



Abacus

Rose Cove

Main St  
Cornerstone Artisanal  
Pizza & Craft Beer

Spoiled Rotten

ATM

Ben & Jerry's

Bread & Roses  
Bakery, Inc.

La Pizzeria

KeyBank

250 Main Street

Flips of Maine

Rococo Ice Cream

Black Sushi House

Studio East

The Black Bear Inn

Scotch Hill Inn

Yellow Monkey  
Guest Houses

Maxwell House at  
the Abalonia Inn

Abalonia Inn

Dunelawn Dr

e Rd

Beach St

Porch  
and

Berwick Rd

Main St

Dunelawn Dr

Horseshoe

**Notes:**

- Deed Reference:**
  - Benjamin J. Lawlor to OVI, Inc. dated June 24, 1993 and recorded at the York County Registry of Deeds in book 6592 page 8.
  - Lester M. Bragdon to Flora D. Fernald dated January 30, 1952 and recorded at the York County Registry of Deeds in book 1191 page 593.
  - Eliza E. Bourne to Laura A. Hooper dated May 9, 1912 and recorded at the York County Registry of Deeds in book 604 page 298.
  - Maynard R. Fernald to Ogunquit Village Corporation dated November 11, 1969 and recorded at the York County Registry of Deeds in book 1858 page 888.
  - Flora D. Fernald to F. Malcolm Keyes dated May 21, 1954 and recorded at the York County Registry of Deeds in book 1244 page 158.
  - F. Malcolm Keyes (aka Frank M. Keyes) to Carl E. Merrill dated May 4, 1984 and recorded at the York County Registry of Deeds in book 3284 page 154.
  - Flora D. Fernald to Maynard H. & Hazel L. Fernald dated August 12, 1963 and recorded at the York County Registry of Deeds in book 1249 page 126.
  - Laura A. Hooper to Carroll H. & Joseph B. Clark dated August 20, 1924 and recorded at the York County Registry of Deeds in book 741 page 298.
  - Nellie F. Clark to Phillip H. Woodworth dated January 4, 1947 and recorded at the York County Registry of Deeds in book 1054 page 213.
  - Warren B. Maxwell & Arthur A. Maxwell to Eliza E. Bourne dated October 18, 1909 and recorded at the York County Registry of Deeds in book 580 page 164.
- Plan Reference:**
  - "Boundary and Lot Split Survey Prepared For Robert Scanlon" dated November 29, 2011 surveyed by Northeast Civil Solutions and recorded at the York County Registry of Deeds in plan book 358 page 22.
  - "Plan Showing The Bette Doon Motor Hotel Property" dated June 30, 1986 surveyed by Libby & Dow Engineers and recorded at the York County Registry of Deeds in plan book 42 page 11.
  - "Plan Showing F. Malcolm Keyes - Shell Station Lot" dated September 1957 and surveyed by Ernest E. Gallant. (Unrecorded)
  - "State Highway '1', U.S. Route 1 / Main Street, Ogunquit, York County, Right Of Way Map" dated July 2012, prepared by State Of Maine Department of Transportation and on file at said Department of Transportation as File No. 16-483.
- Basis of Bearings:**

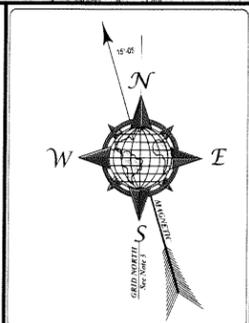
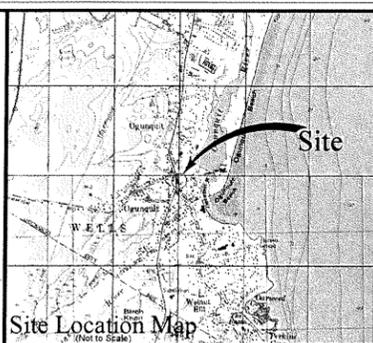
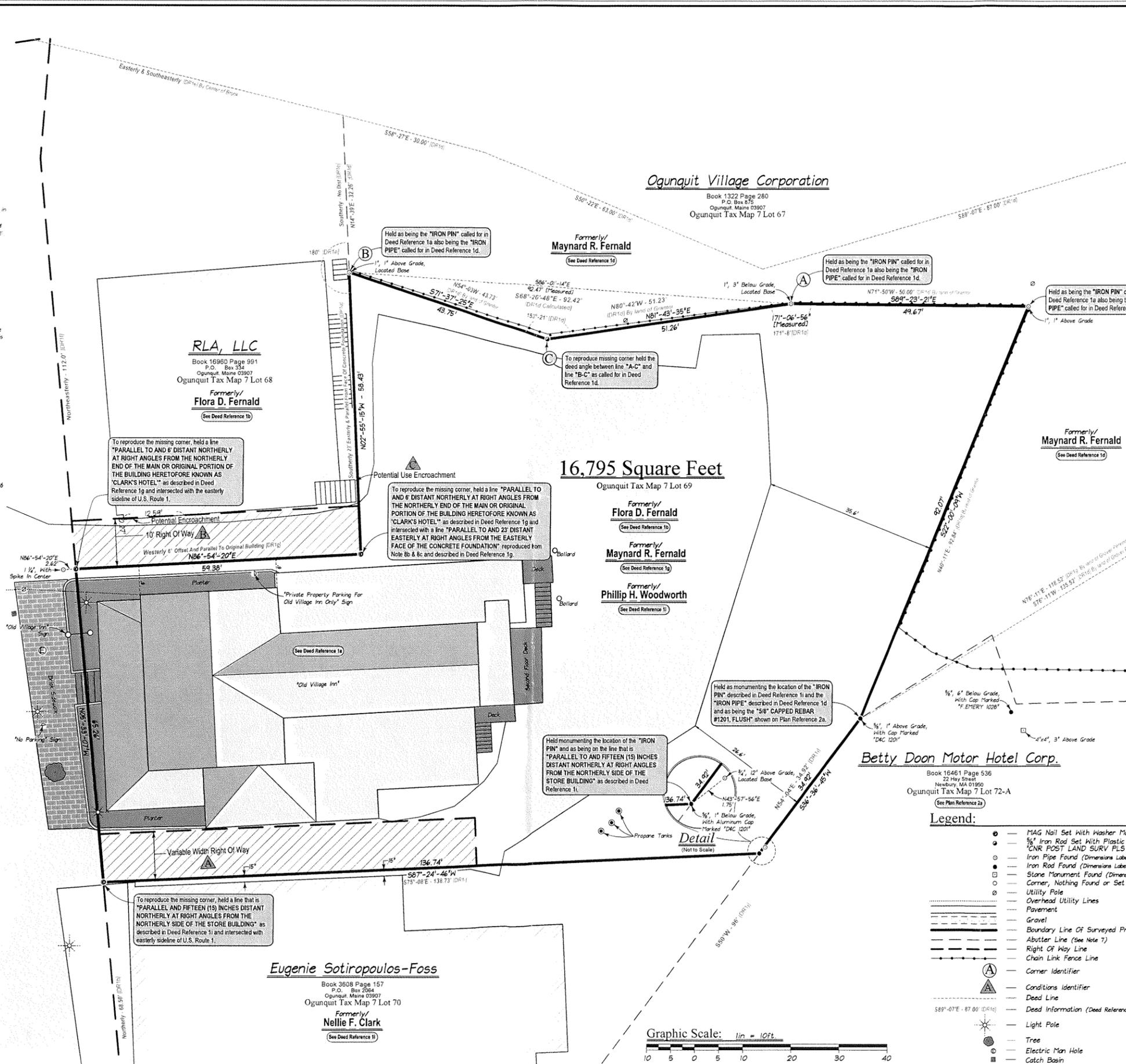
Bearings shown herein are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 410, FIPS Zone 3022, North American Datum 1983. Unit Feet. Determined utilizing a Leica GS14 "RTK" GPS Unit (Real Time Kinematic Global Positioning System).
- Road Record:**

