



Site Plan Application Retail Campus Improvements

Prepared for
L.L. Bean, Inc.
15 Casco Street
Freeport, Maine 04032

Prepared by
Sebago Technics
75 John Roberts Rd.
South Portland, ME 04106

March 2024
93219-10



March 20, 2024
93219-10

Ms. Caroline Pelletier
Town Planner
30 Main Street
Freeport, ME 04032

Site Plan Review – Retail Campus Improvements
L.L.Bean, Inc., Freeport

Dear Caroline:

On behalf of L.L.Bean, Inc., Sebago Technics Inc. is pleased to submit the attached Major Site Plan Application and Design Review Certificate submittal for review. The applicant proposes improvements to the L.L.Bean, Inc. retail campus, including renovation of the Flagship Building. The proposed project area is in the Village Commercial (VC-1) zone. The Flagship Entrance and Main Campus corridor are located within the Design Review District, and improvements and alterations are proposed for a “B” rated structure within the existing Flagship Building. The Design Review certificate, as required by ordinance for the demolition, renovation, and construction of the new Flagship building improvements, was previously filed under separate cover and publicly noticed over four (4) months ago in accordance with the Town’s Design Review Ordinance.

The proposed project improvements occur across the retail campus but the majority of the development will be in the area of the southern façade of the Flagship Store and the correlating area of the upper plaza and park space adjacent to the Flagship Store’s main entrance.

The proposed development includes the redesign of a large portion of the Flagship Store’s southern façade including the relocation of the main entrance east along the façade and the closing of the existing entrance in the Boot Plaza. The façade redesign will use materials and colors matching the existing design of the retail campus. The entrance will feature a faux wood overhang and a new sign to call out the new entryway along the redesigned façade. The new main entrance will be further called out by a redesign of the campus plaza.

The proposed redevelopment of the campus plaza requires the existing Moose Parking Lot and eastern area of Morse Street to be demolished. Morse Street will be rerouted and extended to make a drop off loop exiting into the existing Black Bear Parking Lot. Accessible parking from the Moose Parking Lot will be relocated to the existing Coyote Parking Lot. The area of the existing Moose Parking Lot will be turned into a park space designed to interconnect with the existing interior park and lawn area. The existing lawn area is to be extended east to match the curve of the proposed drop off loop. Special attention has been given to the improvement of pedestrian and vehicle circulation within the retail campus and its interconnection with the

Town's Village Commercial District. Pedestrian plazas, landscape areas, and park space will strengthen connections between the new main entrance to the flagship store, the park space, and the surrounding retail developments along Main Street.

Changes to the existing site stormwater requirements will be minimal given the proposed decrease of impervious area. A minor revision to the site's existing Site Location of Development permit with the Maine Department of Environmental Protection will be filed subsequently. The applicant has provided a copy of the stormwater narrative and exhibits provided to the Maine Department of Environmental Protection.

We look forward to discussing these proposed improvements with the Project Review Board at the next meeting in more detail. Upon reviewing this application, please reach out with any questions or requests for additional information. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Kylie S. Mason". The signature is written in a cursive, flowing style.

Kylie S. Mason, R.L.A., LEED-AP
Chief Operations Officer
Maine Licensed Landscape Architect

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Exhibit 1

Application/Checklist/Letter of Authorization



**Town of Freeport
Planning Department
30 Main Street
Freeport, ME 04032
(207) 865-4743 ext. 107**

1. SUBMISSIONS

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

2. ABUTTERS

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

3. FEES

Refer to current fee schedule.

**Town of Freeport
Planning Department**

Application for Review

Project Type: (check all applicable)

_____ Site Plan Review _____ Design Review Certificate _____ Subdivision
_____ Zoning Ordinance Amendment _____ Other (please explain) _____

Name of Project: _____

Proposed Use of Property: _____

1) Applicant Information:

Name: _____ Tel: _____
(If a Company, provide name of person also)

Address: _____

Email: _____

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No

If yes, please explain: _____

4) Property Information:

Present Use of Property _____

Location: Street Address _____

Assessor's Office Map: _____

Lot: _____

Size of Parcel (acres): _____

Zoning District (s): _____

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: _____

6) Other Information:

Proposed # of Buildings: _____ Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: _____ Tel: _____

Address: _____

Email: _____

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ **Abutter Fee:** \$ _____

Submission: *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.



DATE

SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Town of Freeport
Site Plan Review Submission Checklist – Larger Projects
Per Section 602 of the Freeport Zoning Ordinance

Submission Requirements: When the owner of the property or authorized agent makes formal application for Site Plan Review, the application for the Site Plan or an amendment to an approved plan shall contain at least an application, a deed for the property, plans, building elevations, and a cover letter. More details on each of these items are listed below. The Town Planner shall make an initial review of the application to determine if it is complete.

Requirement	Check if included	If the item has not been included with the submission, a waiver must be requested. Please explain the reason:
Application: A fully executed and signed copy of the application for Site Plan Review. The application form will be provided by the planning department.	X	
Deed: A copy of the recorded deed for the property. If the applicant is not the property owner a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out.	X	
Cover letter: A cover letter explaining the project should include details on any proposed construction or change of use that can't be explained by the plans. The cover letter should also list other local, state, or federal permits or licenses that will be required. If applicable, the cover letter should include the applicant's intent for ownership of the open space.	X	
Plans: At least twelve (12) copies of a site plan drawn at a scale sufficient to allow review under the Criteria and Standards of section (G) of Section 602, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development and twelve (12) copies of the plan on 11 X 17" size sheets. All plan sheets must also be submitted electronically in a pdf format. All plans shall include the following information:	X	
a. Owner's name, address and signature;	X	
b. <u>Boundaries</u> of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time;	X	The applicant is submitting an overall boundary plan for the immediate retail campus
c. The <u>bearings and distances</u> of all property		

lines, and easements and the location of the adjacent right-of-way. A formal survey is recommended for new developments; however, the Project Review Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries;	X	
d. <u>Zoning classification(s)</u> of the property and the location of Zoning District boundaries if the property is located in two or more Zoning Districts;	X	
e. The <u>lot area</u> of the parcel and the <u>road frontage</u> ;	X	
f. The <u>location, size, and type of all existing and proposed buildings</u> and structures (including size and height) and:	X	
<i>the setbacks from property lines,</i>	X	
<i>driveways</i>	X	
<i>sidewalks</i>	X	
<i>parking spaces</i>	X	
<i>loading areas</i>	n/a	none are proposed
<i>open spaces</i>	n/a	none are proposed
<i>large trees</i>	X	
<i>open drainage courses</i>	n/a	none are proposed
<i>signs</i>	X	
<i>exterior lighting</i>	X	
<i>service areas</i>	n/a	none are proposed
<i>easements</i>	X	
<i>landscaping</i>	X	
Developments proposed on land that hasn't been previously developed, redevelopment of property, and or significant expansion shall also include the following information. The Town Planner may determine what additional information will need to be submitted. The Project Review Board may require additional information or may waive the additional submission requirements required by the Town Planner.		
g. Sketch map showing general location of the site within the town;	X	
h. The location of all <u>buildings within 150 feet</u> of the parcel to be developed and the location of <u>intersecting roads or driveways within 200 feet</u> of the parcel;	X	
i. Existing and proposed <u>topography</u> of the site at two foot contour intervals if major changes to the existing topography are being proposes;	X	
j. A <u>stormwater drainage</u> plan showing: (1) the existing and proposed method		Due to insignificant changes to drainage conditions, a stormwater drainage plan has not been included

of handling stormwater run-off;		
(2) the direction of flow of the run-off through the use of arrows;	X	
(3) the location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers;	X	
(4) engineering calculations used to determine the increased rate of drainage based upon the pre and post development conditions of a two year, ten (10) year and twenty-five (25) year storm frequency. The drainage plan shall result in no increase to the rate of off site-drainage from the pre-development rate.		Due to the minimal change in impervious area and existing stormwater control devices on the site, no significant changes to off site drainage conditions are anticipated. Runoff from all increased impervious cover will be collected and treated by L.L. Bean's existing bio-retention basin(s) and detention ponds.
(5) Plan for maintaining and/or improving stormwater quality. Retention of the first one-half inch of run-off from a storm event for 24 hours may be required.		Not submitted - Due to the minimal change in impervious area and existing stormwater control devices on the site, see Exhibit 7
(6) Compliance with Section 529.4, if applicable.	X	DEP stormwater permit not required, see Exhibit 7
k. A <u>utility plan</u> showing provisions for water supply and waste water disposal, including the size and location of all piping, holding tanks, leach fields, etc., and showing the location and nature of any solid waste collection facility and all electrical, telephone and any other utility services to be installed on the site. Impact on groundwater shall be evaluated. All utilities shall be underground whenever feasible as determined by the Project Review Board.	X	
l. <u>Lighting</u> showing the location, type, radius and intensity in foot candles of all exterior lighting, including sidewalk lighting in the Village Commercial 1 and 2 Districts.	X	
m. A <u>landscaping</u> schedule keyed to the site plan and indicating the varieties, sizes, and the locations of trees, shrubs, plants and any other landscaping elements to be retained or to be planted or placed on the site. It should include proposed methods of protecting existing trees and growth	X	

during and after construction.		
n. If a new entrance is proposed; <u>sight distances</u> at the entrance is required in both directions	n/a	No new entrance is proposed
o. <u>Building elevations</u> : For new building construction, building elevation drawings of all sides of the building including the description of type, color, and texture of all buildings.	X	
p. Estimated <u>peak-hour traffic</u> to be generated by the proposal.	n/a	proposed project will not impact existing traffic movement
q. The <u>type and size of all permanent machinery</u> likely to generate appreciable noise at the lot lines.	X	
r. The amount and type of any raw, finished <u>or waste materials to be stored</u> outside of roofed buildings, including their physical and chemical properties, if applicable.	n/a	No raw, finished, or waste material will be stored outside of the building
s. A <u>list of construction items</u> that will be included in the performance guarantee and the estimated or actual cost of completing those items.		will be provided under separate cover
t. Provisions for <u>maintenance agreements</u> of all common areas, if applicable.	n/a	no common areas proposed
u. <u>Condominium declarations</u> , if applicable, including, but not limited to, organization of the homeowners' association and provisions for maintenance of common areas.	n/a	

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	L.L.Bean, Inc. Casco Street, Freeport, ME 04033		
PROPERTY DESCRIPTION	Physical Address	Casco Street Freeport, ME 04033	Map	
			Lot	
APPLICANT'S AGENT INFORMATION	Name	Kylie S. Mason, RLA, LEED-AP		
	Phone	207-200-2071	Business Name & Mailing Address	75 John Roberts Road, Suite 4A South Portland, ME 04106

Said agent(s) may represent me/us before Town of Freeport Planning Board and the State Department of Environmental Protection to expedite and complete the approval of the proposed development for this parcel.

David Lockman 5-3-19

APPLICANT SIGNATURE DATE

David Lockman
Director of Real Estate &
Construction

PLEASE TYPE OR PRINT NAME HERE

Kylie S. Mason 5-6-2019

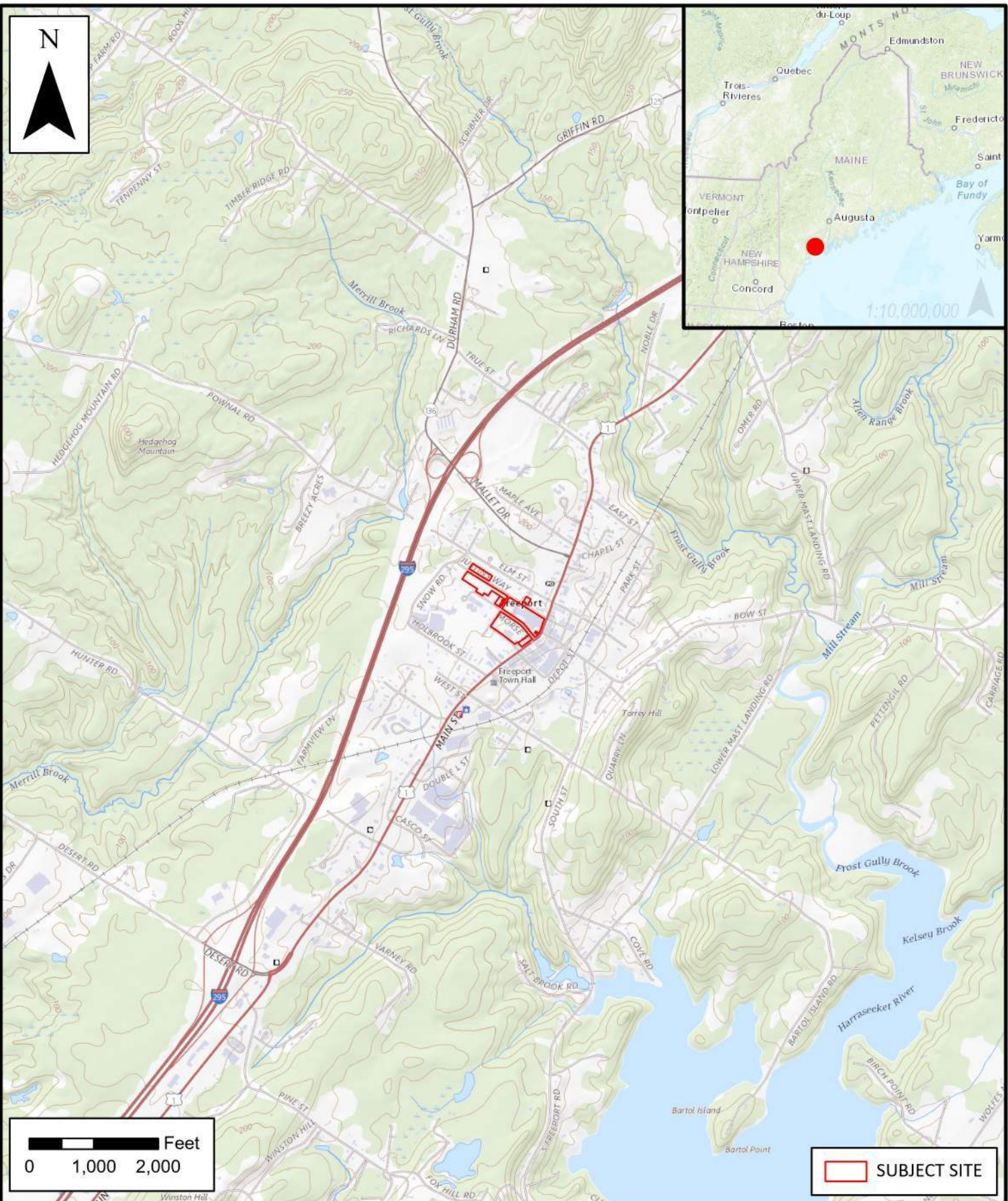
APPLICANT'S AGENT SIGNATURE DATE

KYLIE S. MASON *Site*

PLEASE TYPE OR PRINT NAME HERE

Exhibit 2

Locus Map



SEBAGO
TECHNICS

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

LOCATION MAP
LL BEAN, INC

LOCATION:

JUSTIN'S WAY
FREEPORT, ME

INFORMATION:

MAINE GEOLIBRARY
USGS QUADRANGLE

SCALE: 1:24,000

DATE: 9/22/2022

Exhibit 3

Section 602 F. Criteria and Standards

Exhibit 3 Section 602F. Criteria of Standards

a. Preservation of Landscape

The proposed project has been designed to be in keeping with the existing retail campus. There are minor landscaping improvements proposed as part of the project across the retail campus. The landscape plan has been selected to reflect four seasons of interest in the Northeast, by using a mix of deciduous and evergreen Maine native and endemic plant species. The multiple seasons of interest will include bright fall colors, evergreen plantings for a strong winter interest, and flowering shrubs and trees during the spring and summer months. Impacts to existing landscape, as well as proposed new landscaping, can be seen on the Demolition Plan and Landscaping Plan respectively.

b. Relation of Proposed Buildings to the Environment

The proposed improvements are in keeping with the surrounding area. Please see the plan set.

c. Vehicular Access

The proposed improvements will not change vehicular access to the site. Please see the plan set.

d. Parking and Circulation

The proposed improvements have been designed to allow for practical and safe circulation of vehicle and pedestrian traffic. The proposed project will improve pedestrian and vehicle circulation across the campus. Please see the plan set.

e. Surface Water Drainage

Adequate provisions have been made for surface drainage on the site. No significant changes to surface runoff conditions are anticipated as part of the proposed site improvements. The approximate decrease in impervious coverage on the site is $\pm 15,024$ SF. Due to the minor decrease in impervious area and adequacy of the existing drainage system, no stormwater management plan has been submitted for this project.

f. Utilities

The existing water service and usage will not be impacted by the project. Please see the Grading and Utility Plans in the attached plan set for utility placement associated with the site improvements.

g. Advertising Features

The proposed improvements include new signage on the Flagship Store façade and Main Street Frontage. New signs will be located above the proposed entrances. Please see the Site Plans in the attached plan set for sign locations and sign layouts included as part of this submittal as Exhibit 11.

h. Special Features

The proposed improvements do not include any exposed storage areas, exposed machinery installations, service areas, or truck loading areas. Please see the plan set.

i. Exterior Lighting

All exterior lighting has been designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impacts on neighboring properties and public ways. Lighting product information has been included as part of this submittal as Exhibit 9. Please see the lighting plan included in the plan set for additional information.

j. Emergency Vehicle Access

The proposed improvements along Main Street will not result in impacts to the convenient and safe access of emergency vehicles to all buildings and structures. Please see the attached Site Plan(s).

k. Landscaping

Careful attention was given to the proposed landscaping. The landscape plan has been selected to reflect four seasons of interest in the Northeast, by using a mix of deciduous and evergreen Maine native and endemic plant species. The multiple seasons of interest will include bright fall colors, evergreen plantings for a strong winter interest, and flowering shrubs and trees during the spring and summer months. Please see the landscaping plans included as part of the plan set.

l. Environmental Consideration

The proposed project will not result in negative impacts to the surrounding waterways, wildlife, wildlife habitat, archaeological or historic resources. The proposed project involves the redevelopment of previously developed areas.

Exhibit 4

Water/Sewer

Exhibit 4: Water/Sewer

The proposed amendment will not result in an increased use of water or sewer. The proposed improvements do not involve additional bathrooms, there will be no increase in the number of employees utilizing the facilities, and there will be no increase in the overall usage at the retail campus.

Exhibit 5

Right, Title, or Interest

Exhibit 5: Right, Title, Interest

The applicant owns the parcel located at 95 Main Street as outlined in deed Book 39892, Page 291 in the Cumberland County Registry of Deeds.

Please see this Exhibit for a copy of the deed.

CONFIRMATORY AND SUPPLEMENTARY QUITCLAIM DEED
STATUTORY SHORT FORM
TITLE 33, §775

L. L. Bean, Inc., a Maine corporation, with a mailing address of Casco Street, Freeport, Maine 04033, releases to L. L. Bean, Inc., a Maine corporation, with a mailing address of Casco Street, Freeport, Maine 04033, certain lots or parcels of land situated in the Town of Freeport, County of Cumberland, and State of Maine, as described in **Exhibit A** attached hereto and made a part hereof.

