

JUSTIN'S WAY EMPLOYEE ENTRANCE

95 MAIN STREET
FREEPORT, ME

APPLICANT:

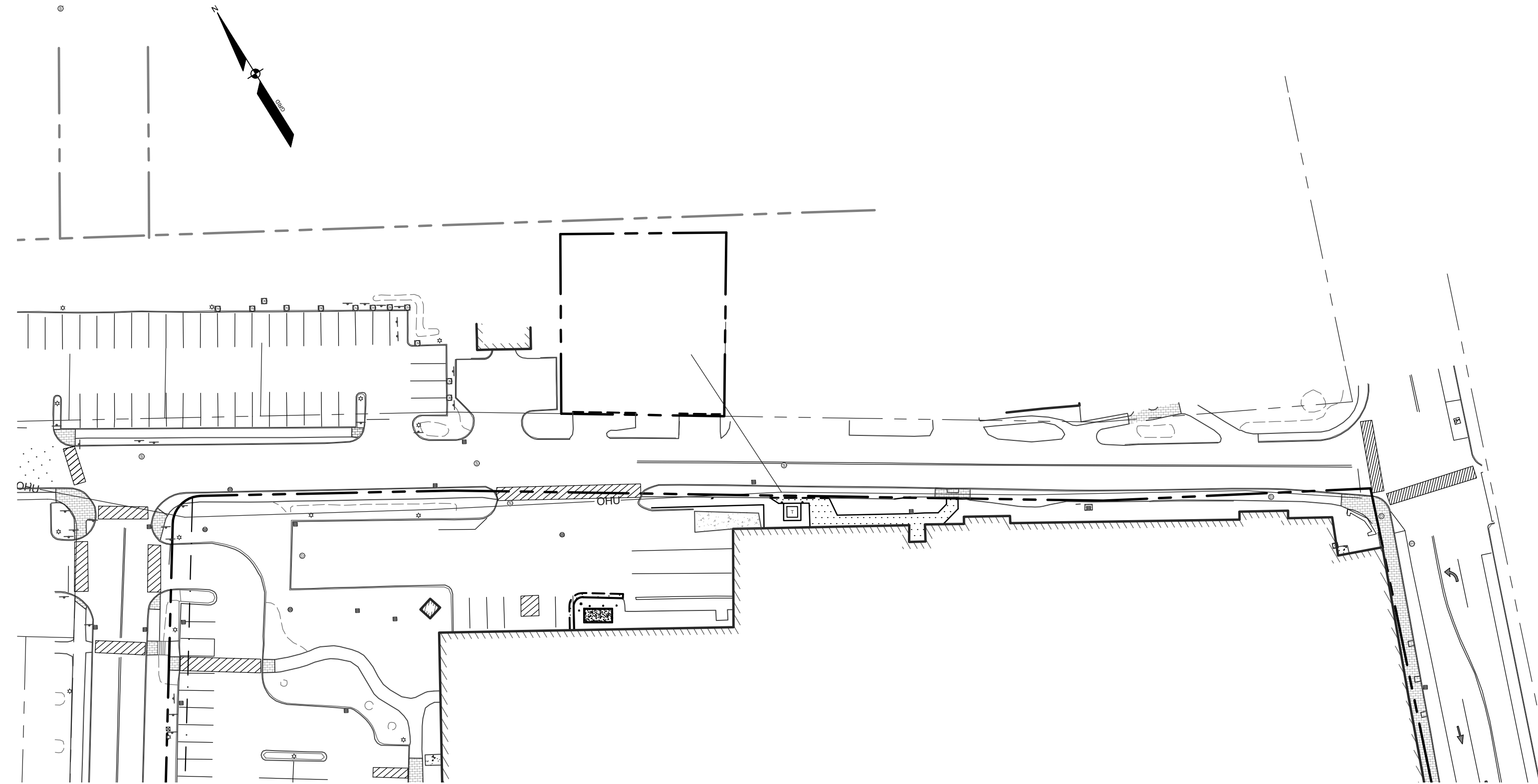
L.L. BEAN, INC.

15 CASCO STREET
FREEPORT, ME 04033

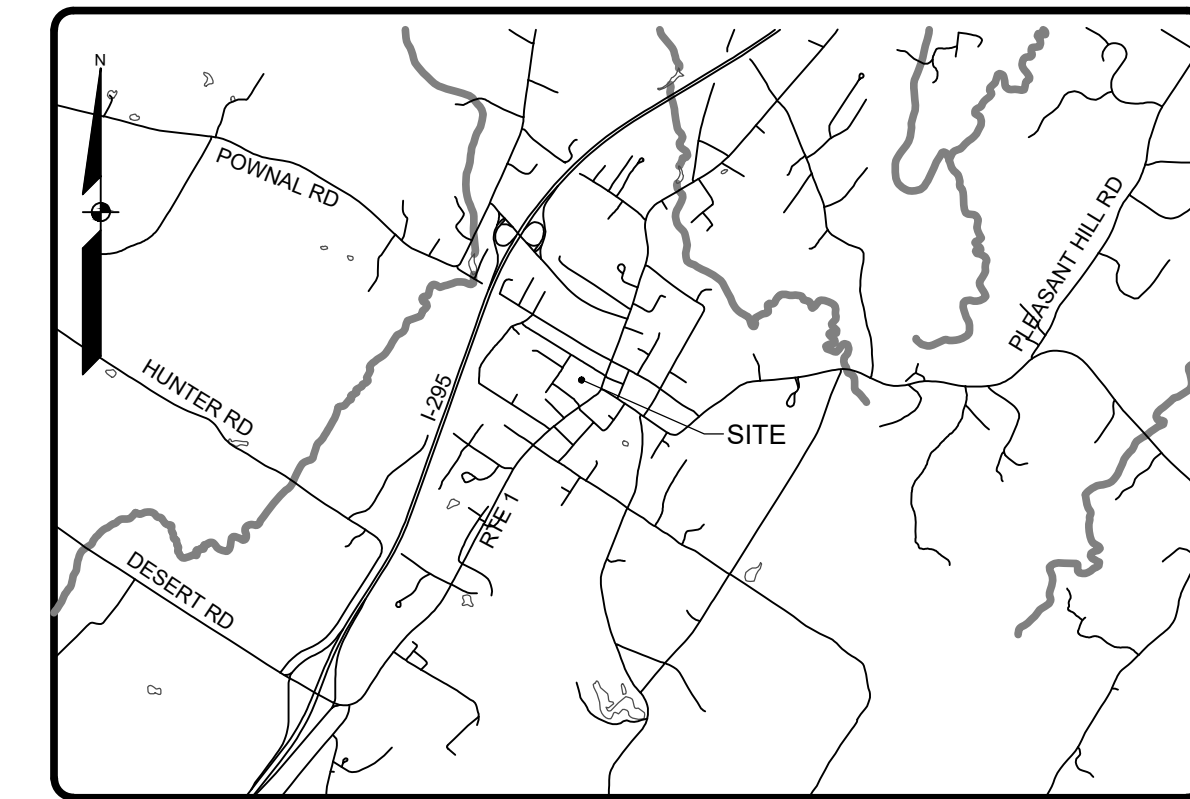
**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:**

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



SCALE: 1" = 50'

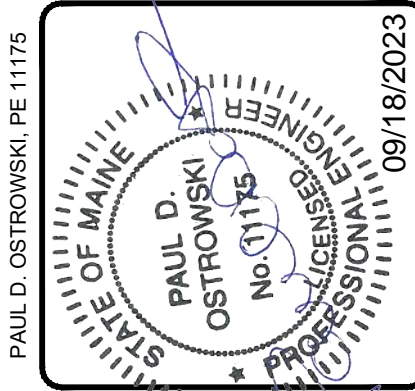
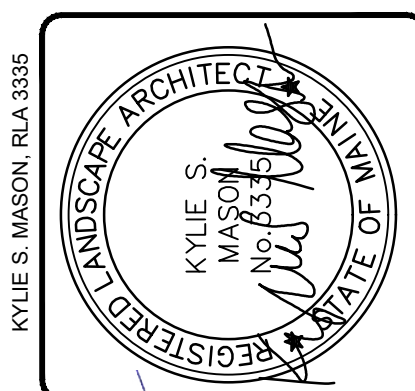


LOCATION MAP

NTS

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	NOTES & LEGENDS
3	DEMO PLAN
4	SITE PLAN
5	GRADING AND UTILITY PLAN
6	LANDSCAPE PLAN
7	EROSION CONTROL NOTES
8	DETAILS
9	DETAILS



REV.	BY	DATE	STATUS
D	KSM	09/18/2023	RESUBMISSION TO TOWN FOR SITE PLAN AMENDMENT
A	KSM	09/18/2023	ASI - REDESIGN OF ENTRYWAY
B	KSM	06/14/2023	UPDATE SIZE OF GENERATOR AND GENERATOR PAD
C	KSM	02/28/2023	REMOVED DETAIL IN RESPONSE TO RF1-18
C	KSM	02/09/2023	RESUBMISSION TO TOWN
B	KSM	01/25/2023	RESUBMISSION TO TOWN
A	KSM	12/13/2022	SUBMISSION TO TOWN FOR SITE PLAN REVIEW

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COVER
OF:
JUSTIN'S WAY EMPLOYEE ENTRANCE
95 MAIN STREET
FREEPORT, ME
FOR:
L.L. BEAN, INC.
15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	CJC
CHECKED	PDO
DATE	08/29/2023
SCALE	1" = 50'
PROJECT	93219-10

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LEGEND

Table with columns for EXISTING and PROPOSED symbols and descriptions for various utilities, structures, and landscape features.

GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS L. L. BEAN, INC. BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)...

TYPICAL ABBREVIATIONS

Table listing abbreviations and their corresponding full names for various construction and utility terms.

UTILITY NOTES

- 1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES...

UTILITY DEMOLITION NOTES

- 1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.

LANDSCAPE NOTES

- 1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.

GRADING & EROSION NOTES

- 1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET...

