

# JUSTIN'S WAY EMPLOYEE ENTRANCE

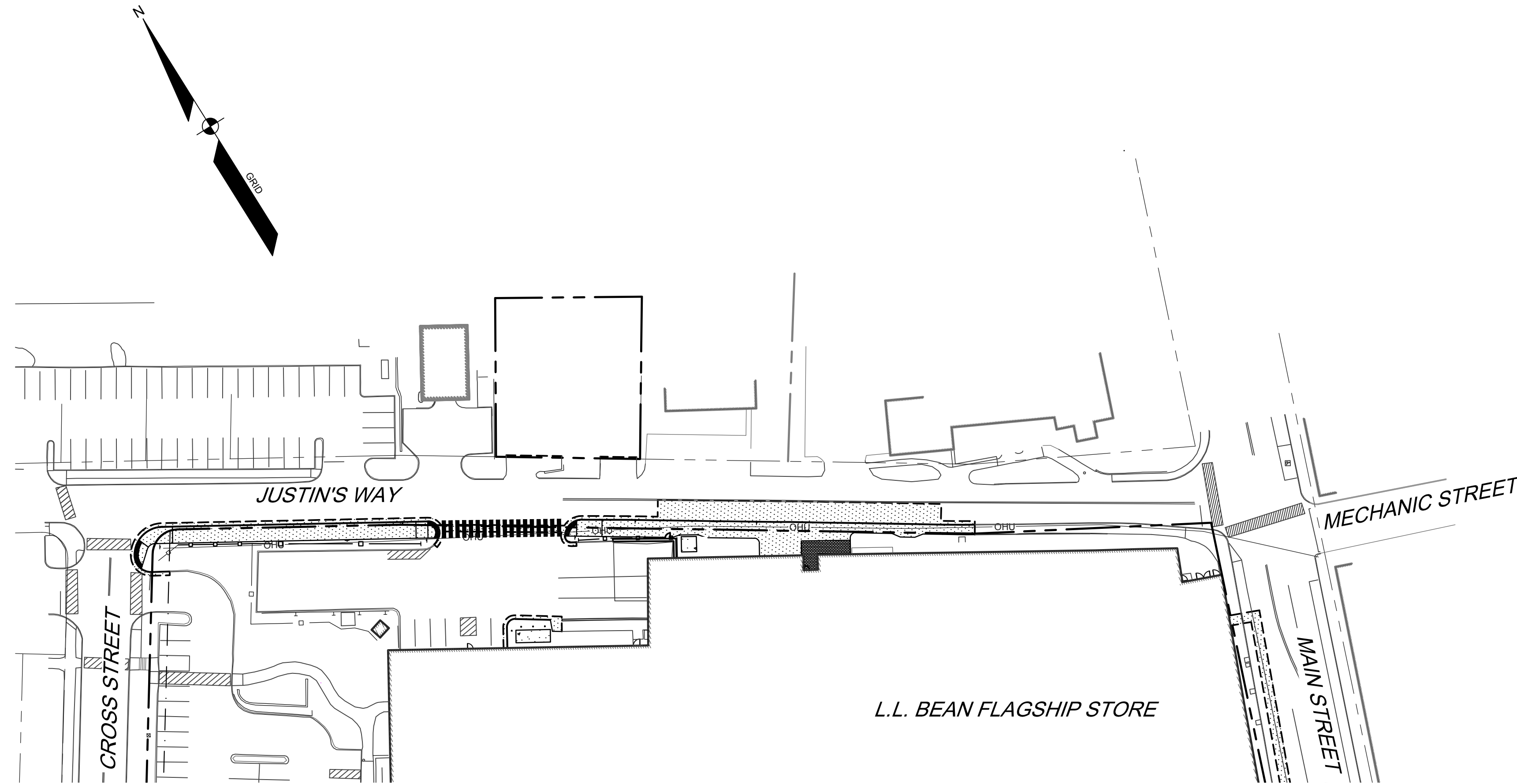
95 MAIN STREET  
FREEPORT, ME

**APPLICANT:**  
**L.L. BEAN, INC.**

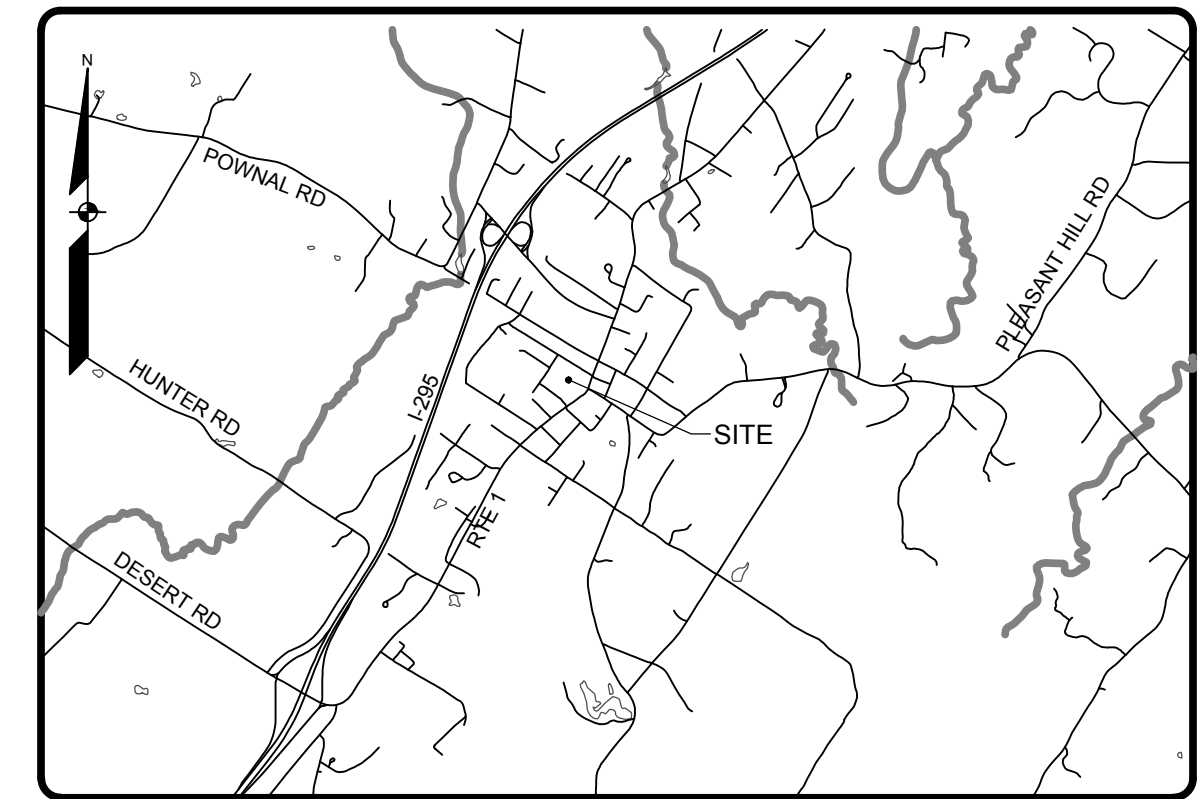
15 CASCO STREET  
FREEPORT, ME 04033

**ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:**

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



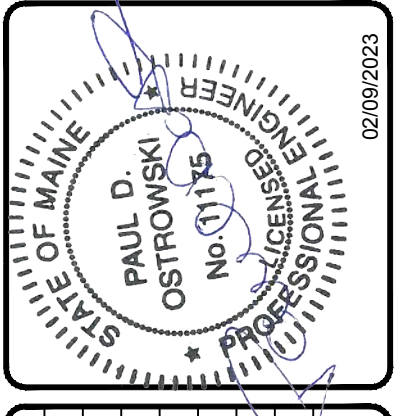
SCALE: 1" = 50'



LOCATION MAP NTS

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES & LEGEND
3	DEMOLITION PLAN
4	SITE PLAN 1
5	SITE PLAN 2
6	SITE PLAN 3
7	GRADING AND UTILITY PLAN 1
8	GRADING AND UTILITY PLAN 2
9	GRADING AND UTILITY PLAN 3
10	LANDSCAPE PLAN
11	EROSION CONTROL NOTES
12	DETAILS 1
13	DETAILS 2
14	DETAILS 3
15	DETAILS 4
A221382	PHASE 2 BUILDING REAR LIGHTING PLAN
1 OF 5	EXISTING CONDITIONS PLAN
2 OF 5	TOPOGRAPHIC SURVEY PLAN
3 OF 5	TOPOGRAPHIC SURVEY PLAN
4 OF 5	TOPOGRAPHIC SURVEY PLAN
5 OF 5	TOPOGRAPHIC SURVEY PLAN



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
REV.	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