This deed is given without additional consideration and without changing ownership or ownership interest, to confirm and supplement the following previously recorded deeds:

- a) Deed of Debra J. Lausier to L. L. Bean, Inc. dated October 31, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11694, Page 178.
- b) Deed of Debra J. Lausier to L. L. Bean, Inc. dated July 17, 1992, and recorded at the Cumberland County Registry of Deeds in Book 10182, Page 137;
- c) Deed of Pauline F. Reynolds to L. L. Bean, Inc. dated September 23, 1970, and recorded at the Cumberland County Registry of Deeds in Book 3145, Page 385;
- d) Deed of Leon L. Bean to L. L. Bean, Inc. dated July 1, 1965, and recorded at the Cumberland County Registry of Deeds in Book 2907, Page 176;
- e) Deed of Leon L. Bean to L. L. Bean, Inc. dated July 19, 1947, and recorded at the Cumberland County Registry of Deeds in Book 1880, Page 50;
- f) Deed of Thelma G. Snow to L. L. Bean, Inc. dated April 13, 1968, and recorded at the Cumberland County Registry of Deeds in Book 3037, Page 804;
- g) Deed of Freeport Veterans, Inc. to L. L. Bean, Inc. dated October 19, 1949, and recorded at the Cumberland County Registry of Deeds in Book 1977, Page 320;
- h) Deed of John W. Skillin, Beth D. Hill, and Laura H. Skillin to L. L. Bean, Inc. dated January 11, 1982, and recorded at the Cumberland County Registry of Deeds in Book 4907, Page 258;
- i) Deed of Lois Van Pelt-Marki to L. L. Bean, Inc. dated April 1, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11377, Page 167;
- j) Deed of Maureen A. Babicki to L. L. Bean, Inc. dated January 9, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9997, Page 53;

- k) Deed of Hazel M. Bean, Claire L. Bean, Barbara B. Gorman, and H. June Bean to L. L. Bean, Inc. dated May 28, 1951, and recorded at the Cumberland County Registry of Deeds in Book 2046, Page 403;
- l) Deed of Isaac S. Skillin to L. L. Bean, Inc. dated October 1, 1952, and recorded at the Cumberland County Registry of Deeds in Book 2236, Page 21;
- m) Deed of Carlene J. Stairs to L. L. Bean, Inc. dated December 21, 1993, and recorded at the Cumberland County Registry of Deeds in Book 11220, Page 159;
- n) Deed of Mary E. Dolloff and Harold E. Dolloff to L. L. Bean, Inc. dated July 2, 1985, and recorded at the Cumberland County Registry of Deeds in Book 6811, Page 197;
- o) Deed of Jane Geelhoed to L. L. Bean, Inc. dated November 29, 1991, and recorded at the Cumberland County Registry of Deeds in Book 9813, Page 182;
- p) Deed of Clifford Condon to L. L. Bean, Inc. dated May 8, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11914, Page 10;
- q) Deed of Theohome Realty to L. L. Bean, Inc. dated December 12, 1962, and recorded at the Cumberland County Registry of Deeds in Book 2722, Page 363;
- r) Deed of J. Edward Davis and William Shirley Davis Sr. to L. L. Bean, Inc. dated August 20, 1963, and recorded at the Cumberland County Registry of Deeds in Book 2774, Page 380;
- s) Deed of B&J Realty Partnership to L. L. Bean, Inc. dated June 1, 2007, and recorded at the Cumberland County Registry of Deeds in Book 25220, Page 111;
- t) Deed of Melodee G. MacKinnon and Brad R. MacKinnon to L. L. Bean, Inc. dated August 10, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11600, Page 157.
- u) Deed of Hazel M. Bean to L. L. Bean, Inc. dated May 27, 1957, and recorded at the Cumberland County Registry of Deeds in Book 2355, Page 195;
- v) Deed of Lyla E. St. Louis to L. L. Bean, Inc. dated January 17, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11800, Page 130;
- w) Deed of Dennis E. Daniel and Ruth N. Daniel to L. L. Bean, Inc. dated January 10, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9997, Page 65;
- x) Deed of Blanche L. Roberts to L. L. Bean, Inc. dated July 25, 1980, and recorded at the Cumberland County Registry of Deeds in Book 4639, Page 14;

- y) Deed of Lester Hughes and Kathleen J. Hughes to L. L. Bean, Inc. dated June 1, 1970, and recorded at the Cumberland County Registry of Deeds in Book 3129, Page 175;
- z) Deed of Mobil Oil Corporation to L. L. Bean, Inc. dated March 13, 1972, and recorded at the Cumberland County Registry of Deeds in Book 3221, Page 291;
- aa) Deed of Louis S. Bailey, Jr. and Alice I. Bailey to L. L. Bean, Inc. dated August 25, 1982, and recorded at the Cumberland County Registry of Deeds in Book 5018, Page 2;
- bb) Deed of Jose E. Chang and Nancy L. Chang to L. L. Bean, Inc. dated April 28, 1977, and recorded at the Cumberland County Registry of Deeds in Book 4012, Page 50;
- cc) Deed of Sabra C. Burdick to L. L. Bean, Inc. dated January 21, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9955, Page 286;
- dd) Deed of Jane G. Hall to L. L. Bean, Inc. dated December 19, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11764, Page 86;
- ee) Deed of James D. Donoghue and Carrie P. Donoghue to L. L. Bean, Inc. dated September 22, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11642, Page 161;
- ff) Deed of Harold L. Morse to L. L. Bean, Inc. dated September 9, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12719, Page 45;
- gg) Deed of Linda Barrett to L. L. Bean, Inc. dated September 20, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12770, Page 115;
- hh) Clerk's Certificate dated August 26, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12707, Page 145; and Order dated January 15, 1997, and recorded at the Cumberland County Registry of Deeds in Book 12919, Page 127;
- ii) Deed of Robert F. Fusselman and Susan M. Fusselman to L. L. Bean, Inc. dated February 24, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11832, Page 165;
- jj) Town of Freeport Discontinuance Order dated August 19, 2008, and recorded at the Cumberland County Registry of Deeds in Book 26325, Page 44; and

This deed has been executed, delivered, accepted and recorded in the Cumberland County Registry of Deeds by L. L. Bean, Inc. to itself for the purpose of placing of record a metes and bounds description of a single lot comprised all the abutting lots acquired by L. L. Bean, Inc. by

virtue of the deeds referred to above, it being L. L. Bean, Inc.'s intent that said abutting lots shall be merged and hereafter be deemed a single parcel for assessment for real estate taxes and for zoning purposes.

DATED: December 12, 2022

L. L. Bean, Inc.

By: *George A Mayo*
George A. Mayo
Its: Vice President Facilities

STATE OF MAINE
COUNTY OF CUMBERLAND

December 12, 2022

Then personally appeared George A. Mayo, Vice President Facilities of L. L. Bean, Inc., and acknowledged the foregoing instrument to be his free and deed in his capacity and the free act and deed of said corporation.

Before me,

Beth B LeBlanc
Notary Public/Attorney at Law
Beth B. LeBlanc
(Print Name)



Exhibit A
L. L. Bean Property Description

A certain lot or parcel of land located on the northwesterly side of Main Street in the Town of Freeport, County of Cumberland, State of Maine and being depicted on a plan titled "Existing Conditions Plan of L.L. Bean Retail Campus, 95 Main Street, Freeport, Maine for Record Owner L.L. Bean, Inc., 15 Casco Street, Freeport, Maine, 04033" dated January 28, 2022 and revised through August 17, 2022 by Sebago Technics Inc., and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly side of Main Street at the intersection with the southwesterly side of Justin's Way;

Thence S 20°16'35" W, along Main Street, a distance of 282.12 feet;

Thence S 56°02'55" W, along Main Street, a distance of 96.24 feet to land now or formerly of Down East Energy Corp. as described in a deed recorded at the Cumberland County Registry of Deeds ("CCRD") in Book 6201, Page 308;

Thence N 37°11'51" W, along land now or formerly of Down East Energy Corp., a distance of 85.36 feet; Thence S 52°20'20" W, along land now or formerly of Down East Energy Corp., a distance of 20.19 feet;

Thence S 54°49'32" W, along land now or formerly of Down East Energy Corp., a distance of 206.56 feet to land now or formerly of the Town of Freeport as described in a deed recorded at the CCRD in Book 2820, Page 129;

Thence N 43°48'13" W, along land now or formerly of the Town of Freeport, a distance of 15.17 feet;

Thence S 55°11'41" W, along land now or formerly of the Town of Freeport, a distance of 60.06 feet to the northerly sideline of Nathan Nye Street;

Thence N 44°01'09" W, along Nathan Nye Street, a distance of 69.26 feet;

Thence N 53°03'21" W, along Nathan Nye Street, a distance of 286.16 feet, being S 55°49'34" E, a distance of 0.48 feet from a granite monument found;

Thence N 33° 27' 12" E, along Nathan Nye Street, a distance of 6.94 feet;

Thence N 56°29'35" W, along Nathan Nye Street a distance of 99.78 feet to the south easterly sideline of Cross Street;

Thence N 33°30'22" E, along Cross Street, a distance of 525.27 feet;

Thence along a tangential circular curve concave to the south, Cross Street, and Justin's Way as defined by the following curve elements: having a radius of 15.00 feet, an arc length of 22.85 feet and a chord which bears N 77°08'43" E, with a chord length of 20.70 feet;

Thence S 59°13'08" E, along Justin's Way, a distance of 131.82 feet; Thence S 57°06'13" E, along Justin's Way, a distance of 339.22 feet;

Thence S 60° 38' 48" E, along Justin's Way a distance of 139.78 feet to the Point of Beginning.

Subject to a 10 foot wide water pipe line easement to the Town of Freeport as described in deeds recorded at the CCRD in Book 2370, Page 369, and in Book 1086, Page 351

Subject to a public utility easement in the former location of Morse Street which was discontinued. Said discontinuance is recorded at the CCRD in Book 26325, Page 44.

Basis of bearing is Grid North, Maine State Plane Coordinate System West Zone 1802, NAD83.

Reference is made to a plan titled "Existing Conditions Plan of L.L. Bean Retail Campus, 95 Main Street, Freeport, Maine for Record Owner L.L. Bean, Inc., 15 Casco Street, Freeport, Maine, 04033" dated January 28, 2022 and revised through August 17, 2022 by Sebago Technics Inc.

Exhibit 6

State Agency Review

Exhibit 6: State Agency Review

The proposed project involves improvements to previously developed parcels that have been reviewed by the Maine Historic Preservation Commission (MHPC), Maine Inland Fisheries and Wildlife, and the Maine Natural Areas Program. Given the nature of the project and the project site updated reviews were not requested.

Exhibit 7

Stormwater Management

Exhibit 7: Stormwater Management Report

The site currently contains an extensive closed stormwater drainage system that collects runoff throughout the L.L. Bean retail site that will remain mostly undisturbed.

Please see this Exhibit for a Stormwater Memorandum.



Memorandum

To: Town of Freeport Staff & Planning Board

From: Kendra J. Ramsell, EI, *Senior Civil Engineer*
Paul D. Ostrowski, PE, *Senior Project Engineer*

Date: March 20, 2024

Subject: L.L. Bean Flagship Retail Campus Improvements – Stormwater Management

This memo has been prepared to address the potential impacts associated with the project due to the proposed modification in stormwater runoff characteristics and land cover changes. The narrative below outlines the site changes that will occur with the redevelopment of the L.L. Bean Flagship Retail Store Campus as well as changes that will occur with the Main Street improvements.

Existing Condition

The L.L. Bean Flagship Retail Store is located on the corner of Justin's Way and Main Street in Freeport, Maine. The subject parcel is identified as Lot 64-ETC on Town of Freeport Map 11 and is roughly 7.83 acres in size.

The center of the campus consists of one parking lot, a grassed plaza area with walkways, and a brick plaza area. Stormwater runoff from the grassed plaza and parking lot generally drains west, and enters the municipal stormdrain system within Cross Street and eventually to Justin's Way; Justin's Way discharges to (2) stormwater detention & treatment ponds northeast of the retail center. The ponds then discharge southwesterly towards Justin's Way through a culvert. The ponds are tributary to the Cousin's River watershed via Merrill Brook, which is not considered an Urban Impaired Watershed per Maine Department of Environmental Protection (MDEP) Chapter 502. The plaza area north of Ben & Jerry's and the Maine Organic Marketplace drain southwesterly towards Nathan Nye Street through a series of catch basins and inlets. The stormwater infrastructure within Nathan Nye Street conveys stormwater to Main Street, which then drains to the Harraseeket River Watershed via Frost Gully Brook, which is considered an Urban Impaired Stream per MDEP (MDEP) Chapter 502.

Proposed Condition

The proposed redevelopment of the retail center campus generally includes upgrades to hardscapes, which will be re-graded and re-surfaced with new pavers and bituminous pavement. New site furnishings are proposed, including seat walls and benching. The hardscape at an entrance along the southeastern face of the building, along Morse Street, is proposed to be re-graded and resurfaced with approximately 3,300 sf permeable pavers, which includes a sand filter to treat stormwater runoff. Treated stormwater is then conveyed through a series of perforated underdrain pipes, and discharges to the overall site stormwater system. Pedestrian improvements include re-graded and re-surfaced sidewalks as well as two (2) ADA accessible crossing areas at the north and south crossings of Morse Street.

The infrastructure improvements proposed as part of this project include altering or removing existing drainage structures as well as adding new structures and pipes to adequately drain the site in the proposed condition. Morse Street, the grassed plaza, and brick plaza area to the south of the retail store are proposed to drain through a series of catch basins and storm drain pipes and will eventually drain to Justin's Way, as the area does in the existing condition. The redeveloped area just north of Ben & Jerry's and the Maine Organic Marketplace will continue to drain towards Nathan Nye Street through a series of catch basins, and eventually tie into the stormwater infrastructure within Main Street.

Proposed Land Cover Changes

The resulting landcover changes associated with the Retail Center Campus Improvements described herein are summarized below. For reference, exhibits showing the landcover changes for the existing and proposed condition are attached to this memo.

Retail Center Campus Improvements:
(shown on attached Overall Site Plan)

Impervious Area Decrease = 23,258 sf

Impervious Area Increase = 6,233 sf

Net Difference = 23,258 – 6,233 = **17,025 sf Decrease in Impervious Area**

Stormwater Quantity & Quality

As part of this project, the applicant is pursuing a minor revision to their existing Site Location of Development Permit. As mentioned previously, the proposed improvements will result in a decrease of 17,025 square feet as part of the Retail Center Campus improvements, respectively. As stated previously, the applicant is proposing an area of permeable pavers to detain and treat stormwater runoff from approximately 7,060 square feet of impervious and landscaped areas. Peak rates of runoff in the proposed condition are expected to decrease due to the added landscaped area and associated change in the average CN value for the project area draining to the municipal systems.

In summary, the overall project results in the decrease of 17,025 square feet of impervious area through the re-grading and resurfacing of the existing Retail Center Campus. The project generally maintains the existing stormwater patterns through the use of regrading, installing new drainage infrastructure, and retrofitting existing drainage infrastructure to generally convey watershed areas to the existing stormwater outfalls. The project also improves water quality by decreasing the impervious area as well as installing a treatment BMP through the use of a permeable paver section. The proposed stormwater management features will provide additional treatment/detention prior to discharge to the existing ponds and stormwater infrastructure within Main Street. A Minor Revision to the Site Law Permit that includes the Retail Center Campus Improvements as well as the Main Street Improvements is required, however, the two projects are being permitted through the Town of Freeport separately, with the Main Street improvements being approved.

Closing

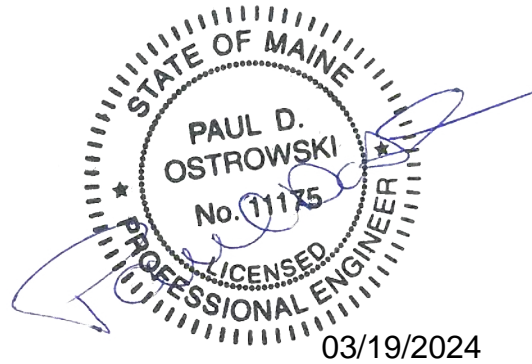
We are hopeful that the enclosed information and attachments adequately address changes in landcover and associated stormwater runoff within areas being proposed. Please feel free to contact me with requests for additional information or if you have any questions. We look forward to your review of this project.

Sincerely,

SEBAGO TECHNICS, INC.



Kendra J. Ramsell, EI
Senior Civil Engineer



Paul D. Ostrowski, PE
Senior Project Engineer

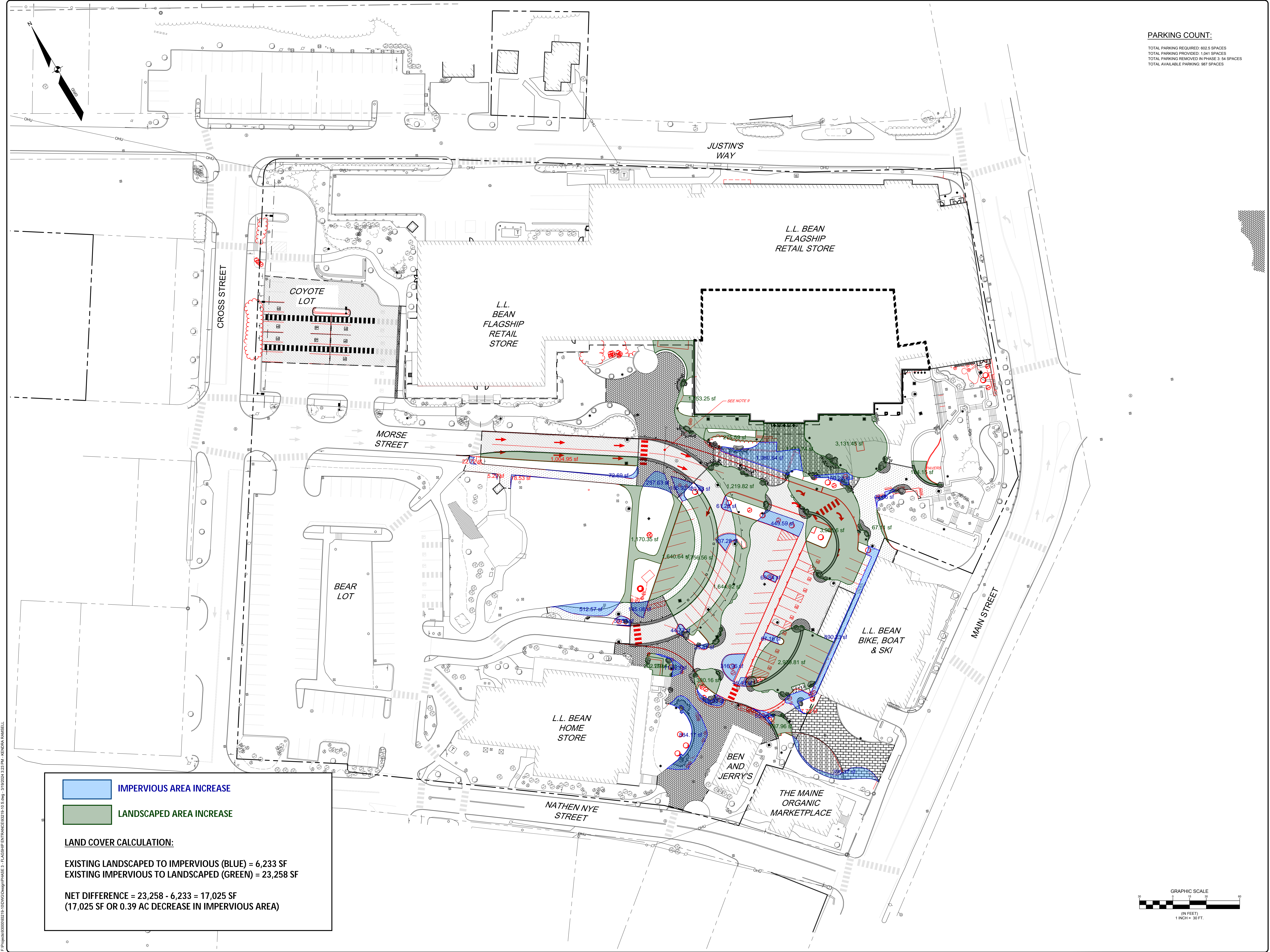
SEBAGO TECHNICS, INC.
 75 John Roberts Road, Suite 4A
 South Portland, ME 04106
(207) 200-2100 FAX (207) 856-2206

JOB 93219-10
 SHEET NO. 1 OF 1
 CALCULATED BY TFG DATE 2/20/2024
 CHECKED BY KJR
 FILE NAME 93219-10 WQC PRINT DATE 2/20/2024
 MDEP Site Location of Development Submission

Note: Permeable Pavers are sized in accordance with Chapter 7.7 of the Maine Department of Environmental Protection BMPs Technical Design Manual, latest revision

Treatment Calculations for Proposed Permeable Pavers #1 (PP-1)			
<i>Subcatchments tributary to PP-1 include 3.23S</i>			
WQV Calculation			
(WQV = Water Quality Volume)			
Total Impervious Area =	3,368.0	sf	
Total Landscaped Area=	3,692.0	sf	
Total Watershed Area=	7,060.0	sf	
Area of Permeable Pavers=	3,368.0	sf	
Percent of Permeable Pavers=	47.7%		Per 7.7.1, area of pervious shall be no less than 20% of overall drainage area
WQV Required= 1" x Impervious Area + 0.4"x Landscape Area =		403.7	cf
Total Depth of Open Graded Base (Reservoir Coarse Varies)=		18.0	in.
Porosity=	40.0%		
WQV within Reservoir Coarse=	2020.8	c.f.	
Maximum Run-on Flow Path=	50	l.f.	
Filter Layer Depth Required=	4.0	in.	
Filter Layer Depth Provided=	4.0	in.	

