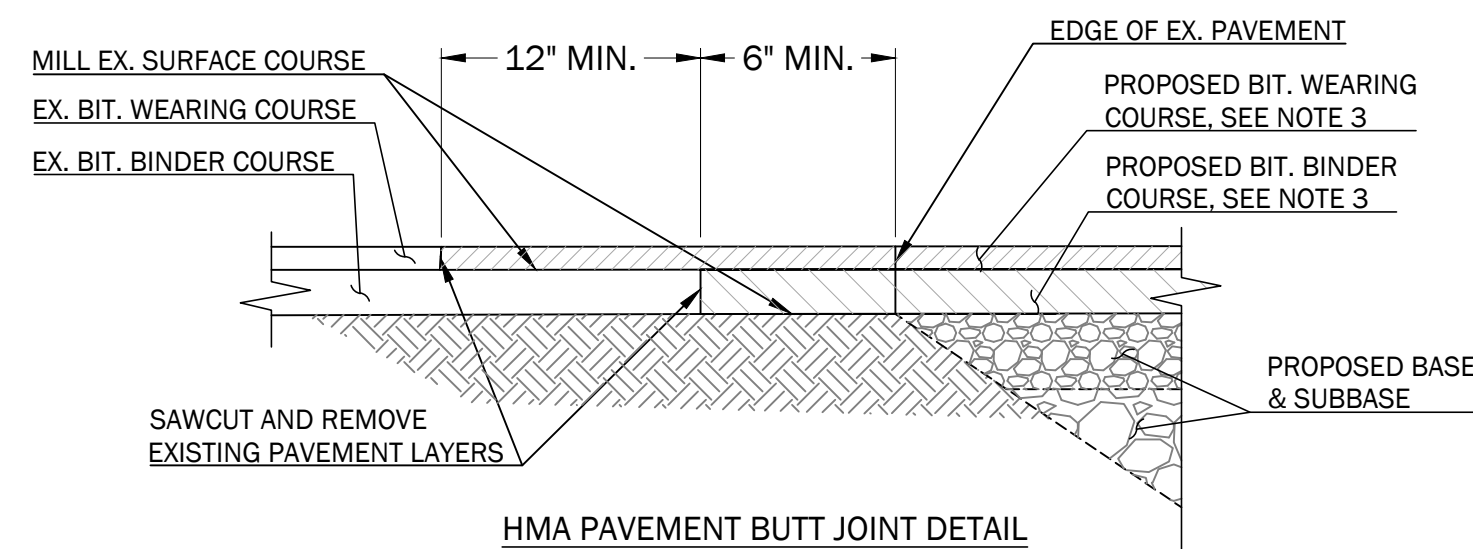
1 DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



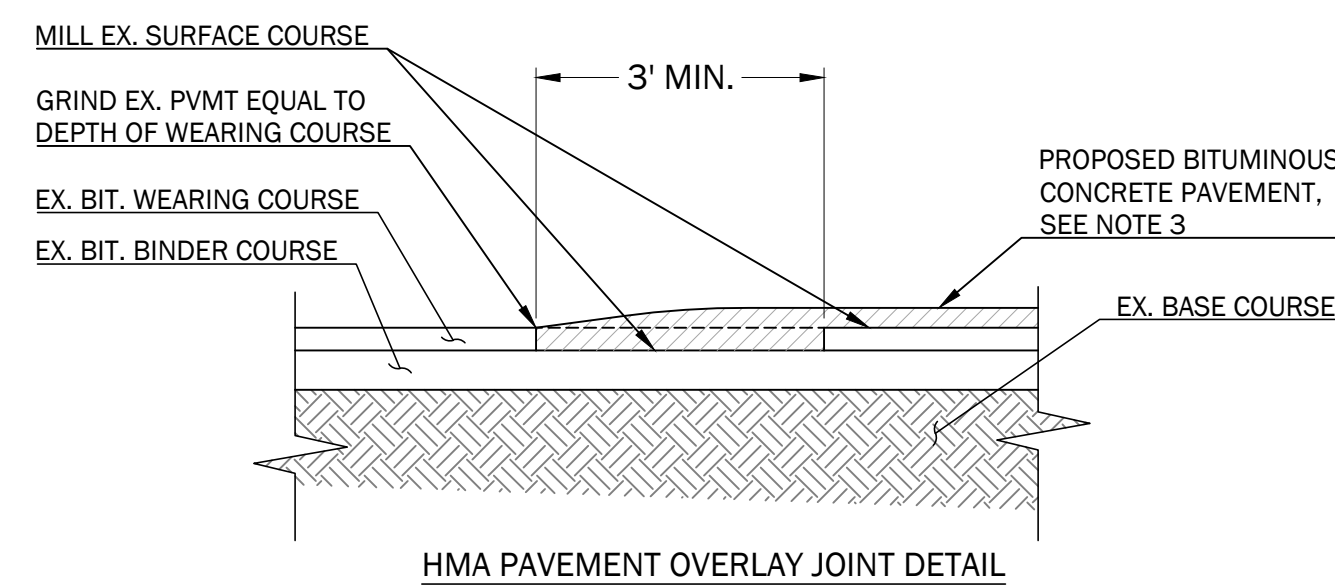
2 GRAVEL DRIVEWAY SECTION
NOT TO SCALE



4 PRECAST CONCRETE PAVERS
NOT TO SCALE



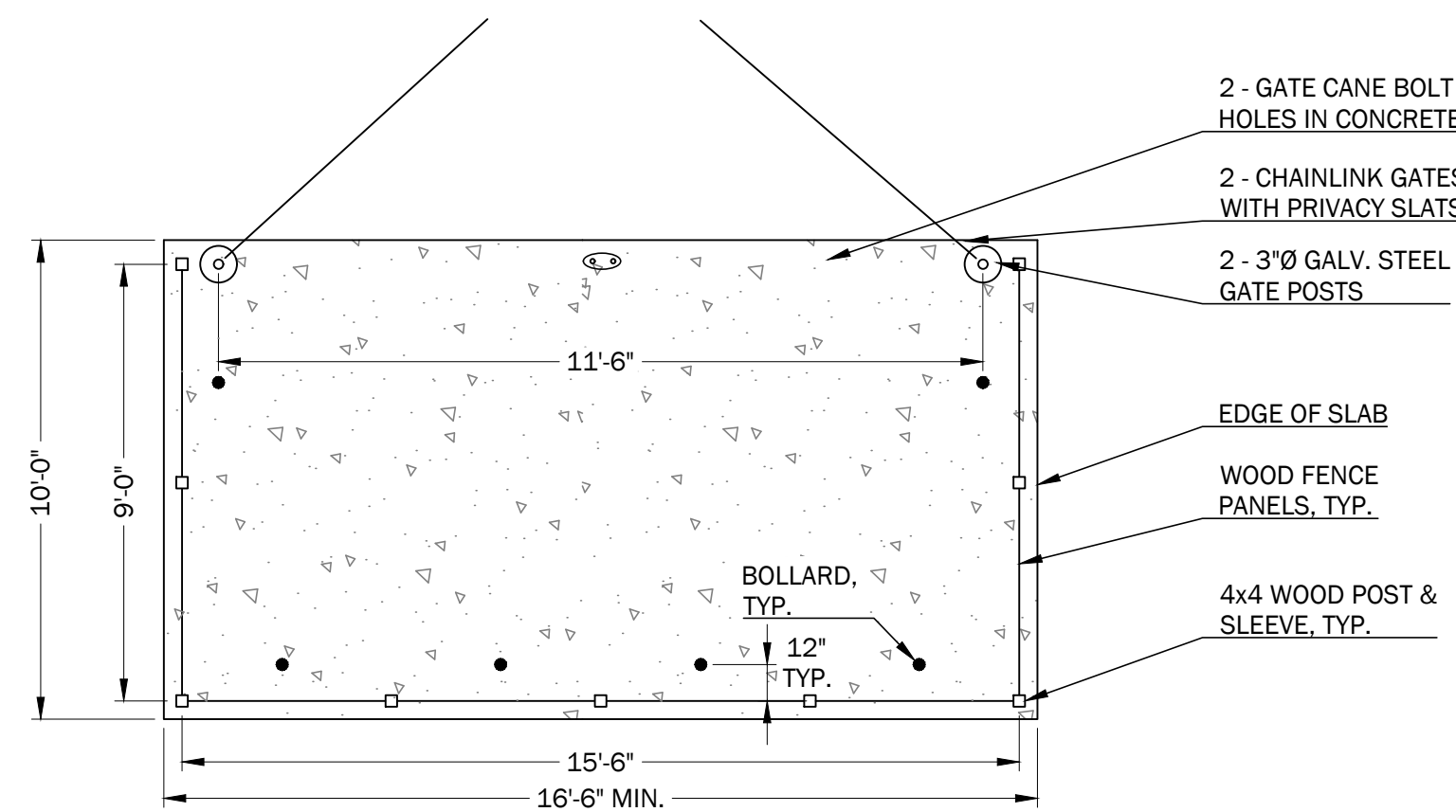
HMA PAVEMENT BUTT JOINT DETAIL



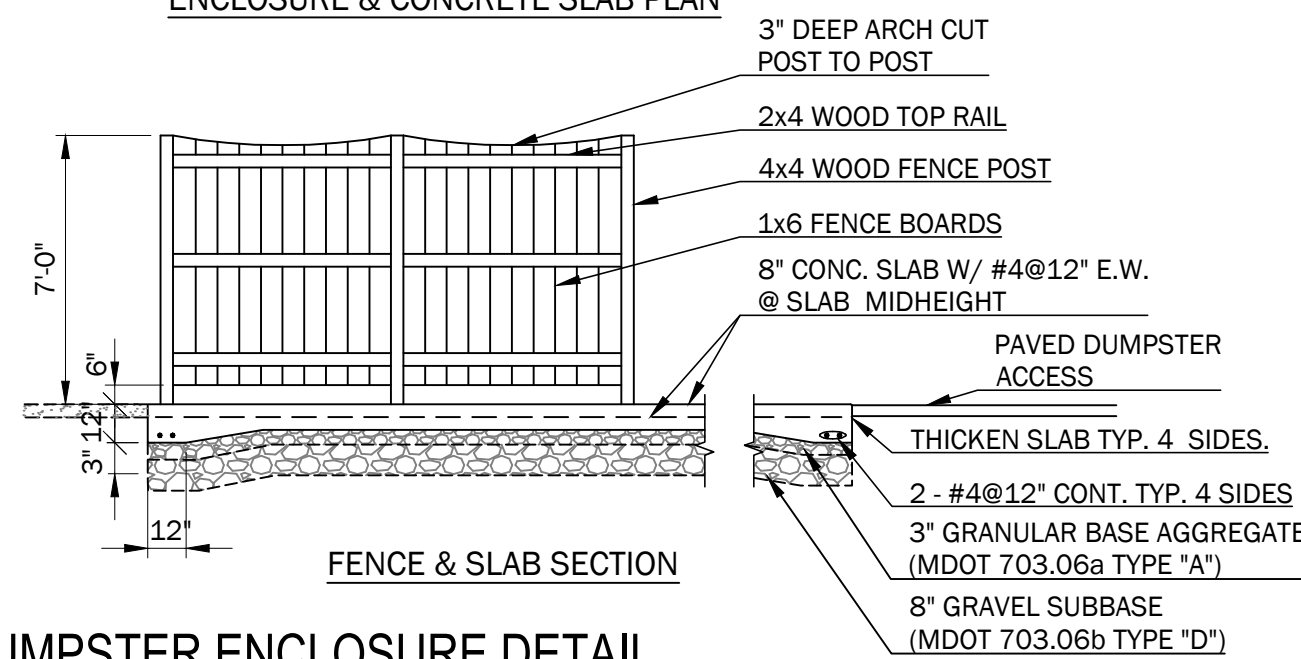
HMA PAVEMENT OVERLAY JOINT DETAIL

- NOTES:
- HMA = HOT MIX ASPHALT
 - MILL EXPOSED SURFACE OF EXISTING PAVEMENT.
 - APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.