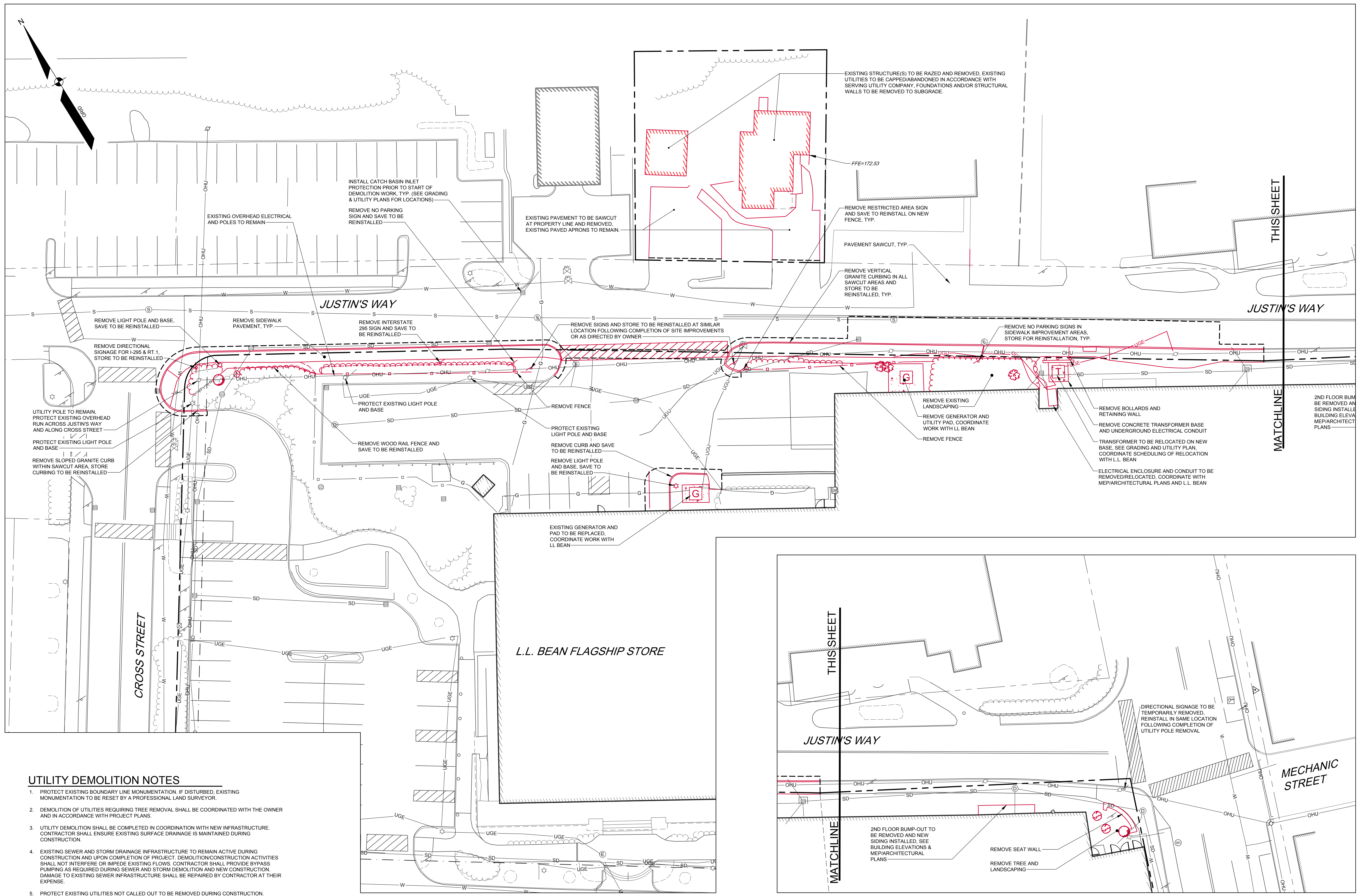
**COVER**  
OF:  
JUSTIN'S WAY EMPLOYEE ENTRANCE  
95 MAIN STREET  
FREEPORT, ME  
FOR:  
L.L. BEAN, INC.  
15 CASCO STREET  
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 50'
PROJECT	93219-10



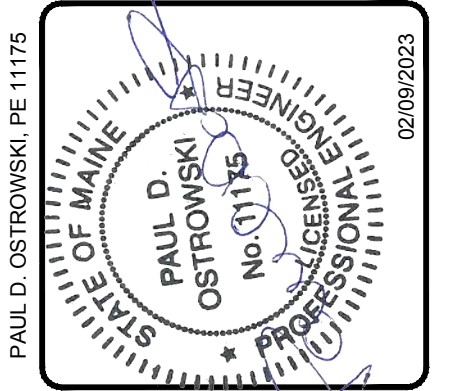
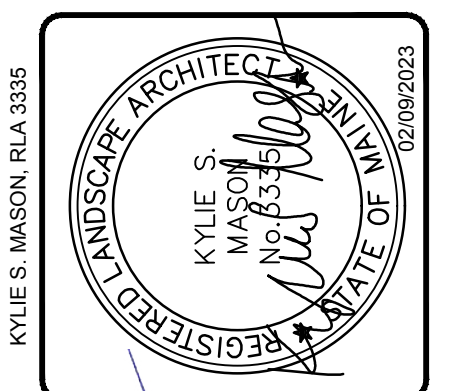
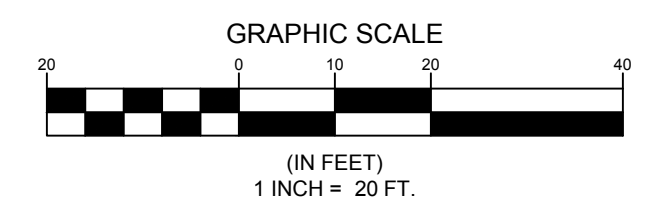






**UTILITY DEMOLITION NOTES**

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 IMPED 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.



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

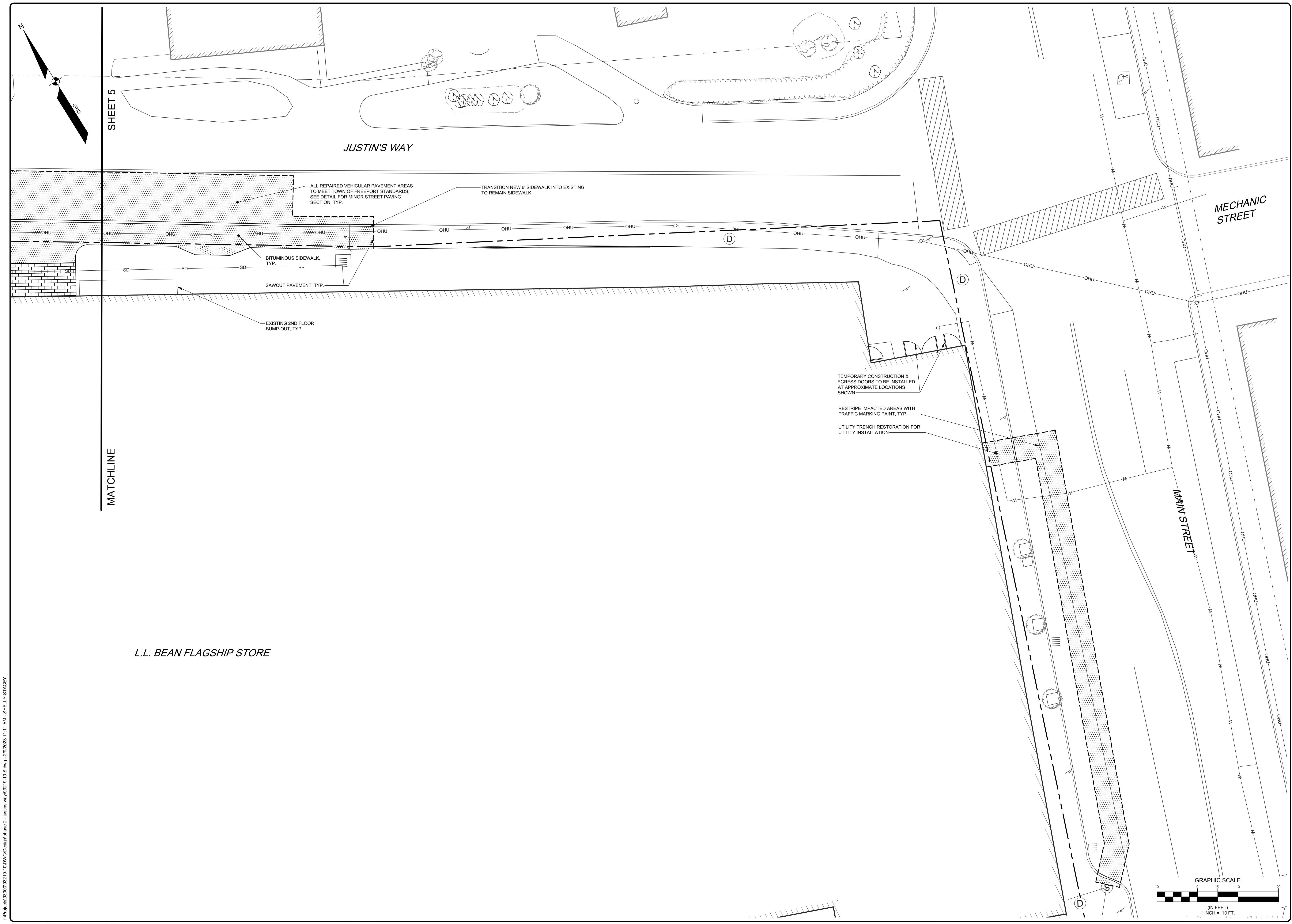
**SEBAGO TECHNICS**  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-200-2100  
 WWW.SEBAGOTECHNICS.COM

**DEMOLITION 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	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 20'
PROJECT	93219-10

F:\Projects\93219-10 DEMO\Design\Phase 2 - Justin Way\93219-10 DEMO.dwg - 2/9/2023 11:11 AM - SHELLEY STACEY





SHEET 5

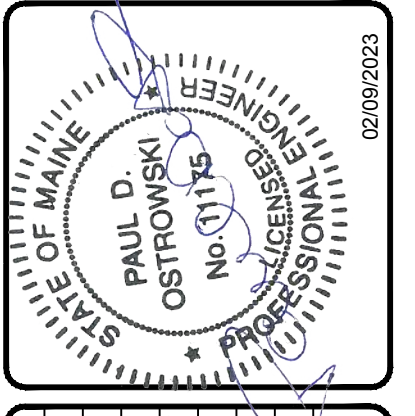
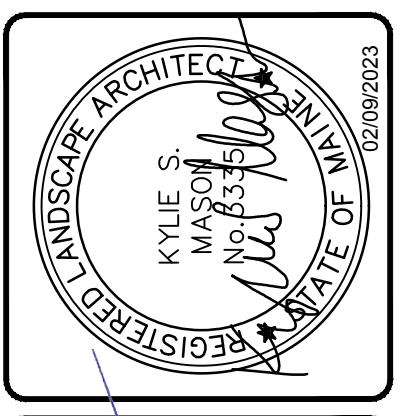
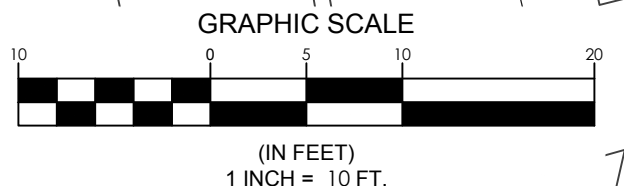
MATCHLINE