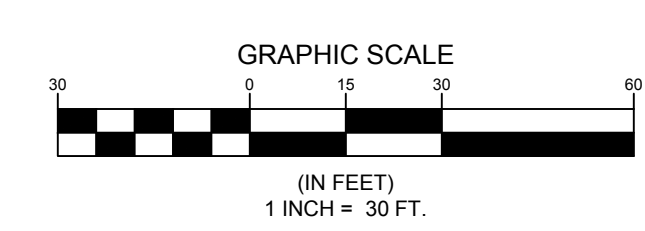
PARKING COUNT:
 TOTAL PARKING REQUIRED: 602.5 SPACES
 TOTAL PARKING PROVIDED: 1,041 SPACES
 TOTAL PARKING REMOVED IN PHASE 3: 54 SPACES
 TOTAL AVAILABLE PARKING: 987 SPACES



LAND COVER CALCULATION:

EXISTING LANDSCAPED TO IMPERVIOUS (BLUE) = 6,233 SF
 EXISTING IMPERVIOUS TO LANDSCAPED (GREEN) = 23,258 SF

NET DIFFERENCE = 23,258 - 6,233 = 17,025 SF
 (17,025 SF OR 0.39 AC DECREASE IN IMPERVIOUS AREA)



PAUL D. OSTROWSKI PER 11175
 KYLIE S. MADON RUM # 3305

DESIGNED	KJR/CGM
DRAWN	CJC
CHECKED	HAH/PDO
DATE	11/08/2023
SCALE	1" = 30'
PROJECT	93219-10

SEBAGO TECHNICALS
 SEBAGOTECHNICALS.COM
 75 John Roberts Rd. Suite 4A
 South Portland, ME 04086
 South Portland, Bridgton, Sanford and Bath

OVERALL SITE PLAN
 OF:
 L.L. BEAN FLAGSHIP RETAIL CAMPUS
 95 MAIN STREET
 FREEPORT, ME 04033
 FOR:
 L.L. BEAN, INC.
 15 CASCO STREET
 FREEPORT, ME 04033

DESIGNED BY: DATE: STATUS:
 A KSM 02/02/2024 PROGRESS PRINT TO CLIENT FOR REVIEW
 B KSM 02/02/2024 DESIGN DEVELOPMENT/PRELIMINARY PRICING SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS AUTHORIZED ON OTHER SHEETS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

SHEET 6 OF 27

Exhibit 8

Traffic Memo

Exhibit 8: Traffic Memo

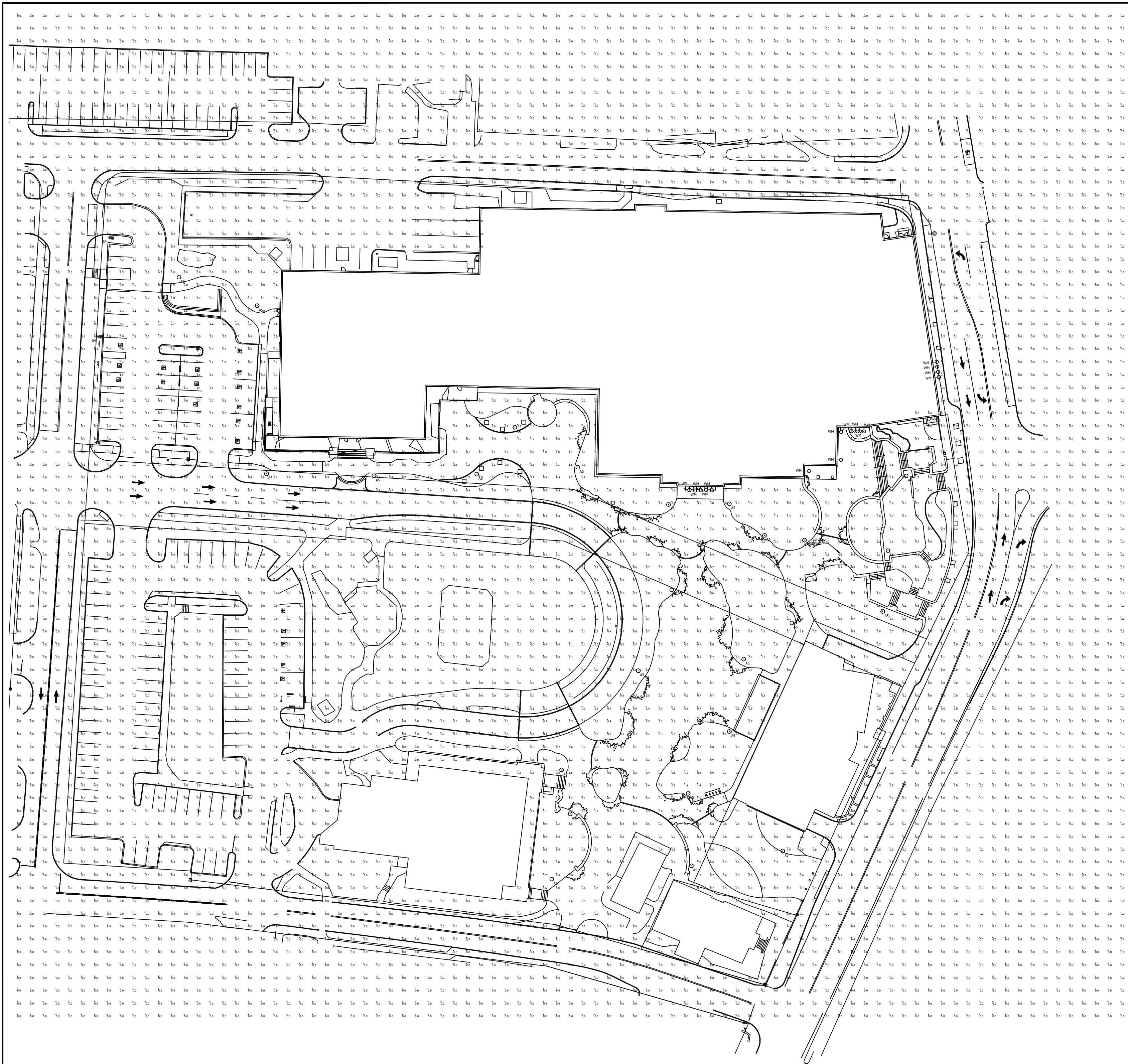
The proposed project will not result in a change to the existing vehicular access to the project site. Internal vehicle circulation will be streamlined through the design of the proposed drop off loop running through the interior park area of the campus. Please see the Site Plan.

Exhibit 9

Lighting & Product Information

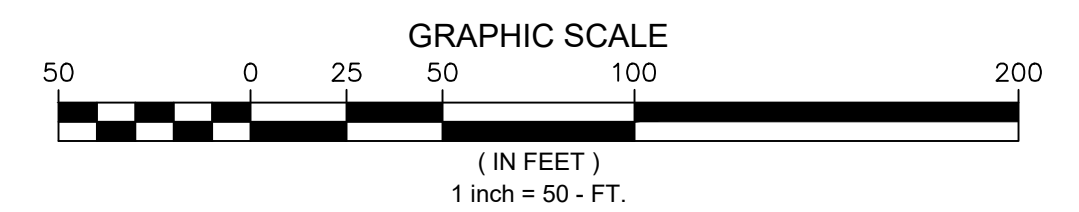
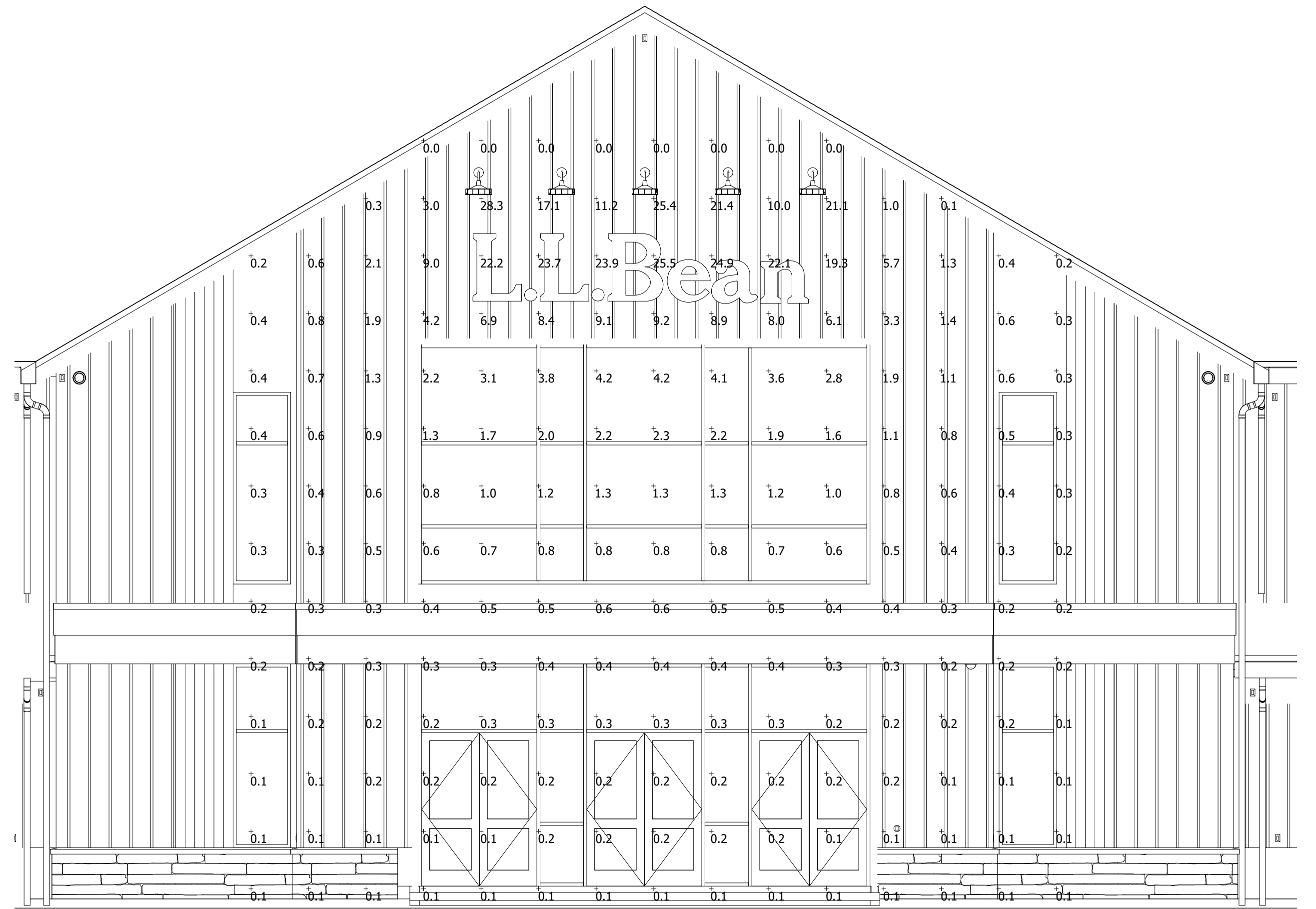
Exhibit 9: Lighting

Lighting improvements are proposed across the retail campus including new site lighting in redeveloped areas as well as updated fixtures in existing areas. Please see this Exhibit for Lighting details.



Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
⊙	26	A5	15' - 0" AFG	0.900	4022	45	URB-18L-39-3K7-5QW
⊕	3	S4	15' - 0" AFG	0.900	5215	75	VP-1-160L-75-3K7-4W-BC
⊕	2	S5	15' - 0" AFG	0.900	9386	75	VP-1-160L-75-3K7-5QW
⊙	16	WM	10' - 0" AFG	0.900	1200	10	RS16-BARE-COB (By Others)
⊖	5	Sign	N/A	0.900	2200	20	RS16-BARE-COB (By Others)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.18	11.7	0.0	N.A.	N.A.
Parking Area	Illuminance	Fc	1.45	4.3	0.3	4.83	14.33
LL Bean Sign	Illuminance	Fc	16.80	28.3	6.1	2.75	4.64



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE: L.L. BEAN FREEPORT, ME SITE LIGHTING PLAN	REVISED FROM DRAWING NUMBER(S):	DN BY:	DATE:	CHK BY:
	R1: 02/20/24	DHK	02/19/24	N/A
	R2: 02/20/24	DHK	03/19/24	SCALE: AS NOTED
	R3: 03/07/24	DHK		DRAWING / DESIGN NO: A240337R4
	R4: 03/19/24	QUOTE: N/A		



Date: Feb 21, 2024

Swaney Lighting
PO Box 1597
Scarborough ME 04070
Phone: (207) 883-7100
Fax: (207) 885-9606

Job Name
LL BEAN PHASE 2 SITE
SLA24-57818
FREEPORT ME

Bid Date
Feb 21, 2024

Submittal Date
Feb 21, 2024



Transmittal

Swaney Lighting
PO Box 1597
Scarborough ME 04070
Phone: (207) 883-7100
From: Therese Freeman X-103

Project LL BEAN PHASE 2 SITE
Quote# SLA24-57818
Location FREEPORT ME
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input checked="" type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| <input checked="" type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input type="checkbox"/> Review and Comment | |

Type	MFG	Part
A5	BEACON PRODUCTS	URBCAP-21/18L-50/3K7/UNV*/NRNW/PM/***
A5	BEACON PRODUCTS	AA-44/S/4/B/P/2CC/***
A5	BEACON PRODUCTS	RSSB15-40A-OT-***
S4	BEACON PRODUCTS	VP-1-160L-75-3K7-4W-UNV-A-***-BC
S4	BEACON PRODUCTS	SSSB15-40A-1-B3-***
S5	BEACON PRODUCTS	VP-1-160L-75-3K7-5QW-UNV-A-***
S5	BEACON PRODUCTS	SSSB15-40A-1-B3-***



URBAN SERIES
URBAN LUMINAIRE

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

FEATURES

- Decorative transitional style lighting fixture series is suitable for walkway lighting and wall mounting
- Two unique shade and style options
- LED turtle-friendly option available
- Integral Surge and Thermal Protection



*3000K and warmer CCTs only



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray
- The lower shade shall be made from a one-piece aluminum spinning
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts

ELECTRICAL

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input
- Power factor is ≥0.90 at full load
- Dimming drivers are standard with connections for external dimming equipment available upon request
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment shall contain all LED driver components
- Button photocell available
- Ambient operating temperature -40°C to 40°C

ELECTRICAL (CONTINUED)

- Surge protection - 20KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.)

CONTROLS

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit

FINISH

- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

CERTIFICATIONS

- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	3,300–13,000
Wattage Range	27.8–137.5
Efficacy Range (LPW)	61–87



URBAN SERIES
URBAN LUMINAIRE

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

ORDERING GUIDE

Example: URB-CAP-21-36L-80-5K7-UNV-4-NRNW-BLT

CATALOG # _____

Model	Lens Option	Engine-Watts	CCT/CRI ⁴	Voltage	Please specify	Electrical Options
URB Urban	CAP-21 21" Capitol MRDS-21 21" Miramar deep shade MAR-21 21" Maritas CAP-26 26" Capitol MRSS-26 26" Miramar shallow shade MRDS-26 26" Miramar deep shade MAR-26 26" Maritas	18L-25 25W, LED array 18L-39 39W, LED array 18L-50 50W, LED array 18L-70 70W, LED array 18L-90 90W, LED array 18L-110 110W, LED array 36L-120 85W, LED array 36L-135 85W, LED array 36L-155 85W, LED array 36L-175 85W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 3K8 3000K, 80 CRI 4K8 4000K, 80 CRI 5K8 5000K, 80 CRI AM Monochromatic Amber, 595nm	UNV 120-277V 347 347V 480 480V	FR Type I 2 Type II 3 Type III 4F Type IV forward 4W Type IV wide 5QN Type V square narrow 5QW Type V square wide 5RW Type V rectangular wide 5W Type V round wide BC Backshield (available for FR, 2, 3, 4, 4W Optics)	PCU Button Photocell, Universal

Control Options	Mounting Style	Style	Specify Std. finish
GENI-XX Energeni ³	PM Pendant mount SM Side mount YM3 Yoke mount, 3" OD YM4 Yoke mount, 4" OD YM5 Yoke mount, 5" OD	NRNW No rings 3RNW Three rings	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color

- Notes:
- 26" only
 - To rotate optics left or right 90 degrees, specify L or R after the optical distribution example: 4L
 - When ordering Energeni, specify the routine setting code (Example GENI-04). See Energeni brochure and Energeni instructions for setting table and options. Not available with sensor options
 - This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available on our website.