CONSTRUCTION PLAN

- 1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

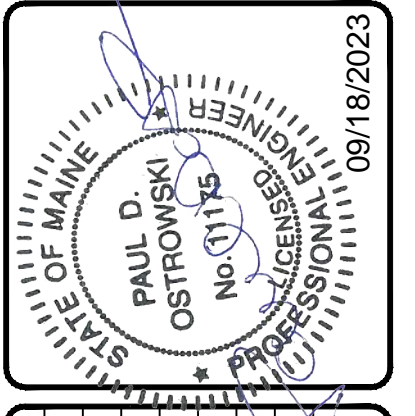
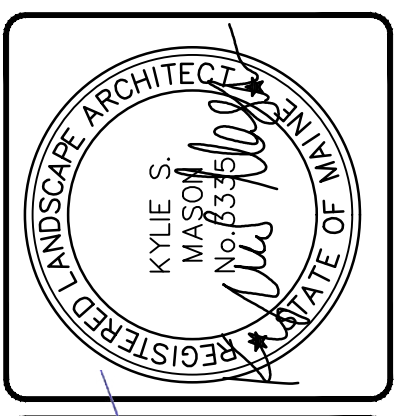


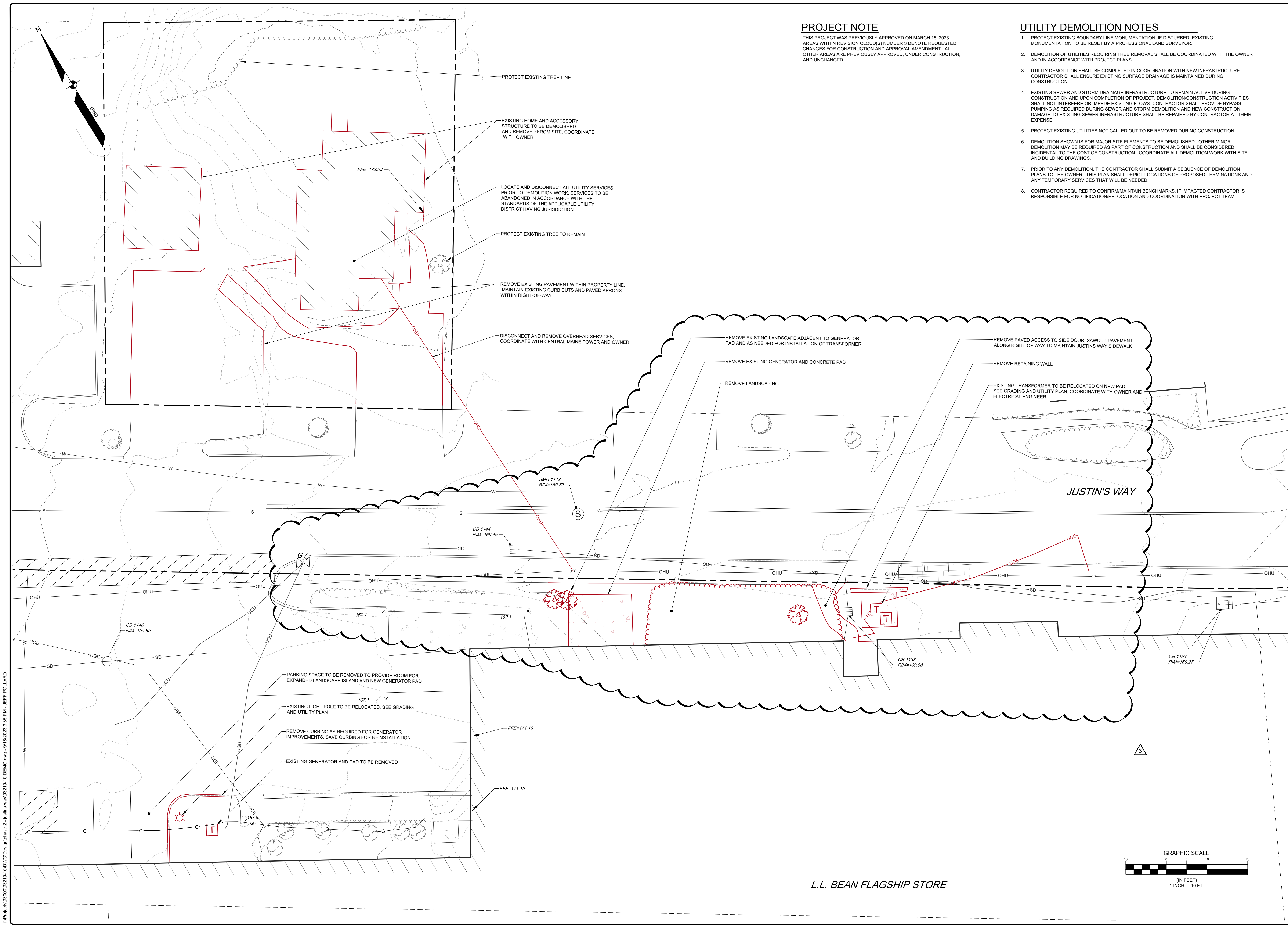
Table with columns for revision number, date, and description of plan amendments.

SEBAGO TECHNICALS logo and contact information for Justin's Way Employee Entrance.

NOTES & LEGENDS section, including project name, employee name, and revision table.

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Vertical text on the right margin: 0521-10.NL.dwg - TAB NOTES & LEGEND



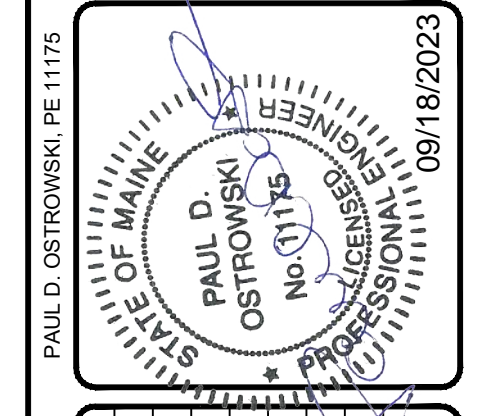
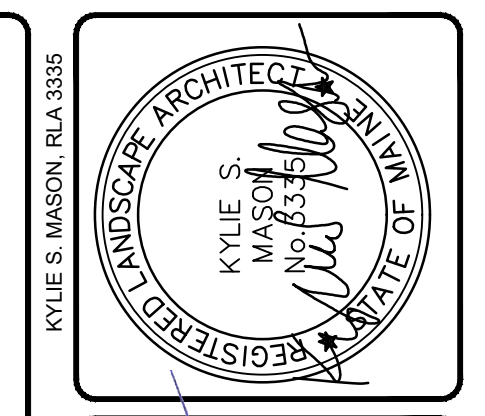
PROJECT NOTE

THIS PROJECT WAS PREVIOUSLY APPROVED ON MARCH 15, 2023. AREAS WITHIN REVISION CLOUD(S) NUMBER 3 DENOTE REQUESTED CHANGES FOR CONSTRUCTION AND APPROVAL AMENDMENT. ALL OTHER AREAS ARE PREVIOUSLY APPROVED, UNDER CONSTRUCTION, AND UNCHANGED.

UTILITY DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION, IF DISTURBED. EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. PROTECT EXISTING UTILITIES NOT CALLED OUT TO BE REMOVED DURING CONSTRUCTION.
6. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
7. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
8. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

F:\Projects\93219-10 DEMO.dwg - 9/18/2023 3:35 PM - JEFF POLLARD



REV	BY	DATE	STATUS
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A	KSM	09/18/2023	ASI - REDESIGN OF ENTRYWAY
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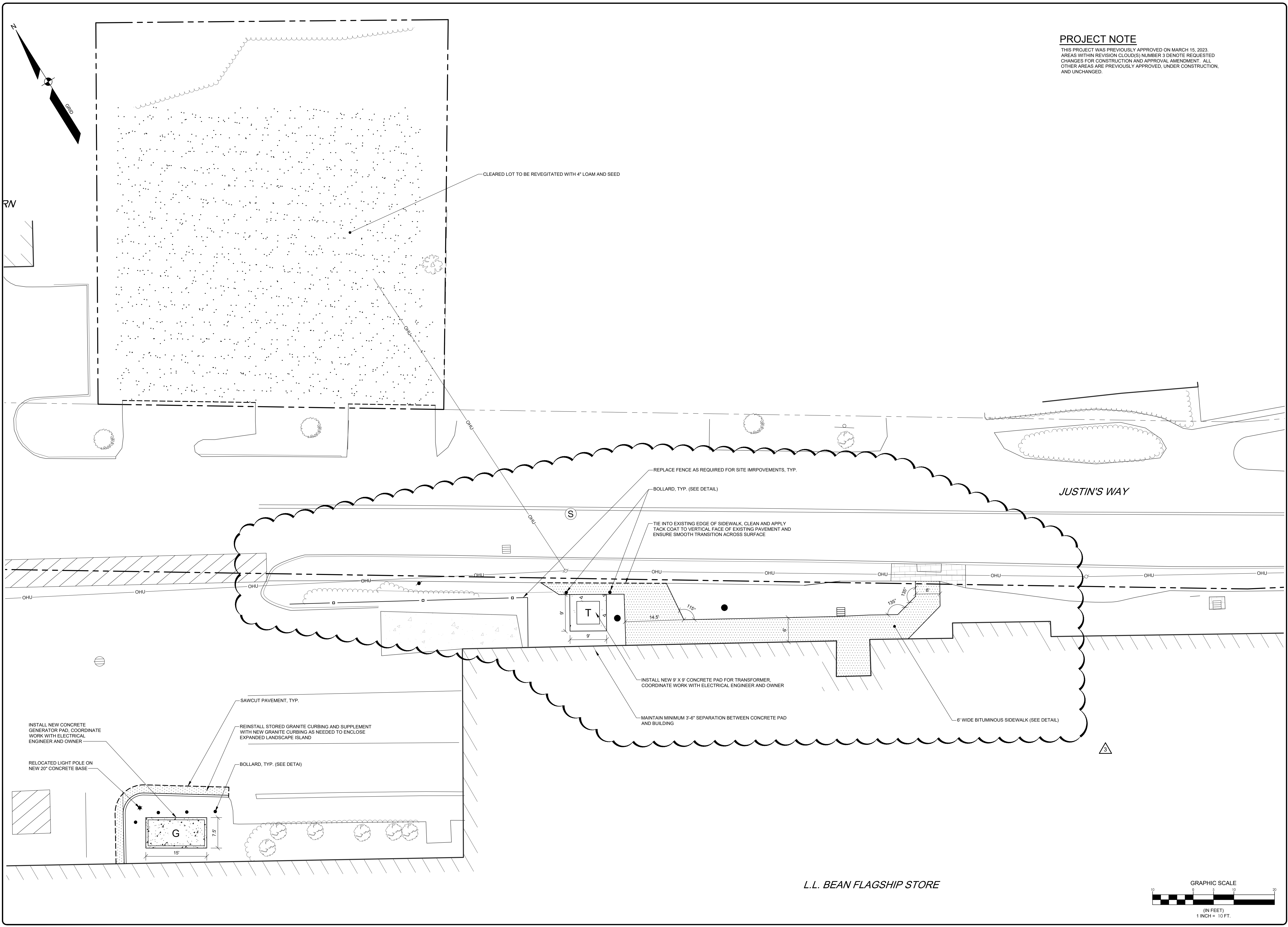
DEMO PLAN
OF: JUSTIN'S WAY EMPLOYEE ENTRANCE
 95 MAIN STREET
 FREEPORT, ME

FOR: L.L. BEAN, INC.
 15 CASCO STREET
 FREEPORT, ME 04033

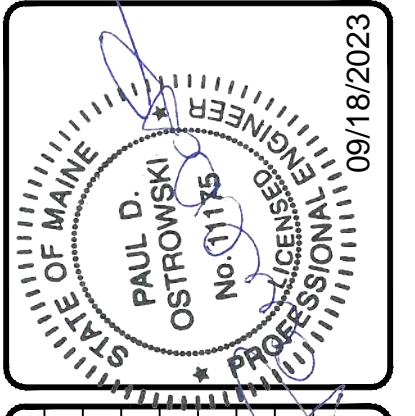
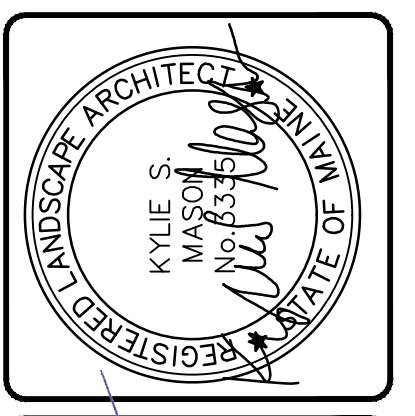
DESIGNED	JBP
DRAWN	CJC
CHECKED	PDO
DATE	08/29/2023
SCALE	1" = 10'
PROJECT	93219-10