L.L. BEAN FLAGSHIP STORE

JUSTIN'S WAY

MECHANIC STREET

MAIN STREET



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100  
WWW.SEAGOTECHNICS.COM

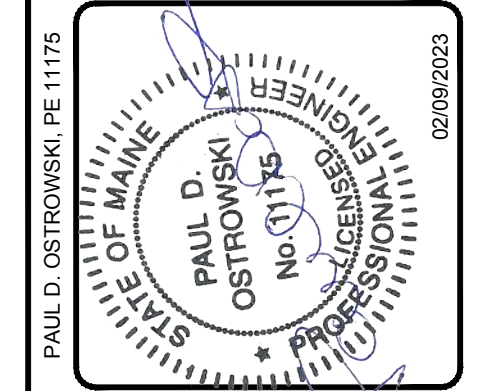
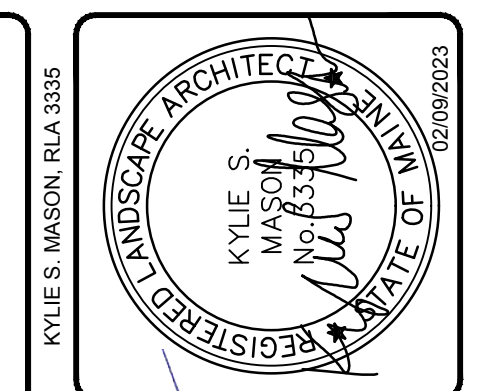
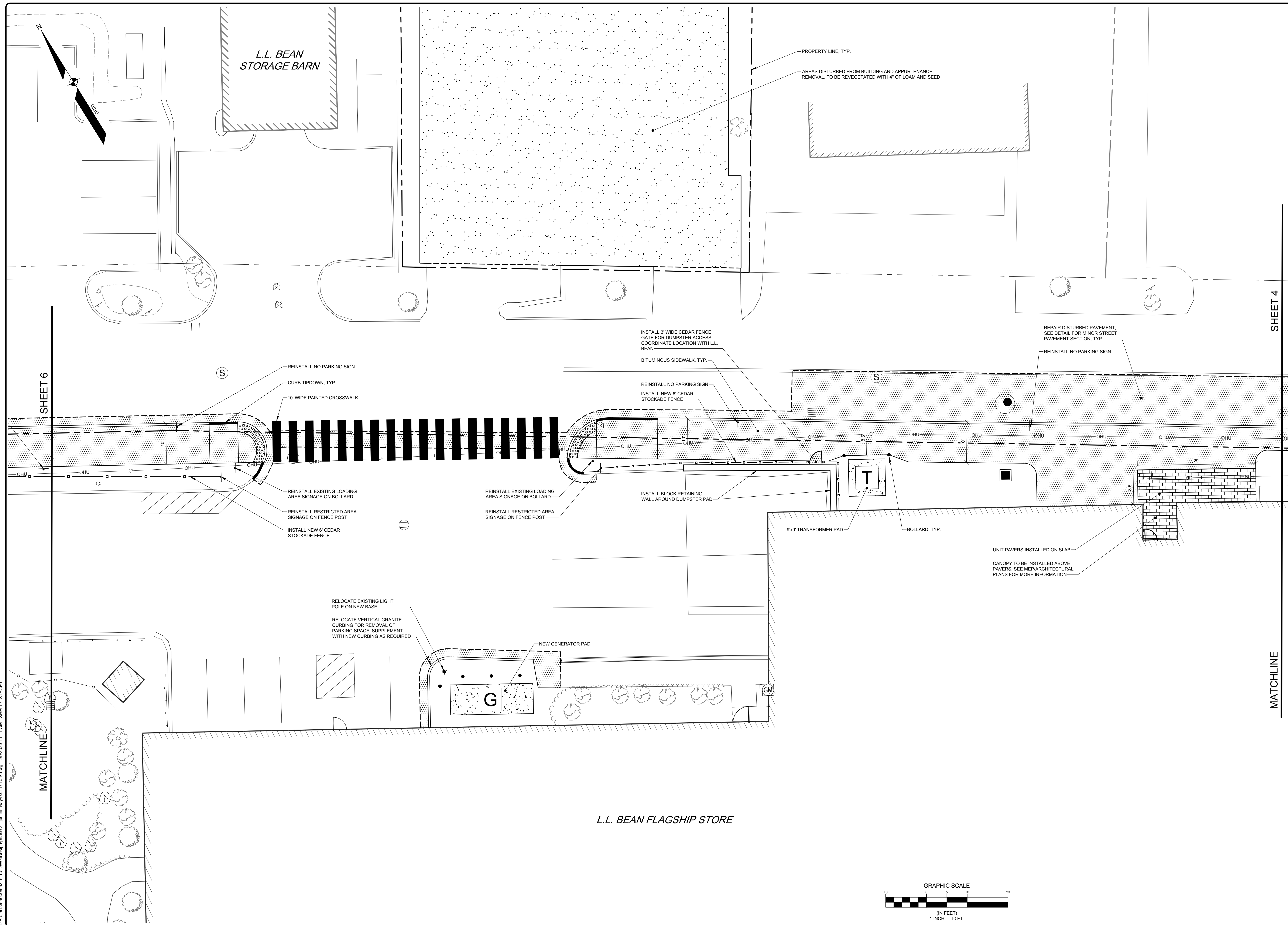
**SITE PLAN 1**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME  
FOR:  
**L.L. BEAN, INC.**  
15 CASCO STREET  
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10

SHEET 4 OF 15

F:\Projects\932009\93219-10\DWG\Design\phase 2 - jlwins way\93219-10.s.dwg - 2/9/2023 11:17 AM - SHELLY STACEY





REV	BY	DATE	STATUS
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

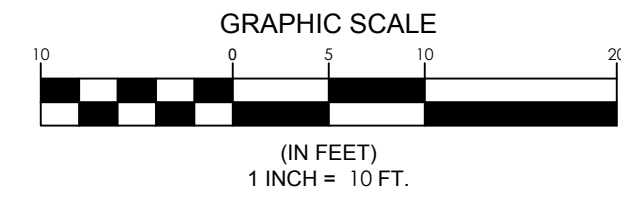
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100  
WWW.SEBAGOTECHNICS.COM

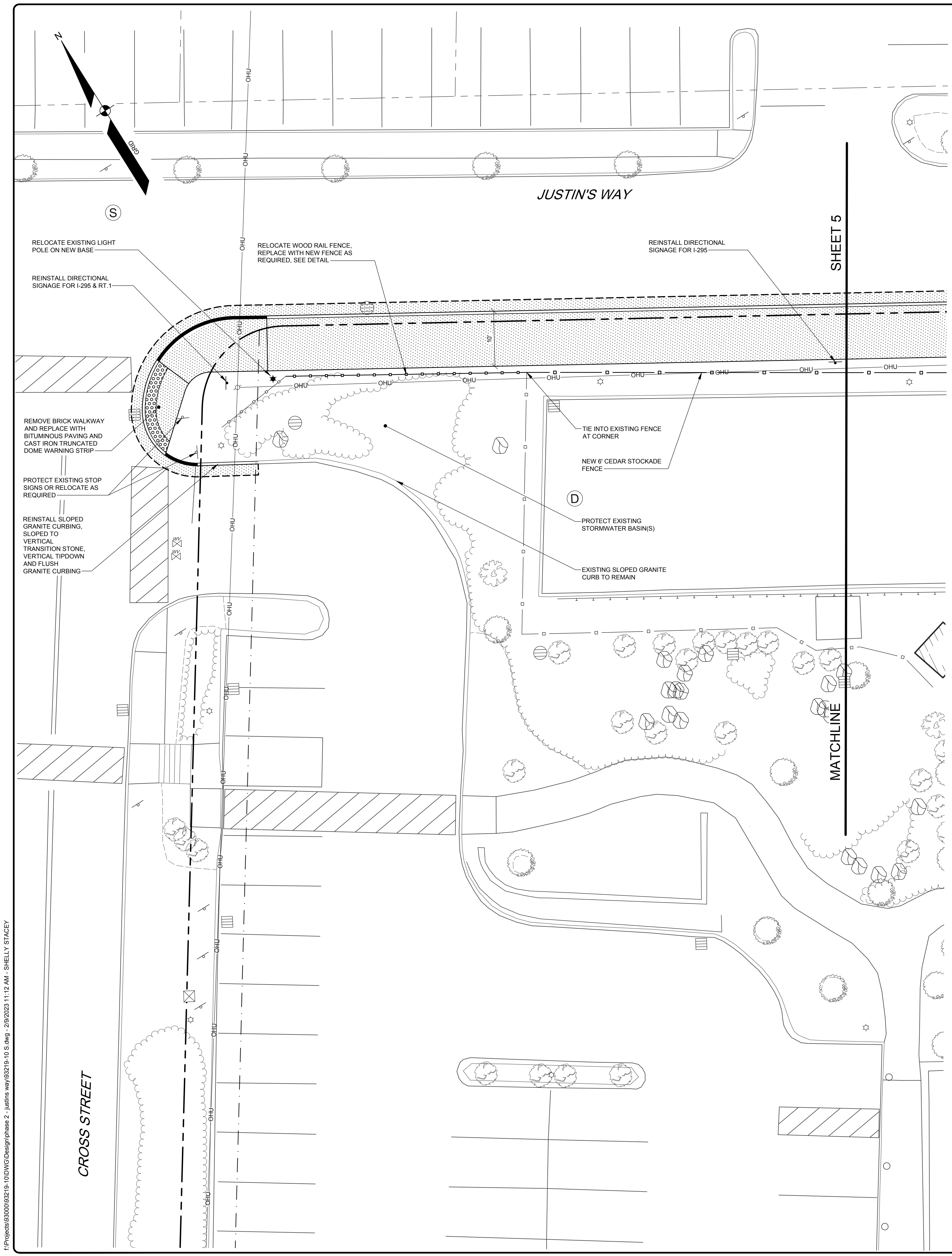
**SITE PLAN 2**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME  
FOR:  
**L.L. BEAN, INC.**  
15 CASCO STREET  
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10