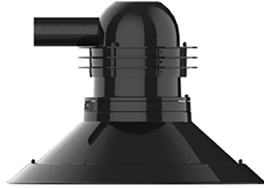


URBAN SERIES

URBAN LUMINAIRE



URB/MADS-21/PM/NRNW



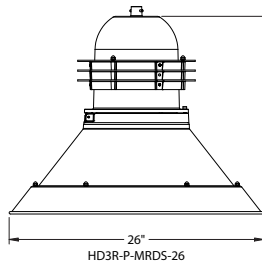
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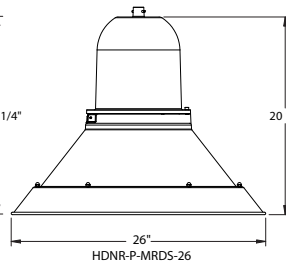
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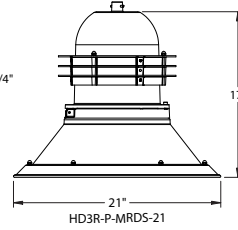
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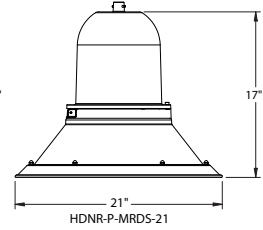
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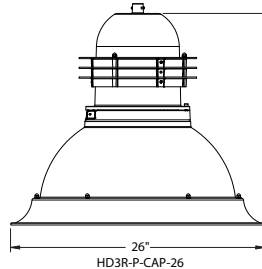
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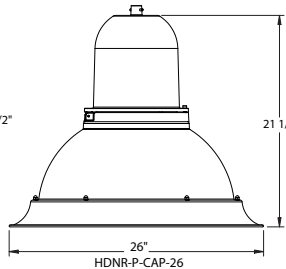
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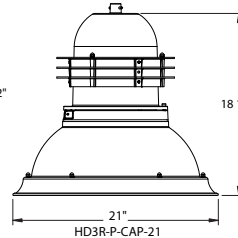
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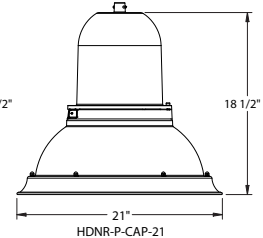
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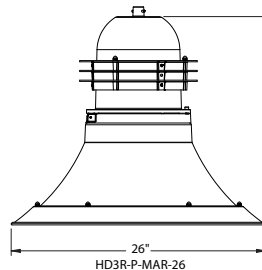
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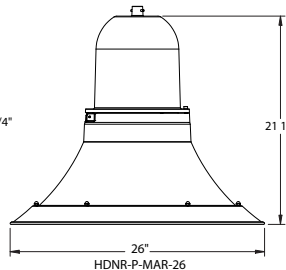
HD3R-P-CAP-21



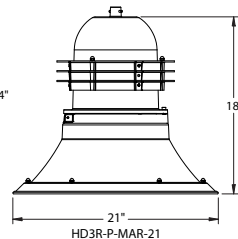
HDNR-P-CAP-21



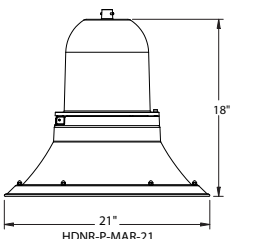
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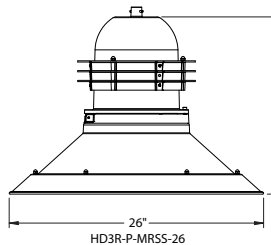
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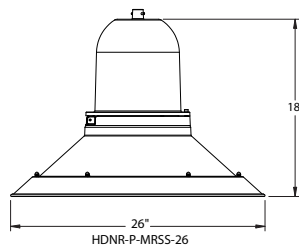
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HDNR-P-MAR-21



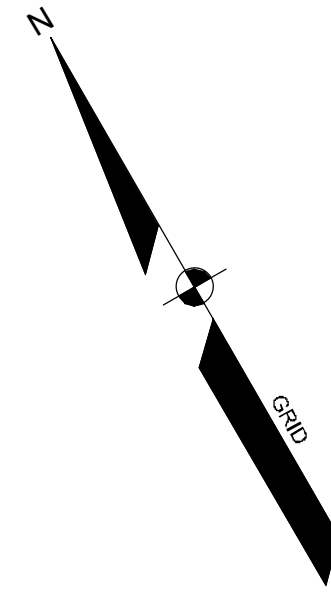
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HDNR-P-MRSS-26

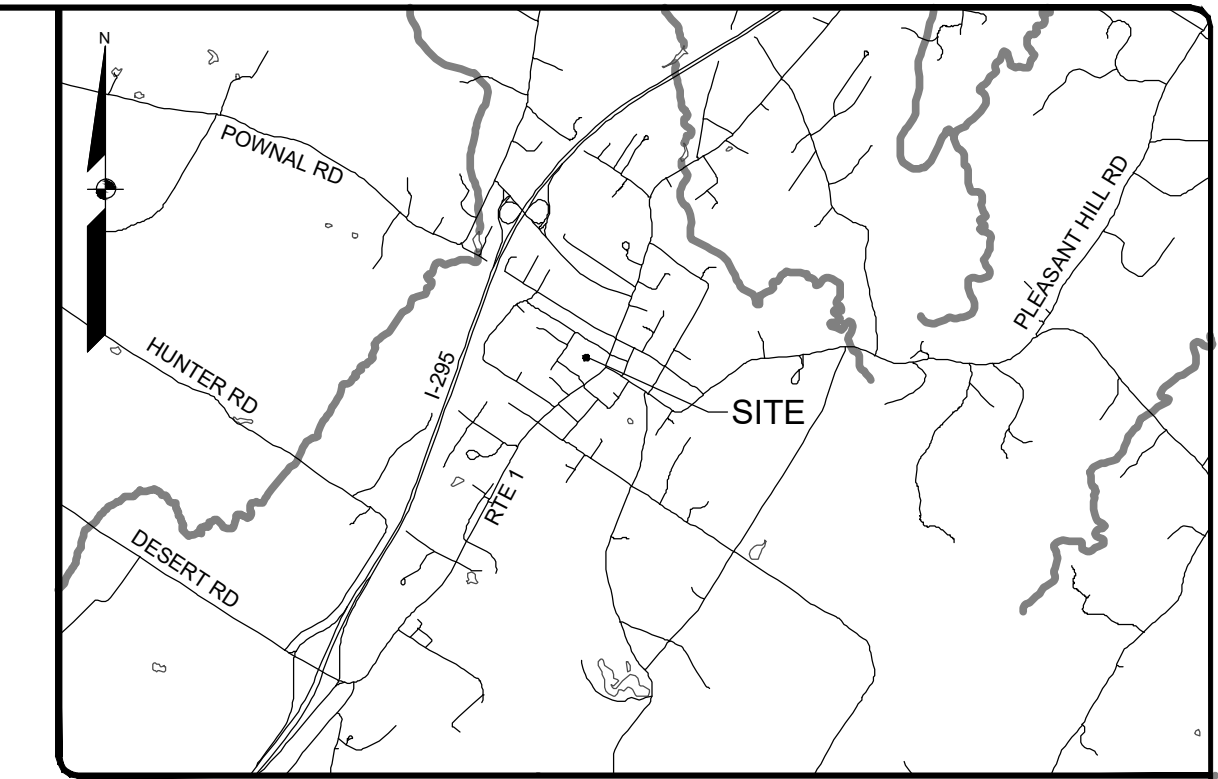
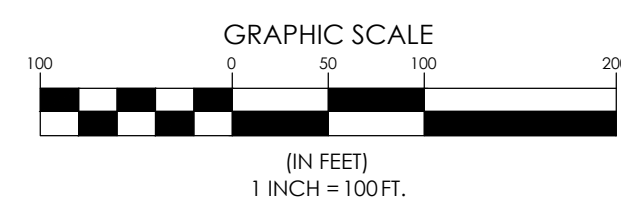
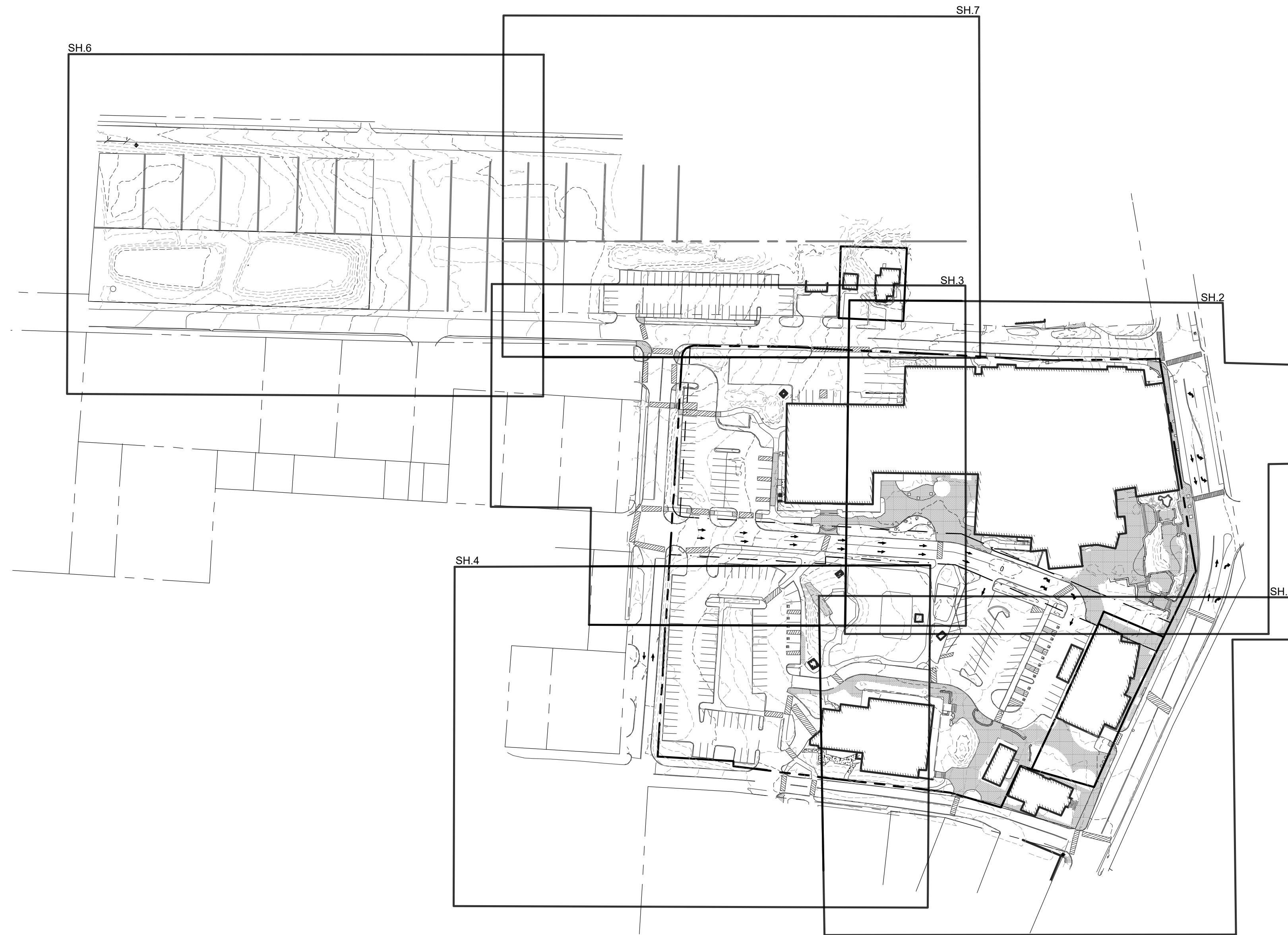
Exhibit 10

Elevations



L.L. BEAN CAMPUS

EXISTING CONDITIONS LAYOUT



LOCATION MAP N.T.S.
GENERAL NOTES:

- THE RECORD OWNER OF THE PARCELS 65, 36ETC AND 64ETC IS L.L. BEAN, INC BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)

BOOK 11694, PAGE 178	BOOK 10182, PAGE 137	BOOK 1504, PAGE 299
BOOK 3145, PAGE 385	BOOK 2907, PAGE 176	BOOK 1880, PAGE 50
BOOK 3037, PAGE 804	BOOK 1977, PAGE 320	BOOK 4907, PAGE 258
BOOK 11377, PAGE 167	BOOK 9997, PAGE 53	BOOK 2046, PAGE 403
BOOK 2236, PAGE 21	BOOK 11220, PAGE 159	BOOK 6811, PAGE 197
BOOK 9813, PAGE 182	BOOK 11914, PAGE 10	BOOK 2722, PAGE 363
BOOK 2774, PAGE 380	BOOK 25220, PAGE 111	BOOK 11600, PAGE 157
BOOK 2355, PAGE 195	BOOK 11800, PAGE 130	BOOK 9997, PAGE 65
BOOK 4639, PAGE 14	BOOK 3129, PAGE 175	BOOK 3221, PAGE 291
BOOK 5018, PAGE 2	BOOK 4012, PAGE 50	BOOK 9955, PAGE 286
BOOK 11764, PAGE 86	BOOK 11642, PAGE 161	BOOK 12707, PAGE 145
BOOK 11832, PAGE 165	BOOK 26325, PAGE 44	BOOK 39892, PAGE 291

 THE RECORD OWNER OF PARCEL 40ETC IS SNOW FLAKE HOLDINGS BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)

BOOK 5201, PAGE 308

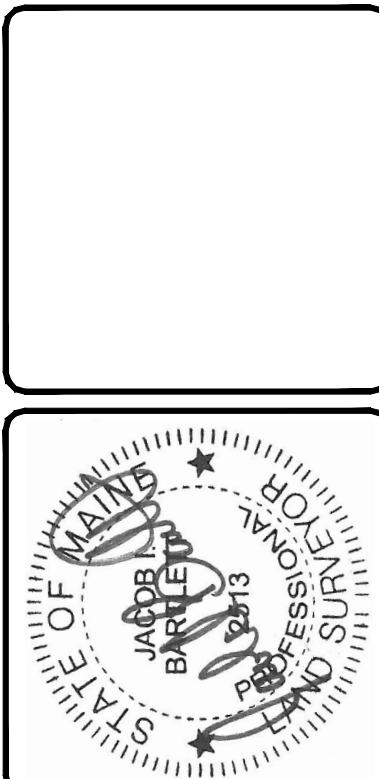
- THE PROPERTY IS SHOWN AS LOT 65, 64ETC, 36ETC AND 40ETC ON THE TOWN OF FREEPORT TAX MAP 11 AND IS LOCATED IN DISTRICT 1.
- SPACE AND BULK CRITERIA FOR DISTRICT 1 ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	N/A
MINIMUM LOT SIZE:	8,000 S.F.
MINIMUM STREET FRONTAGE:	NONE
MINIMUM FRONT YARD:	WHERE A SIDEWALK EXISTS: i. NEW STRUCTURES: - 10 FEET FROM THE PROPERTY LINE IF ROOF PITCHES TOWARD THE SIDEWALK; - 5 FEET FROM THE PROPERTY LINE IF ROOF PITCHES AWAY FROM THE SIDEWALK; ii. ADDITIONS TO EXISTING STRUCTURES: THE DISTANCE BETWEEN THE CLOSEST POINT OF THE EXISTING BUILDING AND THE EDGE OF THE SIDEWALK CLOSEST TO THE BUILDING IN NO INSTANCE SHALL THE ADDITION ENCRROACH INTO THE PUBLIC RIGHT-OF-WAY WHERE NO SIDEWALKS EXISTS: - 15 FEET FROM PROPERTY LINE
MINIMUM SIDE & REAR YARD:	NONE IF NON-COMBUSTIBLE CONSTRUCTION IS USED AND ROOF DOES NOT PITCH IN THAT DIRECTION FIVE (5) FEET IF NON-COMBUSTIBLE CONSTRUCTION IS USED AND ROOF PITCHES IN THAT DIRECTION FIFTEEN (15) FEET FOR COMBUSTIBLE CONSTRUCTION OR WALLS WITH POINTS OF INGRESS OR EGRESS IN THEM. UP TO 3 STORIES (MAXIMUM HEIGHT OF 45 FEET)
MAXIMUM BUILDING HEIGHT:	UP TO 3 STORIES (MAXIMUM HEIGHT OF 45 FEET)
MAXIMUM LOT COVERAGE:	90%

 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF SURVEYED PARCELS IS APPROXIMATELY 8.26 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 6A AND UPDATED RESEARCH. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNIQS, INC. IN NOVEMBER OF 2020. TRADITIONAL SURVEY MEANS AND METHODS SUPPLEMENTED WITH AERO-GEOMATIC/SUAS BASED PHOTOGRAMMETRY & LIDAR WERE EMPLOYED IN THE COLLECTION OF THIS TOPOGRAPHIC INFORMATION
- PLAN REFERENCES:
 - "EXISTING CONDITIONS & BOUNDARY SURVEY OF L.L. BEAN, INC. PROPERTY, MAIN STREET, MORSE STREET, CROSS STREET, NATHAN NYE STREET AND CUSHING AVENUE, FREEPORT, MAINE FOR RECORD OWNER L.L. BEAN, INC. CASCO STREET, FREEPORT MAINE" DATED MARCH 21, 1996 BY SEBAGO TECHNIQS, INC., JOB NUMBER 93219.
 - "MAP SHOWING DESIGNATED SUBSURFACE UTILITIES OF A PORTION OF LL BEAN, TOWN OF FREEPORT, COUNTY OF CUMBERLAND, STATE OF MAINE" BY SUBSURFACE UTILITY IMAGING A DIVISION OF BLOOD HOUND, DATED DECEMBER 30, 2021, PROJECT NUMBER WO 00184435.
- PLAN ORIENTATION IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C182-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY BLOODHOUND UNDERGROUND UTILITY LOCATORS IN DECEMBER OF 2021. AREAS UNDER DISCOVERY PARK WERE NOT MARKED DURING THIS SCOPE OF SERVICE, SEE PLAN REFERENCE 6B.
- SEE DISCONTINUANCE OF MORSE STREET BY THE TOWN OF FREEPORT RECORDED AT THE CCRD IN BOOK 26325, PAGE 44. A PUBLIC UTILITY EASEMENT REMAINS IN THE FORMER LOCATION OF MORSE STREET.
- THIS SECTION OF CROSS STREET APPEARS TO BE OWNED BY L.L. BEAN BY VIRTUE OF THE FOLLOWING DEEDS: BOOK 12151, PAGE 297; BOOK 11914, PAGE 10; AND 12350, PAGE 316. THE CURRENT LAYOUT AND PLACEMENT OF CROSS STREET IN THIS SECTION WAS ESTABLISHED BY A PLAN TITLED "SITE PLAN - PART ONE OF L.L. BEAN RETAIL STORE EXPANSION, PHASE 1 FOR L.L. BEAN, INC." REVISED THROUGH MARCH 20, 1996 BY SEBAGO TECHNIQS, INC. A DEED TO THE TOWN WAS NOT FOUND FOR CROSS STREET, BUT ACCORDING TO A PHONE CALL WITH PUBLIC WORKS, THEY HAVE BEEN MAINTAINING THIS SECTION OF ROADWAY FOR A LONG PERIOD OF TIME. PUBLIC PRESCRIPTIVE RIGHTS MAY EXIST.