U.S. Route 1 (Main Street), variable width. See layout dated July 2012 on file at the State Of Maine Department of Transportation as File No. 16-483 sheet 9. See Plan Reference 2a. See Condominium in York County Registry of Deeds book 1956 page 374. Title in right of way is an easement except for those parcels specifically condemned.
- Certification:**

The word "certify" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Underground Utilities:**

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
- Abutter Lines:**

The abutter lines shown herein are for reference purposes only. Any conflicts between the abutter lines shown herein and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
- Survey Field Notes:**
  - See survey field notes by Ernest E. Gallant dated July 21, 1937 for "Clarks Hotel" on file at the office of Corner Post Land Surveying, Inc. owner of these records, job no. 59.
  - See survey field notes by Ernest E. Gallant dated September 5, 1956 for "Clarks Hotel" on file at the office of Corner Post Land Surveying, Inc. owner of these records, job no. 1036.
  - See survey field notes by Ernest E. Gallant dated June 5, 1958 for "Malcolm Keyes" on file at the office of Corner Post Land Surveying, Inc. owner of these records, job no. 1190.
  - The sidelines of Main Street (US 1), as delineated herein, are based on Maine State Grid coordinates published by the State of Maine Department of Transportation. See the cover sheet of Plan Reference 2a. No other survey work has been performed to determine the location of the Main Street (US 1).
- Conditions:**
  - "Excepting and reserving the right of Carroll H. Clark, his heirs and assigns, to use the driveway crossing the southerly end of the above described and conveyed premises, said driveway to be the width of the macadam surface of the easterly edge of the sidewalk, as it was on January 4, 1947, measured from the above described southerly line of the premises to the northerly edge of the macadam, and to extend from said highway, in an easterly direction, to the easterly side of a set of stone steps leading in a southerly direction to land then owned by said Carroll H. Clark, together with the right to keep and use said steps in the condition they were in on that date. Deed Reference 1a. To benefit Lot 70. As described, this easement can't be reproduced. The width of the macadam is unknown and the set of stone steps have been destroyed. It is assumed that the easement is the driveway as it currently exists and provides access to a rear and side door on Lot 70.
  - "Together with a right of way to pass and repass with vehicles and on foot, over, along and across any and all parts of a strip of land 10 feet in width, measured at right angles, immediately adjoining the northerly side of the next to last course hereabove given, and extending from said highway across filling station or garage lot, in an easterly direction, to a point in line with the easterly line of said filling station or garage lot." Deed Reference 1a & 1e and Plan Reference 2c. To benefit Lot 69. This easement is a 10' wide strip of land occupying the southerly edge of Lot 68 and is used for vehicular and pedestrian access to the rear of Lot 69. It is currently being encroached on by the building constructed on Lot 68 as shown.
  - There is an apparent use encroachment by Lot 68 onto Lot 69. Currently, there is a set of stairs constructed from a door on the building of Lot 68 leading to an area not wide enough for passage of a human being without encroaching on Lot 69. In addition, these stairs block pedestrian access from other stairs constructed at the rear of the building. The use appears to be for emergency egress.



**YORK, ss REGISTRY OF DEEDS**  
 Received: \_\_\_\_\_  
 Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 Register

Copyright © Corner Post Land Surveying, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording, or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of Corner Post Land Surveying, Inc.  
 Survey File Name: 2018113.crd  
 CAD File Name: 2018113 Worksheet R-2.dwg  
 Drawn By: KAL  
 Job Number: 2018113  
 Revisions: \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_

Plan Showing  
**Old Village Inn**  
 A Boundary Survey For  
**OVI, INC.**  
 c/o Dean Goodman  
 P.O. Box 2007  
 Ogunquit, Maine 03907

Property Located On  
**Main Street**  
 in  
**Ogunquit, Maine**

March 4, 2019  
 Scale: 1in = 10ft

**Corner Post Land Surveying, Inc.**  
 600 Main Street  
 Springdale, Maine 04983  
 Phone Number: (207) 524-2119

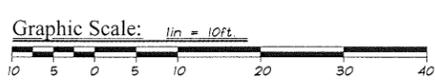
I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 46, Standards of Practice.