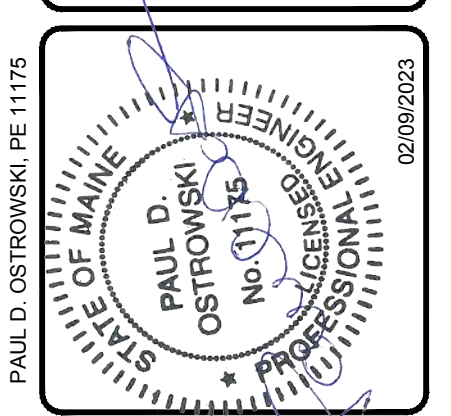
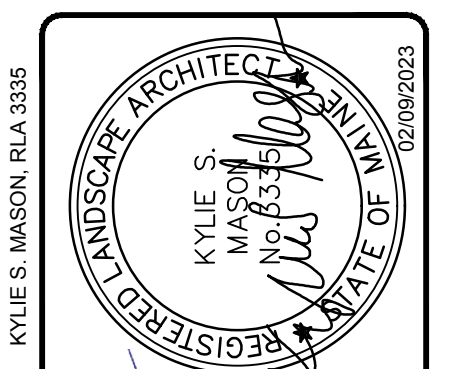
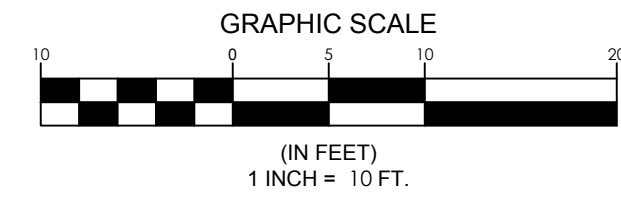
F:\Projects\93219-10\DWG\Design\phase 2 - jstnns way\93219-10 S.dwg - 2/9/2023 11:11 AM - SHELLY STACEY







F:\Projects\93219-10\DWG\Design\Phase 2 - Justin's Way\93219-10 S.dwg - 2/9/2023 11:12 AM - SHELLY STACEY



REV	BY	DATE	STATUS
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

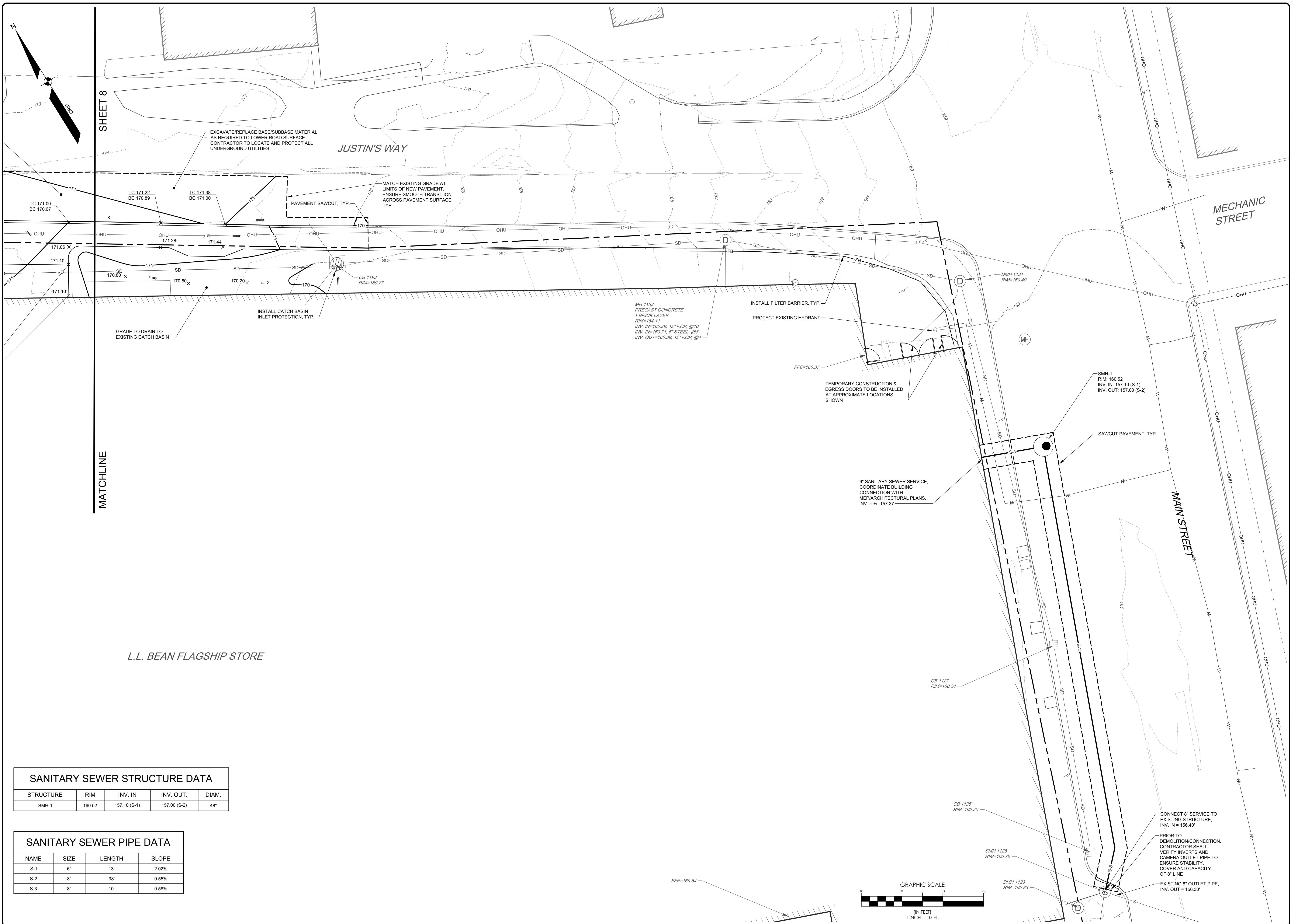
THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
www.sebagotechnics.com  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100

**SITE PLAN 3**  
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	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10





SHEET 8

MATCHLINE

JUSTIN'S WAY

MECHANIC STREET

MAIN STREET

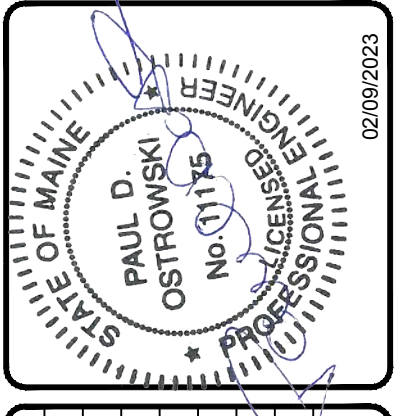
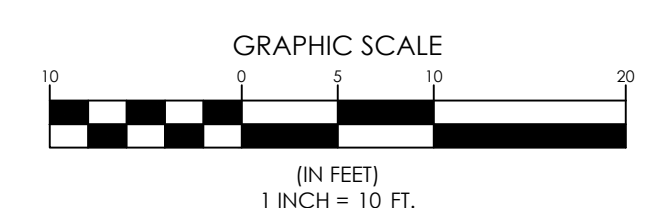
L.L. BEAN FLAGSHIP STORE

**SANITARY SEWER STRUCTURE DATA**

STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
SMH-1	160.52	157.10 (S-1)	157.00 (S-2)	48"

**SANITARY SEWER PIPE DATA**

NAME	SIZE	LENGTH	SLOPE
S-1	6"	13'	2.02%
S-2	8"	98'	0.55%
S-3	8"	10'	0.58%



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100  
WWW.SEBAGOTECHNICS.COM

**GRADING AND UTILITY PLAN 1**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME

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

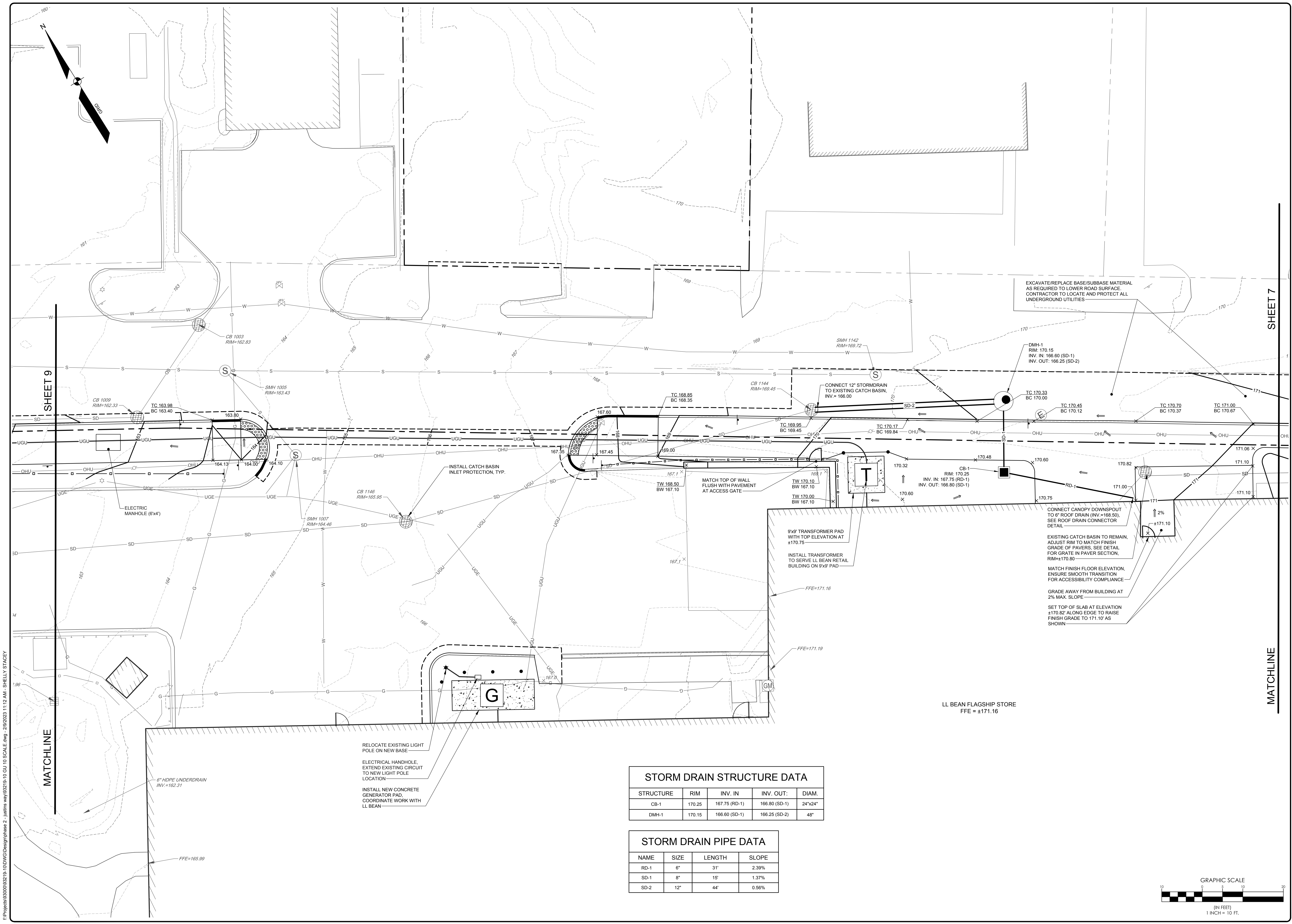
DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10