5 PAVEMENT SAWCUT AND MATCHING DETAILS
NOT TO SCALE



ENCLOSURE & CONCRETE SLAB PLAN



FENCE & SLAB SECTION

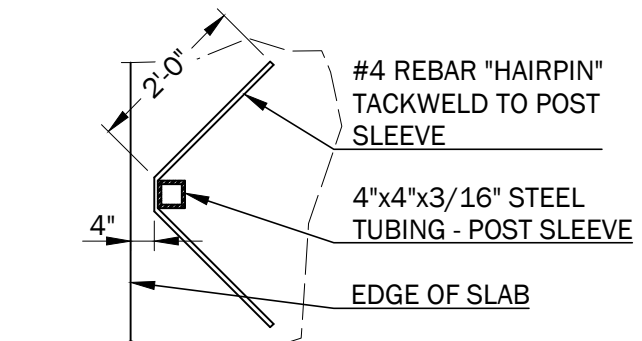
3 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

ENCLOSURE WOOD PANEL NOTES:

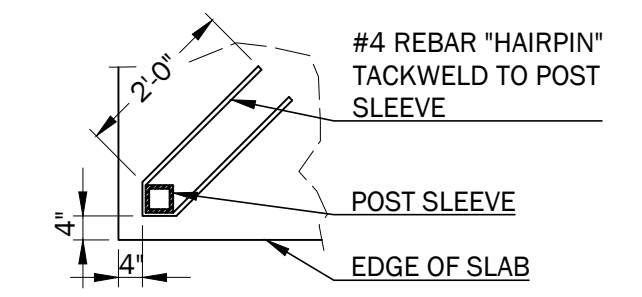
- ALL WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 LBS. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE".
- ALL NAILS AND SCREWS TO BE GALVANIZED.

ENCLOSURE GATE NOTES:

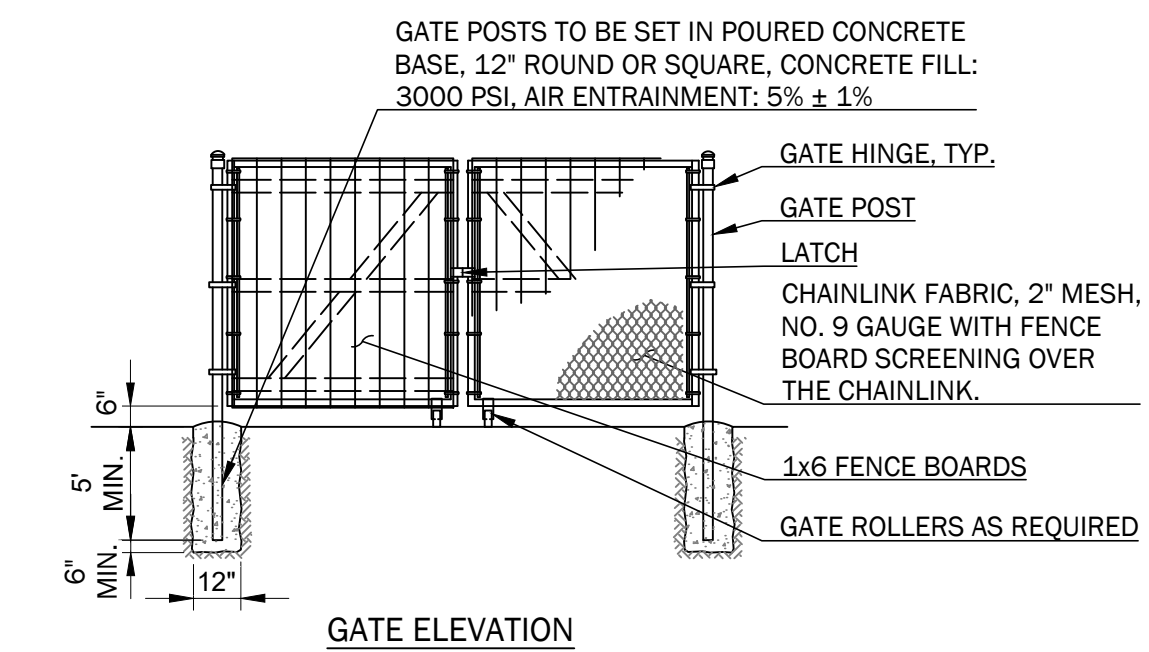
- GATE POSTS TO BE SET IN CONCRETE BASE.
- GATE POSTS: NOMINAL 3" DIAMETER GALVANIZED STEEL PIPE.
- GATE FRAME: NOMINAL 1 5/8" DIAMETER GALVANIZED STEEL PIPE.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS OF FENCE MATERIALS HARDWARE AND INSTALLATION, INCLUDING POST LOCATIONS.
- CONTRACTOR TO INSERT PRIVACY SLATS, COLOR APPROVED BY ARCHITECT OR OWNER.
- PROVIDE RECESSES IN CONCRETE FOR GATE CANE BOLTS.
- COORDINATE RECESSES WITH SITE CONTRACTOR, GATE, LATCH, MOUNTING AND OTHER HARDWARE TO BE HEAVY DUTY- PROVIDE SHOP DRAWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.