LEGEND

---	PROPERTY LINE/R.O.W.
- - - -	ABUTTER LINE/R.O.W.
□	MONUMENT
○	IRON PIPE/ROD
—	EDGE PAVEMENT
—	EDGE CONCRETE
—	PAVEMENT PAINT
—	EDGE GRAVEL
—	CURB LINE
▨	BUILDING
▨	DECK/STEPS/ OVERHANG
—	CHAIN LINK FENCE
—	STOCKADE FENCE
—	GUARD RAIL



REV.	BY	DATE	STATUS
B	JIB	01/17/2024	ADDED LOT 40ETC, UPDATED NOTES, RELEASED TO CLIENT
A	JIB	02/15/2022	ISSUED TO CLIENT

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TECHNIQS
WWW.SEBAGOTECHNIQS.COM
75 Shag Roberts Rd.
Sullivan, IA
South Portland, ME 04106
Tel. 207-250-2100

EXISTING CONDITIONS PLAN
OF:
L.L. BEAN RETAIL CAMPUS
95 MAIN STREET
FREEPORT, ME
FOR RECORD OWNER:
L.L. BEAN, INC.
15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	-
DRAWN	RHS/KAH/JMC
CHECKED	TSL/JIB
DATE	01/28/2022
SCALE	1" = 100'
PROJECT	93219-10

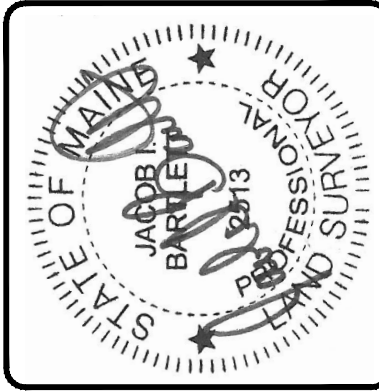


LEGEND

EXISTING

- PROPERTY LINE/O.W.
- ABUTTER LINE/O.W.
- ⊕ BM-1 BENCHMARK
- ▭ BUILDING
- ▭ DECK/STEPS/OVERHANG
- ▭ EDGE PAVEMENT
- ▭ EDGE CONCRETE
- ▭ PAVEMENT PAINT
- ▭ CURB LINE
- ▭ CHAIN LINK FENCE
- ▭ STOCKADE FENCE
- ▭ STONE WALL
- TREELINE
- 120 --- 118 --- CONTOURS
- X 120.00 SPOT GRADE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- MULCH LINE
- BOLLARD
- SIGN
- ⊕ GAS GATE VALVE
- ⊕ GAS METER
- WATER
- ⊕ IRRIGATION VALVE
- ⊕ WATER GATE VALVE
- ⊕ WATER SHUT OFF
- ⊕ HYDRANT
- SANITARY SEWER
- SANITARY MANHOLE
- SD STORM DRAIN
- DRAINAGE MANHOLE
- CATCH BASIN
- OHU OVERHEAD UTILITY
- UGU UNDERGROUND UTILITY
- ⊕ TRANSFORMER PAD
- ⊕ ELECTRICAL MANHOLE
- ⊕ ELECTRIC METER
- ⊕ HVAC UNIT
- ⊕ TELEPHONE MANHOLE
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ HAND HOLE BOX
- ⊕ GUY WIRE
- ⊕ MAILBOX
- ⊕ BOULDER

JACOB I. BARTLETT, PLS 2613



JIB	01/17/2024	ADDED LOT 40 ETC. UPDATED NOTES. RELEASED TO CLIENT	
B	02/15/2022	ISSUED TO CLIENT	
REV	BY	DATE	STATUS

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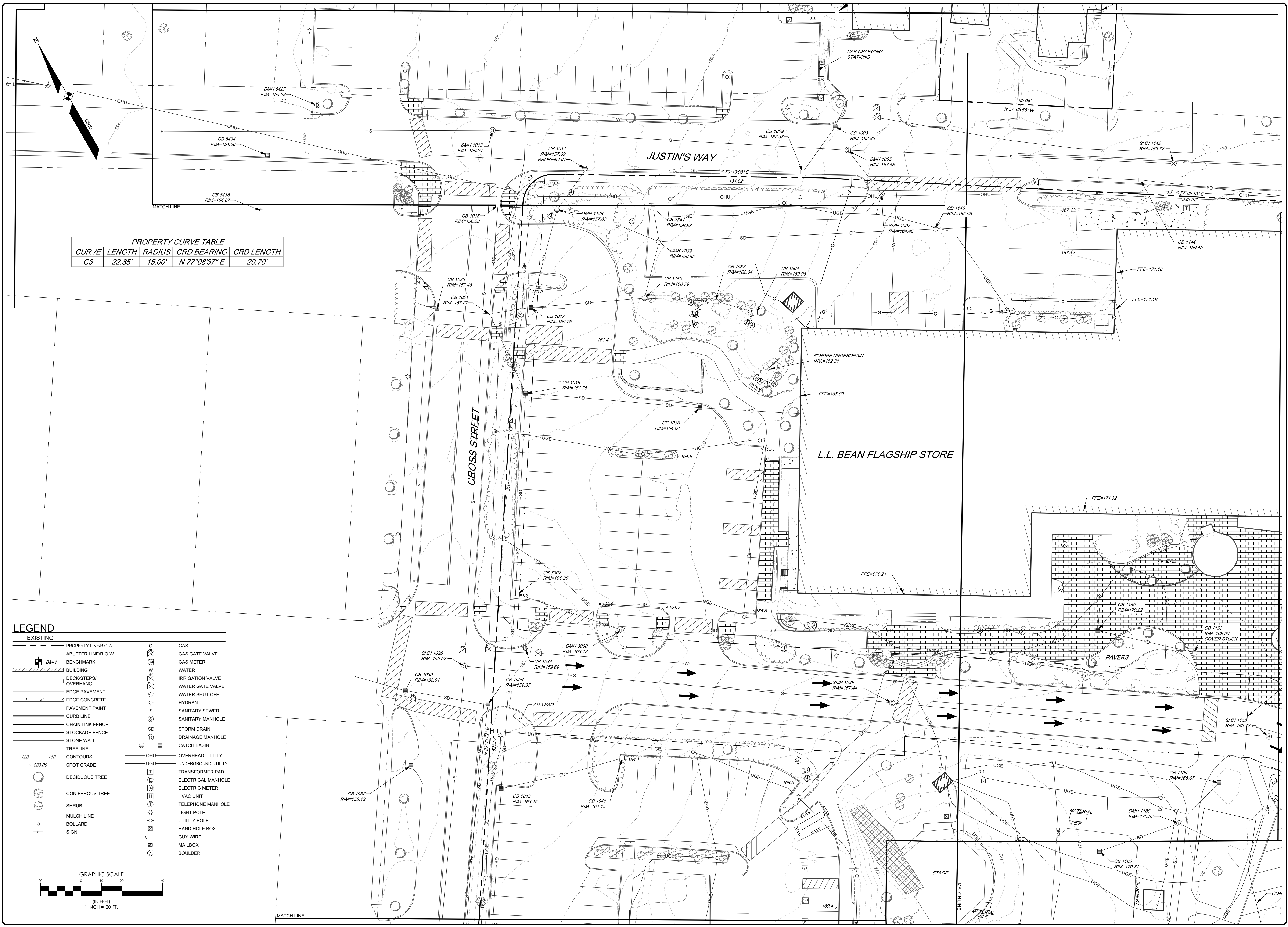
SEBAGO
TECHNIQS
WWW.SEAGOTECHNIQS.COM
75 John Roberts Rd.
Sullivan, IA
South Portland, ME 04106
Tel. 207-200-2100

TOPOGRAPHIC SURVEY PLAN
OF:
L.L. BEAN RETAIL CAMPUS
95 MAIN STREET
FREEPORT, ME
FOR RECORD OWNER:
L.L. BEAN, INC.
15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSU/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10

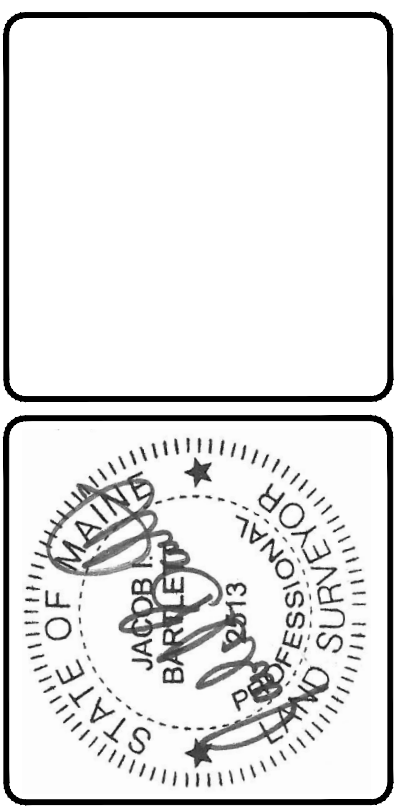
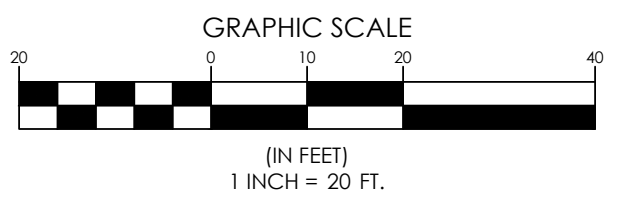
SHEET 2 OF 8

93219-10E-C.dwg, TAB E-C2



PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C3	22.85'	15.00'	N 77°08'37" E	20.70'

LEGEND	
EXISTING	
PROPERTY LINE/R.O.W.	GAS
ABUTTER LINE/R.O.W.	GAS GATE VALVE
BENCHMARK	GAS METER
BUILDING	WATER
DECK/STEPS/ OVERHANG	IRRIGATION VALVE
EDGE PAVEMENT	WATER GATE VALVE
EDGE CONCRETE	WATER SHUT OFF
PAVEMENT PAINT	HYDRANT
CURB LINE	SANITARY SEWER
CHAIN LINK FENCE	SANITARY MANHOLE
STOCKADE FENCE	STORM DRAIN
STONE WALL	DRAINAGE MANHOLE
TREELINE	CATCH BASIN
CONTOURS	OHU
X 120.00	SPOT GRADE
DECIDUOUS TREE	UNDERGROUND UTILITY
CONIFEROUS TREE	TRANSFORMER PAD
SHRUB	ELECTRICAL MANHOLE
MULCH LINE	ELECTRIC METER
BOLLARD	HVAC UNIT
SIGN	TELEPHONE MANHOLE
	LIGHT POLE
	UTILITY POLE
	HAND HOLE BOX
	GUY WIRE
	MAILBOX
	BOULDER

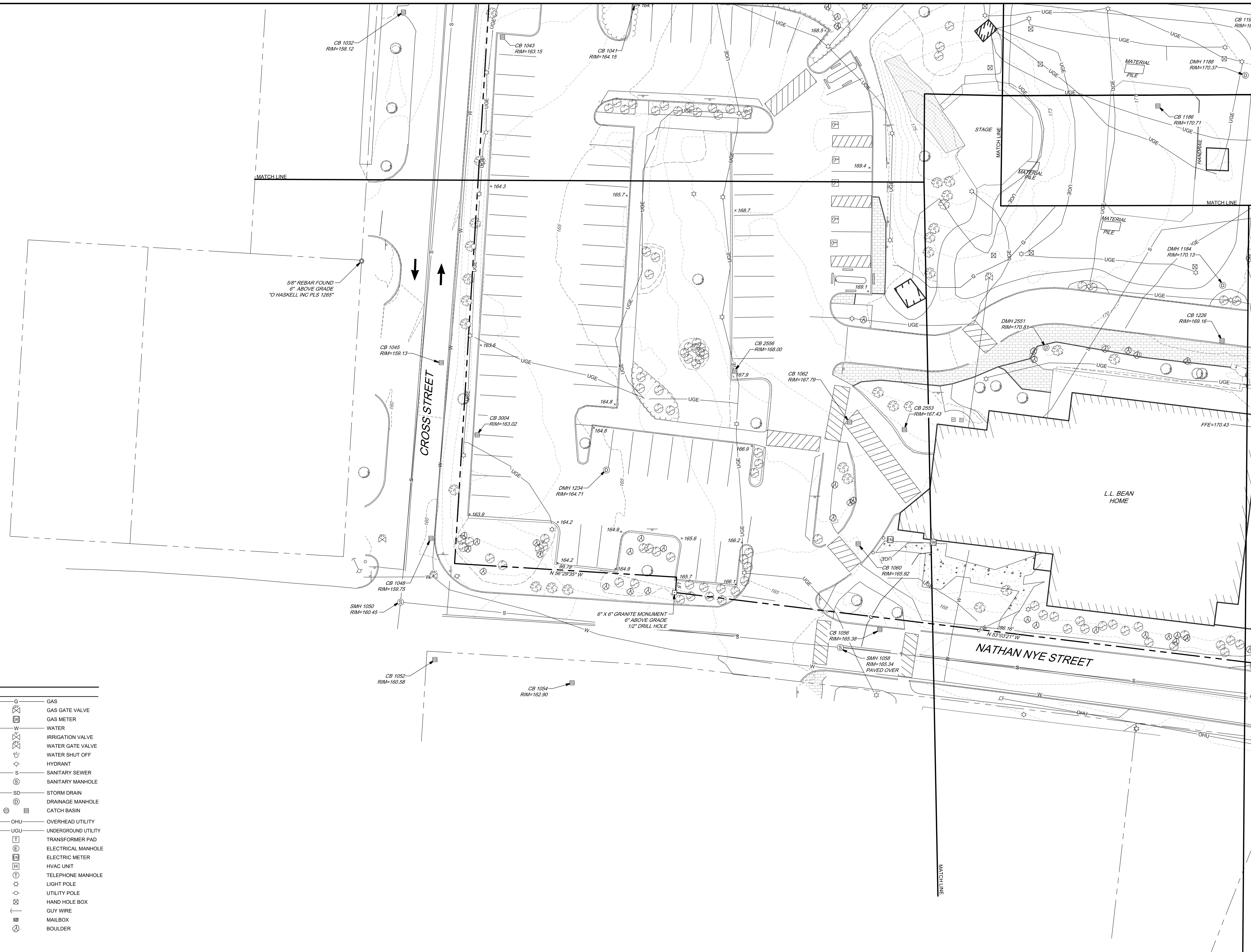
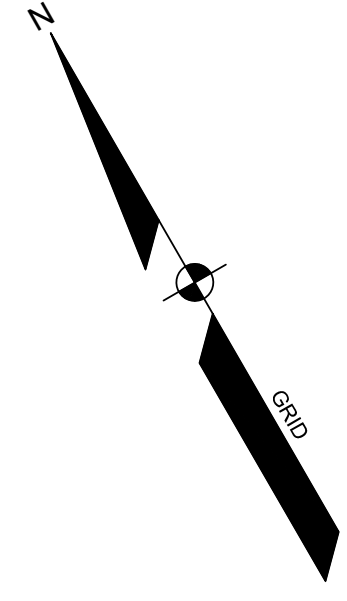


DESIGNED	
DRAWN	RHS/KAH
CHECKED	TSL/UB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10

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TECHNICALS
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South Portland, ME 04106
Tel. 207-260-2100
WWW.SEAGOTECHNICALS.COM

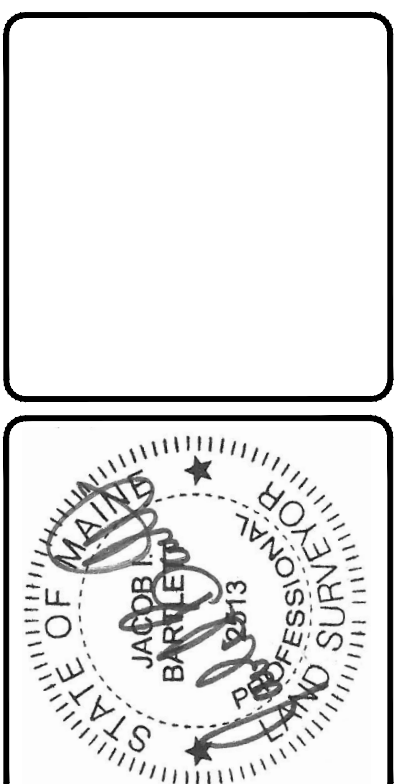
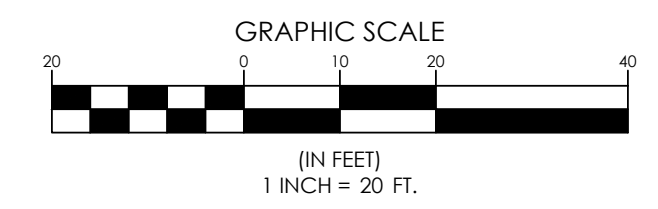
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95 MAIN STREET
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FOR RECORD OWNER:
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15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	
DRAWN	RHS/KAH
CHECKED	TSL/UB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10



LEGEND

EXISTING	
—	PROPERTY LINE/R.O.W.
—	ABUTTER LINE/R.O.W.
+	BENCHMARK
▭	BUILDING
▨	DECK/STEPS/ OVERHANG
▬	EDGE PAVEMENT
▬	EDGE CONCRETE
▬	PAVEMENT PAINT
▬	CURB LINE
▬	CHAIN LINK FENCE
▬	STOCKADE FENCE
▬	STONE WALL
▬	TREELINE
---	CONTOURS
•	SPOT GRADE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	MULCH LINE
○	BOLLARD
○	SIGN
○	GAS
○	GAS GATE VALVE
○	GAS METER
○	WATER
○	IRRIGATION VALVE
○	WATER GATE VALVE
○	WATER SHUT OFF
○	HYDRANT
○	SANITARY SEWER
○	SANITARY MANHOLE
○	STORM DRAIN
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	OHU
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○	TRANSFORMER PAD
○	ELECTRICAL MANHOLE
○	ELECTRIC METER
○	HVAC UNIT
○	TELEPHONE MANHOLE
○	LIGHT POLE
○	UTILITY POLE
○	HAND HOLE BOX
○	GUY WIRE
○	MAILBOX
○	BOULDER