**SHEET 7 OF 15**

F:\Projects\93219-10\DWG\Design\phase 2 - jlbear.wg\93219-10 GU 10 SCALE.dwg - 2/9/2023 11:12 AM - SHELLY STACEY

93219-10 GU 10 SCALE.dwg - TAB7 GRADING AND UTILITY PLAN 1





**STORM DRAIN STRUCTURE DATA**

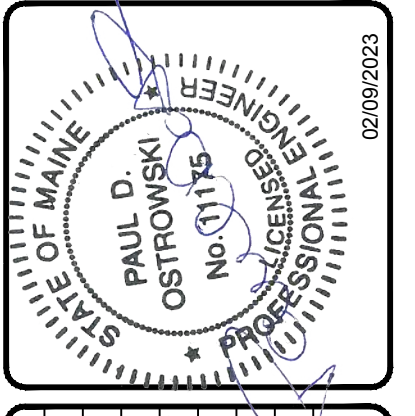
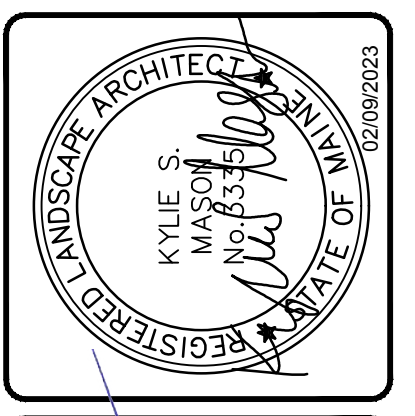
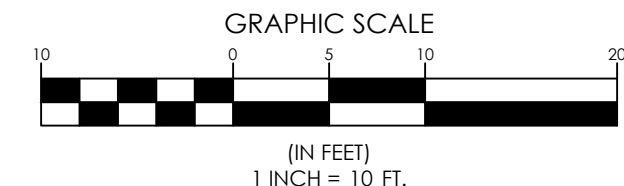
STRUCTURE	RIM	INV. IN.	INV. OUT.	DIAM.
CB-1	170.25	167.75 (RD-1)	166.80 (SD-1)	24"x24"
DMH-1	170.15	166.60 (SD-1)	166.25 (SD-2)	48"

**STORM DRAIN PIPE DATA**

NAME	SIZE	LENGTH	SLOPE
RD-1	6"	31'	2.39%
SD-1	8"	15'	1.37%
SD-2	12"	44'	0.56%

EXCAVATE/REPLACE BASE/SUBBASE MATERIAL AS REQUIRED TO LOWER ROAD SURFACE. CONTRACTOR TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES.

CONNECT CANOPY DOWNSPOUT TO 6" ROOF DRAIN (INV.=168.50). SEE ROOF DRAIN CONNECTOR DETAIL.  
 EXISTING CATCH BASIN TO REMAIN. ADJUST RIM TO MATCH FINISH GRADE OF PAVERS. SEE DETAIL FOR GRATE IN PAVER SECTION, RIM=±170.80.  
 MATCH FINISH FLOOR ELEVATION. ENSURE SMOOTH TRANSITION FOR ACCESSIBILITY COMPLIANCE.  
 GRADE AWAY FROM BUILDING AT 2% MAX. SLOPE.  
 SET TOP OF SLAB AT ELEVATION ±170.82' ALONG EDGE TO RAISE FINISH GRADE TO 171.10' AS SHOWN.



NO.	DATE	STATUS	BY
C	02/09/2023	RESUBMISSION TO TOWN	KSM
B	01/25/2023	RESUBMISSION TO TOWN	KSM
A	12/13/2022	SUBMISSION TO TOWN FOR SITE PLAN REVIEW	KSM

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-200-2100

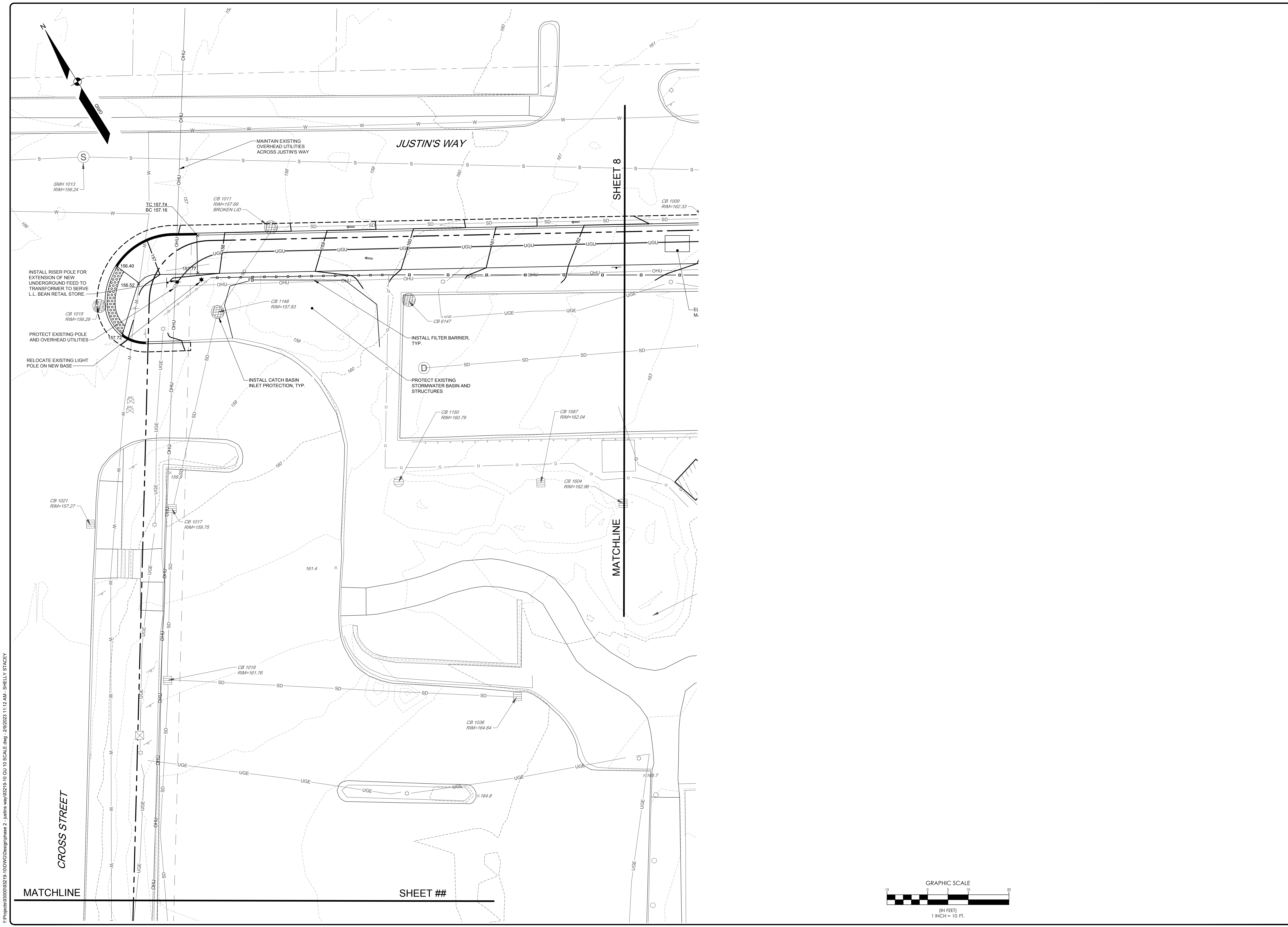
**GRADING AND UTILITY PLAN 2**  
 OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
 95 MAIN STREET  
 FREEPORT, ME  
 FOR:  
**L.L. BEAN, INC.**  
 15 CASCO STREET  
 FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10

F:\Projects\93000\93219-10\DWG\Grading\phase 2 - jlb.mxd 2/9/2023 11:12 AM - SHELLEY STACEY

93219-10 GU 10 SCALE.dwg, Tab 8 GRADING AND UTILITY PLAN 2





F:\Projects\93219-10\Scale.dwg - 02/15/23 11:12 AM - SHELLY STACEY

93219-10 GU 10 SCALE.dwg - TAB 9 GRADING AND UTILITY PLAN 3

<b>DESIGNED</b>		JBP
<b>DRAWN</b>		MRS
<b>CHECKED</b>		KSM
<b>DATE</b>		07/14/2022
<b>SCALE</b>		1" = 10'
<b>PROJECT</b>		93219-10