**DANA A. LIBBY**  
 NO 1350  
 PROFESSIONAL LAND SURVEYOR

Dana A. Libby  
 Professional Land Surveyor 1950  
 3-4-2019

**SHEET 1**

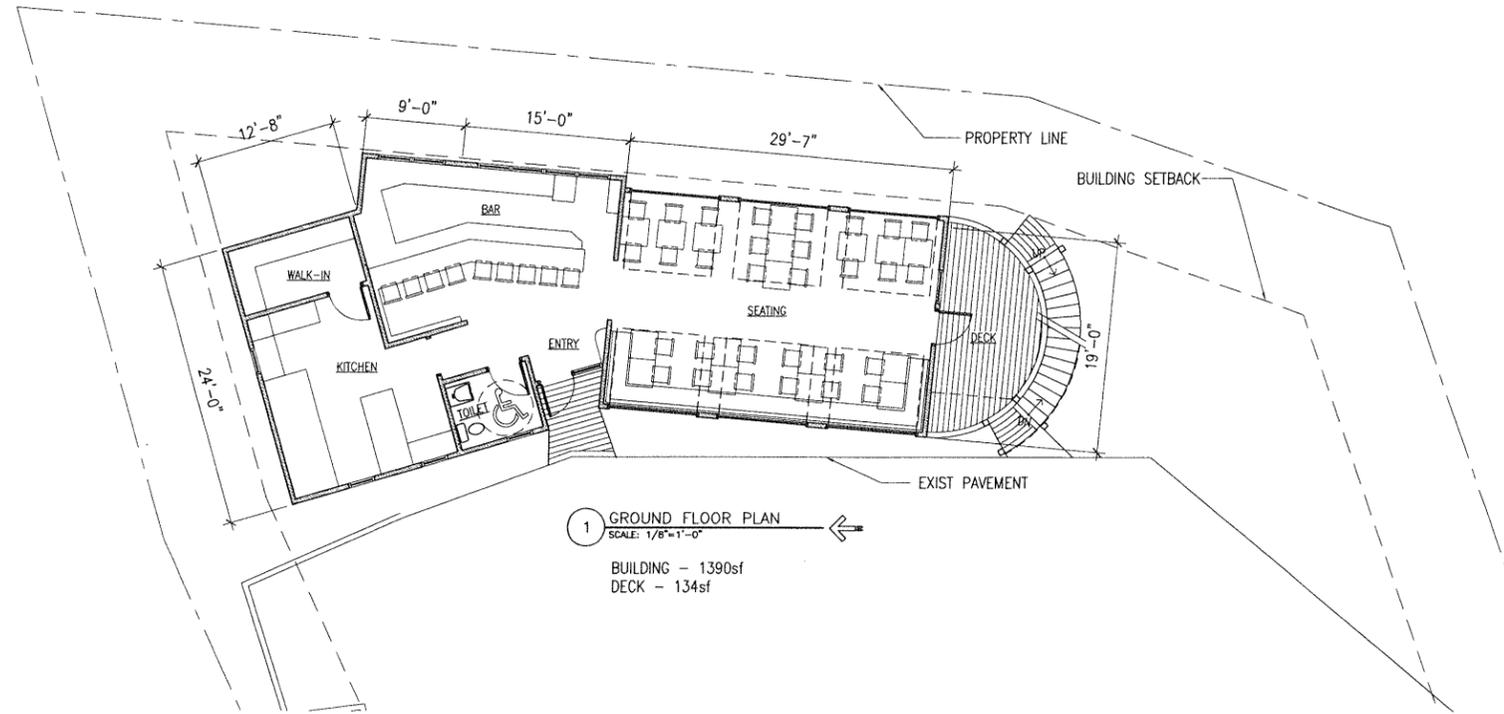
- Legend:**
- MAG Nail Set With Washer Marked "CPLS 1350"
  - 3/4" Iron Rod Set With Plastic Cap, Marked "COR POST LAND SURV PLS 1350"
  - Iron Pipe Found (Dimensions Labeled on Plan)
  - Iron Rod Found (Dimensions Labeled on Plan)
  - Stone Monument Found (Dimensions Labeled on Plan)
  - Corner, Nothing Found or Set
  - Utility Pole
  - Overhead Utility Lines
  - Pavement
  - Gravel
  - Boundary Line Of Surveyed Premises
  - Abutter Line (See Note 7)
  - Right Of Way Line
  - Chain Link Fence Line
  - Corner Identifier
  - Conditions Identifier
  - Deed Line
  - Deed Information (Deed Reference Labeled on Plan)
  - Light Pole
  - Tree
  - Electric Man Hole
  - Catch Basin



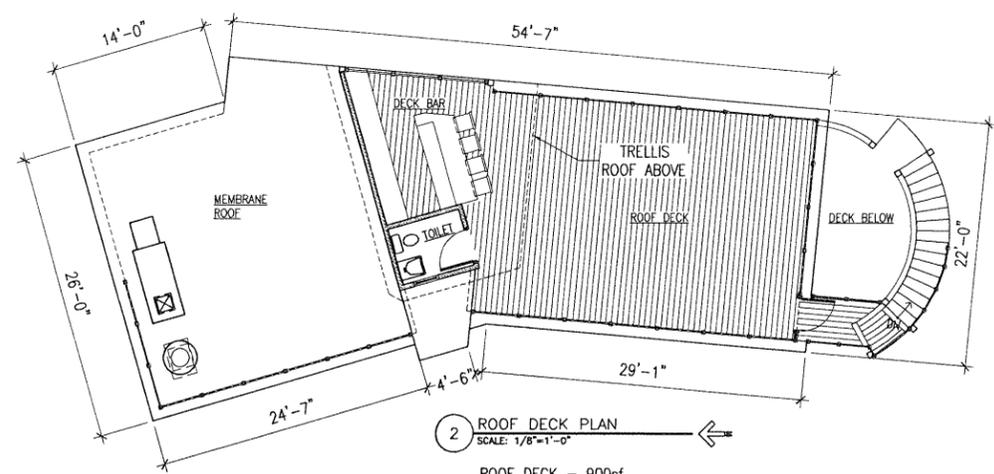
**PROJECT DESCRIPTION**

THE PROPOSED PATIO IN OGUNQUIT IS A NEW RESTAURANT ON THE REAR OF THE EXISTING LOT BEHIND THE OLD VILLAGE INN AT 250 MAIN STREET. THE PROPOSED SINGLE STORY BUILDING AND ROOF DECK IS DETACHED FROM THE EXISTING HISTORIC STRUCTURE (40' AWAY) AND HAS LIMITED VISIBILITY FROM MAIN STREET DOWN THE EXISTING DRIVEWAY ON THE NORTH OF THE INN.

THE PROPOSED BUILDING UTILIZES A LOW SLOPE ROOF DESIGN TO MAXIMIZE VIEWS FROM THE MAIN STREET PROPERTIES WHILE ALSO ALLOWING FOR A ROOF DECK AND KITCHEN MECHANICAL EQUIPMENT TO BE EASILY MAINTAINED. THE UPPER ROOF FORM CREATES A FOCAL POINT AND BUILDING HIERARCHY FOR THE ENTRY BELOW WHILE ADDING TO THE NAUTICAL FLY BRIDGE PROFILE. THE CASUAL ATMOSPHERE OF THE BEACH STYLE BUILDING UTILIZES A VARIETY OF PATTERNS THAT REFLECT THE FUNCTION WHILE ALSO REFERENCING THE MARITIME VERNACULAR OF THE LOCAL SEAFARERS. THE SIDING MATERIAL USES A COMBINATION OF EASTERN WHITE CEDAR SHINGLES AND SHIPLAP BOARD SIDING THAT ARE COMMONLY FOUND IN THE REGION FOR THEIR PRACTICALITY AND DURABILITY.