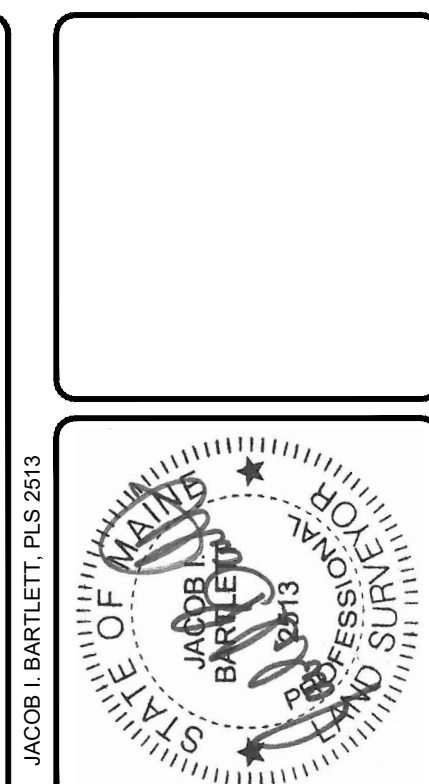
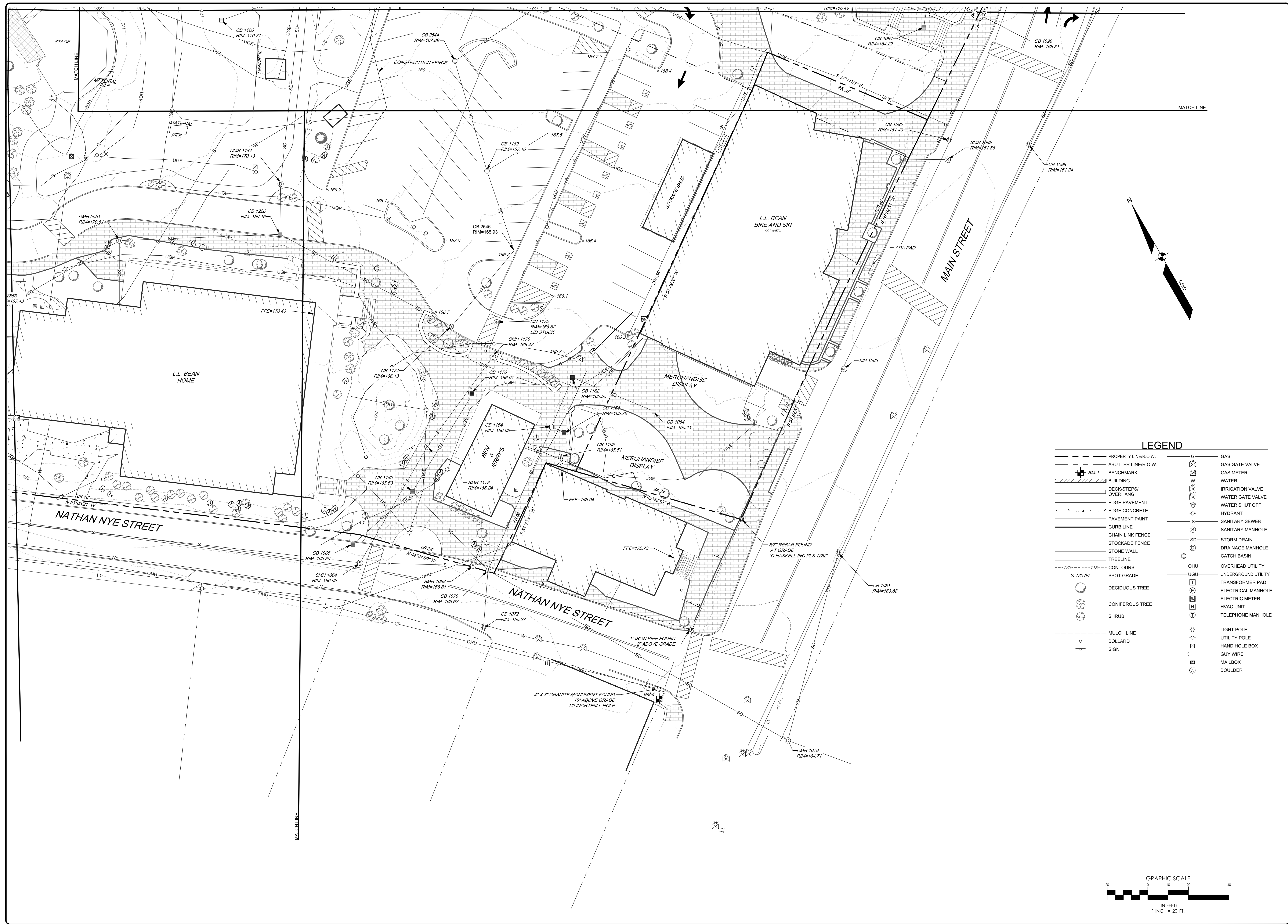
REV.	BY	DATE	STATUS
A	JIB	02/15/2022	ISSUED TO CLIENT
B	JIB	01/17/2024	ADDED LOT 40ETC. UPDATED NOTES. RELEASED TO CLIENT

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FOR RECORD OWNER:
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15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSL/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10



JIB	01/17/2024	ADDED LOT 40 ETC. UPDATED NOTES. RELEASED TO CLIENT	
B			
A	02/15/2022	ISSUED TO CLIENT	
REV	BY	DATE	STATUS

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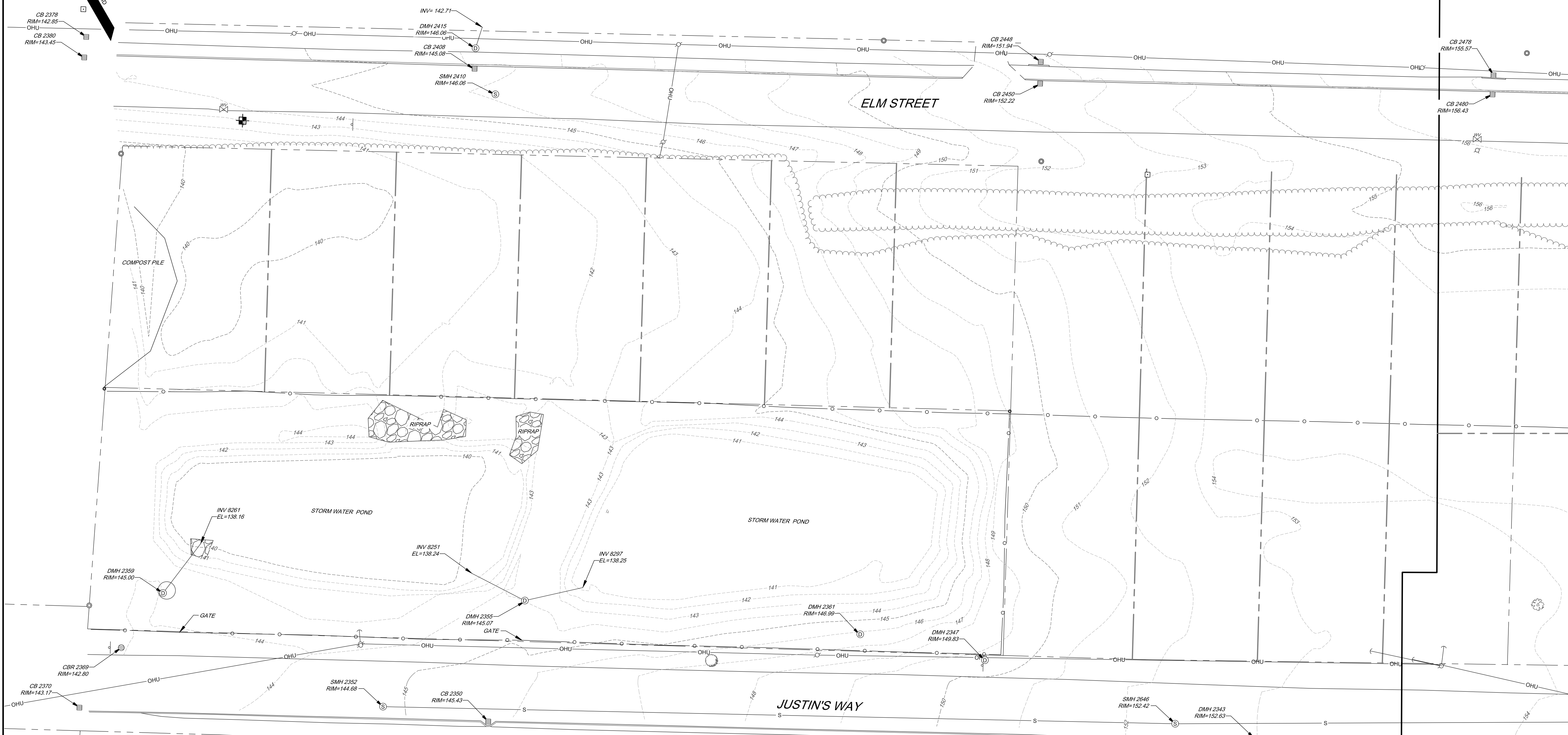
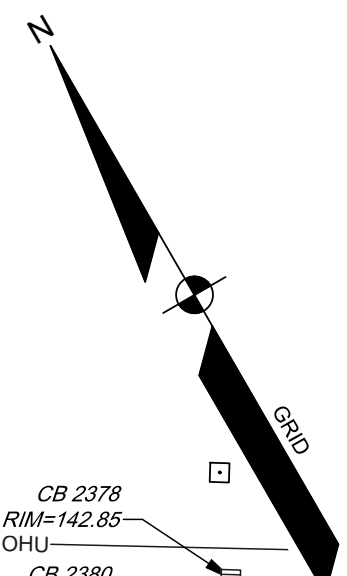
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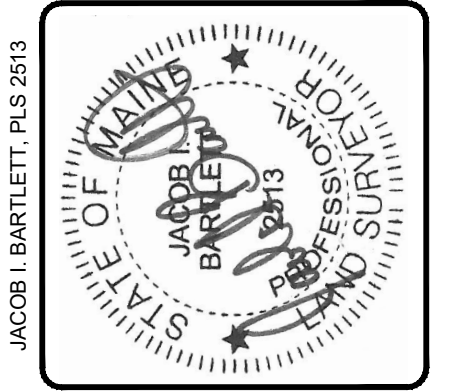
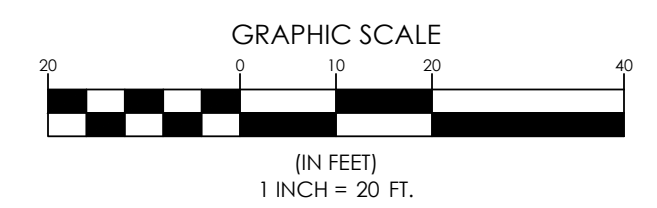
SHEET 5 OF 8

93219-10E.dwg, TAB E/C/S



LEGEND

—	PROPERTY LINE/O.W.	—	GAS
- - -	ABUTTER LINE/O.W.	⊕	GAS GATE VALVE
⊕	BENCHMARK	⊕	GAS METER
▭	BUILDING	⊕	WATER
▭	DECK/STEPS/	⊕	IRRIGATION VALVE
▭	OVERHANG	⊕	WATER GATE VALVE
▭	EDGE PAVEMENT	⊕	WATER SHUT OFF
▭	EDGE CONCRETE	⊕	HYDRANT
▭	PAVEMENT PAINT	⊕	SANITARY SEWER
▭	CURB LINE	⊕	SANITARY MANHOLE
▭	CHAIN LINK FENCE	⊕	STORM DRAIN
▭	STOCKADE FENCE	⊕	DRAINAGE MANHOLE
▭	STONE WALL	⊕	CATCH BASIN
▭	TREELINE	⊕	OHU
---	CONTOURS	⊕	UGU
X 120.00	SPOT GRADE	⊕	TRANSFORMER PAD
○	DECIDUOUS TREE	⊕	ELECTRICAL MANHOLE
○	CONIFEROUS TREE	⊕	ELECTRIC METER
○	SHRUB	⊕	HVAC UNIT
○	MULCH LINE	⊕	TELEPHONE MANHOLE
○	BOLLARD	⊕	LIGHT POLE
○	SIGN	⊕	UTILITY POLE
		⊕	HAND HOLE BOX
		⊕	GUY WIRE



REV.	BY	DATE	STATUS
B	JIB	01/17/2024	ADDED LOT 40 ETC. UPDATED NOTES. RELEASED TO CLIENT
A	JIB	02/15/2022	ISSUED TO CLIENT

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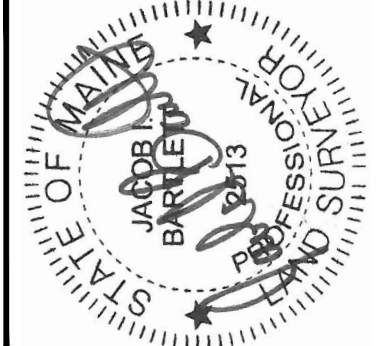
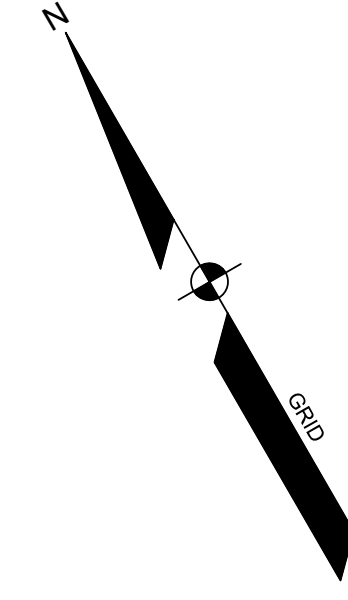
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FREEPORT, ME
FOR RECORD OWNER:
L.L. BEAN, INC.
15 CASCO STREET
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DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSU/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10

93219-10-EC-dwg. TAB E06

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C3	22.85'	15.00'	N 77°08'37" E	20.70'



REV	BY	DATE	STATUS
B	JIB	01/17/2024	ADDED LOT 40 ETC. UPDATED NOTES. RELEASED TO CLIENT
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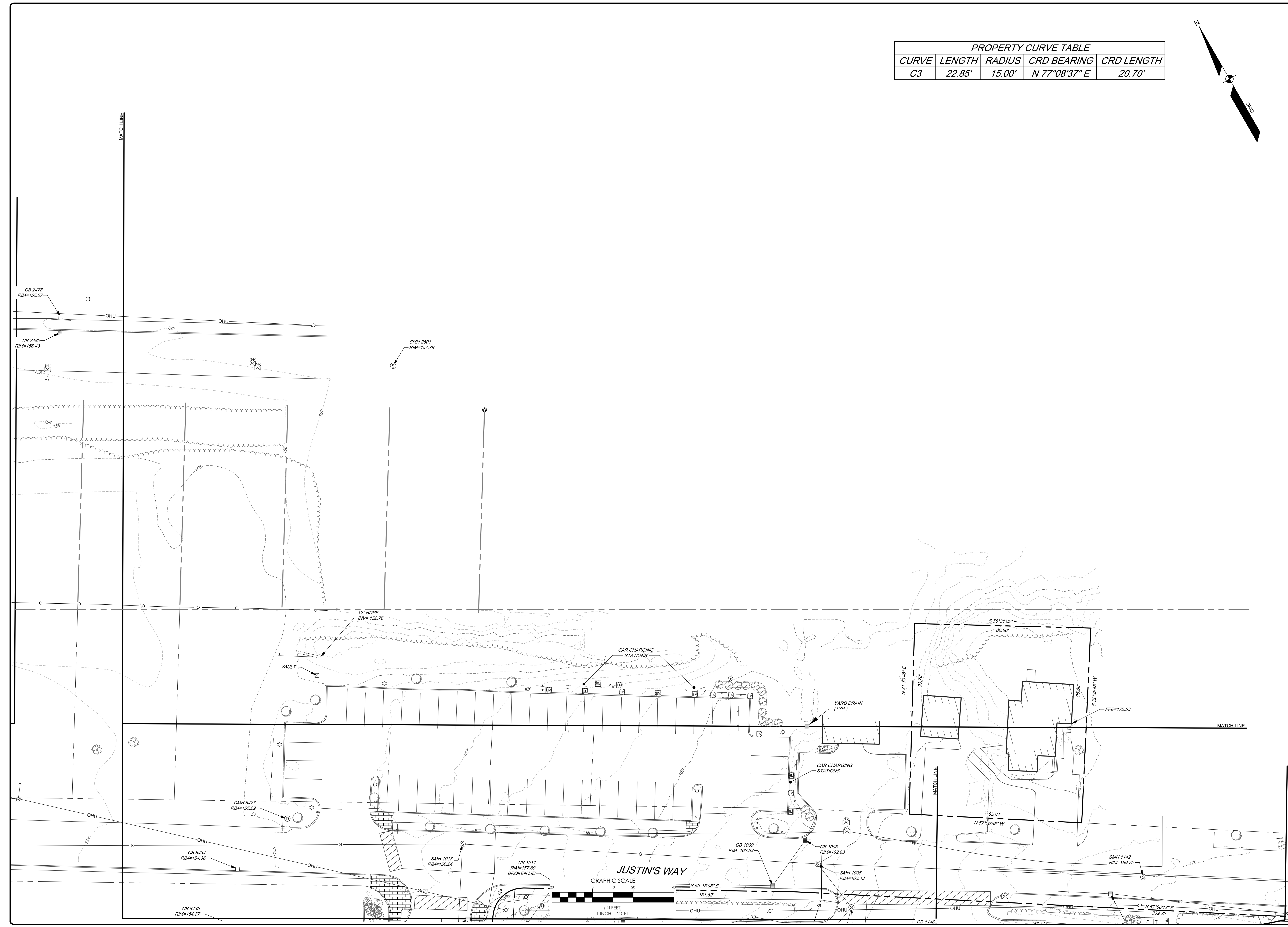
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15 CASCO STREET
FREEPORT, ME 04033

DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSL/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10