**GRADING AND UTILITY PLAN 3**  
**OF:**  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
 95 MAIN STREET  
 FREEPORT, ME  
**FOR:**  
**L.L. BEAN, INC.**  
 15 CASCO STREET  
 FREEPORT, ME 04033

**SEBAGO**  
 TECHNICALS  
 WWW.SEAGOTECHNICALS.COM  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-260-2100

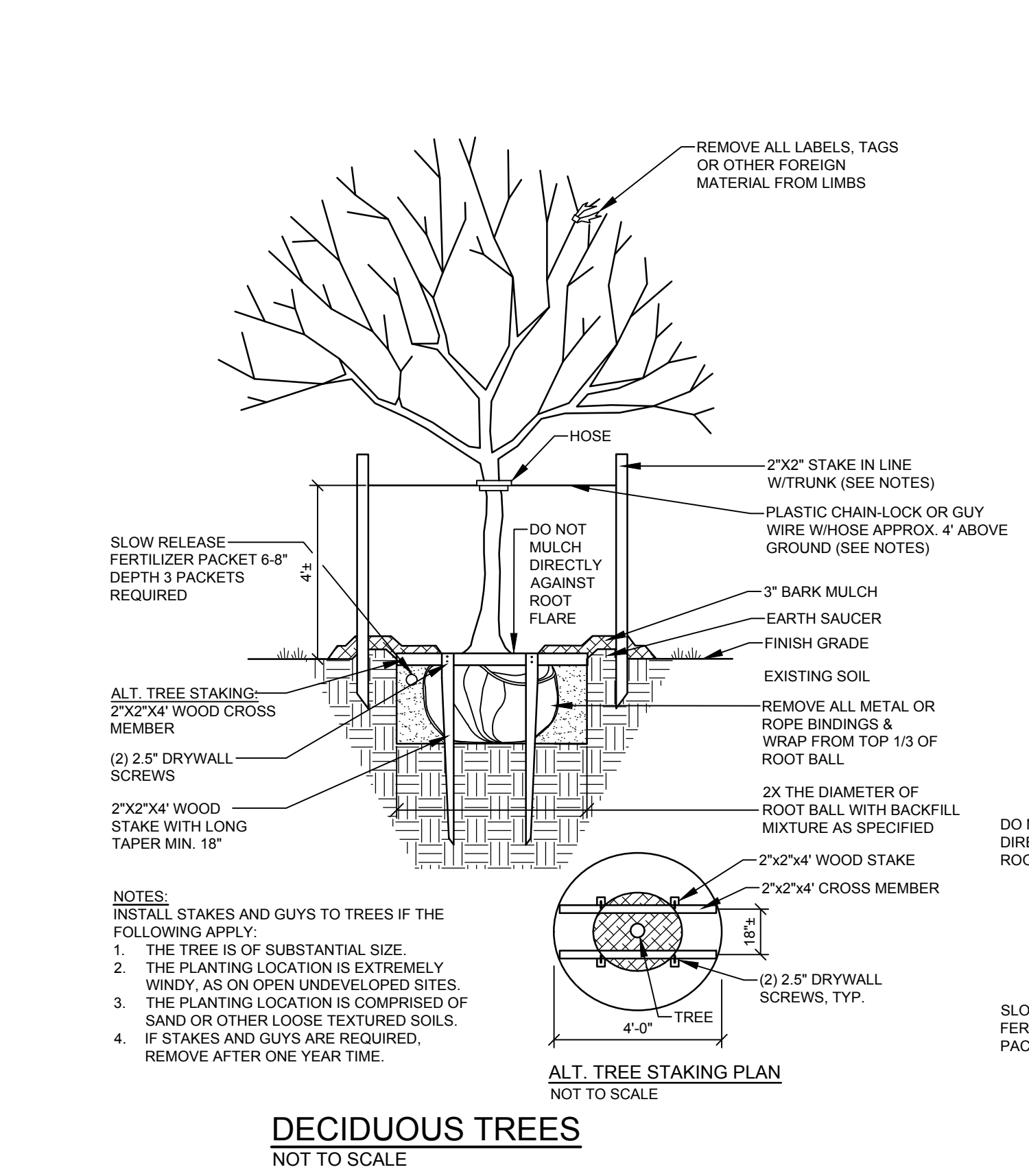
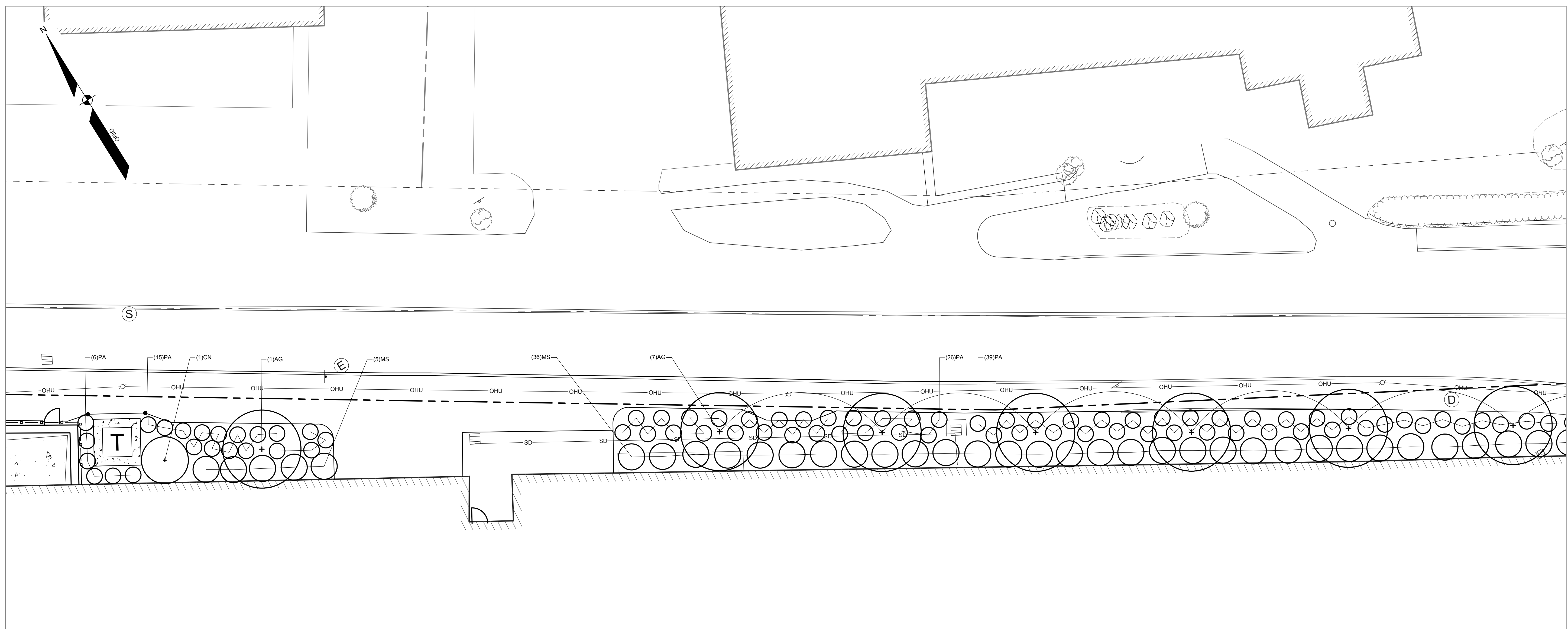
C	KSM	02/09/2023	RESUBMISSION TO TOWN
B	KSM	01/25/2023	RESUBMISSION TO TOWN
A	KSM	12/13/2022	SUBMISSION TO TOWN FOR SITE PLAN REVIEW

REV. BY: DATE: STATUS:  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

PAUL D. OSTROWSKI, PE 11175  
 STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 No. 01115