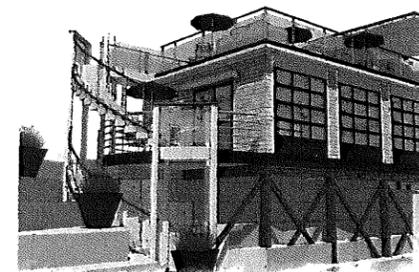
1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"  
BUILDING - 1390sf  
DECK - 134sf



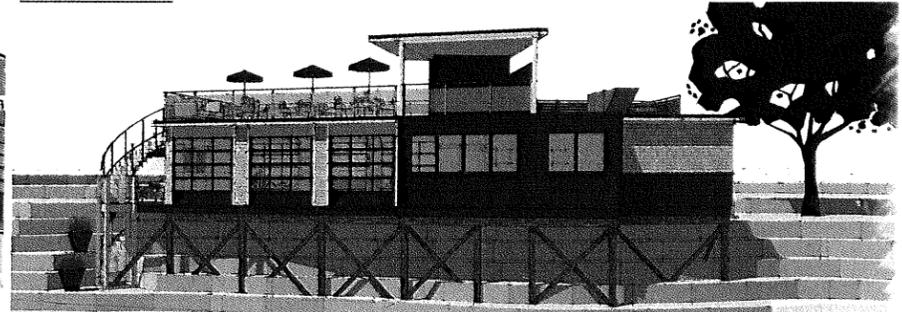
2 ROOF DECK PLAN  
SCALE: 1/8"=1'-0"  
ROOF DECK - 900sf



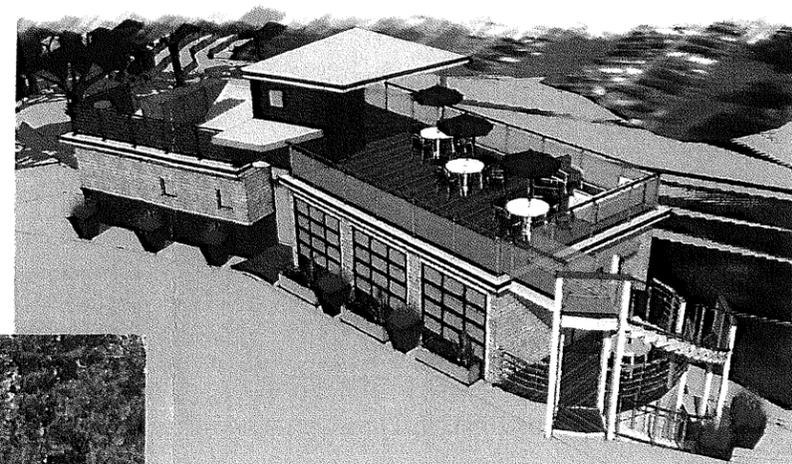
RENDERING - WEST



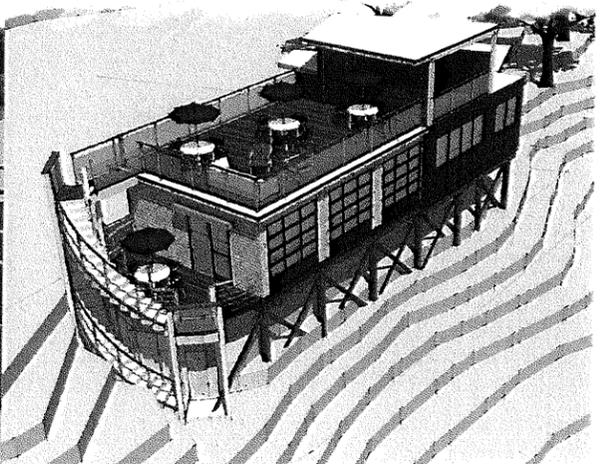
RENDERING - DECK STAIR



RENDERING - EAST



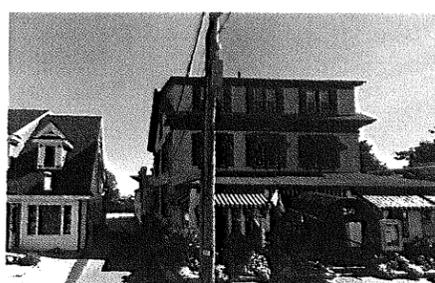
AERIAL RENDERING - SOUTH WEST



AERIAL RENDERING - SOUTH EAST



EXISTING VIEWS FROM MAIN STREET



EXISTING VIEW FROM PARKING LOT

|             |       |
|-------------|-------|
| DATE        | APP'D |
| DESCRIPTION | BY    |

**WINTER HOLBEN**  
Architecture + design

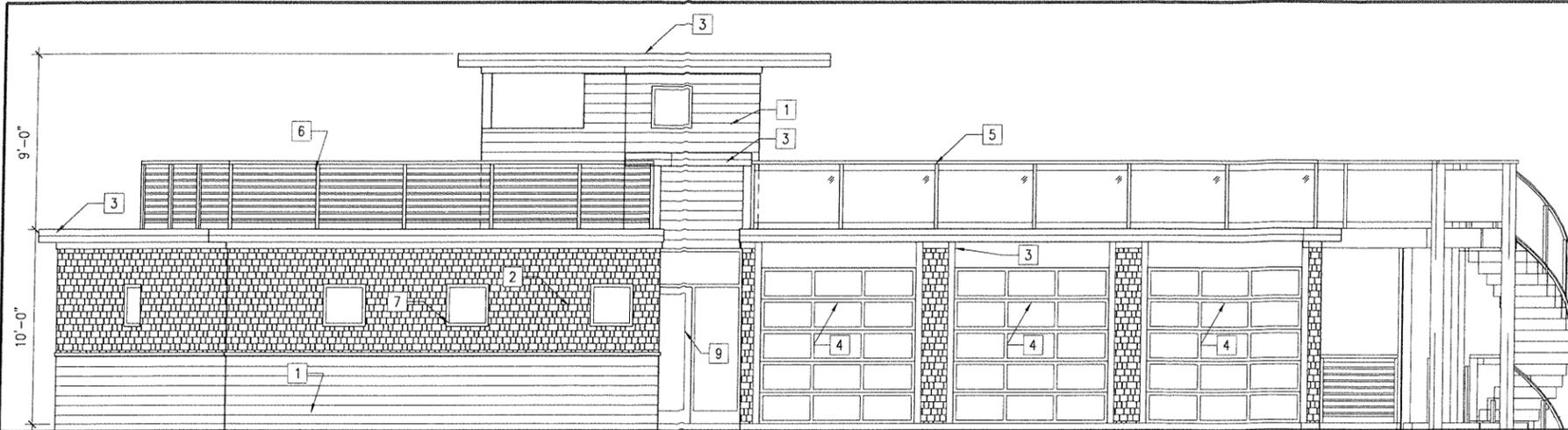
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104  
DES: BMH | DRW: BMH | CHK: BMH