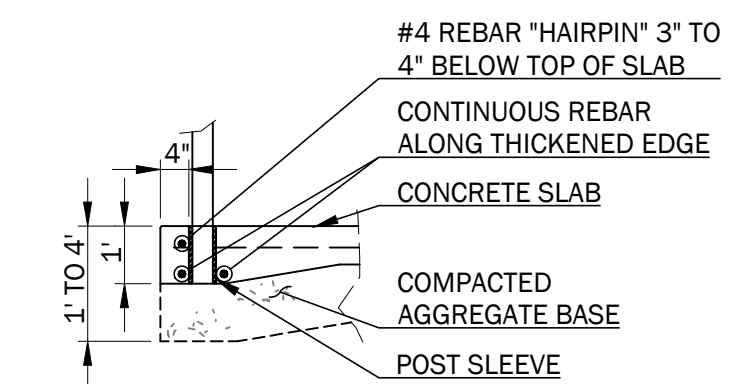
PLAN VIEW INTERMEDIATE POST SLEEVE



PLAN VIEW CORNER POST SLEEVE



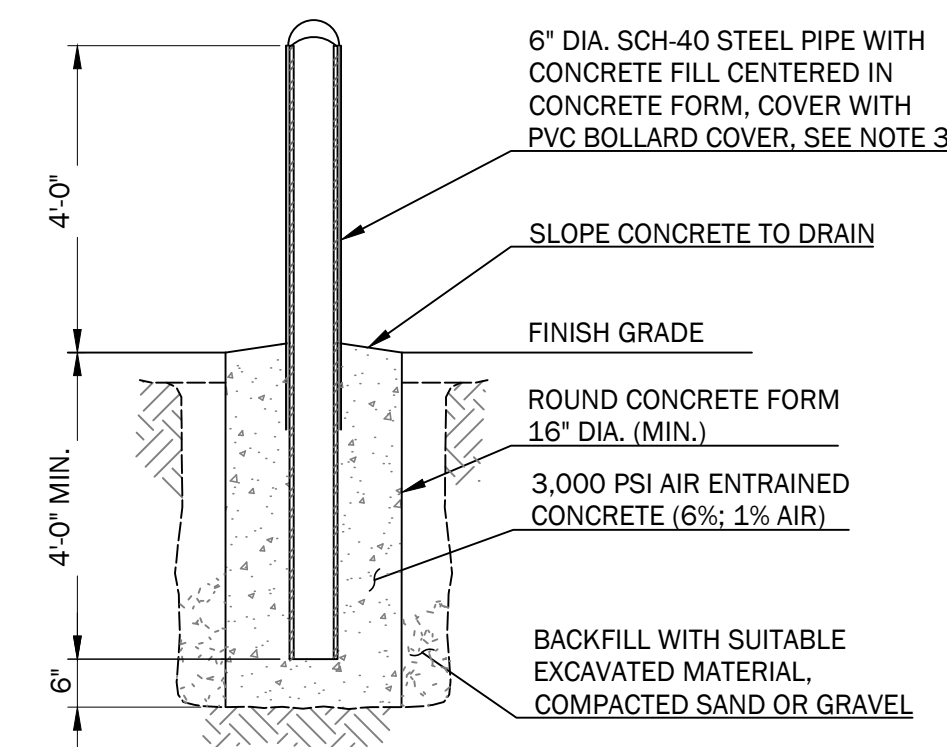
GATE ELEVATION



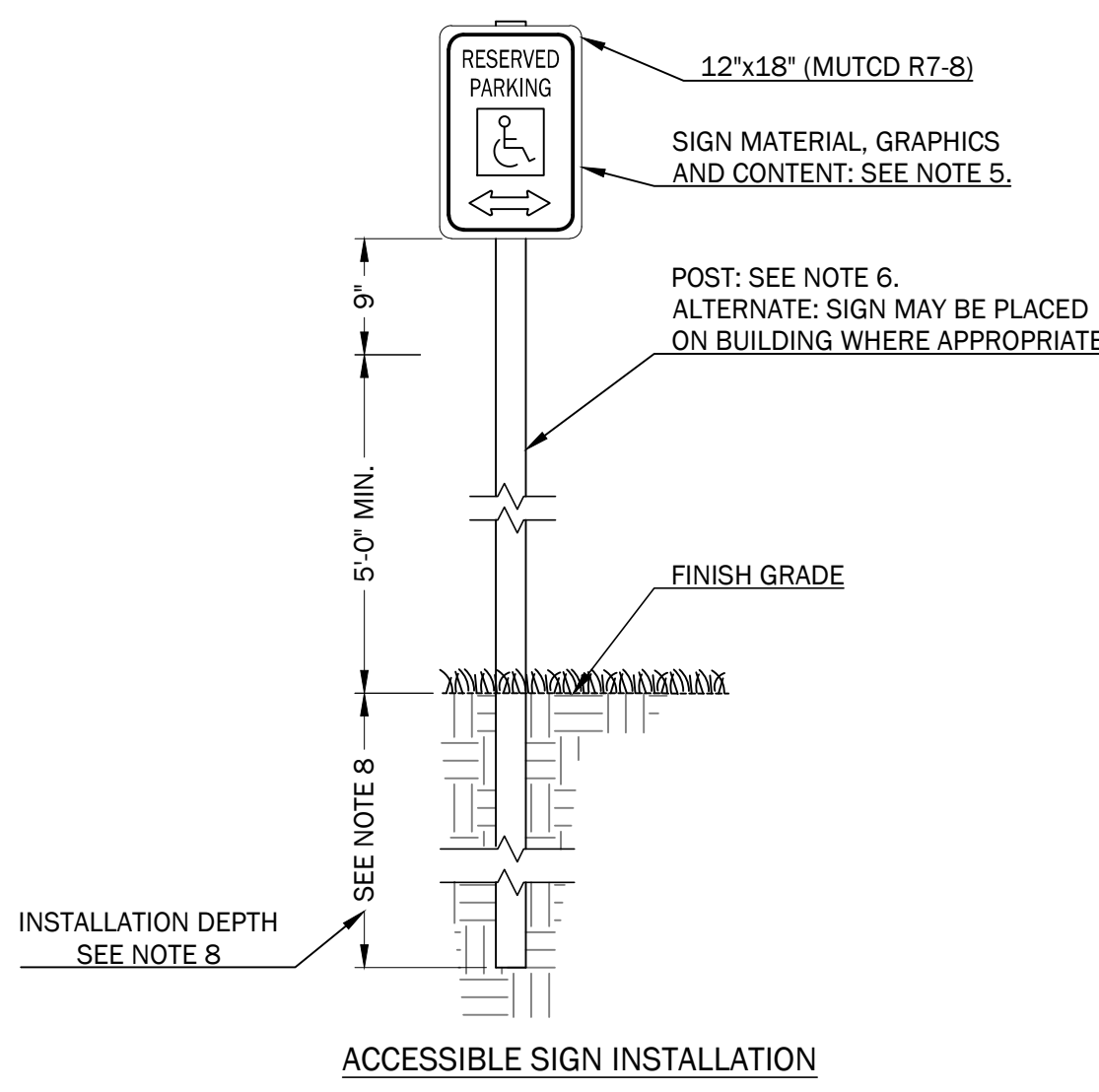
SECTION POST SLEEVE

NOTES:

- PRIOR TO PLACING BOLLARD IN FORM, PAINT BOLLARD WITH A "RUST INHIBITIVE" STEEL PRIMER EQUAL TO RUSTOLEUM 7769 RUSTY METAL PRIMER OR 7780 CLEAN METAL PRIMER AS APPROPRIATE AND 1 COAT OF RUSTOLEUM TOP COAT OR SHERWIN WILLIAMS "RUST TOUGH" PRIMER, AND 1 TOP COAT OF SHERWIN WILLIAMS "SUPER PAINT".
- SUPPORT BOLLARD FROM ABOVE GROUND PRIOR TO PLACING CONCRETE IN THE ROUND CONCRETE FORM. DO NOT SUPPORT VERTICALLY WITH AN OBJECT PLACED IN THE FORM.
- ONCE INSTALLED, COVER WITH A POLYETHYLENE SLEEVE EQUAL TO THAT MANUFACTURED BY EAGLE, TRIMMED TO FIT BOLLARD HEIGHT SPECIFIED. COLOR TO BE SELECTED BY OWNER. SUBMIT COLOR SAMPLES.



7 STEEL BOLLARD DETAIL
NOT TO SCALE



ACCESSIBLE SIGN INSTALLATION

NOTES:

- PROVIDE SHOP DRAWINGS OF ALL SIGNS TO THE OWNER PRIOR TO PURCHASING.
- OWNER TO APPROVE ALL SIGN LOCATIONS IN THE FIELD PRIOR TO INSTALLATION.
- SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
- ALL PERMANENT SIGNS ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS, AND TO MEET CURRENT APPLICABLE MUTCD STANDARDS AND ADA REQUIREMENTS.
- POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
- POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.
- WOOD POSTS SHALL BE SET TO A DEPTH OF 4 FEET.
- U-CHEMEL POSTS SHALL BE SET TO A MINIMUM DEPTH OF 30 INCHES. SIGN POSTS SET IN BEDROCK: EXCAVATE POST HOLE TO THE REQUIRED DEPTH AND SIZE. SET POSTS IN GROUT TO THE REQUIRED DEPTH.

6 ADA PARKING SIGNAGE AND INSTALLATION DETAILS
NOT TO SCALE

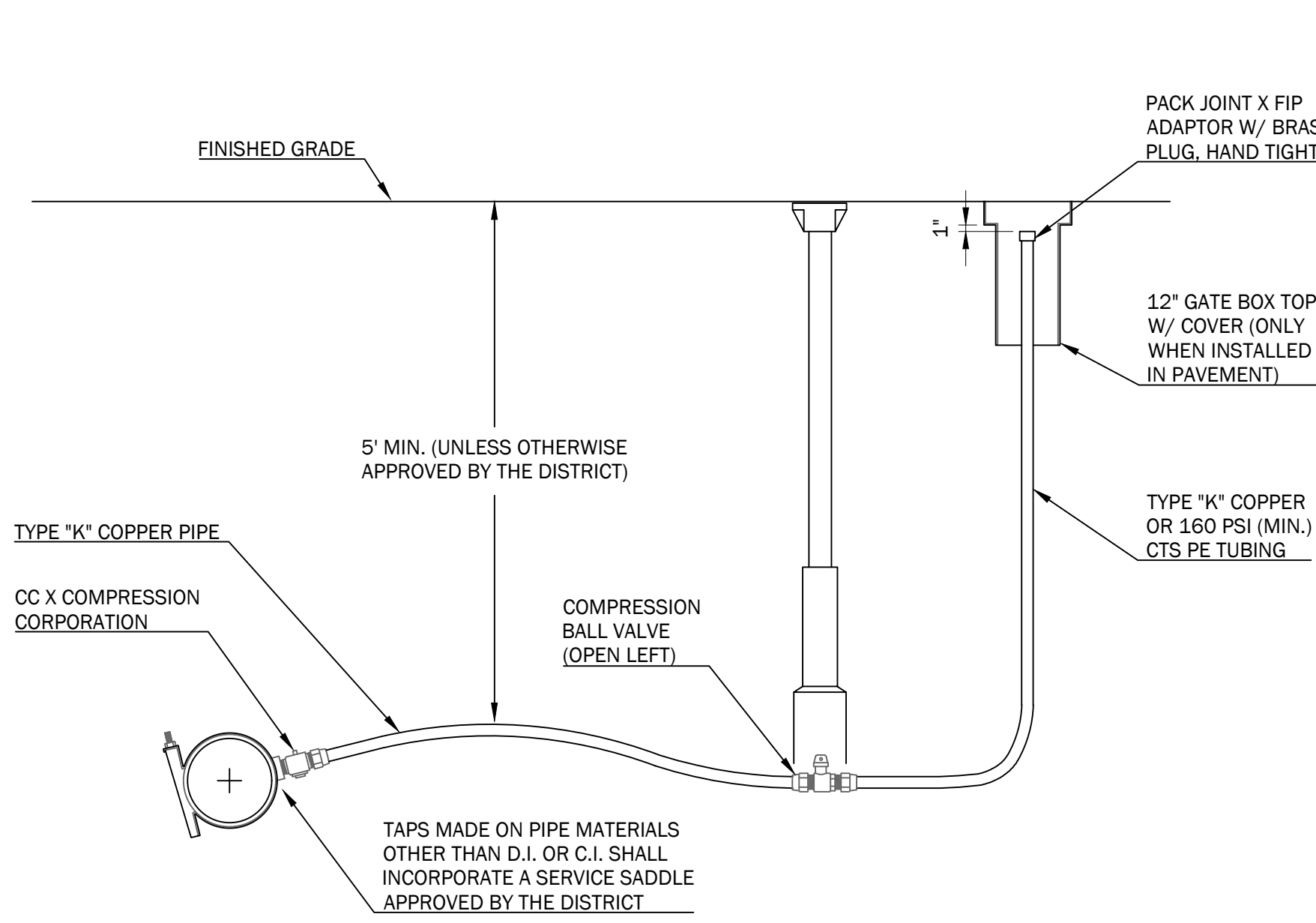
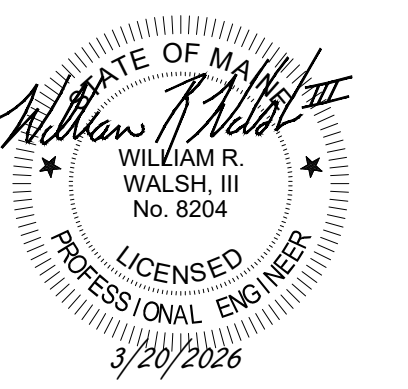