KYLE S. MASON, R.L.A. 3338  
 REGISTERED LANDSCAPE ARCHITECT  
 KYLE S. MASON  
 No. 8339  
 STATE OF MAINE

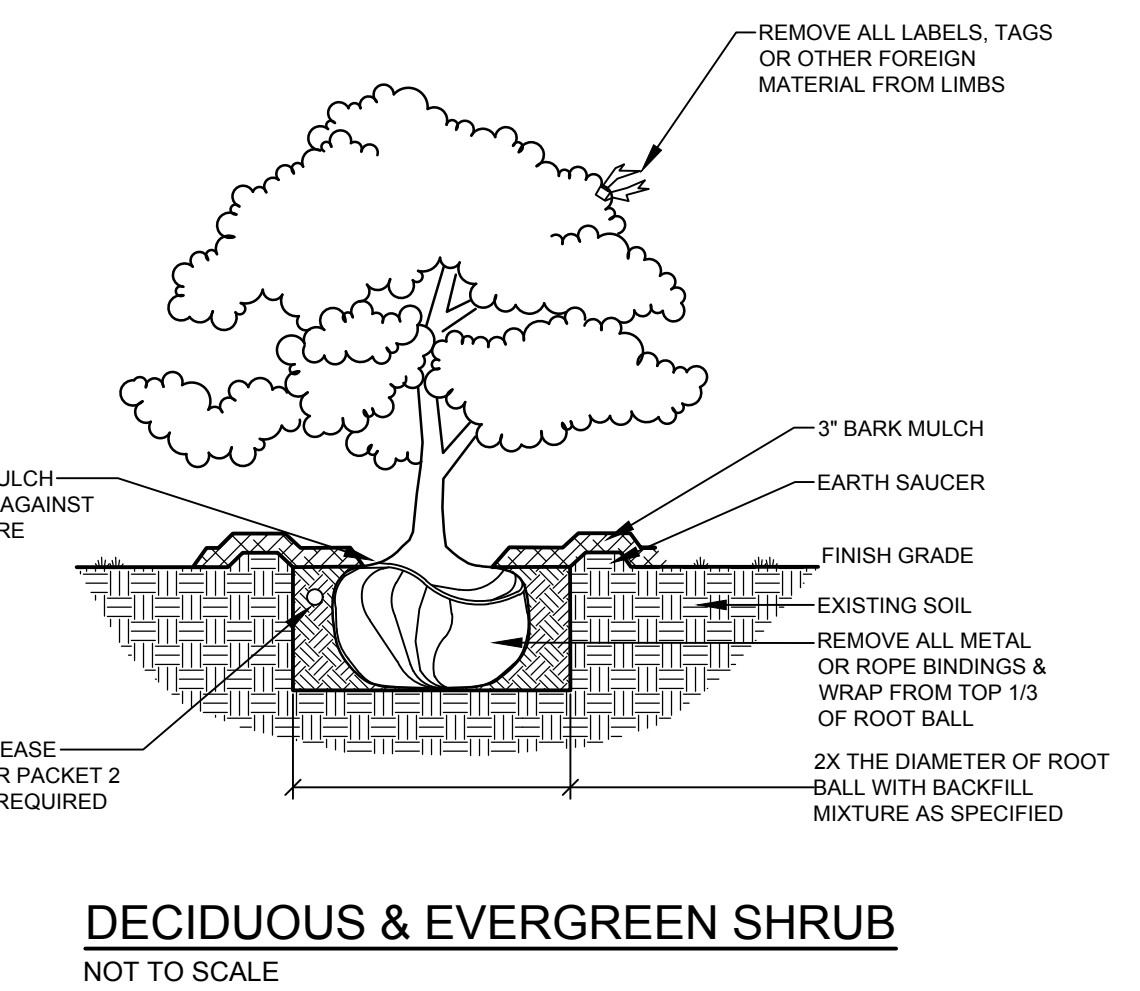




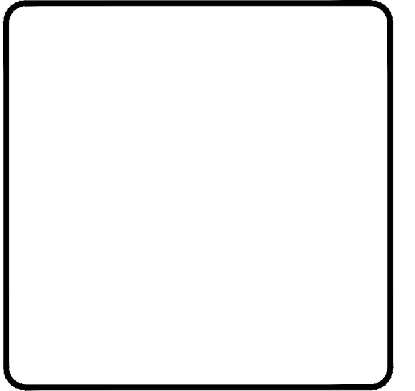
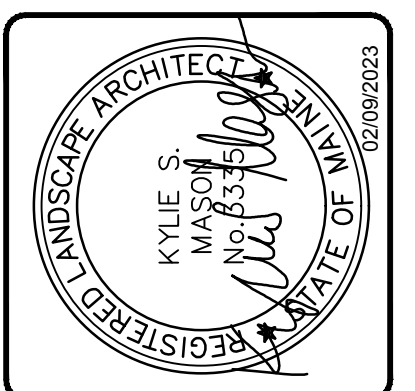
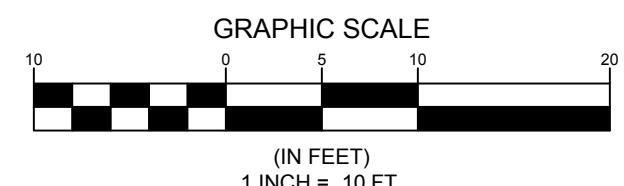
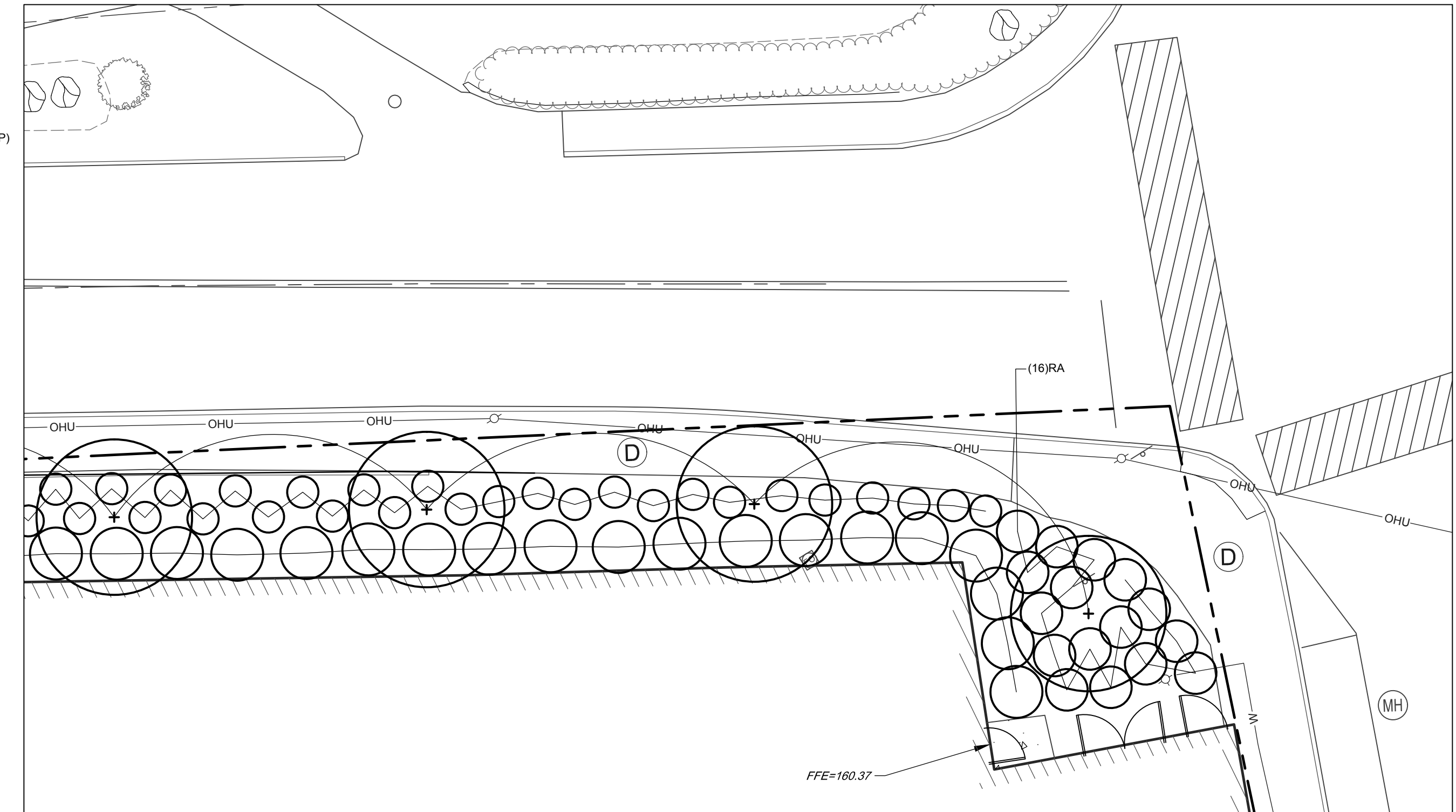
**DECIDUOUS TREES**  
NOT TO SCALE

**PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' HGT. (3-STEM CLUMP)
CN	CHAMAECYPARIS NOOKATENSIS 'PENDULA'	WEeping ALASKAN CEDAR	6'-7' HGT.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3 CONT.
PA	PENNISETUM ALOPECUROIDES 'HAEMEL'	HAMEL FOUNTAIN GRASS	#2 CONT.
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDENHAIR GRASS	#2 CONT.



**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE



C	KSM	02/09/2023	RESUBMISSION TO TOWN
B	KSM	01/25/2023	RESUBMISSION TO TOWN
A	KSM	12/13/2022	RESUBMISSION TO TOWN FOR SITE PLAN REVIEW
REV.	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



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

DESIGNED	BAM
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	1" = 10'
PROJECT	93219-10

F:\Projects\93200\93219-10\DWG\Design\phase 2 - jlb.mw\93219-10.dwg - 2/9/2023 11:12 AM - SHELLY V STACEY



EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION...

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF...

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD...

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED...

EROSION CONTROL APPLICATIONS & MEASURES THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING...

HAY OR STRAW SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 12 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET...

EROSION CONTROL BLANKET SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL...

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA...

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION...

SILT FENCE SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL, SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BINDINGS...

EROSION CONTROL MIX SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER...

CONTINUOUSLY CONTAINED BERM SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELER AREAS OR PAVEMENT...

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS SHOULD BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADE. CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH...

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES...

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS...

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES...

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDING PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE...

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

- A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE...

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

Table with 2 columns: SEED TYPE and APPLICATION RATE. Includes entries for FESCUE, BIRDS FOOT TREFLOU, ANNUAL RYEGRASS, TIMOTHY, CLIMAX, ALSIKE CLOVER, REDTOP, and TOTAL.

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING: FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL, SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE HIGHEST ELEVATION...

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES - THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE...

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET...
B. STABILIZE THE SLOPE WITH SOD - THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1...
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST - THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15...

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET...
B. STABILIZE THE SOIL WITH SOD - THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1...
C. STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET...

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION FOR ALL INSTALLED EROSION CONTROL MEASURES...

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-WEEKLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- 1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER...
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF AN INFILTRATION AREA...
3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION...

- 6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE...
A. DISCHARGES FROM FIREFIGHTING ACTIVITY: FIRE HYDRANT FLUSHINGS, VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED)...

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD...

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL...

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA...

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW...

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%...

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDS AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED...

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS - THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH - THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH - THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES - THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.

STABILIZE THE SLOPE WITH SOD - THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

STABILIZE THE SLOPE WITH WOOD WASTE COMPOST - THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADIENTS GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP - THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.