SHEET 3 OF 9

L.L. BEAN FLAGSHIP STORE



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SITE PLAN
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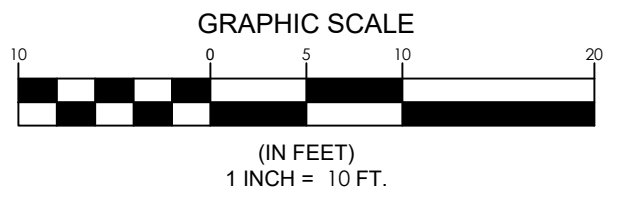
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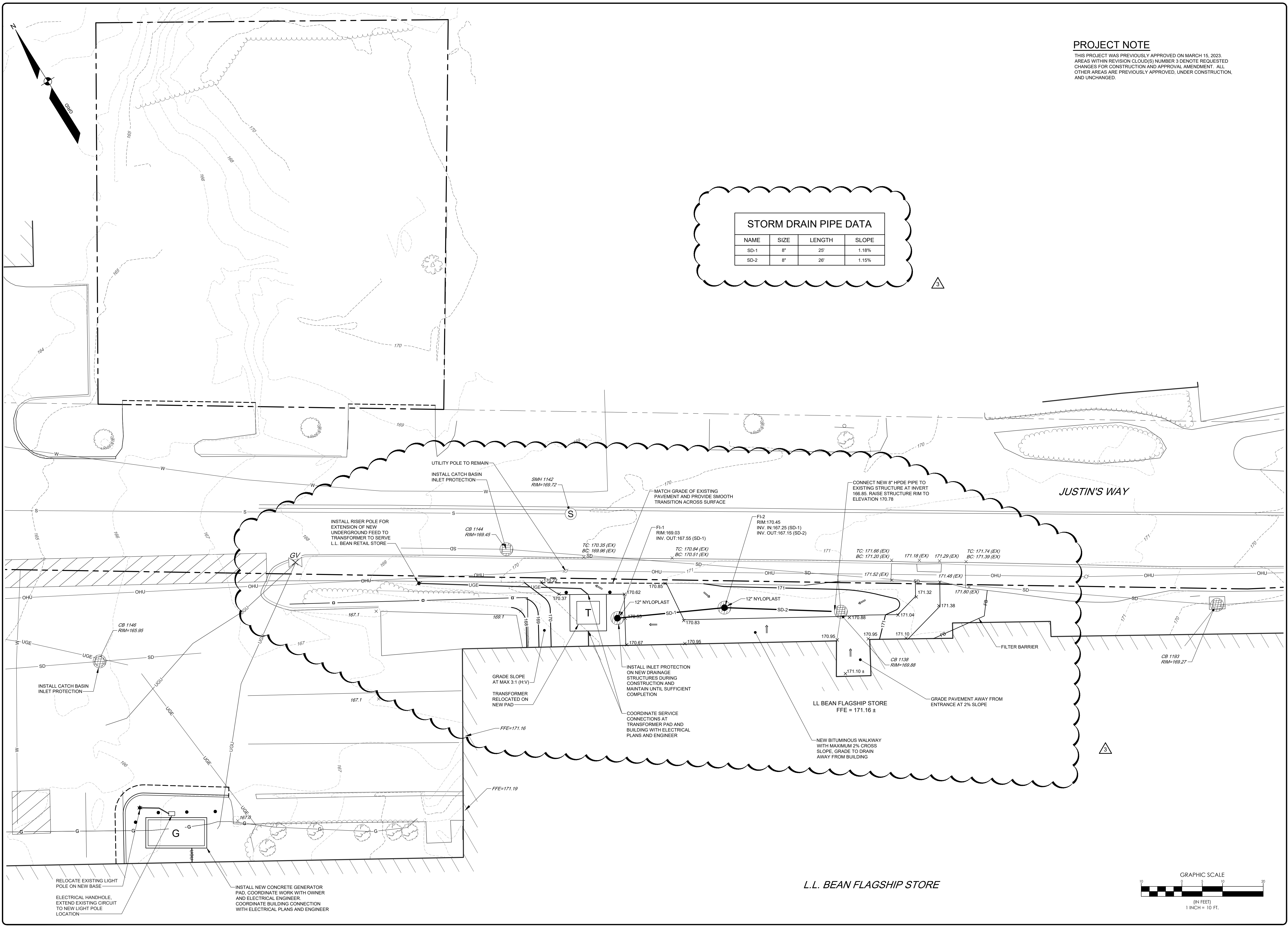
SHEET 4 OF 9

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93219-10 S.dwg, TAB SITE PLAN

L.L. BEAN FLAGSHIP STORE



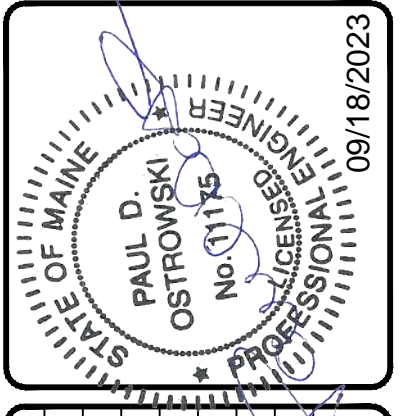
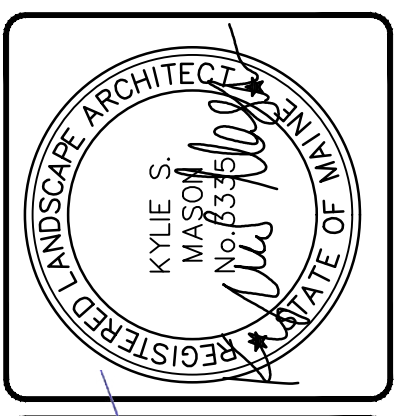


STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	8"	25'	1.18%
SD-2	8"	26'	1.15%

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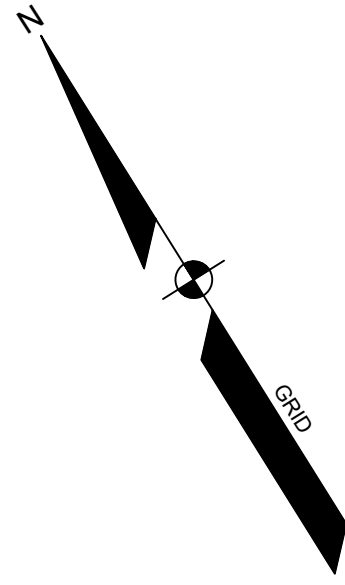


GRADING AND UTILITY PLAN
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93219-10 GU.dwg - TAB GRADING AND UTILITY PLAN

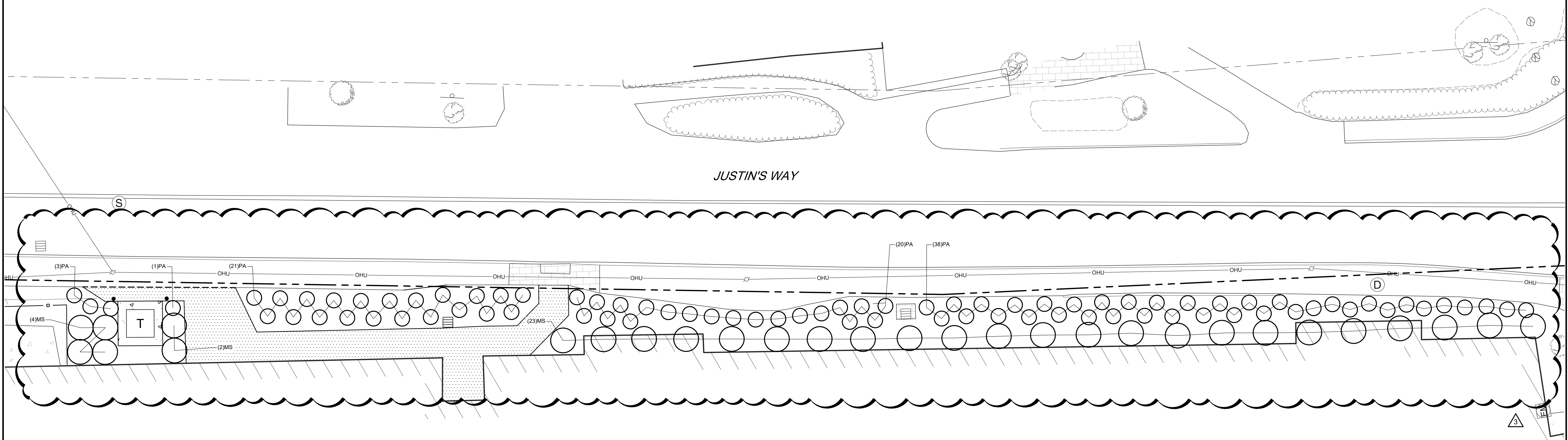


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PAUL D. OSTROWSKI, PE 11775



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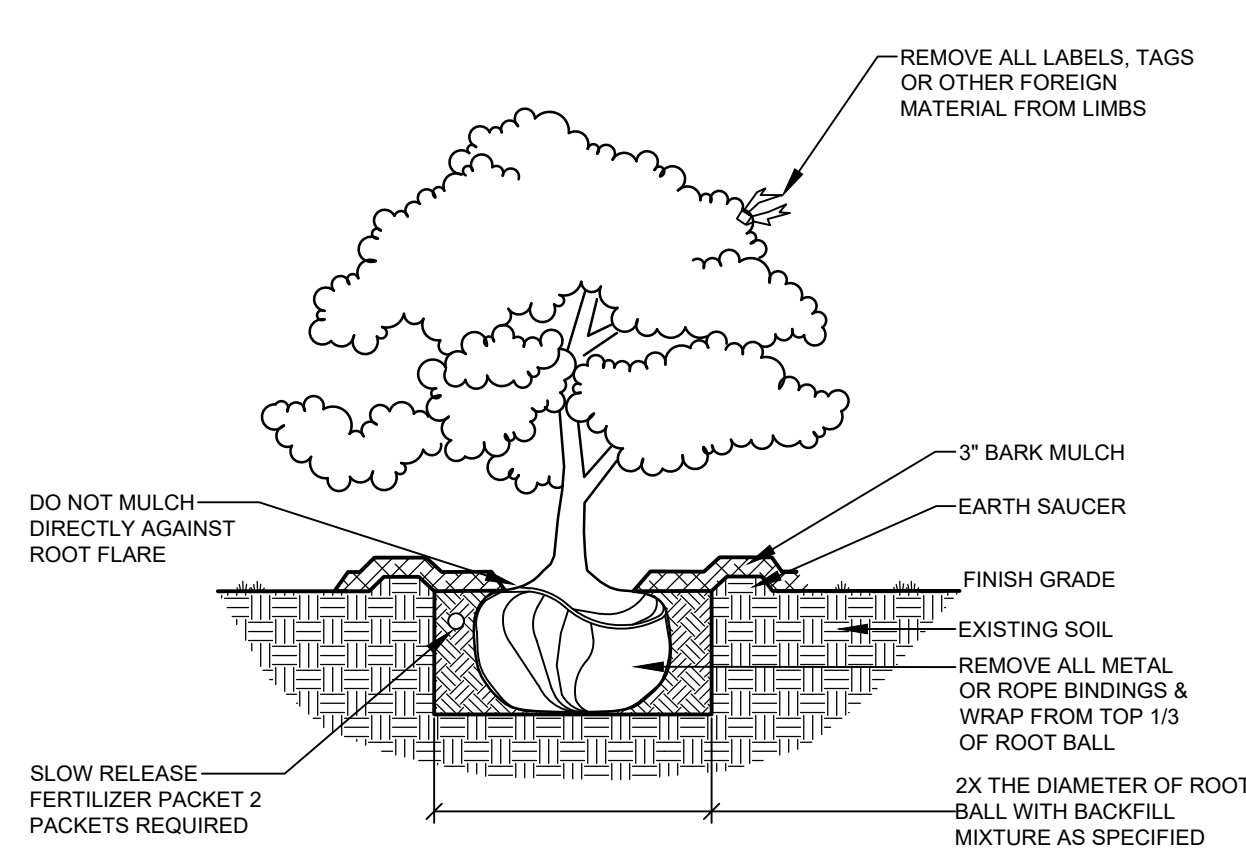
LANDSCAPE PLAN
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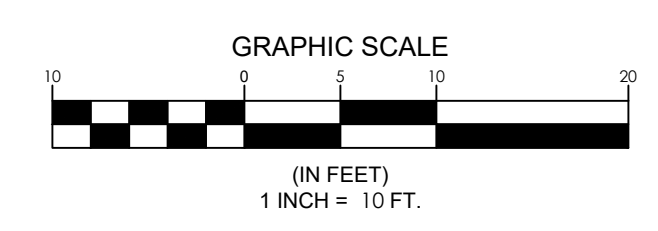
SHEET 6 OF 9

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
PA	PENNISETUM ALOPECUROIDES 'HAAMELIN'	HAAMELIN FOUNTAIN GRASS	#2 CONT.
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#2 CONT.