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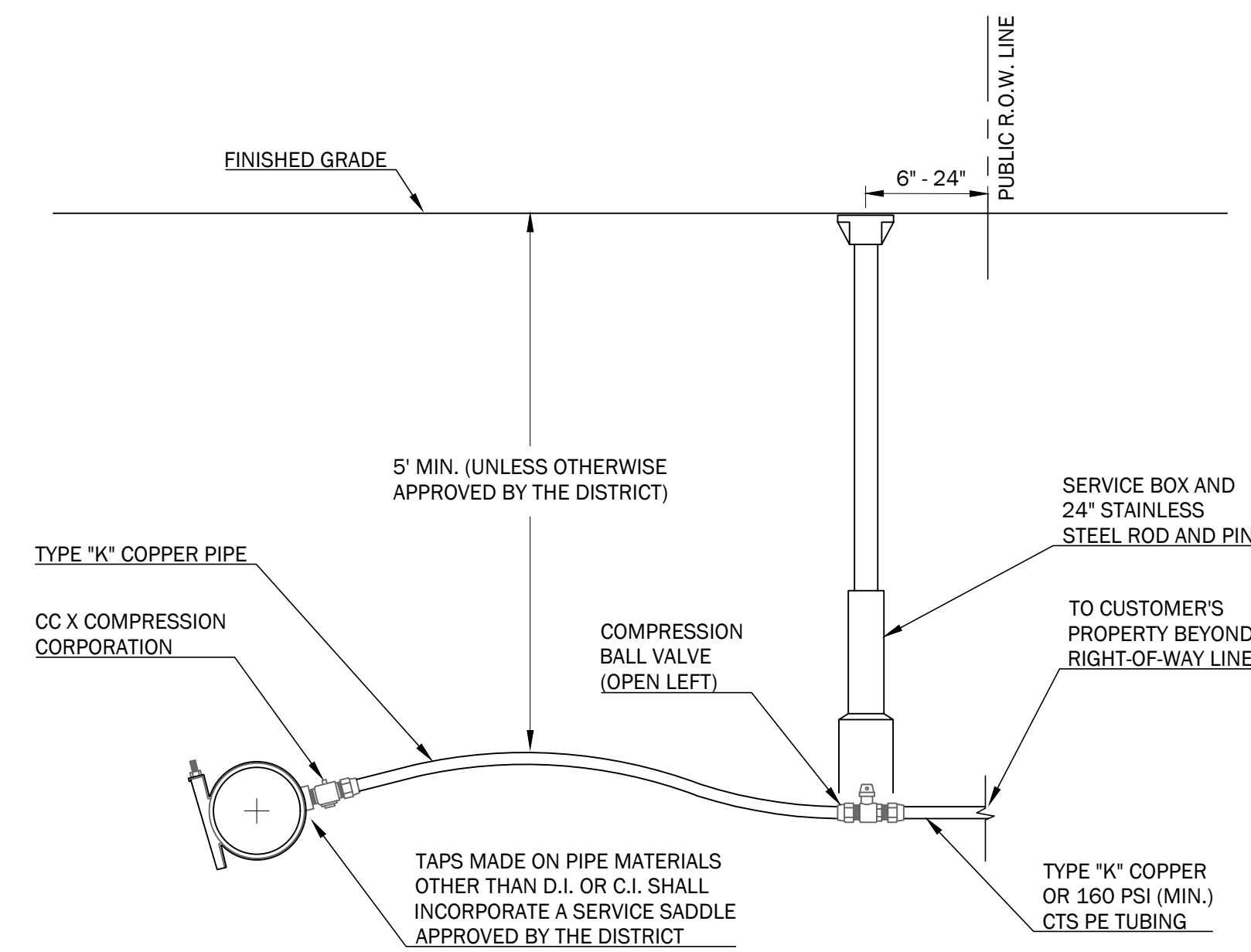
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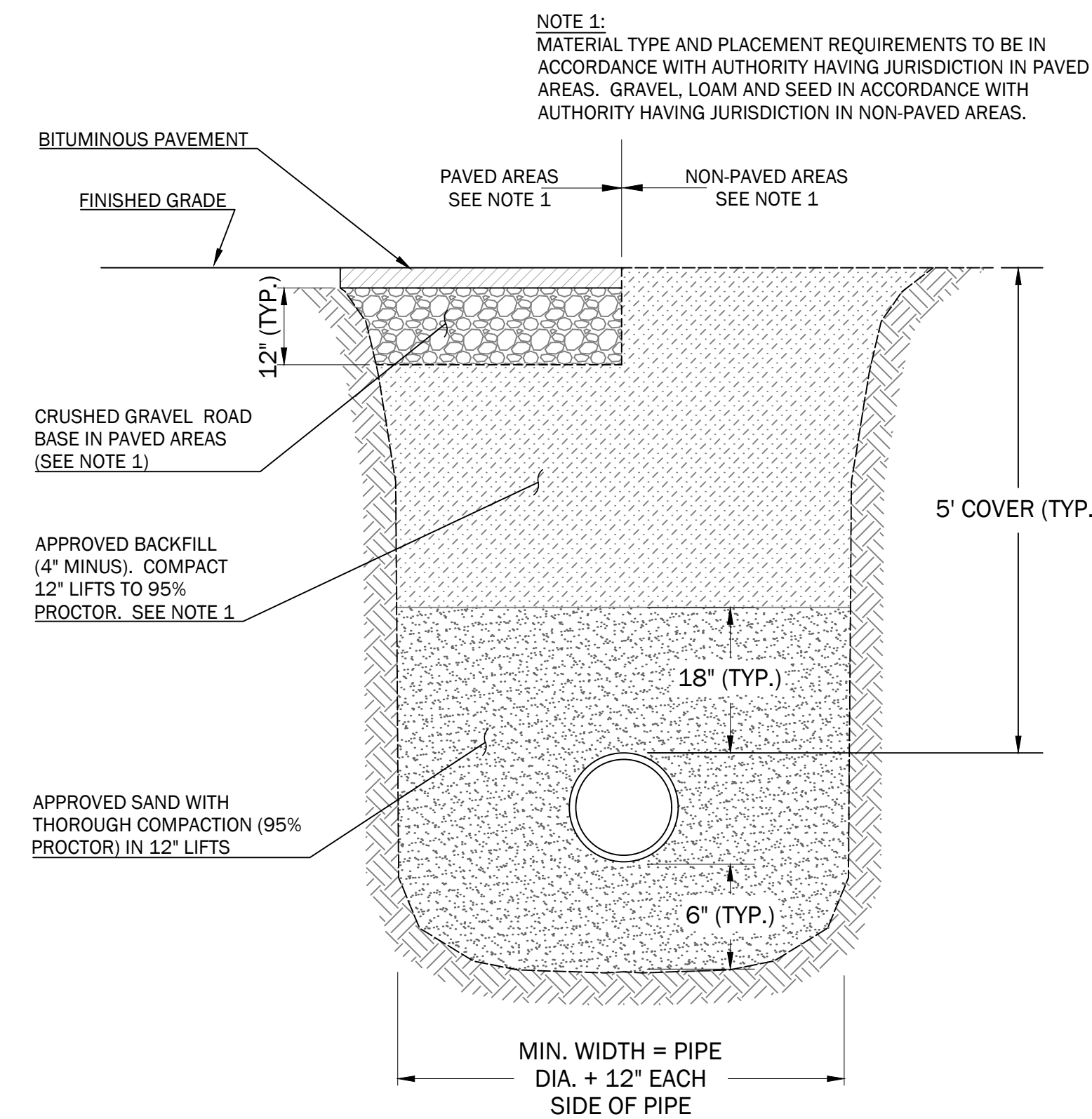
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1 KKWWD BLOW-OFF DETAIL
NOT TO SCALE