SHEET 7 OF 8

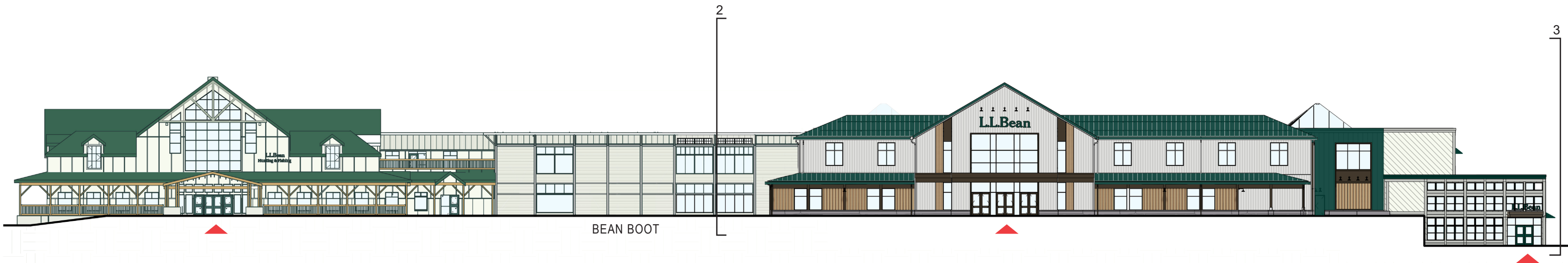


93219-REC-dwg. TAB E C 7

POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N#12)	COMMENTS
1003	CB	162.63	OUT	154.84	12	HDPE	10	
			IN	154.85	12	HDPE	2	
			SUMP	152.83				HEAVY SILT
1005	SMH	163.48	IN	157.35	6	PVC	3	
			IN	157.02	8	OTHER/COMMENTS	5	
			IN	157.23	8	PVC	6	
			IN	159.72	8	RCP	5	
			OUT	156.77	10	STEEL	11	
			SHELF	157.33				
1007	SMH	164.49	IN	157.44	6	PVC	8	
			IN	157.48	0	NONE	7	NO PIPE REFERENCE PICTURE
			OUT	157.33	6	PVC	12	
			SHELF	157.92				
1009	CB	162.29	IN	154.48	12	HDPE	3	
			OUT	154.54	12	HDPE	11	
			SUMP	152.58				
1013	SMH	156.23	IN	148.75	8	PVC	4	
			OUT	148.12	8	PVC	10	
			SHELF	148.80				
1015	CB	156.25	OUT	153.40	12	HDPE	8	
			SUMP	151.20				
1017	CB	159.73	IN	152.70	12	HDPE	1	FROM CB1148
			IN	153.18	15	HDPE	4	
			OUT	152.60	15	HDPE	10	TO CB1021
			SUMP	151.29				
1019	CB	161.77	IN	154.88	24	HDPE	8	FROM CB3002
			IN	156.40	12	HDPE	5	FROM CB1036
			OUT	154.68	24	HDPE	1	TO CB1021
			SUMP	152.92				
1021	CB	157.28	IN	152.89	12	HDPE	2	FROM CB1015
			IN	152.33	24	HDPE	7	FROM CB1019
			OUT	152.33	24	HDPE	11	TO CB1023
			SUMP	149.27				
			IN	152.53	15	HDPE	4	
1023	CB	157.42	IN	152.81	12	HDPE	9	
			IN	151.32	24	HDPE	5	FROM CB1021
			OUT	151.28	24	HDPE	11	
			SUMP	148.90				HEAVY SILT
1026	CB	159.33	IN	156.35	12	HDPE	7	FROM CB1045
			OUT	156.25	12	HDPE	11	TO CB1030
			SUMP	154.21				
1028	SMH	159.50	IN	154.09	10	PVC7	4	
			IN	153.89	8	PVC7	2	
			IN	153.22	8	PVC7	7	
			OUT	153.27	10	PVC7	10	
			SHELF	153.76				
1030	CB	158.90	IN	156.41	12	HDPE	5	FROM CB1028
			IN	156.01	12	PVC	11	
			SUMP	153.07				
1032	CB	158.14	OUT	153.77	12	HDPE	9	
			SUMP	151.96				
1034	CB	159.70	OUT	158.73	8	PVC	11	
			SUMP	156.59				
1036	CB	164.64	IN	160.26	12	HDPE	5	
			OUT	160.06	12	HDPE	11	TO CB1019
			SUMP	158.16				
1039	SMH	167.48	IN	162.18	8	PVC7	5	
			OUT	161.96	10	PVC7	10	
			SHELF	162.54				
1043	CB	163.17	IN	157.50	12	HDPE	4	
			IN	157.23	18	HDPE	8	FROM 3004
			OUT	156.71	24	RCP	2	TO CB3002
			SUMP	154.50				
1045	CB	159.10	IN	157.08	12	HDPE	8	FROM CB1048
			OUT	156.92	12	HDPE	2	
			SUMP	155.01				
1048	CB	159.74	IN	157.45	12	HDPE	8	FROM CB1052
			OUT	157.35	12	HDPE	2	TO CB1045
			SUMP	155.31				
1050	SMH	160.45	IN	155.47	10	PVC7	5	
			IN	155.53	10	PVC7	7	
			OUT	155.44	10	PVC7	1	
			SHELF	155.95				
1052	CB	160.58	OUT	157.63	12	HDPE	2	TO CB1048
			SUMP	155.46				
1054	CB	162.89	OUT	159.30	18	RCP	1	TO DMH1234
			SUMP	157.34				
1056	CB	165.31	OUT	160.88	12	HDPE	2	TO CB1060
			SUMP	158.89				
1060	CB	165.92	IN	159.89	12	HDPE	7	FROM CB1056
			IN	158.90	18	HDPE	5	
			IN	160.06	6	PVC	3	
			IN	159.29	12	HDPE	2	
			OUT	158.78	18	HDPE	11	TO DMH1234
			SUMP	157.22				
1062	CB	167.79	IN	162.73	12	HDPE	5	
			OUT	162.73	12	HDPE	11	
			SUMP	160.53				HEAVY SILT
1064	SMH	166.07	IN	161.05	8	PVC	5	FROM SMH1068
			IN	160.74	8	PVC	2	
			OUT	160.74	10	PVC	10	
			SHELF	161.19				
1066	CB	165.72	OUT	162.88	12	HDPE	3	TO CB1180
			SUMP	160.44				
1068	SMH	165.80	IN	161.50	8	UNK	3	CLOGGED
			IN	161.24	6	PVC	1	
			OUT	161.16	8	PVC	10	TO SMH1064
			SHELF	161.51				
1070	CB	165.63	IN	161.78	12	HDPE	1	FROM CB1180
			IN	162.12	18	HDPE	3	FROM CB1164
			IN	161.00	6	PVC	4	
			OUT	160.57	18	PVC	6	
			SUMP	160.47				
			IN	162.12	12	PVC	9	FROM CB1072
1072	CB	165.25	OUT	162.87	12	PVC	3	TO CB1070
			SUMP	161.11				
1084	CB	165.09	IN	162.97	8	PVC	5	
			OUT	162.97	12	HDPE	1	TO CB1162
			SUMP	160.63				
1092	DMH	161.32	IN	157.98	8	PVC	11	FROM CB1096
			OUT	157.88	12	RCP	2	TO DMH1113
			SUMP	160.44				FILLED W/ DEBRIS
1094	CB	164.24	IN	160.67	4	HDPE	8	
			OUT	160.67	8	PVC	2	TO CB1096
			SUMP	159.66				
1096	CB	166.33	IN	160.56	8	PVC	10	FROM CB1209
			IN	160.66	8	PVC	8	FROM CB1094
			OUT	160.46	8	PVC	5	TO DMH1092
			SUMP	160.17				

POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N#12)	COMMENTS
1109	CB	164.83	IN	160.20	8	PVC	10	FROM CB1195
			IN	159.95	8	PVC	7	HEAVY SILT
			OUT	159.85	8	PVC	5	TO DMH1119
			SUMP	160.38				
1111	CB	163.31	OUT	160.47	8	PVC	2	TO CB1109
			SUMP	159.76				HEAVY SILT
1113	DMH	160.63	IN	157.23	12	RCP	8	FROM DMH1092
			IN	158.18	8	STEEL	6	
			IN	158.23	8	STEEL	7	
			OUT	157.20	12	CMP	1	
			SUMP	157.03				FILLED W/ DEBRIS
1117	DMH	160.86	IN	158.36	8	STEEL	11	
			OUT	158.26	8	STEEL	4	
			SHELF	158.72				
1119	DMH	160.82	IN	156.91	8	PVC	11	FROM CB1109
			IN	157.06	8	PVC	1	FROM CB1121
			IN	157.10	15	RCP	2	FROM CB1135
			IN	156.69	12	CMP	7	
			SUMP	155.31				
1121	CB	160.86	OUT	156.21	12	UNK	6	
			OUT	157.07	8	PVC	7	
			SUMP					FILLED W/ DEBRIS
1123	DMH	160.81	OUT	156.68	8	OTHER/COMMENTS	4	UNKNOWN
			SUMP					FILLED W/ DEBRIS
1125	SMH	160.77	IN	157.71	8	OTHER/COMMENTS	11	UNKNOWN
			IN	156.33	8	OTHER/COMMENTS	11	UNKNOWN
			OUT	156.30	8	OTHER/COMMENTS	6	UNKNOWN
1127	CB	160.30	IN	157.81	15	RCP	3	FROM DMH1131
			OUT	157.76	15	RCP	9	TO CB1135
			SUMP	156.19				
1131	DMH	160.38	OUT	158.20	15	RCP	9	TO CB1127
			SUMP	156.15				
1135	CB	160.17	IN	157.50	15	RCP	3	FROM CB1127
			OUT	157.45	15	RCP	9	TO DMH1119
			SUMP	155.96				
1138	CB	169.94	IN	165.23	10	PVC	1	
			OUT	165.13	12	STEEL	8	
			SUMP	163.28				HEAVY SILT
1142	SMH	169.74	OUT	164.44	8	PVC7	11	
			SHELF	164.77				
1144	CB	169.41	IN	165.97	10	PVC	11	
			OUT	165.82	10	PVC	4	
			SUMP	165.46				
1146	CBR	165.96	IN	162.19	6	PVC	5	
			OUT	160.65	12	HDPE	11	
			SUMP	159.23				
1148	CBR	157.78	IN</					

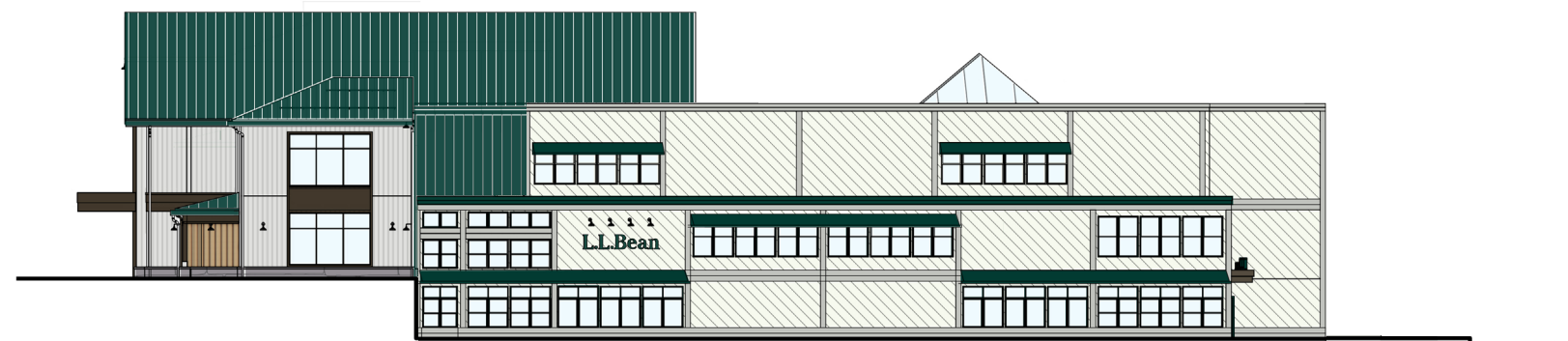
OVERALL FLAGSHIP ELEVATIONS



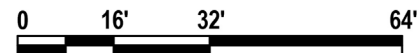
1 SOUTH ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



3 EAST ELEVATION
1/32" = 1'-0"



UPPER FLAGSHIP EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION
3/64" = 1'-0"



3 EAST ELEVATION
3/64" = 1'-0"

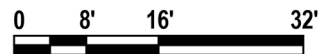


Exhibit 11

Concept Renderings



Exhibit 12

Signage

ARROWSTREET

FREEPORT EXPERIENCE

EXTERIOR SIGNAGE UPDATES

FREEPORT, ME
19 MARCH 2024

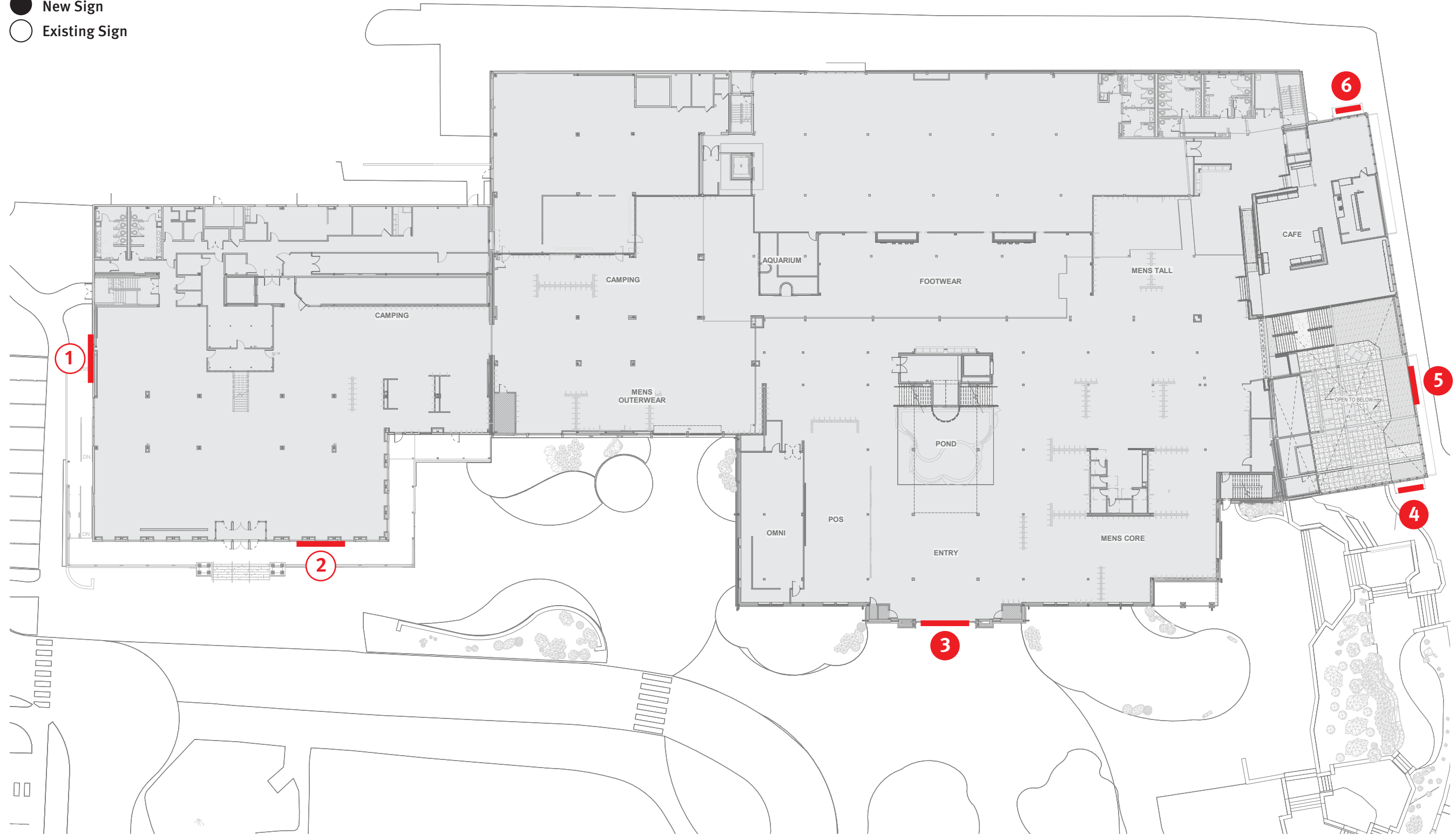
PREPARED FOR

L.L.Bean



EXTERIOR SIGN LOCATION PLAN

-  Primary Sign
-  New Sign
-  Existing Sign



EXTERIOR SIGNAGE ELEVATIONS AND AREA

TOTAL EXISTING & PROPOSED
207.75 SF



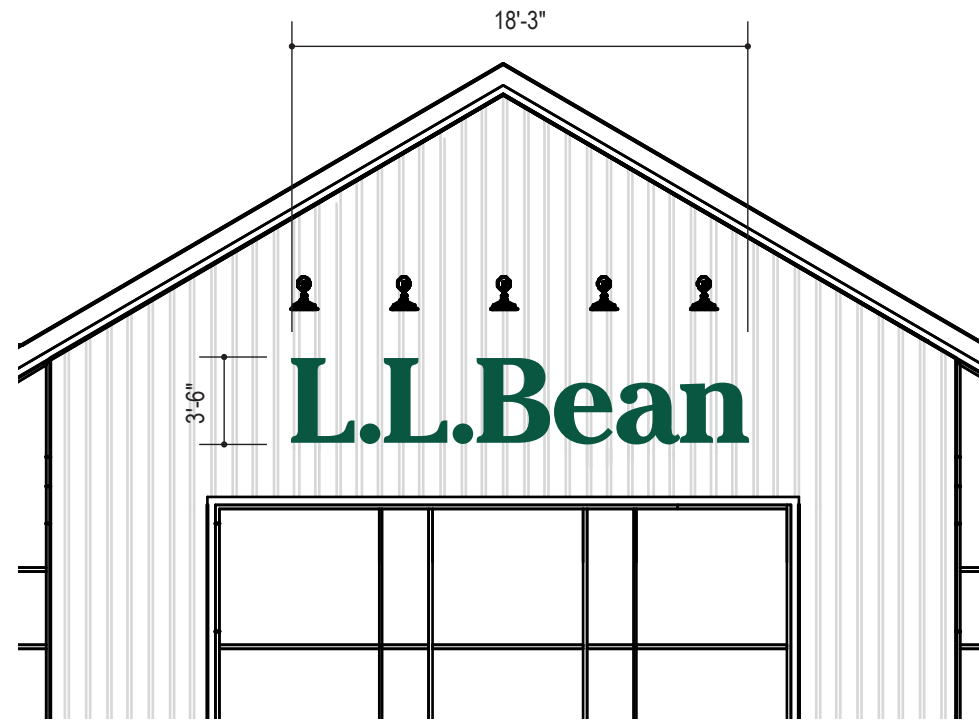
1

51.25 SF



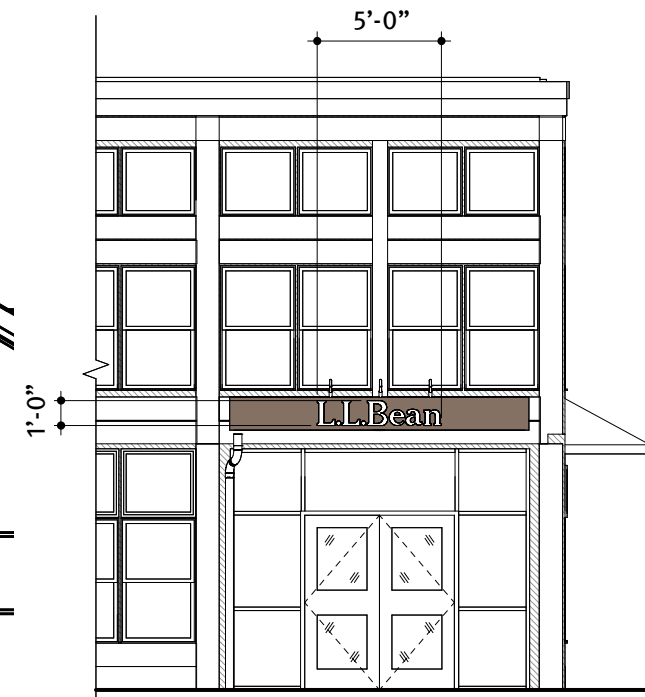
2

49.5 SF



3

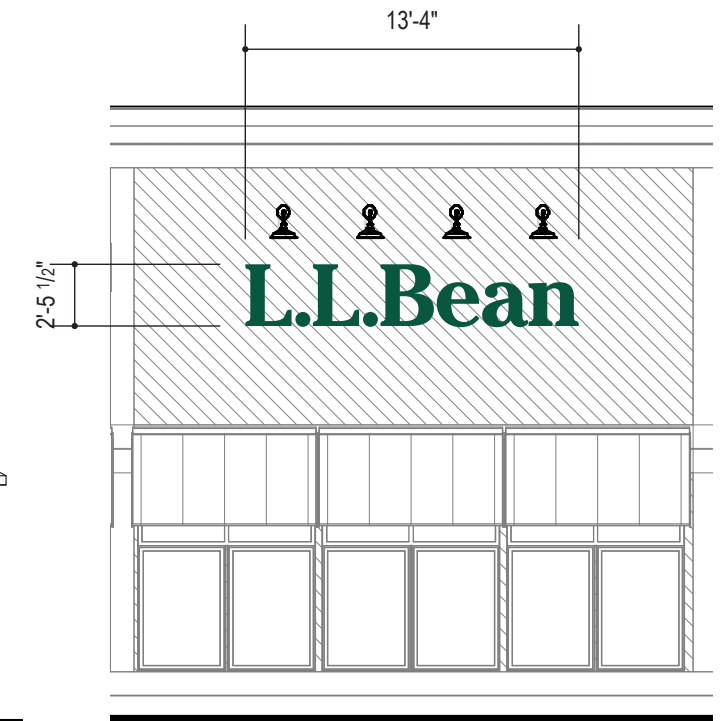
64 SF



4

6

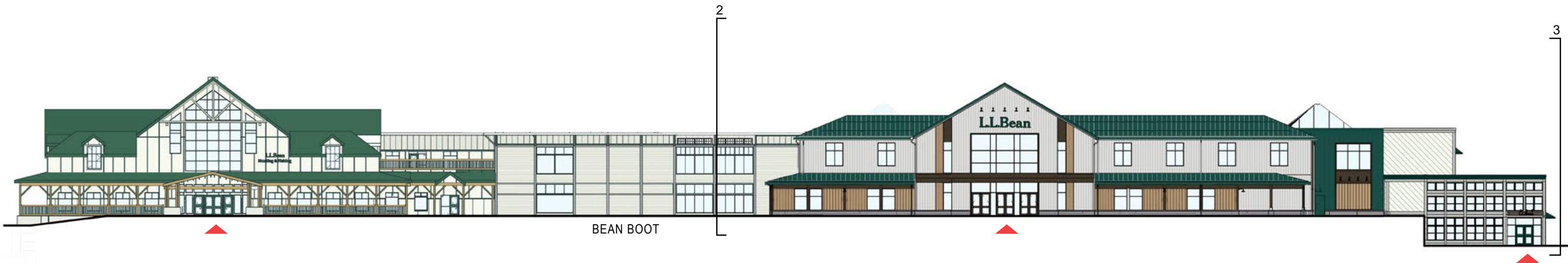
5 SF each



5

33 SF

OVERALL FLAGSHIP ELEVATIONS



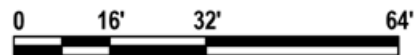
1 SOUTH ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