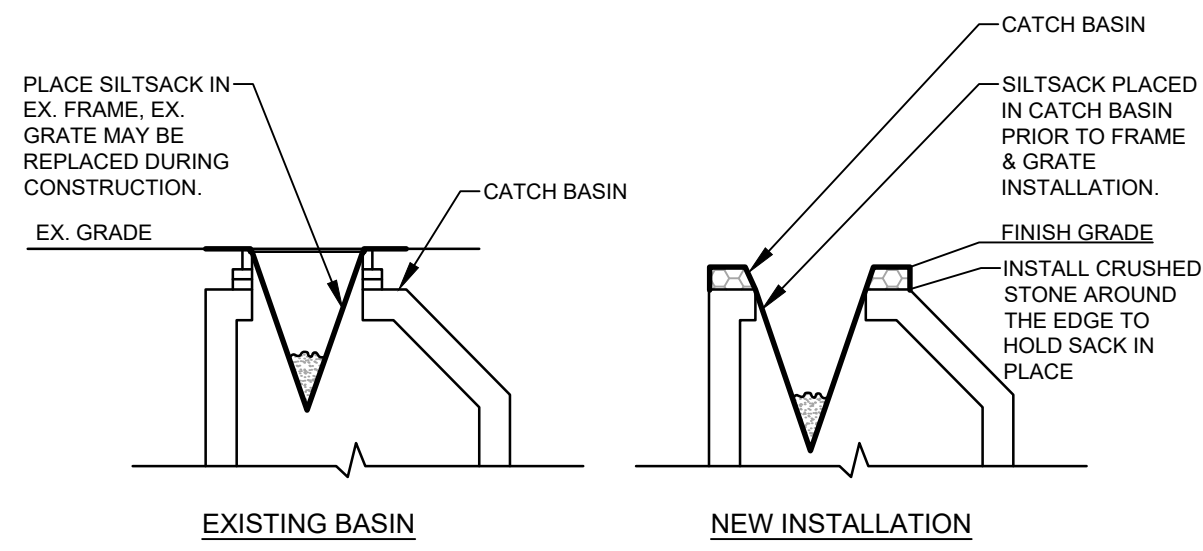


DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

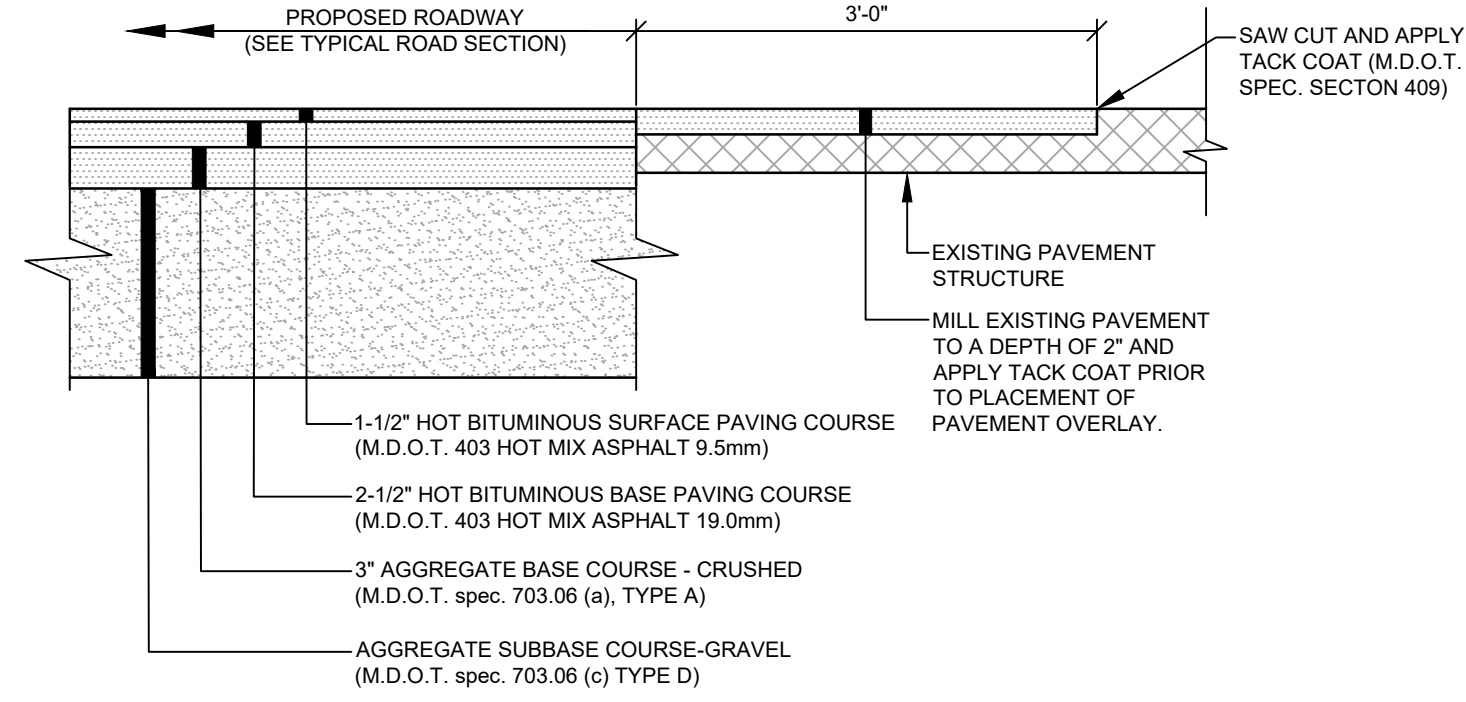


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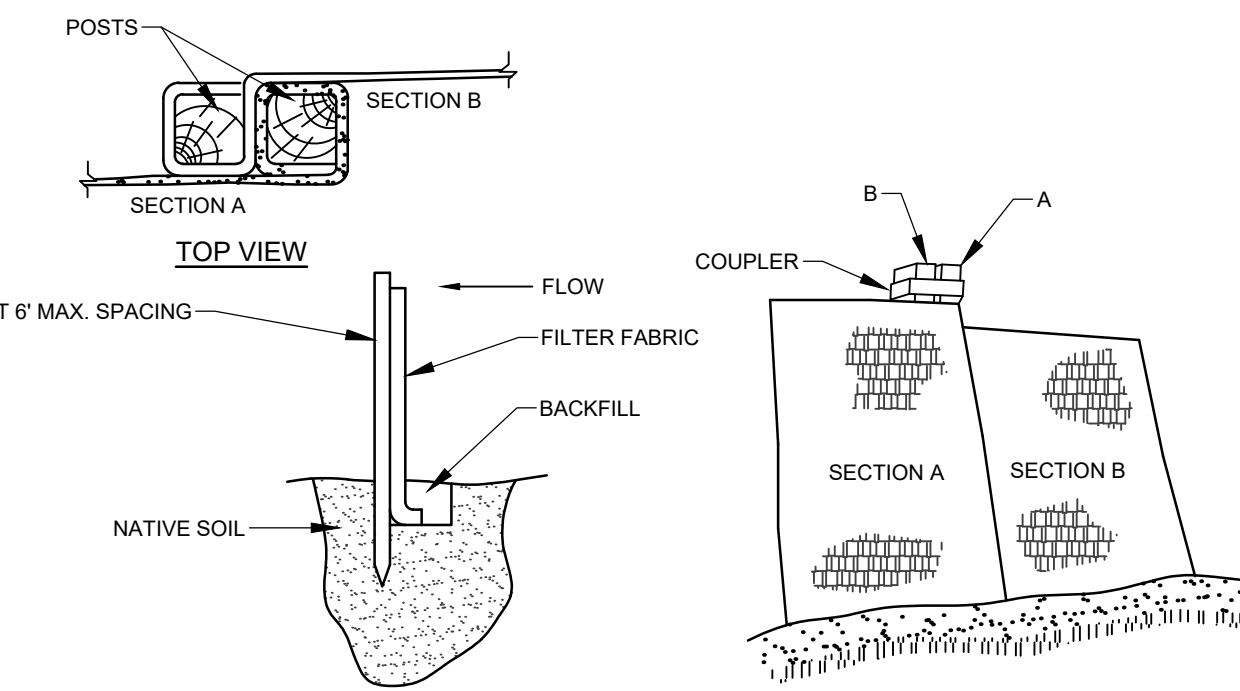
93219-10 LS - Copy.dwg - TAB SITE PLAN



CATCH BASIN PROTECTION DETAIL
NOT TO SCALE

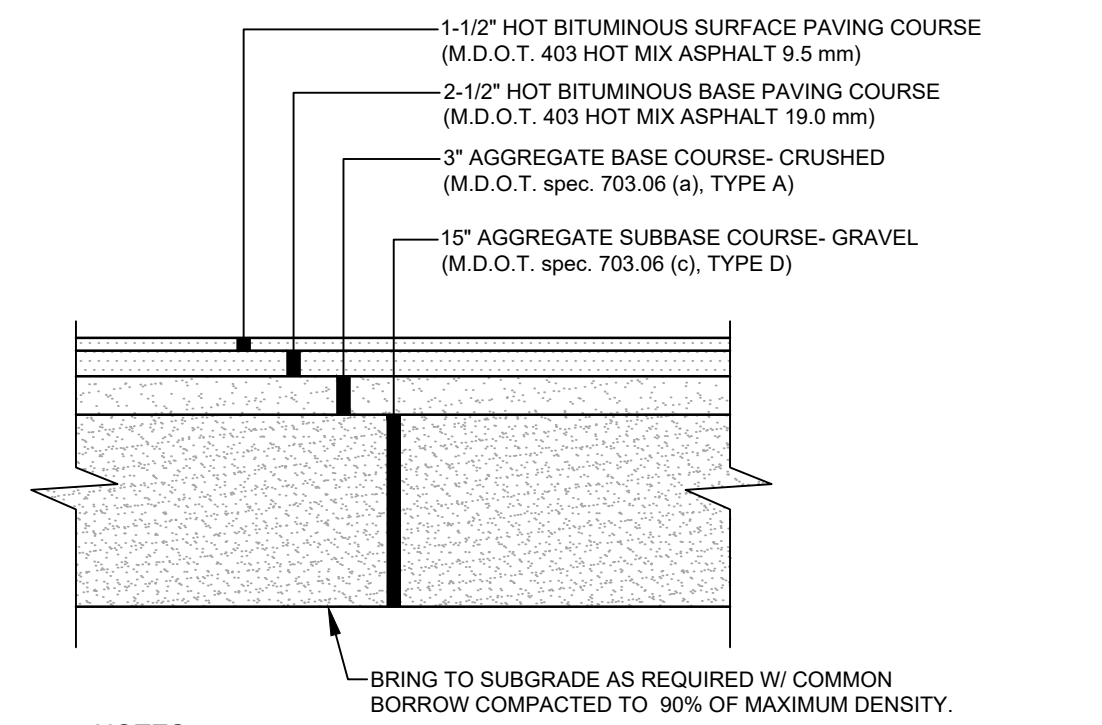


PAVEMENT JOINT
NOT TO SCALE



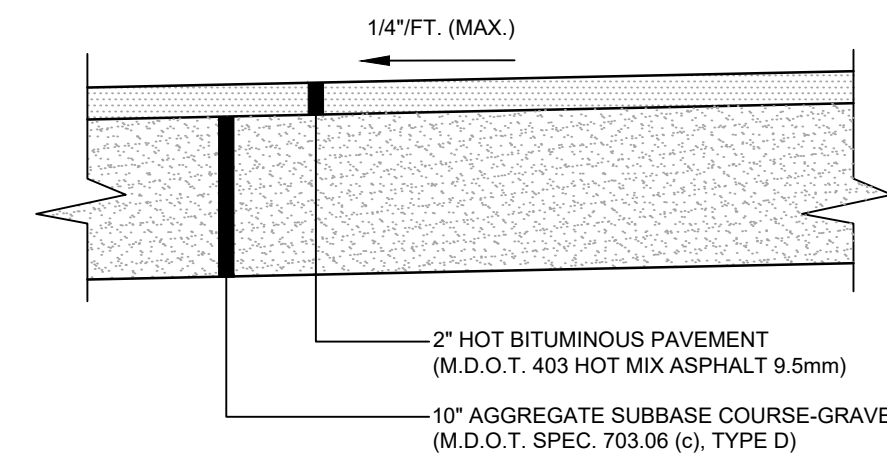
- INSTALLATION:**
- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE