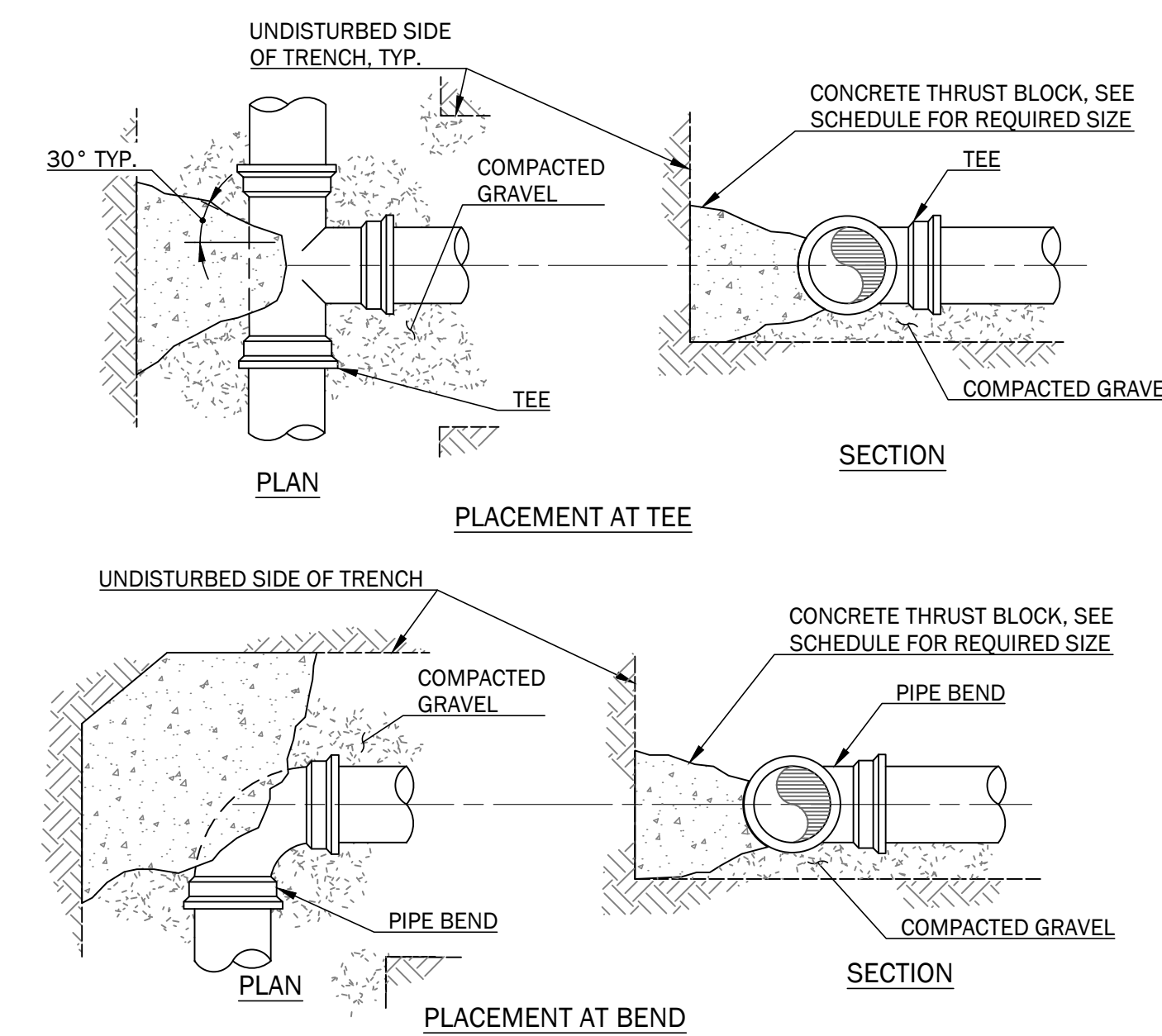


2 KKWWD 1"Ø SERVICE DETAIL
NOT TO SCALE

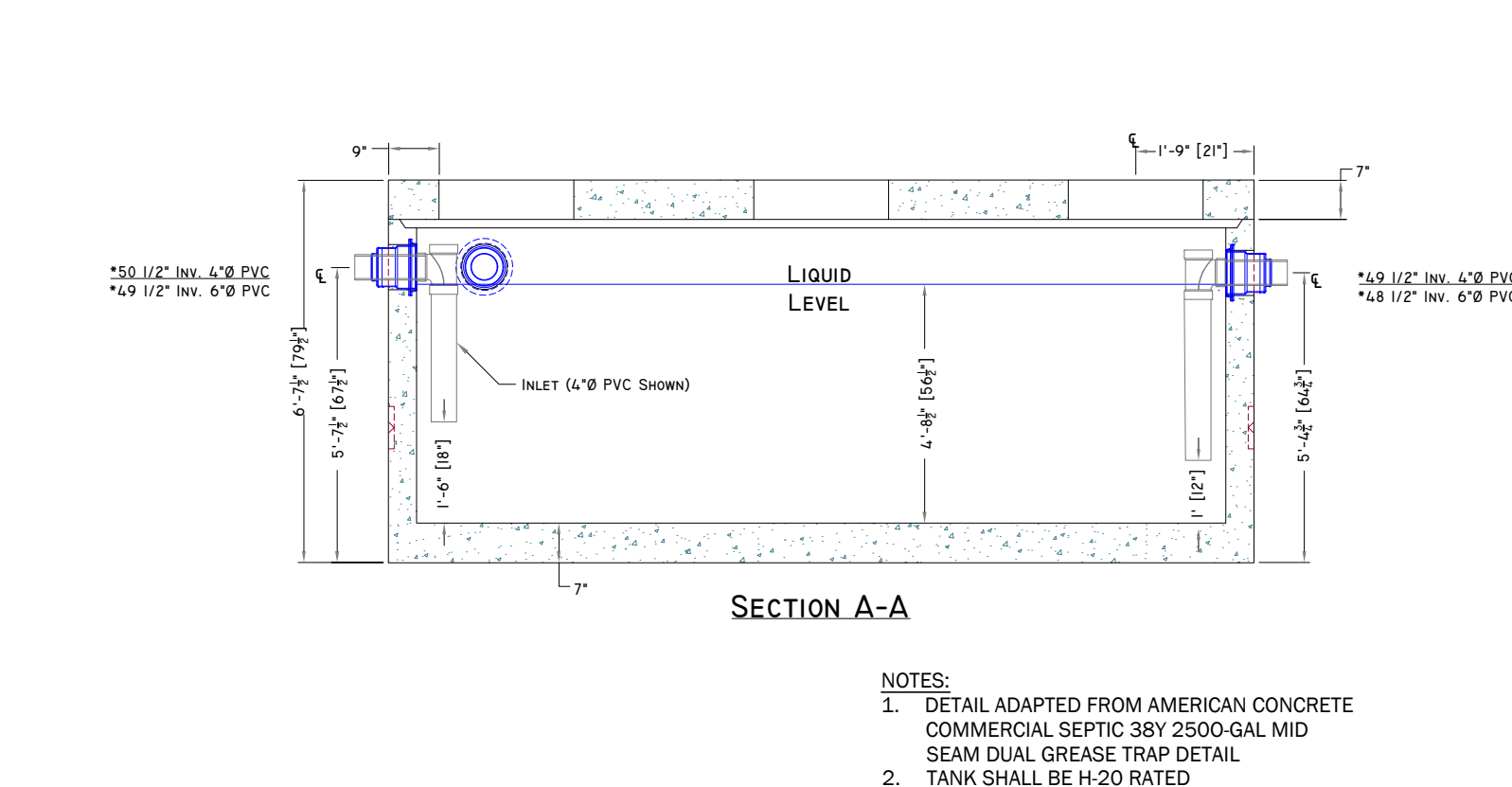


3 KKWWD TYPICAL WATER MAIN TRENCH
NOT TO SCALE

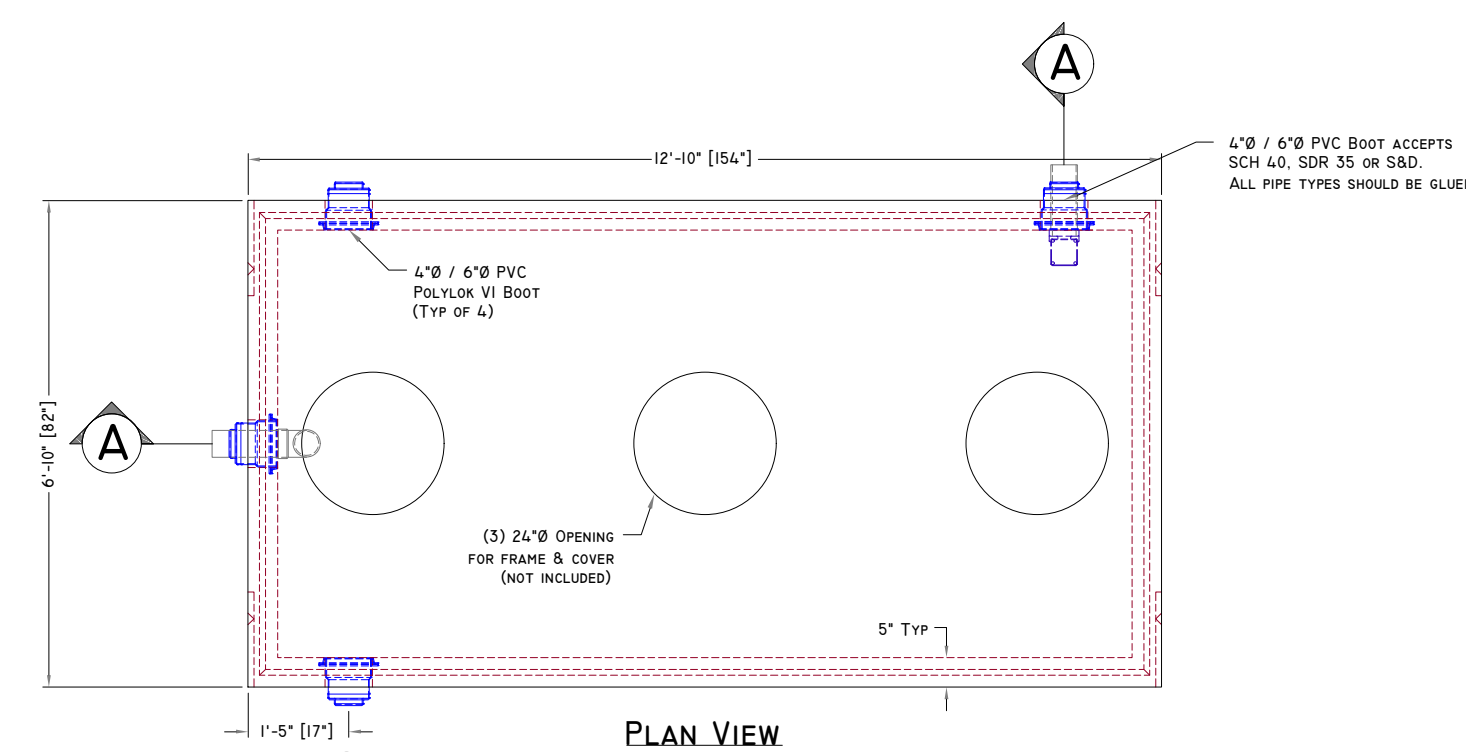
SIZE REQUIREMENTS FOR CONCRETE THRUST BLOCKS				
BEARING ON UNDISTURBED SOIL (SQ. FT.)				
FITTINGS	90° BENDS	45° BENDS	TEES & PLUGS	
PIPE SIZE	4"Ø	2.0	1.0	1.0
	6"Ø	3.0	2.0	2.0
	8"Ø	5.0	3.0	4.0