05AUG2019

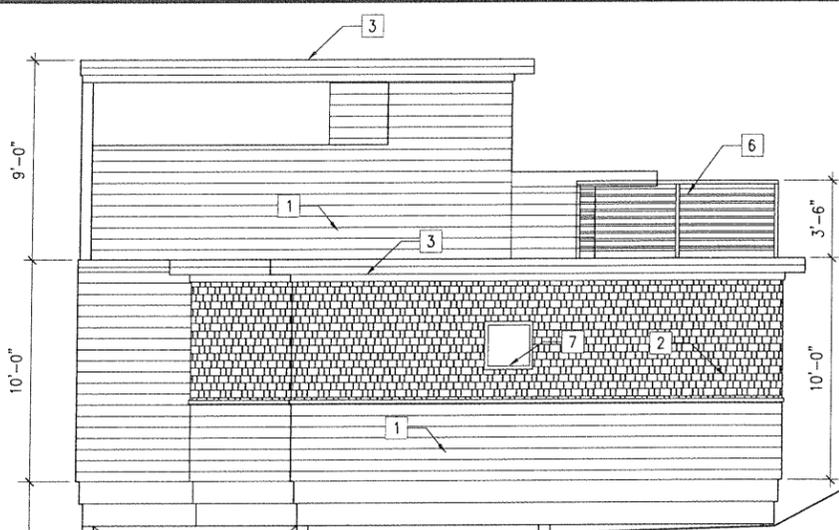
PATIO IN OGUNQUIT  
250 MAIN STREET  
OGUNQUIT, ME  
FLOOR PLANS AND RENDERINGS

PROJECT NO.: 19071

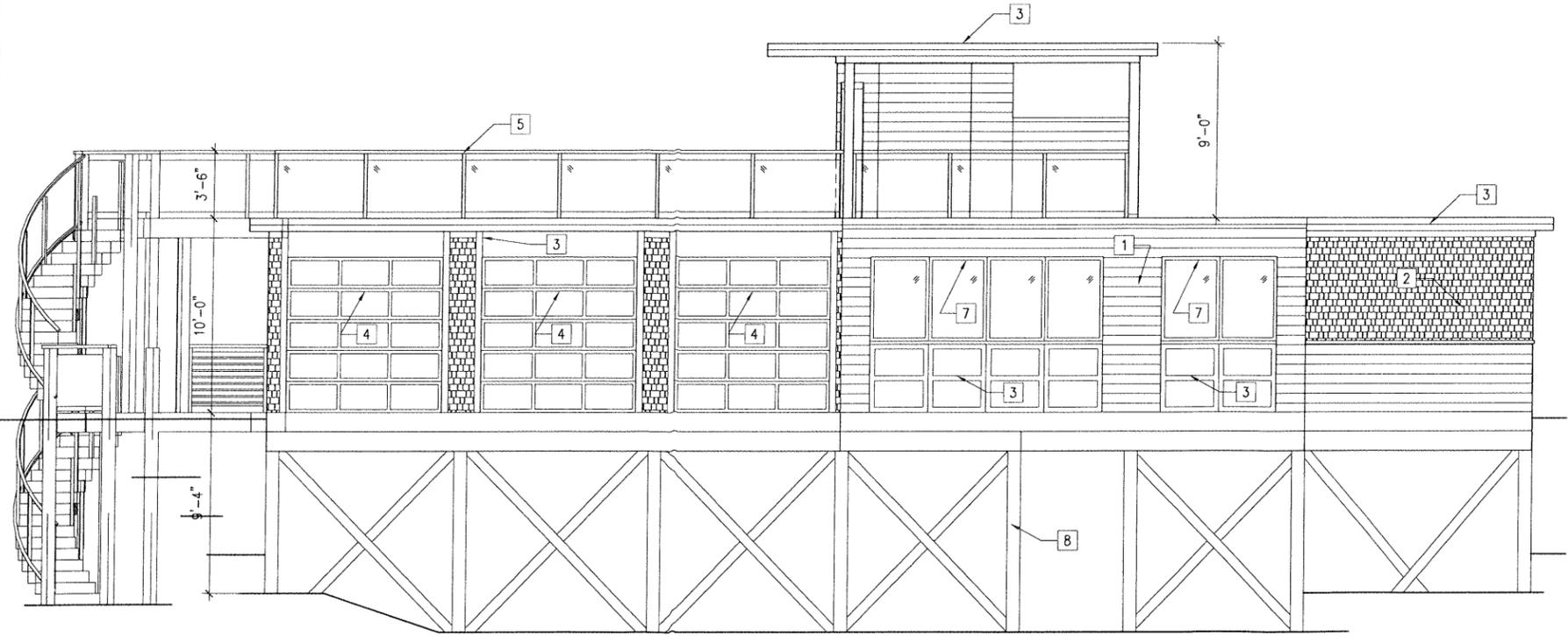
SHEET OF  
**A1**



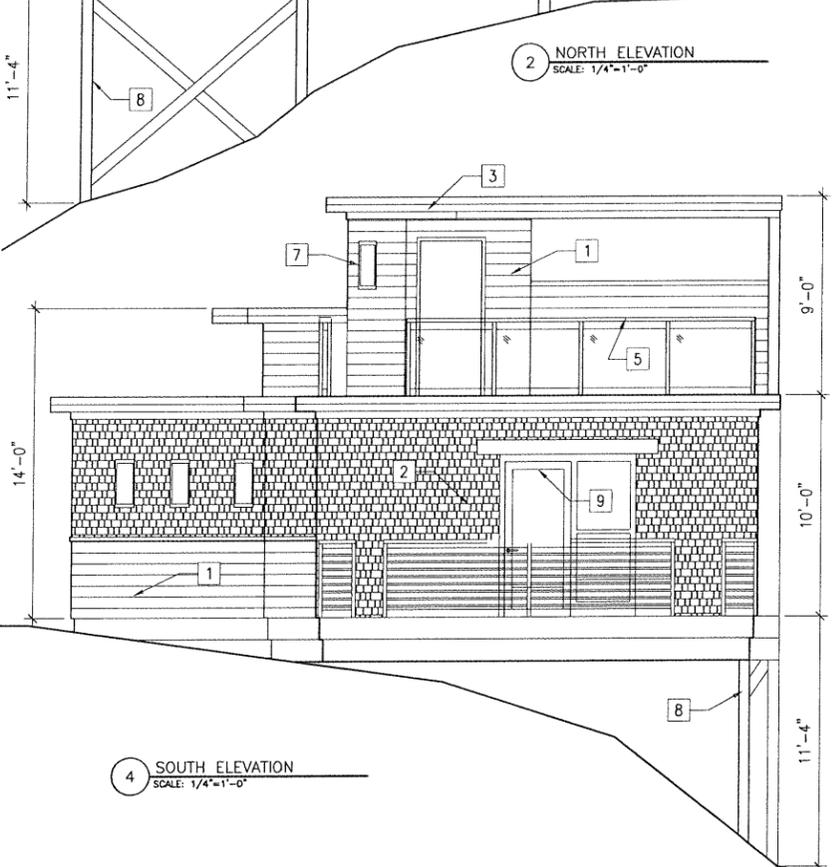
1 WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



3 EAST ELEVATION  
SCALE: 1/4"=1'-0"



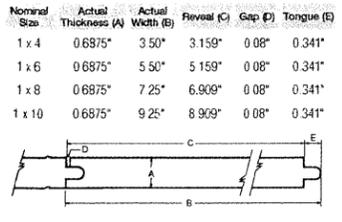
4 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

KEYNOTE LEGEND:

- 1 PLANK SIDING
- 2 SHINGLE SIDING
- 3 TRIM
- 4 GLASS SECTIONAL DOOR
- 5 METAL AND GLASS RAILING
- 6 METAL AND TRIM SCREEN WALL
- 7 CLAD WINDOWS
- 8 STRUCTURAL PILINGS
- 9 CLAD ENTRY SYSTEM



1 PLANK SIDING

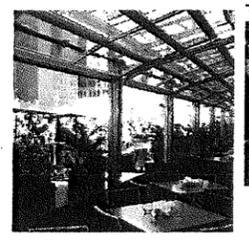


**NICKEL GAP**  
The tongue-and-groove profile is self-gapping, creating a consistent nickel-sized space between each board.

Available Finish:  
□ smooth



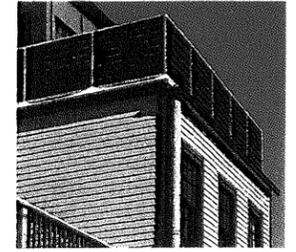
2 SHINGLE SIDING



4 GLASS SECTIONAL DOOR

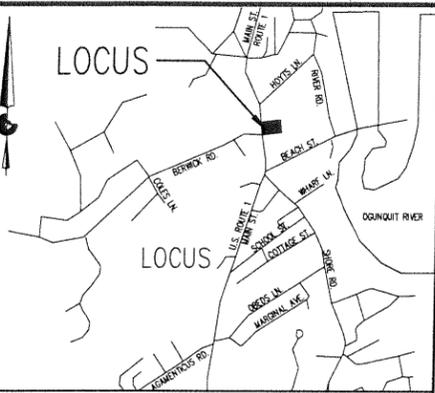


5 METAL AND GLASS RAILING



6 METAL AND TRIM SCREEN WALL

|                                                                        |                                  |
|------------------------------------------------------------------------|----------------------------------|
|                                                                        | DATE: _____<br>APP'R: _____      |
|                                                                        | DESCRIPTION: _____<br>SYM: _____ |
| <b>WINTER HOLBEN</b><br>architecture + design                          |                                  |
| 7 WALLINGFORD SQUARE<br>LINT 2099<br>KITTEBY, ME 03904<br>207.994.3104 |                                  |
| DES: BMH   DRW: BMH   CHK: BMH                                         |                                  |
| 05AUG2019                                                              |                                  |
| PATIO IN OGUNQUIT<br>250 MAIN STREET<br>OGUNQUIT, ME                   | ELEVATIONS AND MATERIAL DATA     |
| PROJECT NO.: 19071                                                     |                                  |
| SHEET OF                                                               |                                  |
| <b>A2</b>                                                              |                                  |