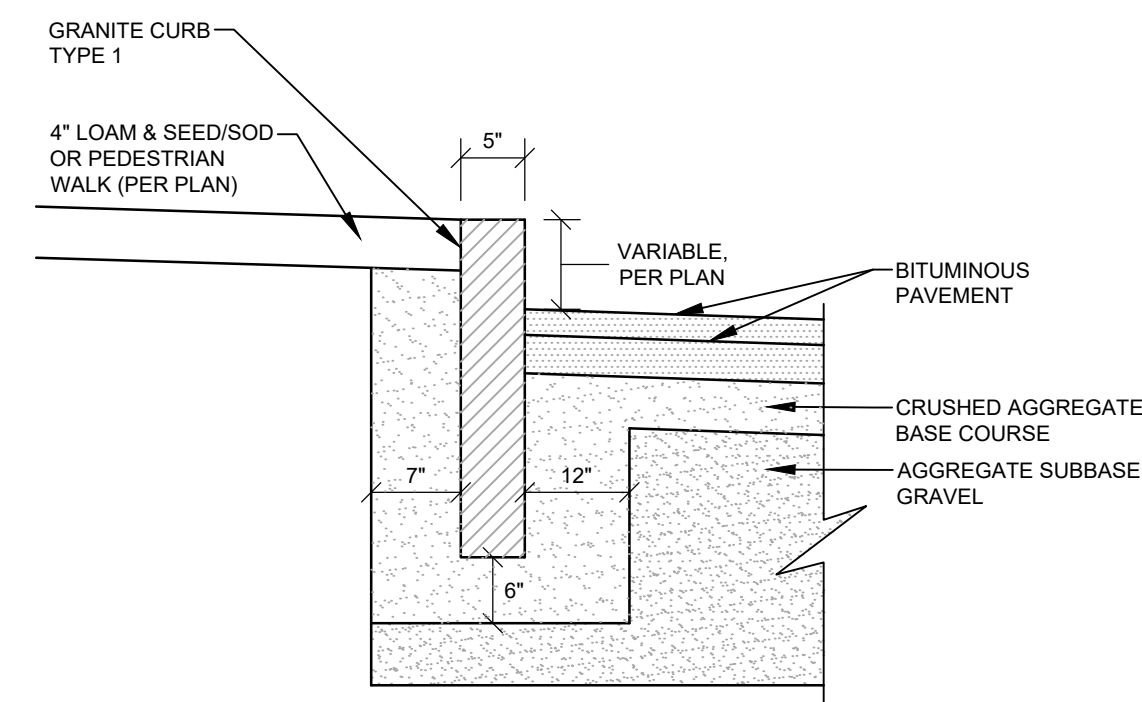


- NOTES:**
- COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 - CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 - CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-3/4" LIFTS OF 12.5mm SUPERPAVE MIX. SUBMIT PAVEMENT MIX DESIGN PRIOR TO CONSTRUCTION.

PAVED PARKING LOT SECTION
NOT TO SCALE

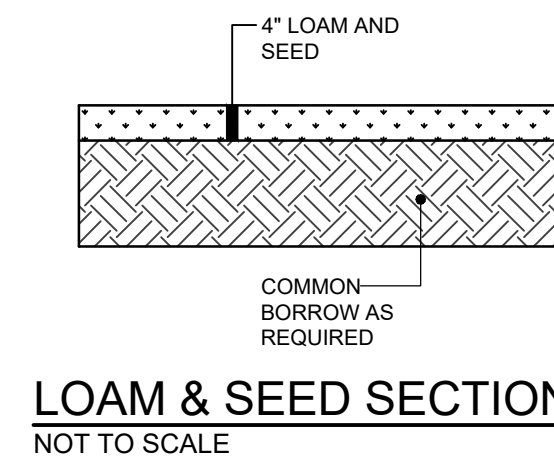


BITUMINOUS SIDEWALK
NOT TO SCALE

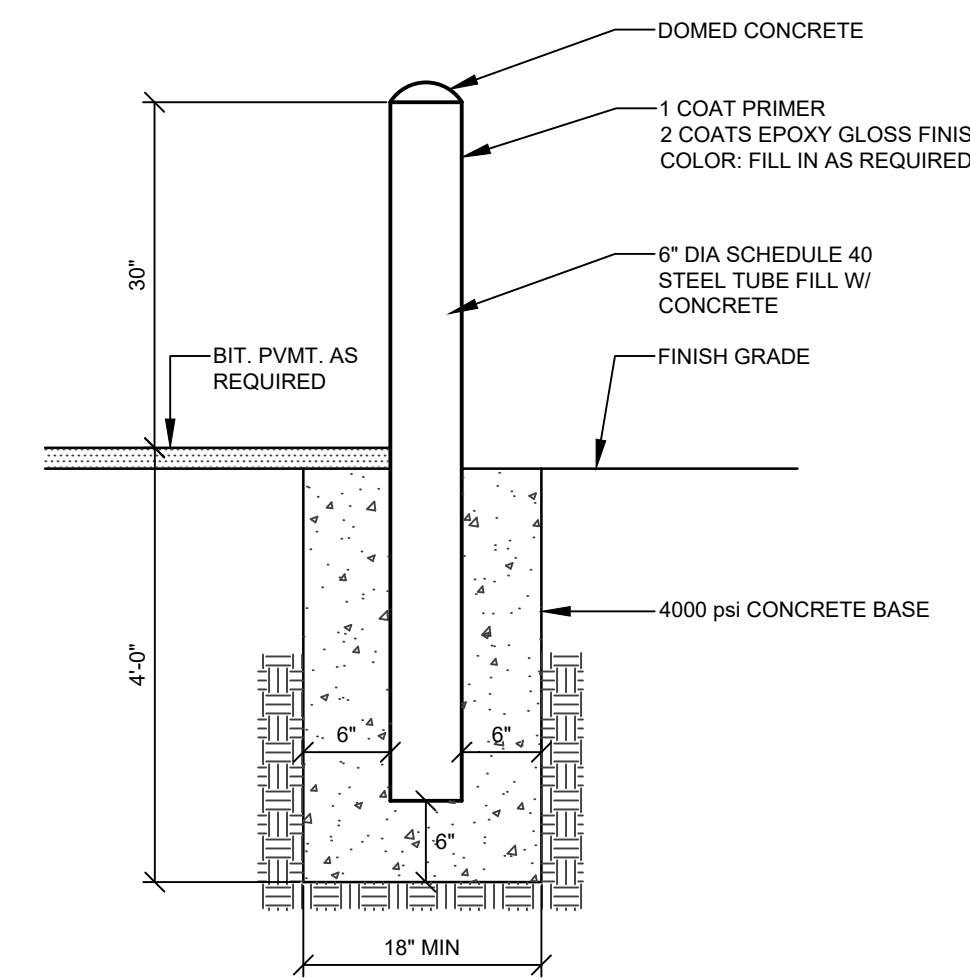


- NOTES:**
- REUSE EXISTING GRANITE CURB WHEN POSSIBLE
 - EXCAVATION INCIDENTAL TO COST OF CURB
 - SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