4 THRUST BLOCK DETAILS
NOT TO SCALE



5 GREASE TRAP DETAIL
NOT TO SCALE



61 PERKINS COVE ROAD
61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

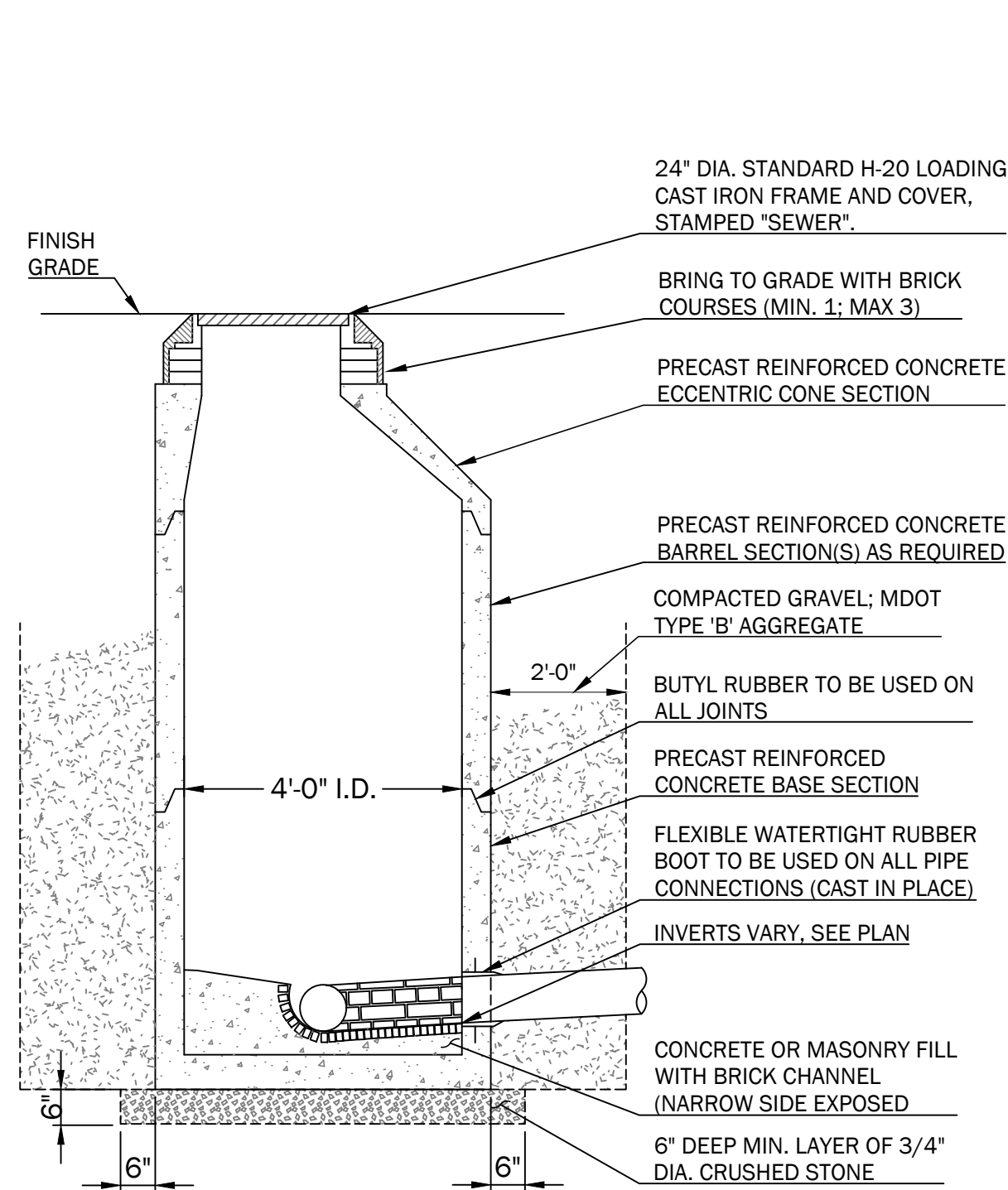
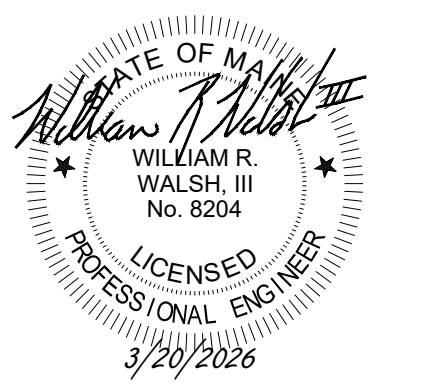
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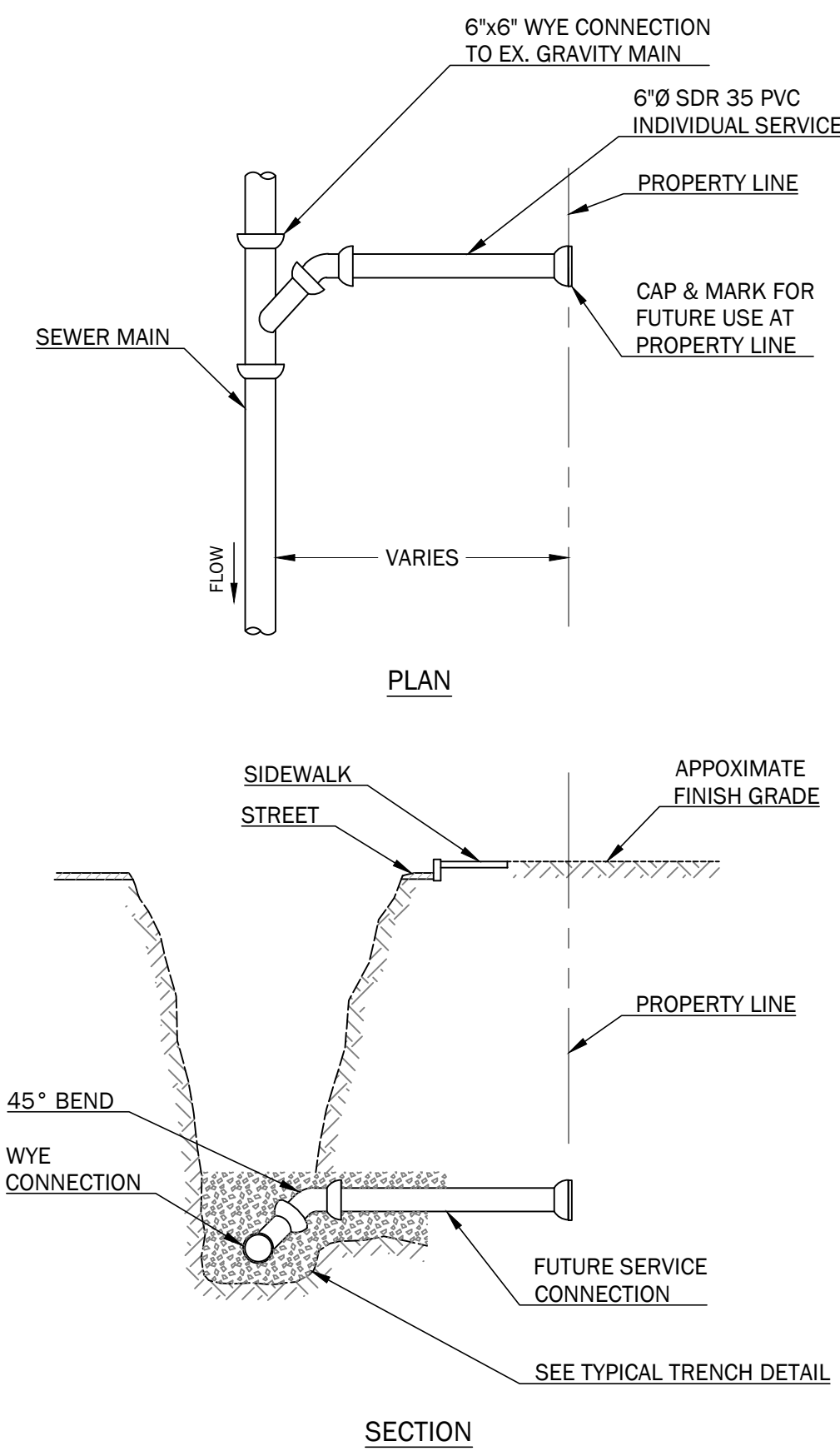
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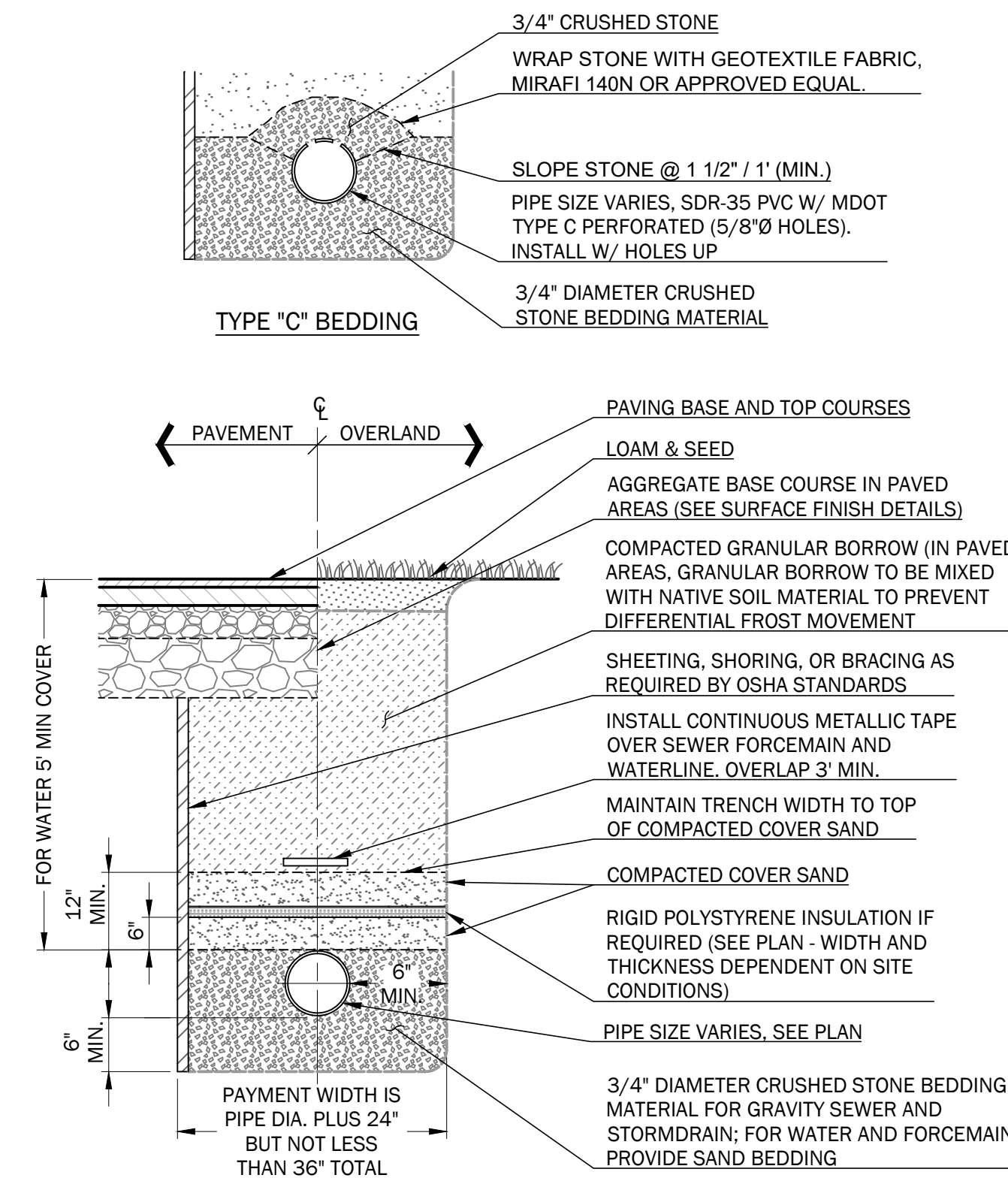


- NOTES:**
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS, CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 6. ALL MANHOLE COVERS SHALL HAVE "SEWER" OR "DRAIN" CAST INTO THE COVER AS APPLICABLE.
 7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