**PROJECT SCOPE:**

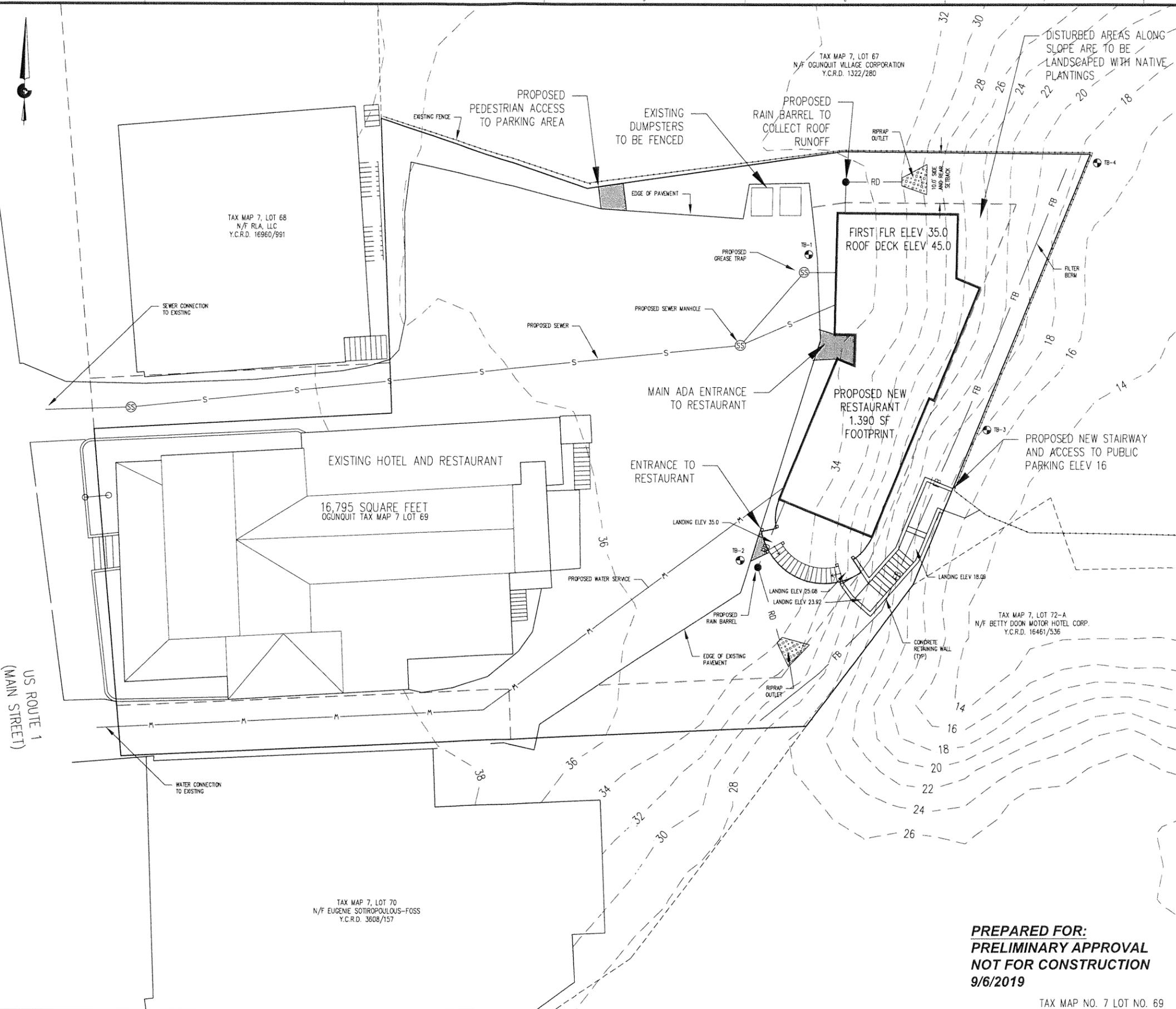
PROJECT IS TO CONSTRUCT NEW RESTAURANT WITH ROOF TOP ACCESS AT REAR OF PROPERTY OVER THE EXISTING SLOPE. RESTAURANT IS TO BE SUPPORTED BY DRIVEN PILES.  
 SITE CURRENTLY HAS A RESTAURANT AND HOTEL USE.  
 PROJECT WAS PRESENTED FOR REVIEW AT THE OGDUNQUIT HISTORIC PRESERVATION COMMITTEE FOR DESIGN REVIEW ON AUGUST 14, 2019.  
 BUILDING WILL HAVE A FOOTPRINT OF APPROXIMATELY 1,390 SF AND 225 SF ENTRY DECK.  
 NO CHANGE TO HOTEL PARKING PROPOSED. USERS OF RESTAURANT WILL GAIN ACCESS TO THE SITE VIA CURRENT PEDESTRIAN ACCESS WAYS FROM MAIN STREET AND NEW PROPOSED ACCESS FROM LOWER PUBLIC PARKING LOT AND ADJACENT NORTH PUBLIC PARKING LOT.  
 SLOPE AREA WILL BE STABILIZED AND PLANTED WITH NATIVE MATERIALS.  
 PROJECT WILL BE SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.

**NOTES:**

- ASSESSOR'S INFORMATION:  
TOWN OF OGDUNQUIT ASSESSOR'S MAP 7 LOT 69
- RECORD OWNER:  
OLD VILLAGE INN REAL ESTATE HOLDINGS, LLC  
PO BOX 2007  
OGDUNQUIT, ME 03907
- DEED REFERENCE:  
Y.C.R.D. 6592/008
- ZONING INFORMATION:  
DOWNTOWN BUSINESS (DB) ZONE  
LOT SIZE: 16,795 SQ.FT.  
MINIMUM FRONTAGE: NONE  
SETBACKS:  
FRONT YARD: 10'  
SIDE YARD: 10'  
REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: NONE
- THE PARCEL IS NOT LOCATED IN FLOOD HAZARD ZONE(S) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF OGDUNQUIT, COMMUNITY PANEL NO 230632 0003 C, REVISED DATE JULY 15, 1992.
- APPROVAL OF THIS PLAN IS BASED ON INFORMATION PRESENTED TO AND ON FILE WITH THE TOWN OF OGDUNQUIT PLANNING BOARD.
- LOCUS PARCEL CONTAINS 0.39 ACRES MORE OR LESS, REFER TO REFERENCE PLAN 1.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
- CONTOURS BASED ON MAINE QS LIDAR. FIELD BENCHMARK TO BE SET PRIOR TO CONSTRUCTION.

**REFERENCE PLANS:**

- PLAN SHOWING OLD VILLAGE INN A BOUNDARY SURVEY FOR ON, INC C/D DEAN GOODMAN BY CORNER POST LAND SURVEYING, INC. DATED MARCH 4, 2019



CIVIL CONSULTANTS  
 Engineers  
 Planners  
 Surveyors  
 P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-384-2550  
 www.civcon.com

| NO. | REVISIONS | INT. | DATE |
|-----|-----------|------|------|
| 1   |           |      |      |

RECORD OWNER:  
THE PATIO IN OGDUNQUIT, LLC  
 OWNER ADDRESS:  
1 EISENHOWER AVE.  
BERWICK, MA 01915

THE PATIO IN OGDUNQUIT, LLC  
 TAX MAP 7 LOT 69  
 250 MAIN STREET  
 OGDUNQUIT, YORK COUNTY, MAINE  
 PREPARED FOR:  
 OLD VILLAGE INN REAL ESTATE HOLDINGS, LLC  
 PO BOX 2007 OGDUNQUIT, ME 03907  
 CLIENT ADDRESS:

1"=10'  
 0' 10'  
 DATE: 9/6/19  
 DRAWN BY: GRA  
 CHECKED BY:  
 APPROVED BY:

PROPOSED  
 SITE  
 PLAN

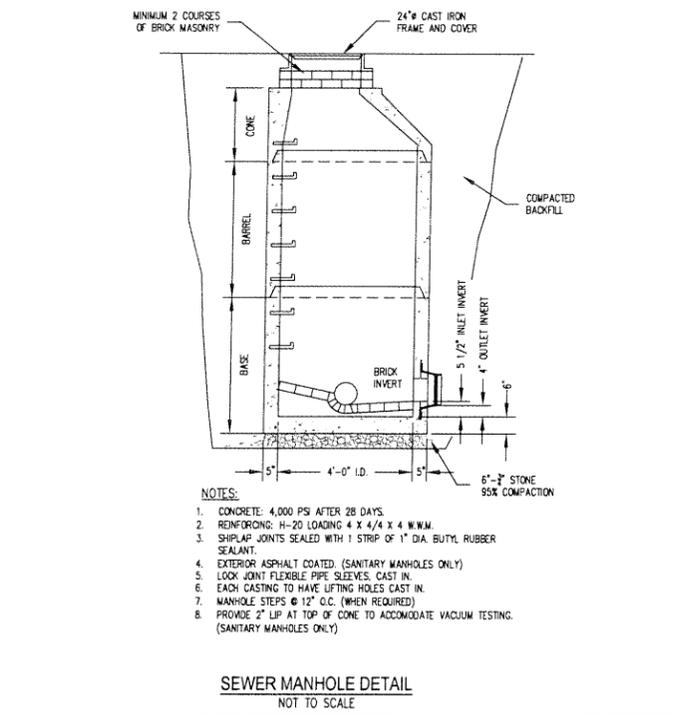
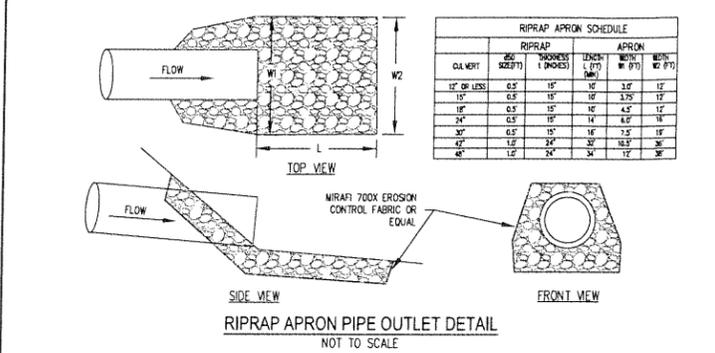
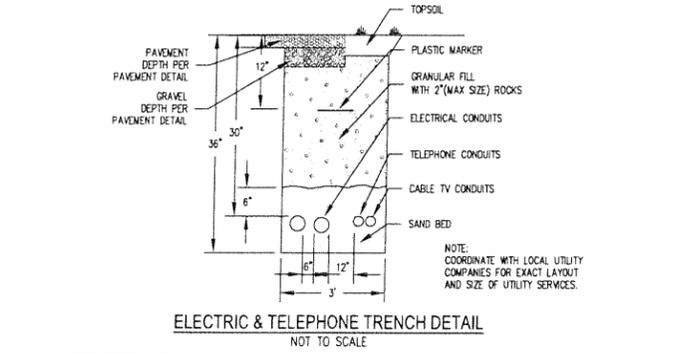
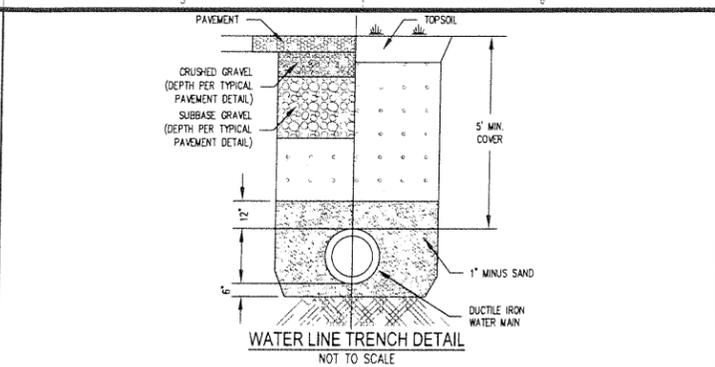
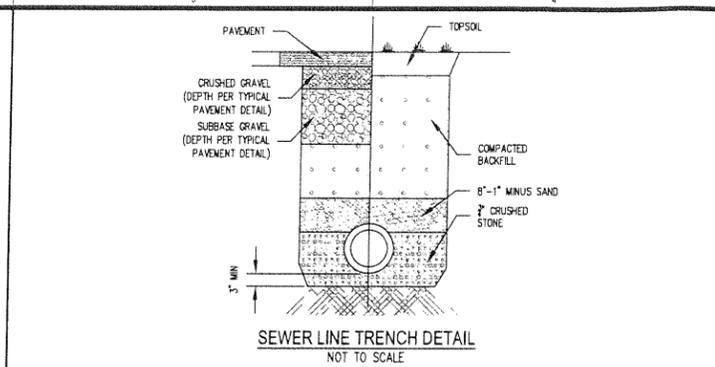
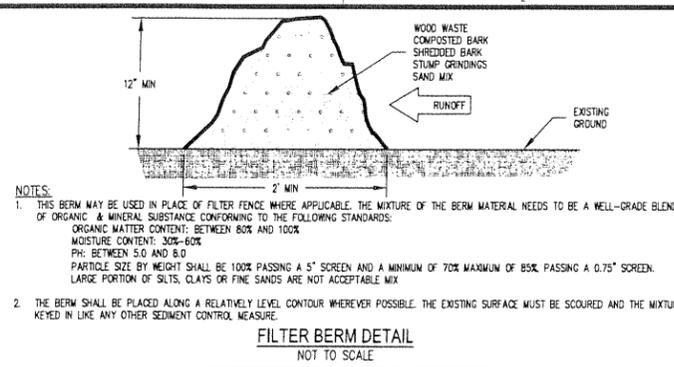
PROJECT NO: 19-243.00

L1

SHEET: 1 OF 2

**PREPARED FOR:  
 PRELIMINARY APPROVAL  
 NOT FOR CONSTRUCTION  
 9/6/2019**

TAX MAP NO. 7 LOT NO. 69



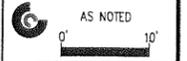
CIVIL CONSULTANTS  
**CIVIL CONSULTANTS**  
 Engineers  
 Planners  
 Surveyors  
 P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-364-2550  
 www.civcon.com

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| 1   |           |      |

RECORDED OWNER:  
 THE PATIO IN OGUNQUIT, LLC  
 OWNER ADDRESS:  
 14 EISENHOWER AVE.  
 BEVERLY, MA 01915

**THE PATIO IN OGUNQUIT, LLC**  
 TAX MAP 7 LOT 69  
 250 MAIN STREET  
 OGUNQUIT, YORK COUNTY, MAINE

PREPARED FOR:  
 OLD VILLAGE INN REAL ESTATE HOLDINGS, LLC  
 PO BOX 2007 OGUNQUIT, ME 03907  
 CLIENT ADDRESS:



DATE: 9/6/19  
 DRAWN BY: GRA  
 CHECKED BY:  
 APPROVED BY:

CONSTRUCTION  
 DETAILS

PROJECT NO: 19-243.00

**L2**

SHEET: 2 OF 2  
 PLOT DATE: 9/6/2019

**PREPARED FOR:  
 PRELIMINARY APPROVAL  
 NOT FOR CONSTRUCTION  
 9/6/2019**

TAX MAP NO. 7 LOT NO. 69