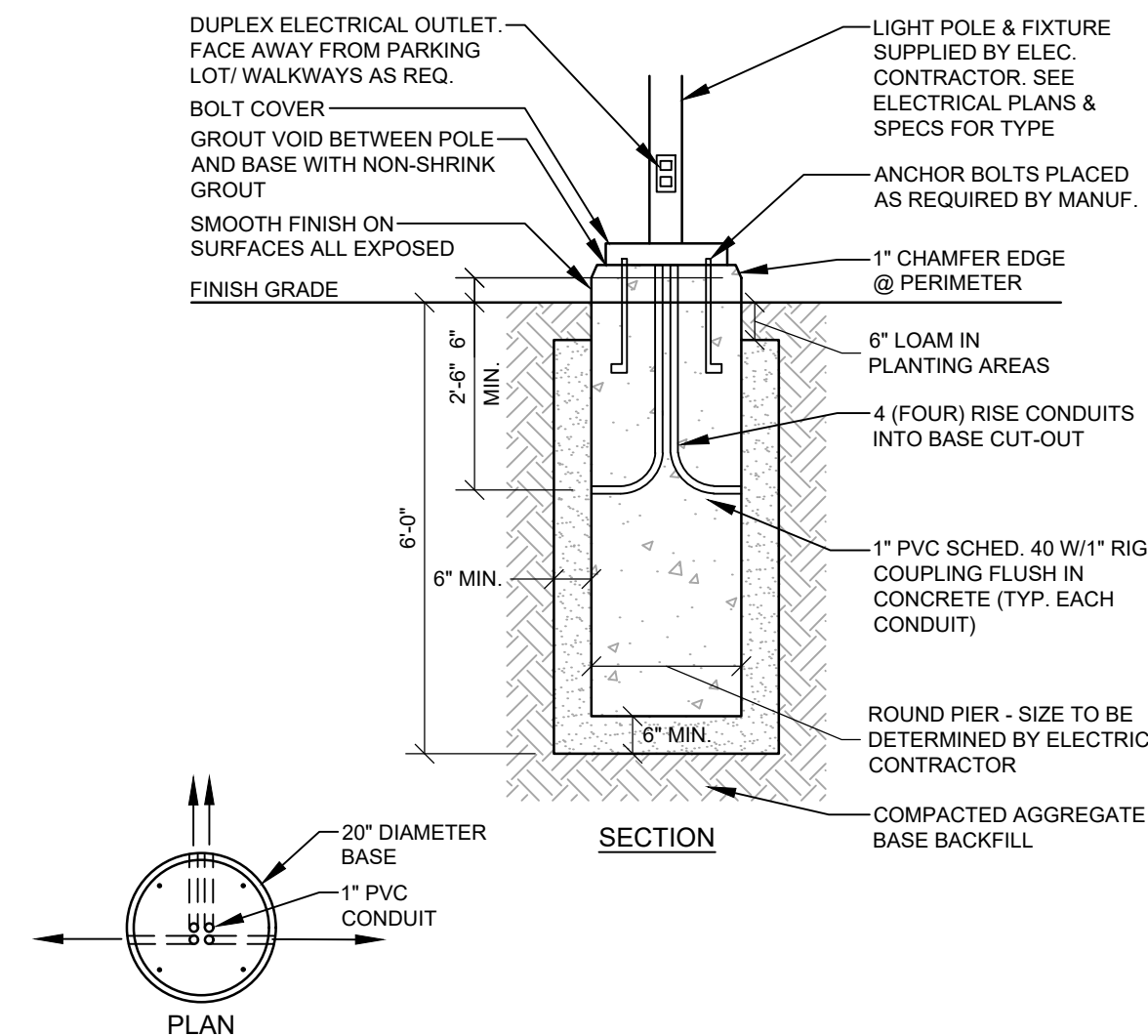
VERTICAL GRANITE CURB
NOT TO SCALE



LOAM & SEED SECTION
NOT TO SCALE

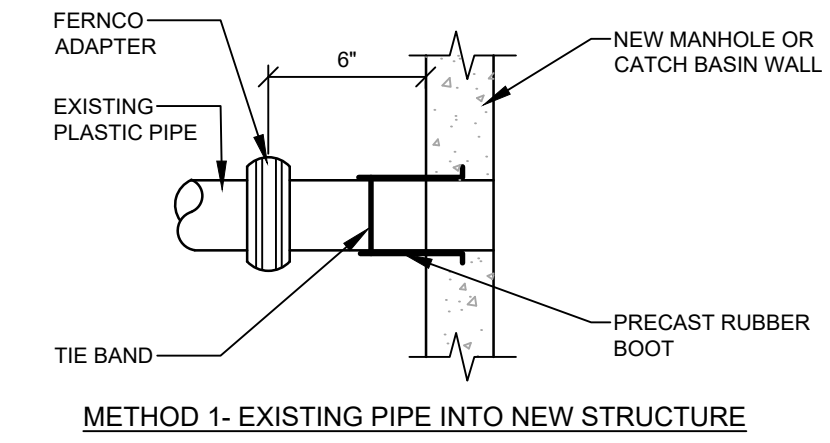


METAL DOMED CONCRETE BOLLARD
NOT TO SCALE

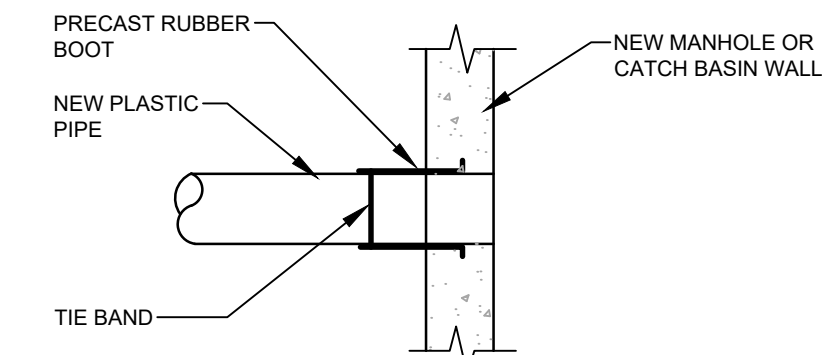


- NOTES:**
- CONCRETE Fc=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
 - CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
 - PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
 - INSTALL BASE 3" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
 - LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL.

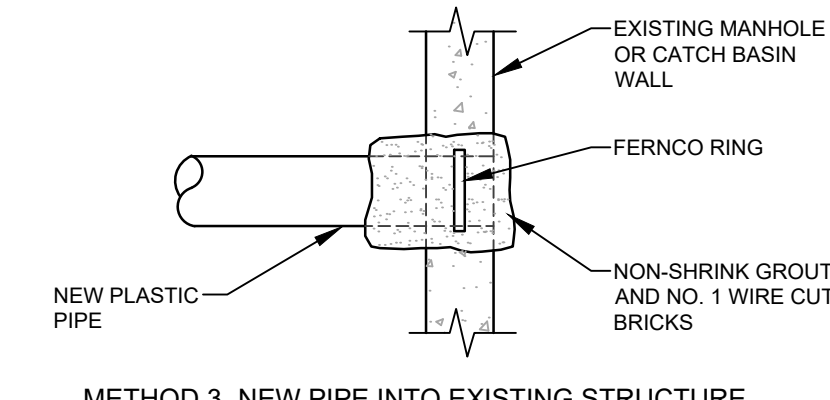
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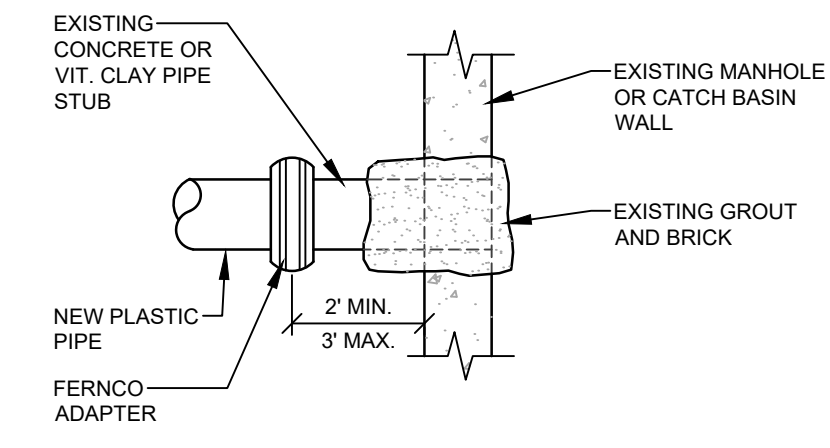
METHOD 1- EXISTING PIPE INTO NEW STRUCTURE



METHOD 2- NEW CONSTRUCTION

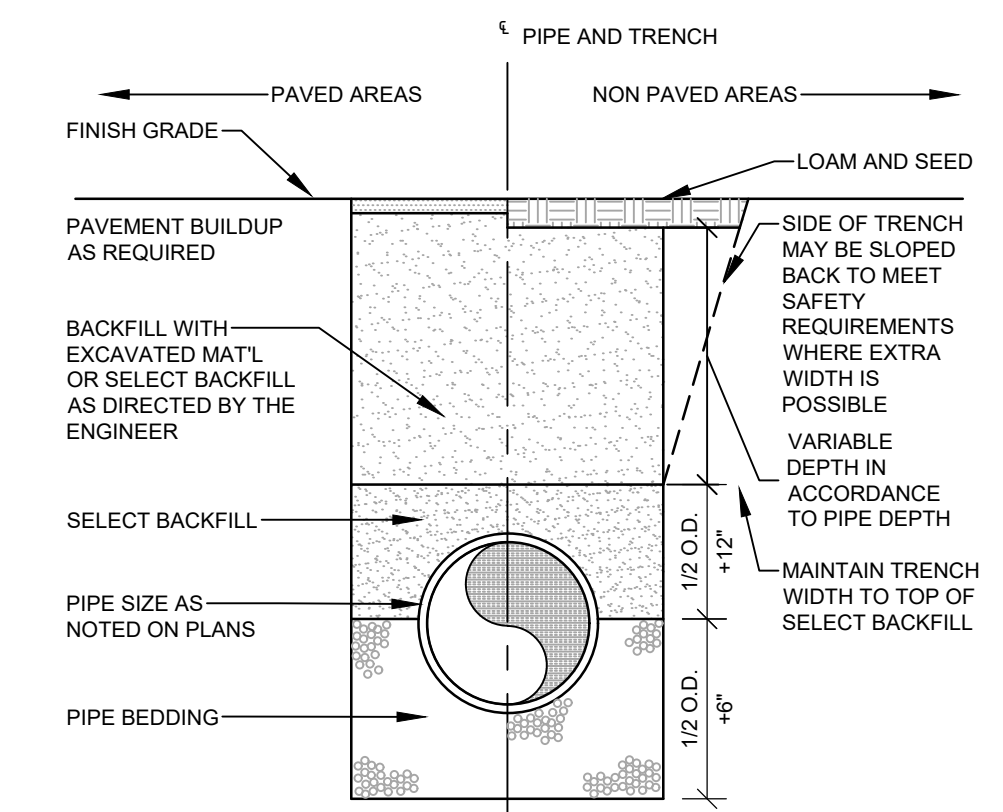


METHOD 3- NEW PIPE INTO EXISTING STRUCTURE



METHOD 4- NEW PIPE INTO EXISTING STUB

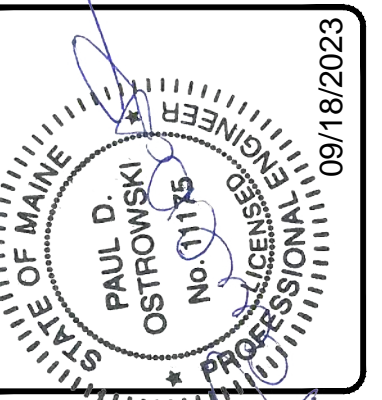
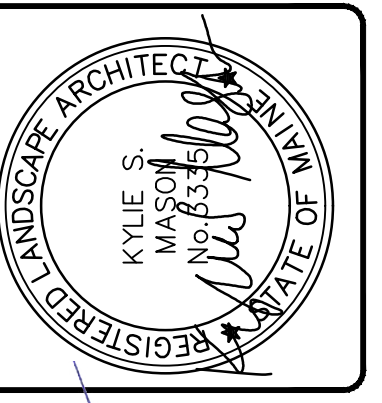
PLASTIC PIPE CONNECTIONS
NOT TO SCALE



PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4\"/>	

NOTE: ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE



REV.	BY	DATE	STATUS
D	KSM	09/18/2023	RESUBMISSION TO TOWN FOR SITE PLAN AMENDMENT
A	KSM	09/18/2023	ASI - REDESIGN OF ENTRYWAY
B	KSM	06/14/2023	UPDATE SIZE OF GENERATOR AND GENERATOR PAD
C	KSM	02/28/2023	REMOVED DETAIL IN RESPONSE TO RF-18
B	KSM	02/09/2023	RESUBMISSION TO TOWN
A	KSM	01/25/2023	RESUBMISSION TO TOWN
A	KSM	12/13/2022	SUBMISSION TO TOWN FOR SITE PLAN REVIEW