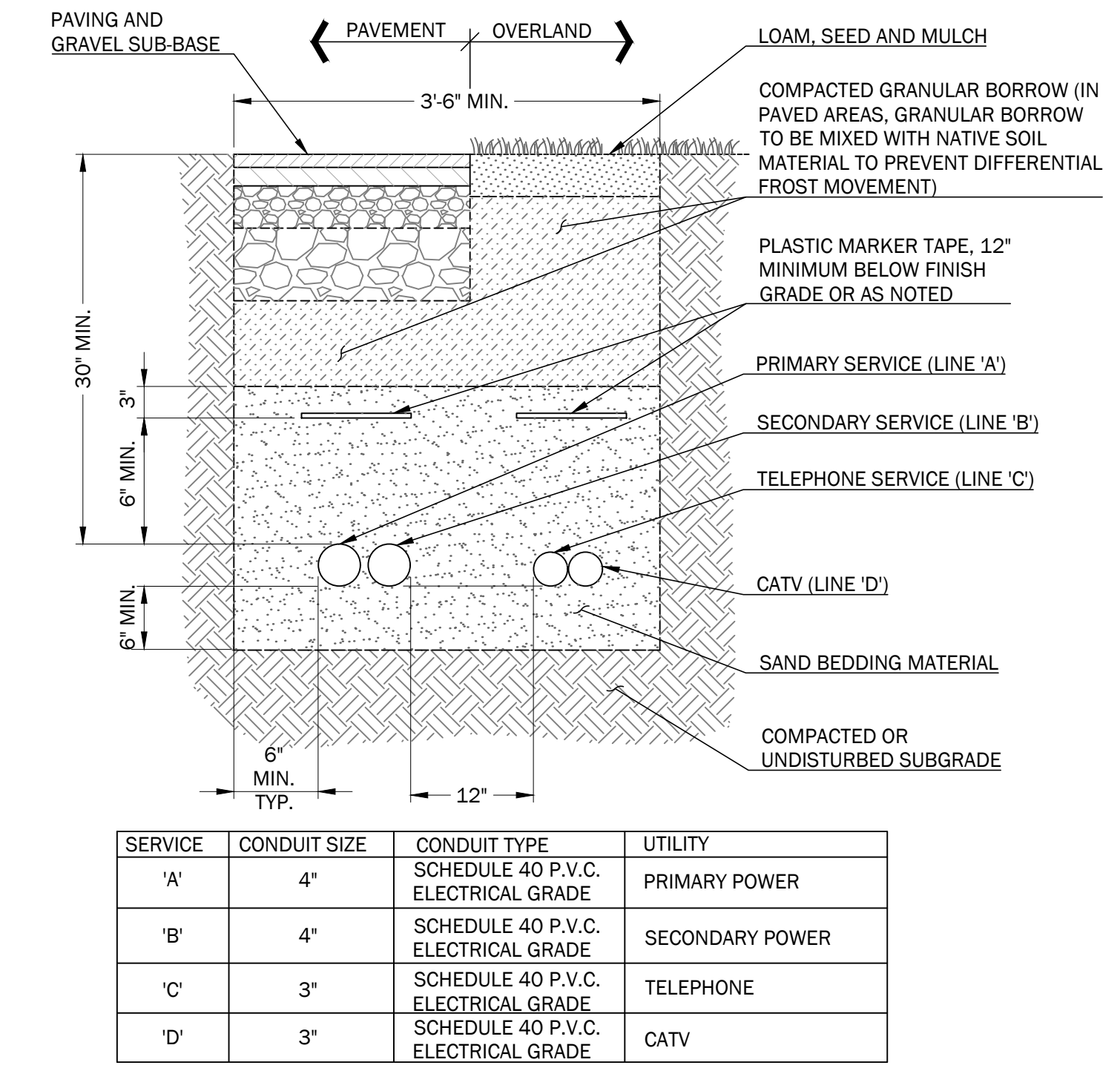
1 TYPICAL MANHOLE DETAIL
NOT TO SCALE



2 SEWER CONNECTION DETAIL
NOT TO SCALE

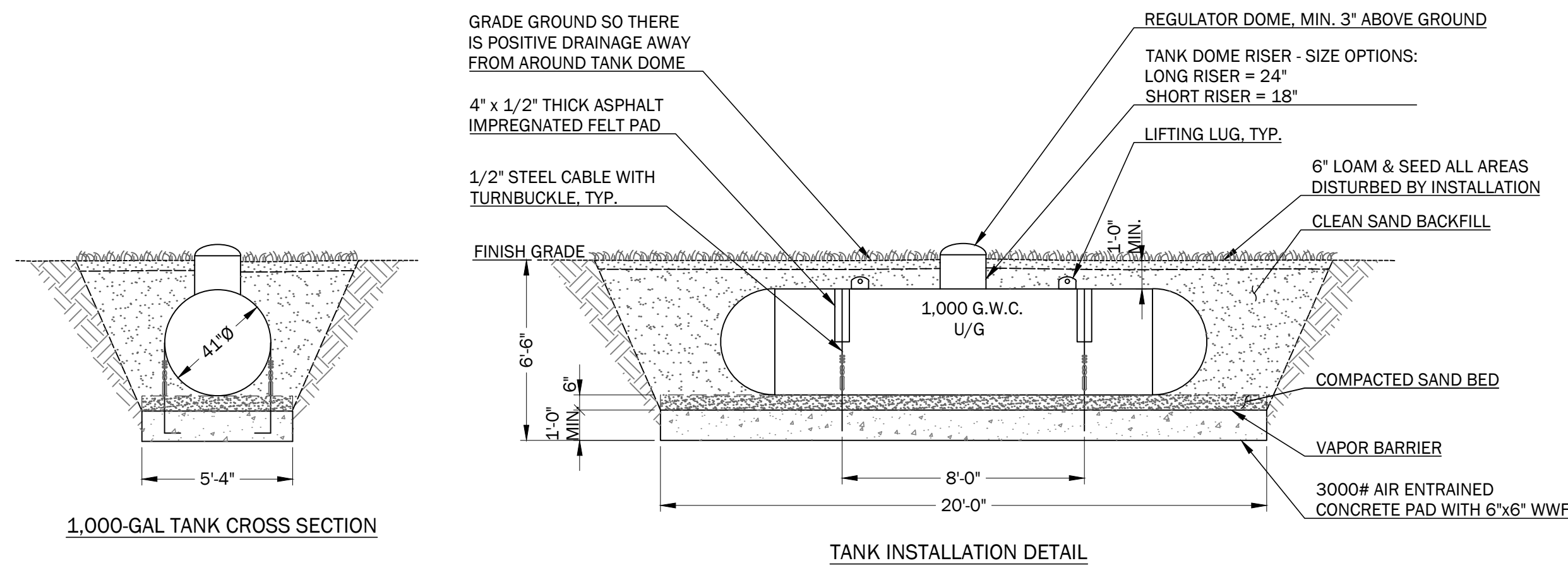


3 TYPICAL PIPE TRENCHING DETAIL
NOT TO SCALE

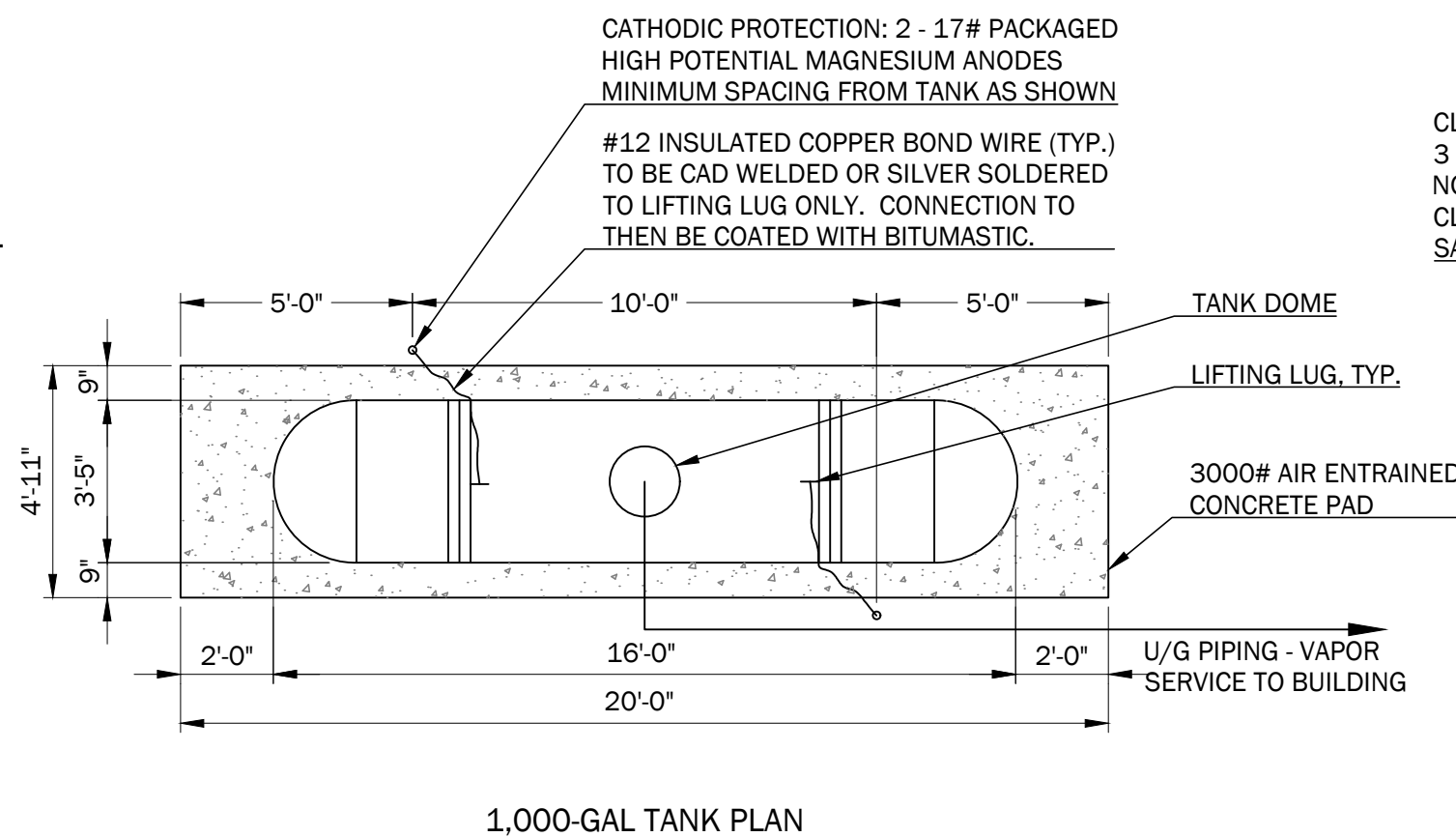


- NOTES:**
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
 2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
 3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
 4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