3 EAST ELEVATION
1/32" = 1'-0"



UPPER FLAGSHIP EXTERIOR ELEVATIONS



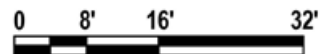
1 SOUTH ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION
3/64" = 1'-0"

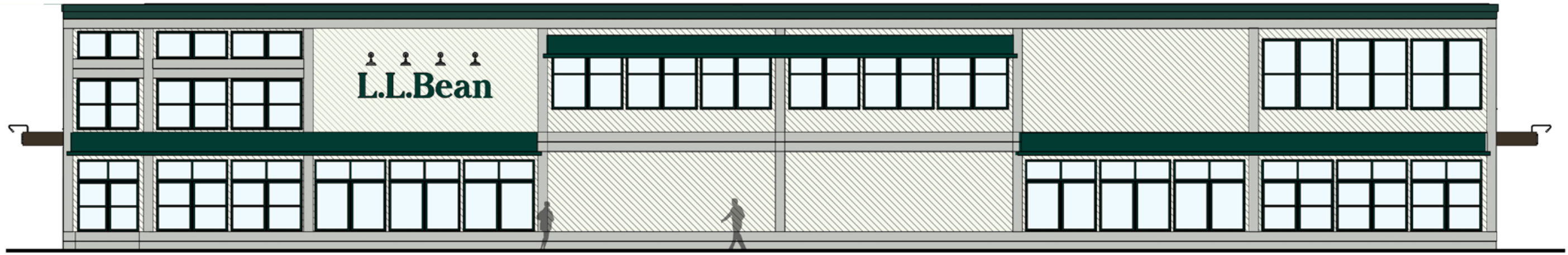


3 EAST ELEVATION
3/64" = 1'-0"



MAIN STREET ELEVATIONS

3/11/2024 11:22:59 AM



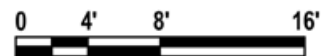
1 MAIN STREET BUILDING - EAST ELEVATION
3/32" = 1'-0"



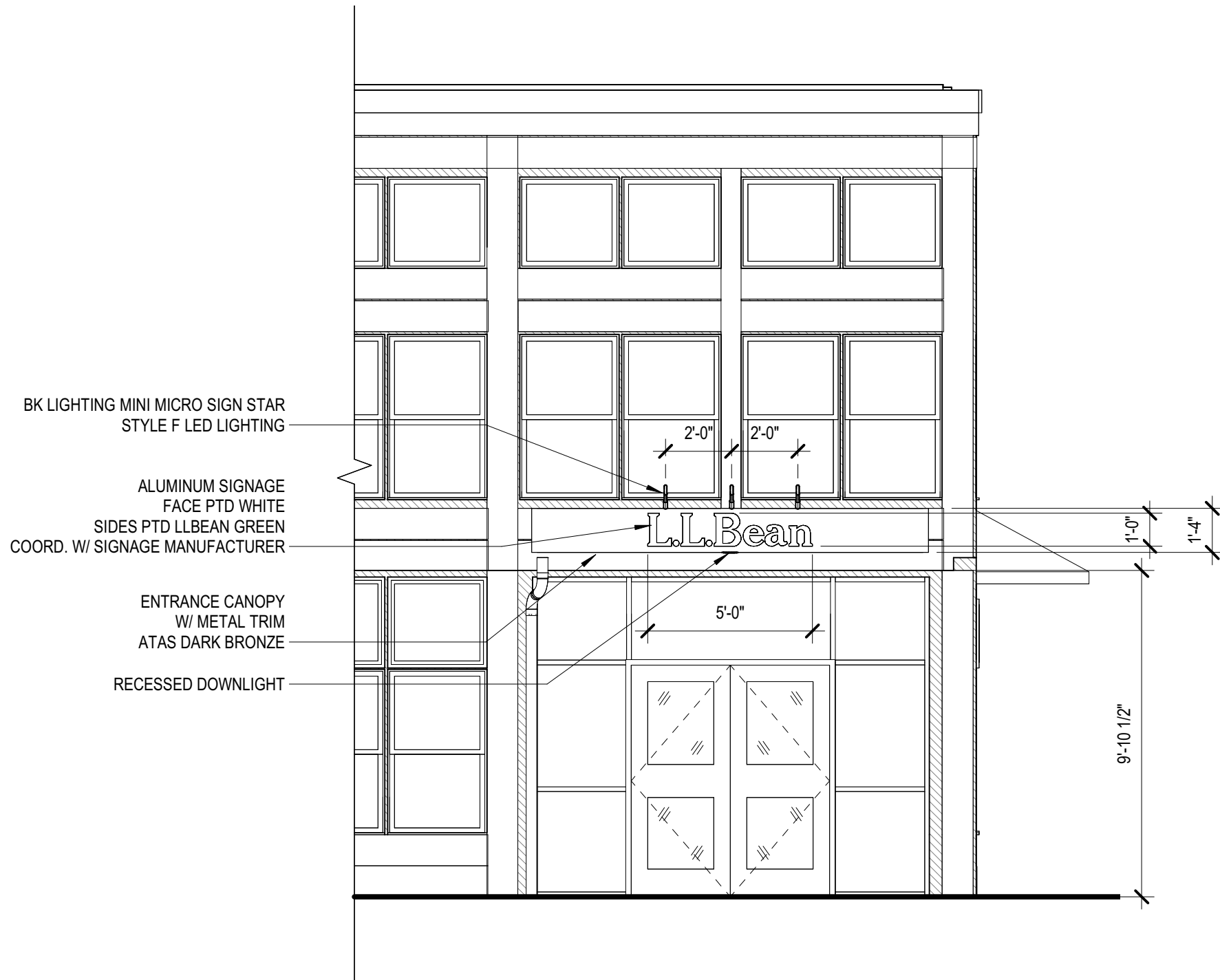
2 MAIN STREET BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



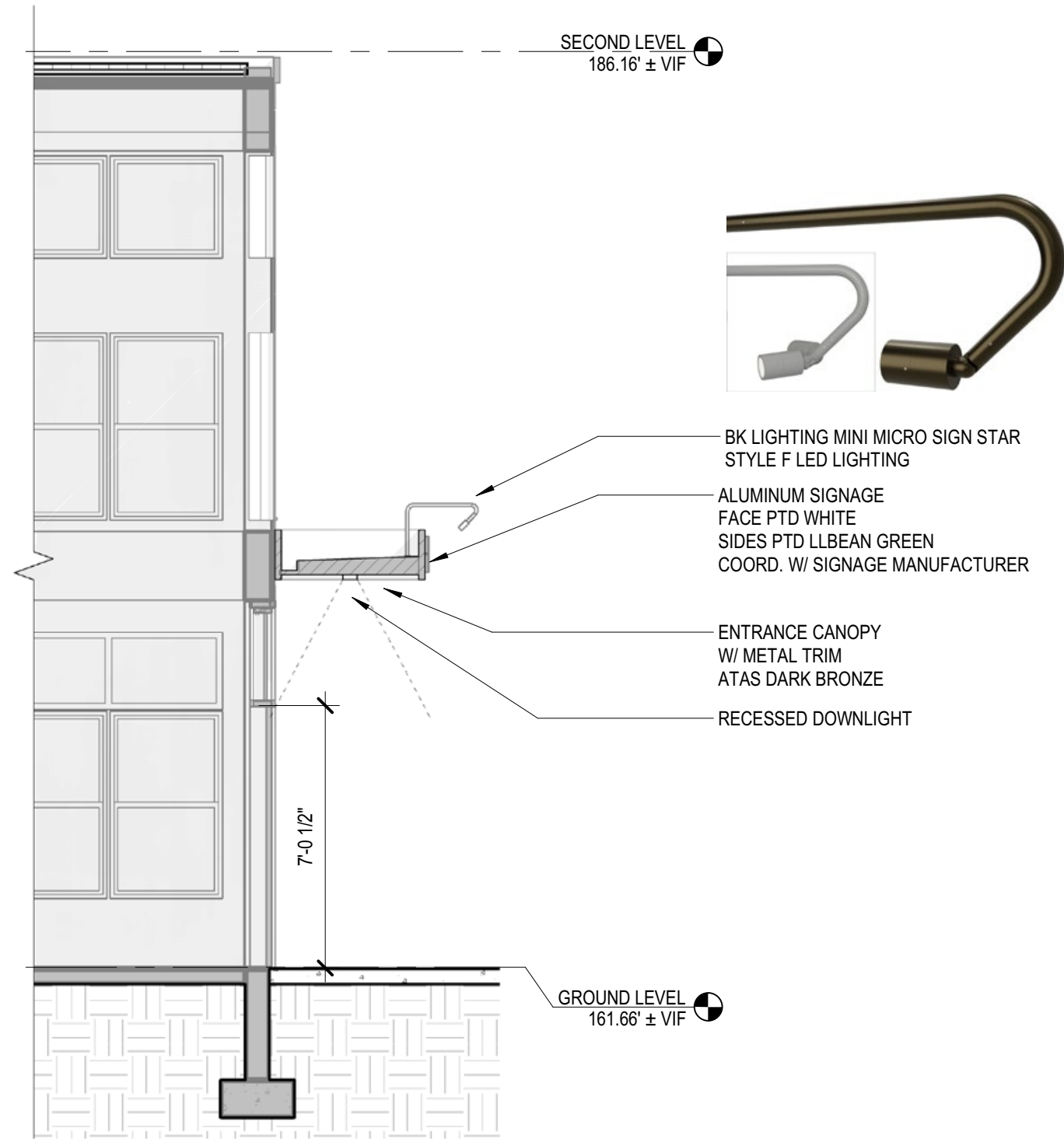
3 MAIN STREET BUILDING - NORTH ELEVATION
3/32" = 1'-0"



MAIN STREET ENTRANCE CANOPY SIGNAGE - SECTION



2 MAIN STREET CANOPY ELEVATION
1/4" = 1'-0"



1 MAIN STREET CANOPY SECTION
1/4" = 1'-0"

Exhibit 13

Design Review Notices

**PUBLIC NOTICE:
NOTICE OF APPLICATION FOR A DESIGN REVIEW CERTIFICATE
TO DEMOLISH & REMOVE CLASSIFIED BUILDING**

Please take notice that L.L.Bean, Inc., through authorized agent Kylie Mason, R.L.A., of Sebago Technics, Inc. (75 John Roberts Road, Suite 4A, South Portland, ME 04106; 207-200-2100), has filed a Design Review Certificate application with the Town of Freeport pursuant to the provisions of Freeport Town Ordinances and Codes, Chapter 22.

The application is for the demolition and removal of a building structure located in the Town of Freeport Design Review District 1 and classified as B building under applicable ordinance. The B classified building is a 1940's structure located within the greater façade of the L.L.Bean, Inc. Flagship Store. The demolition and removal is part of the proposed development to the L.L.Bean, Inc. Flagship Store located at 95 Main Street. The subject site is identified as Lot 64-ETC on the Town of Freeport Tax Map 011.

A public hearing on this matter will be held by the Town of Freeport Project Review Board on **April 17, 2024, at 6:00 PM** at the Town of Freeport Town Hall located at **30 Main Street, Freeport, ME 04032**. Public comment will be accepted throughout the processing of the application.

The application and supporting documentation are available for review at the Town of Freeport Town Hall in Freeport during normal working hours.

Written public comments and all correspondence may be sent to: Town of Freeport, Planning Department, 30 Main Street, Freeport, ME 04032 (207-865-4743).



The Times Record

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Midcoast Maine's Only Daily Newspaper

Classified Advertising Proof

Mark Adams
Sebago Technics Inc
75 John Roberts Rd
Suite 4A
South Portland
ME
04106
+1 (207) 856-0277
apinvoices@sebagotechnics.com

Thank you for placing your advertisement with us.

Your order information and a preview of your advertisement are attached below for your review. If there are changes or questions, please contact the classified department at (207) 729-3311

Thank you

(207) 729-3311

sodell@timesrecord.com

Monday – Friday 8:00 am – 4:30pm

Order Number	0487334	Order Price	██████████
Sales Rep.	Sara Odell	PO No.	██
Account	A102615	Payment Type	██████████
Publication	The Times Record	Number of dates	1
First Run Date	03/22/2024	Last Run Date	03/22/2024
Publication	Online Upsell TR	Number of dates	1
First Run Date	03/22/2024	Last Run Date	03/22/2024

Public Notice

PUBLIC NOTICE: NOTICE OF APPLICATION FOR A DESIGN REVIEW CERTIFICATE TO DEMOLISH & REMOVE CLASSIFIED BUILDING

Please take notice that L.L.Bean, Inc., through authorized agent Kylie Mason, R.L.A., of Sebago Technics, Inc. (75 John Roberts Road, Suite 4A, South Portland, ME 04106; 207-200-2100), has filed a Design Review Certificate application with the Town of Freeport pursuant to the provisions of Freeport Town Ordinances and Codes, Chapter 22.

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Thank you

(207) 729-3311

sodell@timesrecord.com

Monday – Friday 8:00 am – 4:30pm

Order Number	0455299	Order Price	██████████
Sales Rep.	Sara Odell	PO No.	████████████████████
Account	A102615	Payment Type	Invoice
Publication	The Times Record	Number of dates	1
First Run Date	09/26/2023	Last Run Date	09/26/2023
Publication	Online Upsell TR	Number of dates	1
First Run Date	09/26/2023	Last Run Date	09/26/2023

Public Notice

NOTICE OF APPLICATION FOR A DESIGN REVIEW CERTIFICATE TO DEMOLISH & REMOVE CLASSIFIED BUILDING

Please take notice that L.L.Bean, Inc., through authorized agent Kylie Mason, R.L.A., of Sebago Technics, Inc. (75 John Roberts Road, Suite 4A, South Portland, ME 04106; 207-200-2100), has filed a Design Review Certificate application with the Town of Freeport on or about **September 19, 2023** pursuant to the provisions of Freeport Town Ordinances and Codes, Chapter 22.

The application is for the demolition and removal of a building structure located in the Town of Freeport Design Review District 1 and classified as B building under applicable ordinance. The B classified building is a 1940's structure located within the greater façade of the L.L.Bean, Inc. Flagship Store. The demolition and removal is part of proposed development to the L.L.Bean, Inc. Flagship Store located at 95 Main Street. The subject site is identified as Lot 64-ETC on the Town of Freeport Tax Map 011.

A public hearing will be held at the discretion of the Town of Freeport Project Review Board at a date to be later identified. Public comment will be accepted throughout the processing of the application.

The application and supporting documentation are available for review at the Town of Freeport Town Hall in Freeport during normal working hours.

Written public comments and all correspondence may be sent to: Town of Freeport, Planning Department, 30 Main Street, Freeport, ME 04032 (207-865-4743).



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Thank you

(207) 729-3311

sodell@timesrecord.com

Monday – Friday 8:00 am – 4:30pm

Order Number	0443870	Order Price	██████████
Sales Rep.	Sara Odell	PO No.	██
Account	A102615	Payment Type	██████████
Publication	The Times Record	Number of dates	1
First Run Date	07/25/2023	Last Run Date	07/25/2023
Publication	Online Upsell TR	Number of dates	1
First Run Date	07/25/2023	Last Run Date	07/25/2023

Public Notice

NOTICE OF APPLICATION FOR A DESIGN REVIEW CERTIFICATE TO DEMOLISH & REMOVE CLASSIFIED BUILDING

Please take notice that L.L.Bean, Inc., through authorized agent Kylie Mason, R.L.A., of Sebago Technics, Inc. (75 John Roberts Road, Suite 4A, South Portland, ME 04106; 207-200-2100), has filed a Design Review Certificate application with the Town of Freeport on or about July 19, 2023 pursuant to the provisions of Freeport Town Ordinances and Codes, Chapter 22.

The application is for the demolition and removal of a building structure located in the Town of Freeport Design Review District 1 and classified as B building under applicable ordinance. The B classified building is a 1940's structure located within the greater façade of the L.L.Bean, Inc. Flagship Store. The demolition and removal is part of proposed development to the L.L.Bean, Inc. Flagship Store located at 95 Main Street. The subject site is identified as Lot 64-ETC on the Town of Freeport Tax Map 011.

A public hearing will be held at the discretion of the Town of Freeport Project Review Board at a date to be later identified. Public comment will be accepted throughout the processing of the application.

The application and supporting documentation are available for review at the Town of Freeport Town Hall in Freeport during normal working hours.

Written public comments and all correspondence may be sent to: Town of Freeport, Planning Department, 30 Main Street, Freeport, ME 04032 (207-865-4743).



75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, MAINE 04106 - 6963

FREEPORT HISTORICAL SOCIETY
45 MAIN STREET
FREEPORT, ME 04032

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 04106 \$ 000.64⁰
02 7H
0006150050 MAR 04 2004



75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, MAINE 04106 - 6963

FREEPORT TOWN COUNCIL
30 MAIN STREET
FREEPORT, ME 04032

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 04106 \$ 000.64⁰
02 7H
0006150050 MAR 04 2004



75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, MAINE 04106 - 6963

FREEMPORT PLANNING BOARD
30 MAIN STREET
FREEMPORT, ME 04032

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 04106 \$ 000.64⁰
02 7H
0000450000 MAR 04 2004

Exhibit 13: Design Review Notices

Please find under this exhibit evidence of Public Notice for the Design Review certificate, as required by ordinance for improvements and alterations for a “B” rated structure within the existing Flagship Building. In accordance with the provisions of Freeport Town Ordinances and Codes, Chapter 22, please find attached: (I) Final notice of permit for demolition and removal of “B” rated structure, (II) Evidence of notice published in a newspaper of general circulation three (3) times, (III) Evidence of notice forwarded to the Freeport Historical Society, the Freeport Town Council, and the Freeport Planning Board.