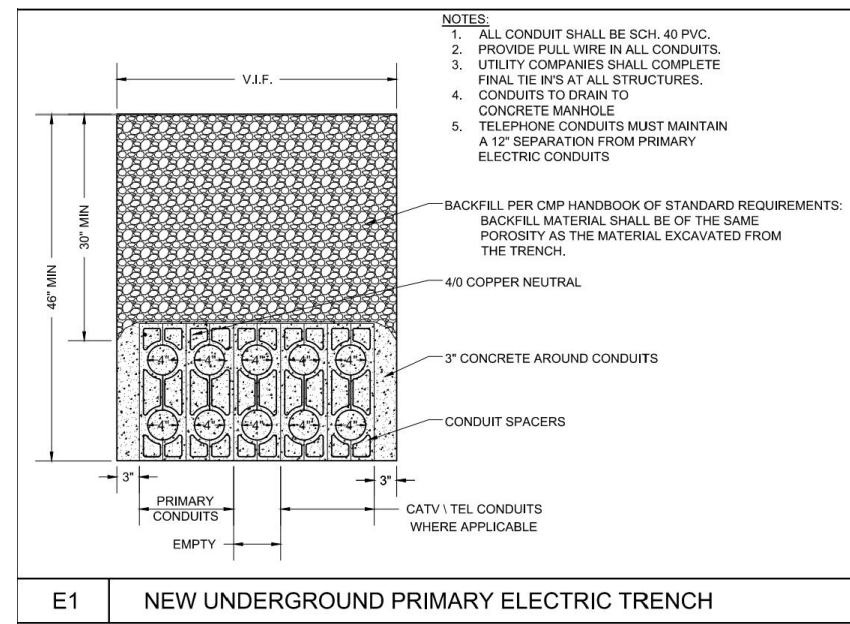
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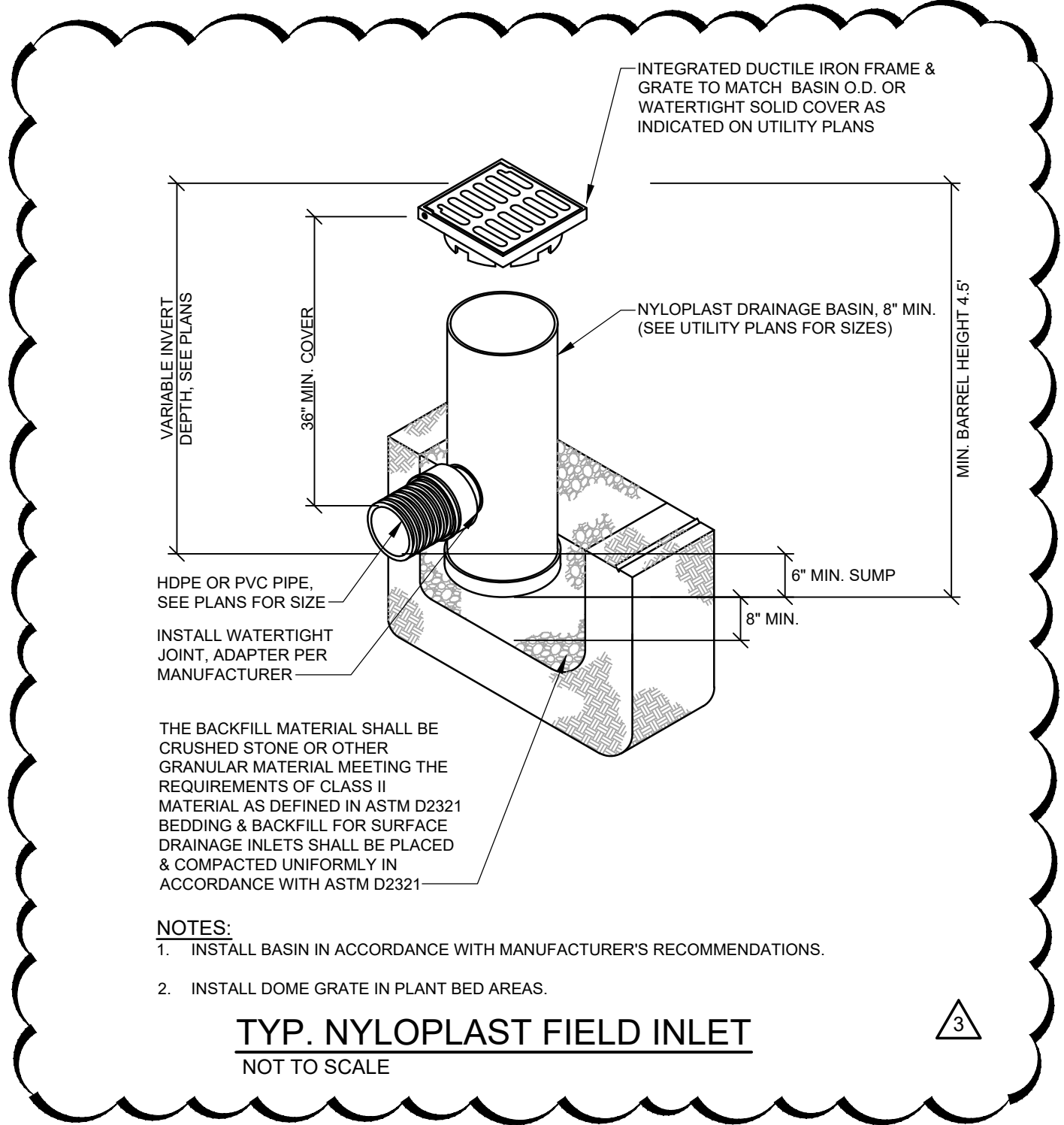
DETAILS
OF:
JUSTIN'S WAY EMPLOYEE ENTRANCE
95 MAIN STREET
FREEPORT, ME
FOR:
L.L. BEAN, INC.
15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	08/29/2023
SCALE	AS NOTED
PROJECT	93219-10

SHEET 8 OF 9



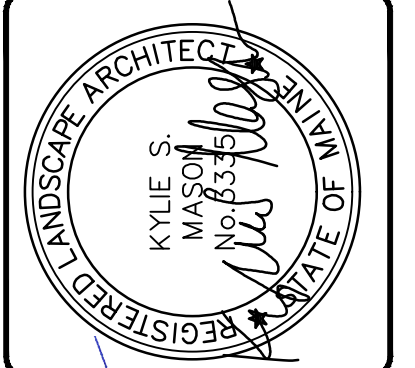
NEW UNDERGROUND PRIMARY ELECTRIC TRENCH
NOT TO SCALE



TYP. NYLOPLAST FIELD INLET
NOT TO SCALE

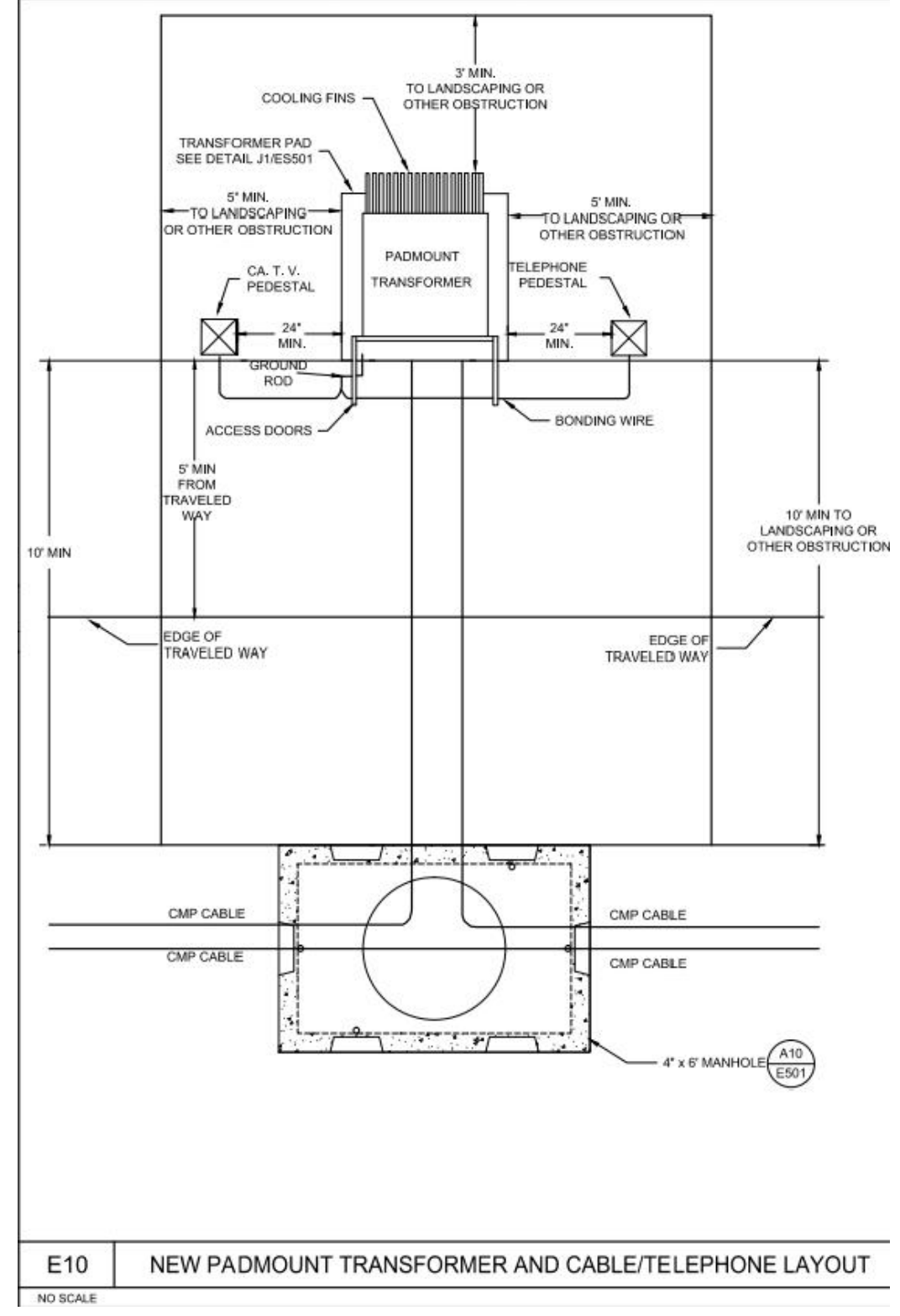
PROJECT NOTE

THIS PROJECT WAS PREVIOUSLY APPROVED ON MARCH 15, 2023. AREAS WITHIN REVISION CLOUD(S) NUMBER 3 DENOTE REQUESTED CHANGES FOR CONSTRUCTION AND APPROVAL AMENDMENT. ALL OTHER AREAS ARE PREVIOUSLY APPROVED, UNDER CONSTRUCTION, AND UNCHANGED.