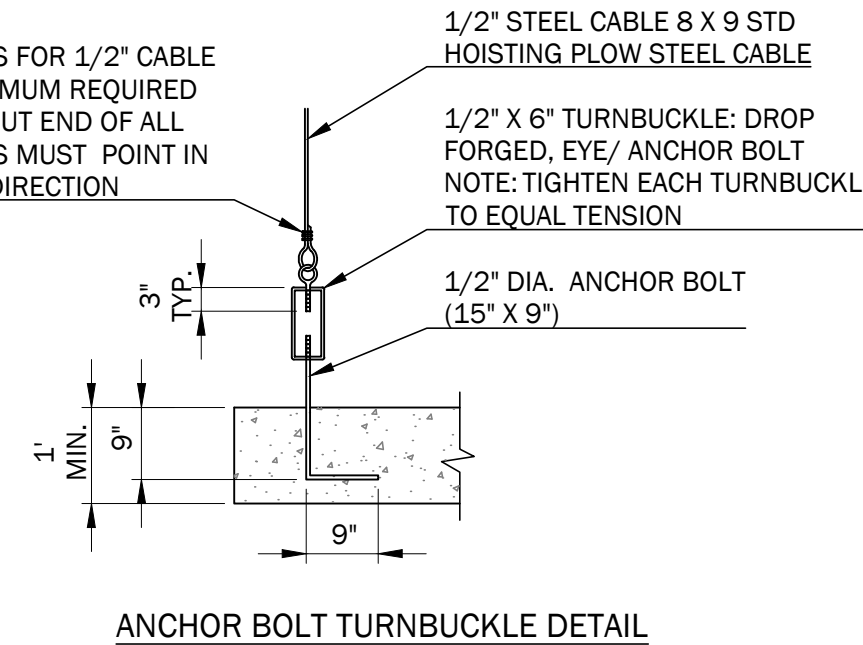
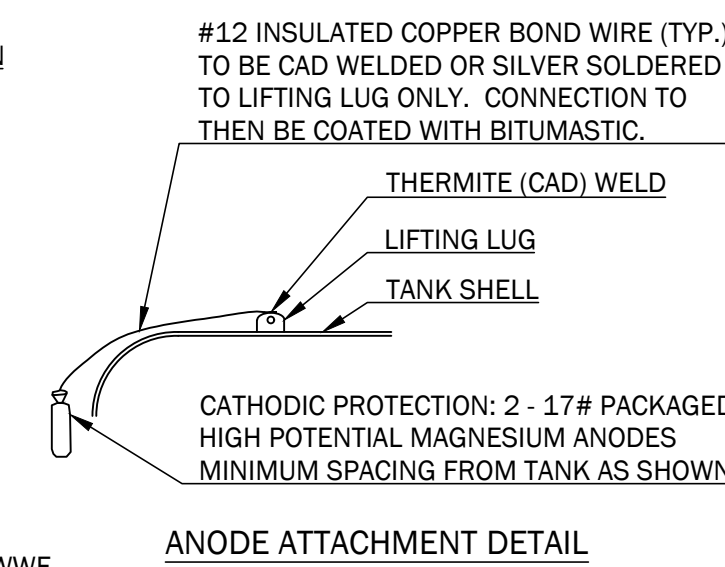
3 UNDERGROUND UTILITY TRENCH (MULTIPLE PIPE)
NOT TO SCALE



- NOTES:**
1. COORDINATE INSTALLATION WITH LOCAL SUPPLIER. INSTALLATION TO COMPLY WITH SUPPLIER'S REQUIREMENTS.
 2. TANK IS 1,000 G.W.C. (GALLON WATER CAPACITY) L.P. TANK.
 3. ALL FILL SHALL BE FREE OF STONES OR MATTER THAT MAY DAMAGE COATING OF TANK, OR CLEAN SAND BACKFILL. CONTAINER SHALL BE GIVEN A PROTECTION COATING FOLLOWING MANUFACTURER'S RECOMMENDATIONS, BEFORE BEING PLACED UNDERGROUND.
 4. ALL STEEL CABLE AND ANCHORING MATERIAL IS TO BE MASTIC COATED PRIOR TO ANY BACKFILLING OF TANK (I.E. CARBOLINE 893-PRIMER AND CON-LUX EPOXON 22 BLACK MASTIC).
 5. BACKFILL IS TO BE COMPACTED BY MECHANICAL MEANS (VIBRATION AND TAMPED) IN INCREMENTS OF ONE FOOT UP TO GRADE.



6 UNDERGROUND L.P. GAS TANK DETAILS
NOT TO SCALE



61 PERKINS COVE ROAD
OGUNQUIT, ME 03907

PREPARED FOR:
SHORETIDE, LLC.
123 FREE STREET
PORTLAND, ME 04101

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check

Sheet Title:
SITE DETAILS

Job No.:	991	Sheet No.:	C3.3	
Date:	3/20/2026	Scale:		AS SHOWN
Drawn:	MRM/MNW	Checked:		WRW/LLT

Septic System Survey

Thank you for taking this 5-minute survey! It was created by the Ogunquit River Watershed Group, a Select Board approved sub-committee of Ogunquit's Conservation Commission. The group's mission is to restore the health of the Ogunquit River by implementing action items in the 2025 Ogunquit River Watershed-Based Plan.

The purpose of this survey is to gather information about septic systems within Wells and Ogunquit – particularly those in the Ogunquit River Watershed. Your input is key.

We know that your time is valuable. We are grateful for your participation!

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1. If you would like to be entered in our prize drawing, please provide your name and cell phone number

Enter your answer

2. In which Town do you live/have property? *

Wells

Ogunquit

3. If you live/have property in Wells, on which street do you live? *

Do not live/have property in Wells

East of Route 1: Blanchard Street #'s 3, 6, 15, 34, 35, 45, 55, 48, 62, 67 Candlewood

Lane, Chickadee Lane, Dike Street #'s 92, 98, 99, Eldridge Rd # 76, Grenier Ln #63, Prescott Lane, Wesley Lane

Tatnic Road, (west of Old County Road): #'s 118*, 119*, 130, 131, 136, 138, 150, 158, 162,

167, 168, 181, 214, 217, 228, 231, 244, 253, 266, 269, 297, 317, 347, 350, 387, 399, 407 --- to 2611

Old County Road: #'s 38, 47, 77, 89, 135, 143, 306, 312, 320, 321, 327, 349

North Berwick Road even #'s only, from 1264 – 1760

Littlefield Road, even #'s only, from 642 – 1738; also Littlefield Rd. odd #'s 1421, 1577, 1615, 1649, 1673, 1709

Wells Highlands, #'s 145 and up

Audrey Circle, #'s 21, 25, 28, 29, 36, 37, 45, 56, 59, 60, 63, 64

Kimberly Circle #'s 9, 12, 50, 61, 68, 81, 84, 91, 98, 217, 220, 233, 236, 249, 252, 265, 272

Merriland Ridge Road #'s 158, 198, 218, 220, 238, 263

Ridge Top Lane #'s 51, 58, 63, 117, 142

Charlie Loop #'s 60, 68, 76

Preble Street 193, 222, 241, 242, 259

Lupine Lane #'s 20, 27, 34, 62, 70, 80, 96

At any address on the the following streets (A-L): **Allen Road, Ally Lane, Ansel Lane, Appletree Lane, Big Rock Way, Brackett Ln, Bramble Lane, Dagmar Drive, Capt.**

Thomas Road, Cheney Woods Road, Dragonfly Lanem Edgewood Circle, Edgewood Road, Emerson Drive, Green Road. Hickory Lane, Hilton's Lane, Julian Huxley Lane. Libby Lane, Locksley Lane, Loop Road

At any address on the following streets (M-W): **Moody Hts., Newhall Road, North**

- Village Road, Nottingham Drive, Orchard Road. Pound Lane. Robin Hood Drive, Roe Street, Rose way, Royal Hts., Sacred Oaks Lane, Sherburne Lane, Spinnaker Ridge Dr., Spring Meadow Lane, Sunshine Lane, Taylor Road, Willow Bend Lane**

- I live in Wells but NOT at any of the above streets/addresses**

4. In which district/area is your property located? *

- Residential

- Shoreland

- Farm

- Other

- Don't know

5. Is your property used year-round or seasonally? *

- Year-round

- Seasonally

6. If you answered "Seasonally", how many months out of the year do you spend at your home?

- 1-2 months

- 3-4 months

- 5-6 months

- 6-7 months
- 8-9 months
- greater than 9 months

7. What is the average occupancy of your home? *

- 1-2 people
- 3-4 people
- 5-6 people
- more than 6 people

8. What type of septic system do you have? *

- Holding tank
- Conventional (tank and tile bed)
- Advanced (tertiary)
- Privy/outhouse
- Not known

9. How often do you have your septic tank pumped? *

- Less than every 3 years
- Every 3 years

- Every 5 years
- Every 6-10 years
- More than 10 years
- Never

10. Approximately when was your septic system installed? *

- Before 1940
- 1940-1979
- 1980-2000
- After 2000
- Unknown

11. When was the last time your septic system was inspected? *

- Within the last 10 years
- Between 11-20 years
- Over 20 years
- Unknown

12. Are your regular visitors and family aware that septic systems require special care?

*

- Yes

No

13. If your septic system has experienced problems, what were the things you noticed?
Check all that apply. *

- Wetness in yard (unrelated to rain)
- Strong sewage smell in yard
- Slow draining of plumbing
- Sewage back-ups into home
- Well water test show positive for fecal bacteria
- None of the above

14. How willing (where **5 is most willing**) would you be to make improvements to your septic system (e.g., pumping, inspection, upgrade) to help improve the water quality in the Ogunquit River Watershed if technical assistance and/or grant funds were provided? *

- 5 - Very willing
- 4 - Willing, but in no rush
- 3 - Willing, but I would need technical assistance
- 2 - Only if financial and technical assistance was provided
- 1 - Not interested



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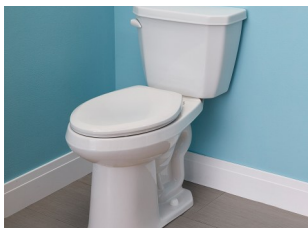


Please Do Your Part

To Keep the Ogunquit River Clean...
for everyone's enjoyment

DON'T FEED THE BIRDS

Human food harms their health, and feeding them attracts more birds to the area. More birds = more bird droppings, which carry bacteria into our water.



PROTECT OUR PIPES

Remember the 3 P's: Pee, Poo, and Paper (toilet paper, that is!) To protect our environment, don't flush **anything** else—even if it says “flushable!”

CARRY IN, CARRY OUT

Always clean up after your pets. When on the beach, look around you before you leave: pick up and dispose of all your trash in receptacles.



Help protect Ogunquit's future!

We thank you!



HeRO
Healthy Rivers Ogunquit



We thank you!



Please: **Do Your Part**

To Keep the Ogunquit River Clean

DON'T FEED THE BIRDS: Human food harms their health, and feeding them attracts more birds to the area. More birds mean more bird droppings, which carry bacteria into our waterways.



PROTECT OUR PIPES: When flushing the toilet, remember the 3 P's: Pee, Poo, and Paper (toilet paper, that is!) For the sake of the environment, don't flush anything else—even if it says “flushable!”

CARRY IN, CARRY OUT: Protect our little slice of Paradise! Always clean up after your pets. When on the beach, look around you before you leave. Pick up and dispose of all your trash in receptacles.



Help protect Ogunquit's future!

For more information
Ogunquit Visitor Services:
Ogunquit Chamber of Commerce: (207) 646-2939
HeRO: info@HealthyRiversOgunquit.org



thank you ~ thank you ~ thank you ~ thank you ~ thank you ~ thank you ~ thank you ~ thank you