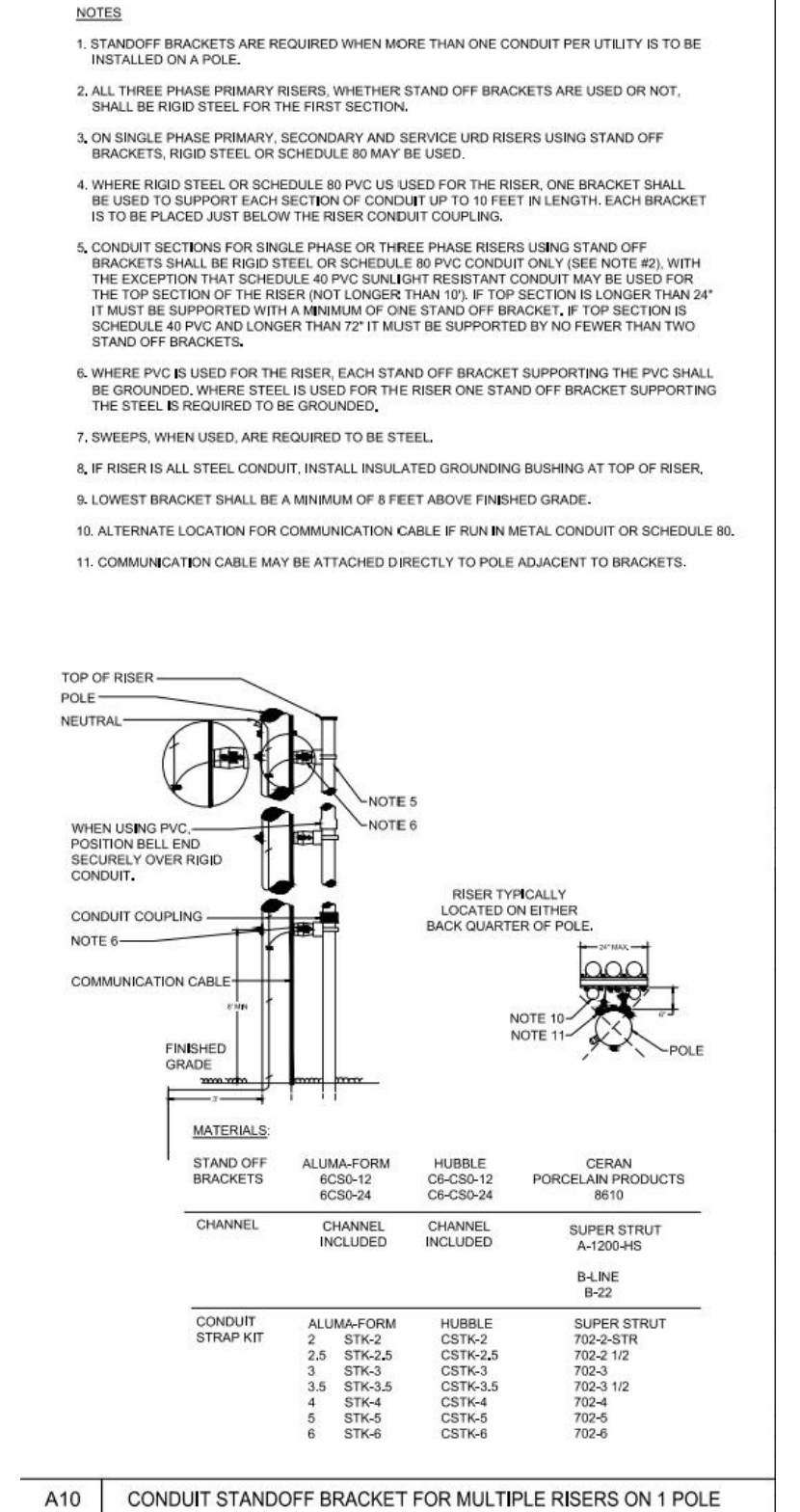


SUBMISSION TO TOWN FOR SITE PLAN AMENDMENT	
DATE	09/18/2023
REVISION	AS - REDESIGN OF ENTRYWAY
DATE	06/14/2023
REVISION	UPDATE SIZE OF GENERATOR AND GENERATOR PAD
DATE	02/28/2023
REVISION	REMOVED DETAIL IN RESPONSE TO RF-18
DATE	02/09/2023
REVISION	RESUBMISSION TO TOWN
DATE	01/25/2023
REVISION	RESUBMISSION TO TOWN
DATE	12/13/2022
REVISION	SUBMISSION TO TOWN FOR SITE PLAN REVIEW
REV. BY	DATE
STATUS:	

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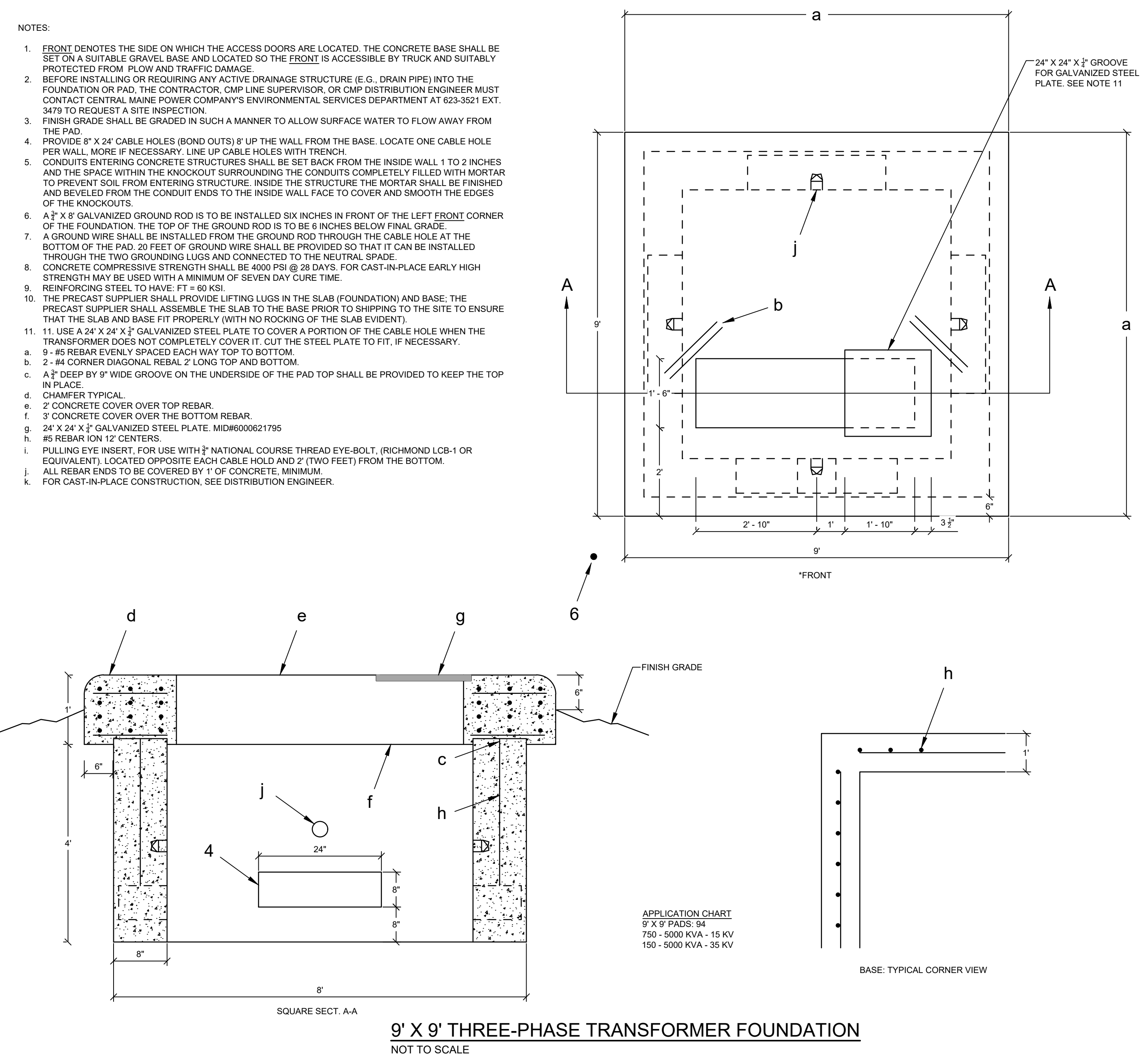


NEW PADMOUNT TRANSFORMER AND CABLE/TELEPHONE LAYOUT
NOT TO SCALE



CONDUIT STANDOFF BRACKET FOR MULTIPLE RISERS ON 1 POLE
NOT TO SCALE

- NOTES:**
- FRONT DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE CONCRETE BASE SHALL BE SET ON A SUITABLE GRAVEL BASE AND LOCATED SO THE FRONT IS ACCESSIBLE BY TRUCK AND SUITABLY PROTECTED FROM FLOW AND TRAFFIC DAMAGE.
 - BEFORE INSTALLING OR REQUIRING ANY ACTIVE DRAINAGE STRUCTURE (E.G., DRAIN PIPE) INTO THE FOUNDATION OR PAD, THE CONTRACTOR, CMP LINE SUPERVISOR, OR CMP DISTRIBUTION ENGINEER MUST CONTACT CENTRAL MAINE POWER COMPANY'S ENVIRONMENTAL SERVICES DEPARTMENT AT 623-3521 EXT. 3479 TO REQUEST A SITE INSPECTION. FINISH GRADE SHALL BE GRADED IN SUCH A MANNER TO ALLOW SURFACE WATER TO FLOW AWAY FROM THE PAD.
 - PROVIDE 8" X 24" CABLE HOLES (BOND OUTS) 8" UP THE WALL FROM THE BASE. LOCATE ONE CABLE HOLE PER WALL, MORE IF NECESSARY. LINE UP CABLE HOLES WITH TRENCH.
 - CONDUITS ENTERING CONCRETE STRUCTURES SHALL BE SET BACK FROM THE INSIDE WALL 1 TO 2 INCHES AND THE SPACE WITHIN THE KNOCKOUT SURROUNDING THE CONDUITS COMPLETELY FILLED WITH MORTAR TO PREVENT SOIL FROM ENTERING STRUCTURE. INSIDE THE STRUCTURE THE MORTAR SHALL BE FINISHED AND BEVELED FROM THE CONDUIT ENDS TO THE INSIDE WALL FACE TO COVER AND SMOOTH THE EDGES OF THE KNOCKOUTS.
 - A 3/4" X 8" GALVANIZED GROUND ROD IS TO BE INSTALLED SIX INCHES IN FRONT OF THE LEFT FRONT CORNER OF THE FOUNDATION. THE TOP OF THE GROUND ROD IS TO BE 6 INCHES BELOW FINAL GRADE.
 - A GROUND WIRE SHALL BE INSTALLED FROM THE GROUND ROD THROUGH THE CABLE HOLE AT THE BOTTOM OF THE PAD, 20 FEET OF GROUND WIRE SHALL BE PROVIDED SO THAT IT CAN BE INSTALLED THROUGH THE TWO GROUNDING LUGS AND CONNECTED TO THE NEUTRAL SPADE.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI @ 28 DAYS. FOR CAST-IN-PLACE EARLY HIGH STRENGTH MAY BE USED WITH A MINIMUM OF SEVEN DAY CURE TIME.
 - REINFORCING STEEL TO HAVE: FT = 60 KSI
 - THE PRECAST SUPPLIER SHALL PROVIDE LIFTING LUGS IN THE SLAB (FOUNDATION) AND BASE. THE PRECAST SUPPLIER SHALL ASSEMBLE THE SLAB TO THE BASE PRIOR TO SHIPPING TO THE SITE TO ENSURE THAT THE SLAB AND BASE FIT PROPERLY (WITH NO ROCKING OF THE SLAB EVIDENT).
 - USE A 24" X 24" X 1/2" GALVANIZED STEEL PLATE TO COVER A PORTION OF THE CABLE HOLE WHEN THE TRANSFORMER DOES NOT COMPLETELY COVER IT. CUT THE STEEL PLATE TO FIT, IF NECESSARY.
 - A 2" X 4" CORNER DIAGONAL REBAR 2' LONG TOP AND BOTTOM.
 - A 3/4" DEEP BY 9" WIDE GROOVE ON THE UNDERSIDE OF THE PAD TOP SHALL BE PROVIDED TO KEEP THE TOP IN PLACE.
 - CHAMFER TYPICAL.
 - 2" CONCRETE COVER OVER TOP REBAR.
 - 3" CONCRETE COVER OVER THE BOTTOM REBAR.
 - 24" X 24" X 1/2" GALVANIZED STEEL PLATE. MIDW600621795
 - #5 REBAR 12" CENTERS.
 - PULLING EYE INSERT, FOR USE WITH 3" NATIONAL COURSE THREAD EYE-BOLT, (RICHMOND LCB-1 OR EQUIVALENT), LOCATED OPPOSITE EACH CABLE HOLD AND 2' (TWO FEET) FROM THE BOTTOM.
 - ALL REBAR ENDS TO BE COVERED BY 1" OF CONCRETE, MINIMUM.
 - FOR CAST-IN-PLACE CONSTRUCTION, SEE DISTRIBUTION ENGINEER.



9' X 9' THREE-PHASE TRANSFORMER FOUNDATION
NOT TO SCALE



DETAILS
 OF:
JUSTIN'S WAY EMPLOYEE ENTRANCE
 95 MAIN STREET
 FREEPORT, ME
 FOR:
L.L. BEAN, INC.
 15 CASCO STREET
 FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	08/29/2023
SCALE	AS NOTED
PROJECT	93219-10

UST-FS01:detail\Project\93219-10\DWG\Design\PHASE 2 - JUSTIN'S WAY\0219-10.Dwg - 9/18/2023 3:52 PM - CALVIN CONANT