STABILIZE THE SOIL WITH SOD - THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

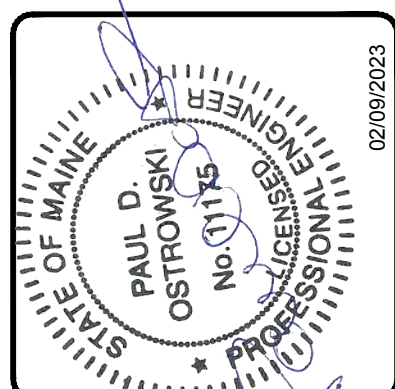
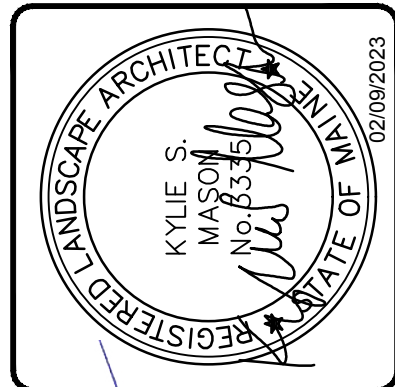


Table with 4 columns: A, B, C, D. Row 1: KSM 02/09/2023, RESUBMISSION TO TOWN. Row 2: KSM 01/25/2023, RESUBMISSION TO TOWN. Row 3: KSM 12/13/2023, RESUBMISSION TO TOWN FOR SITE PLAN REVIEW. Row 4: REV. BY, DATE, STATUS.

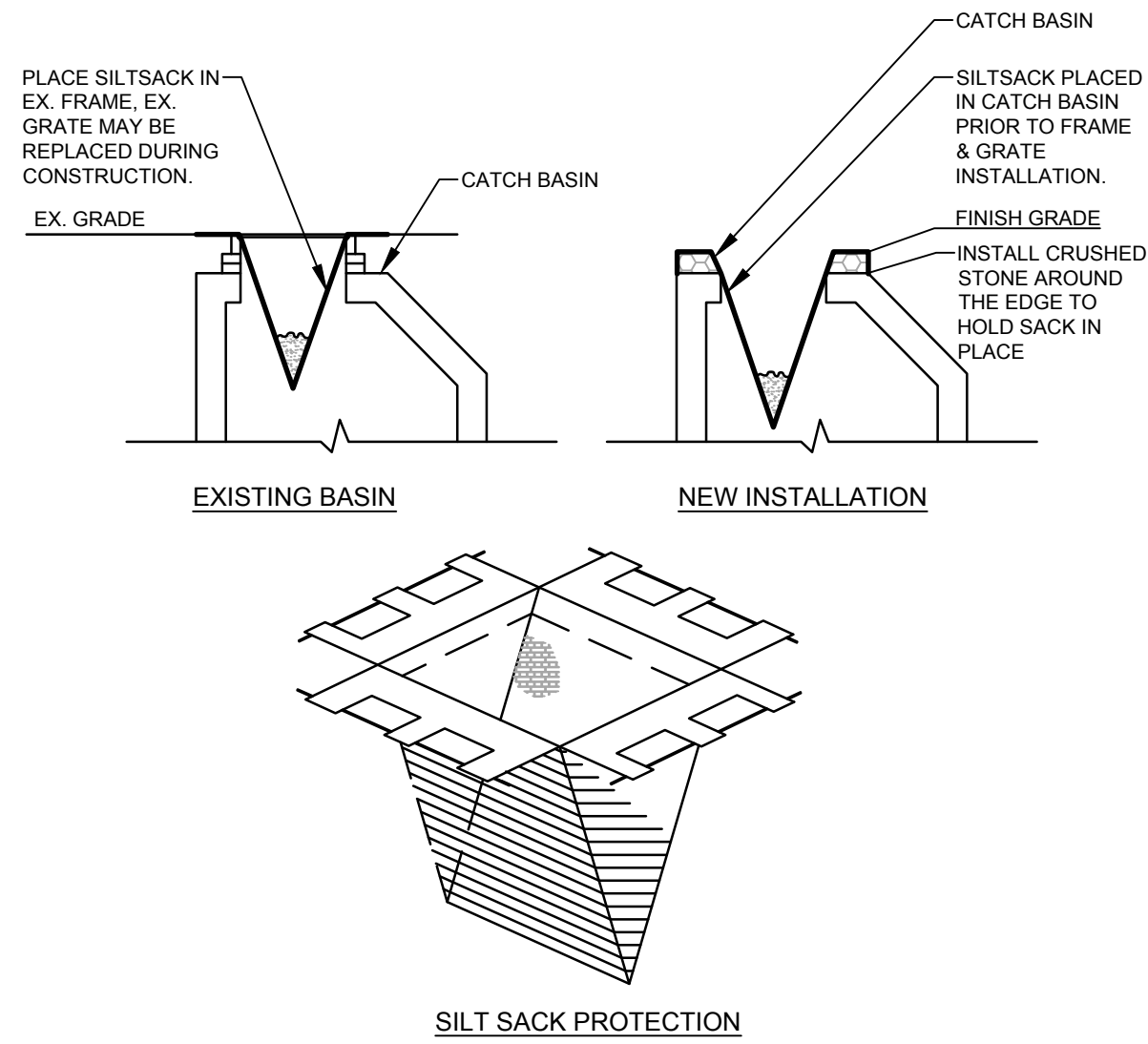


EROSION CONTROL NOTES OF: JUSTIN'S WAY EMPLOYEE ENTRANCE 95 MAIN STREET FREEPORT, ME FOR: L.L. BEAN, INC. 15 CASCO STREET FREEPORT, ME 04033

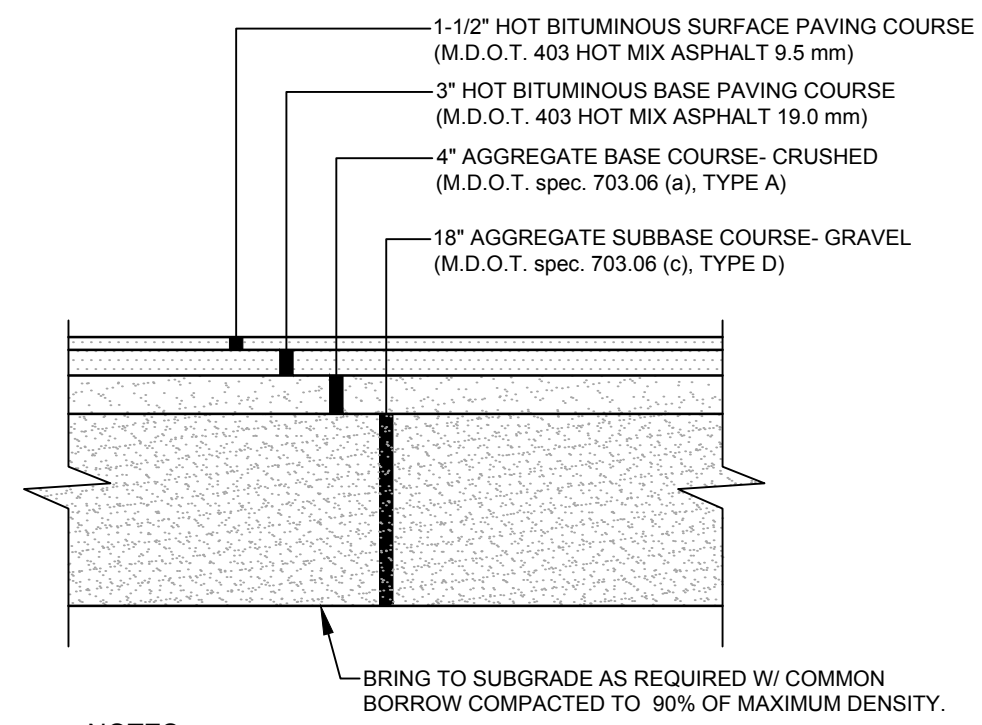
Table with 2 columns: DESIGNED (JBP), DRAWN (MRS), CHECKED (KSM), DATE (07/14/2022), SCALE (AS NOTED), PROJECT (93219-10).

SHEET 11 OF 15

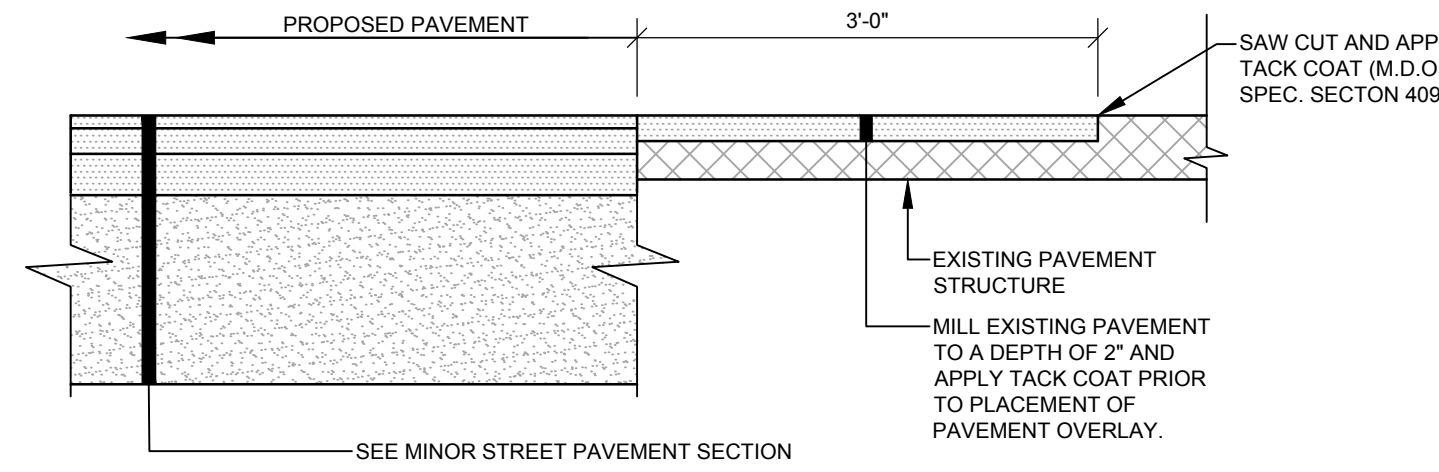




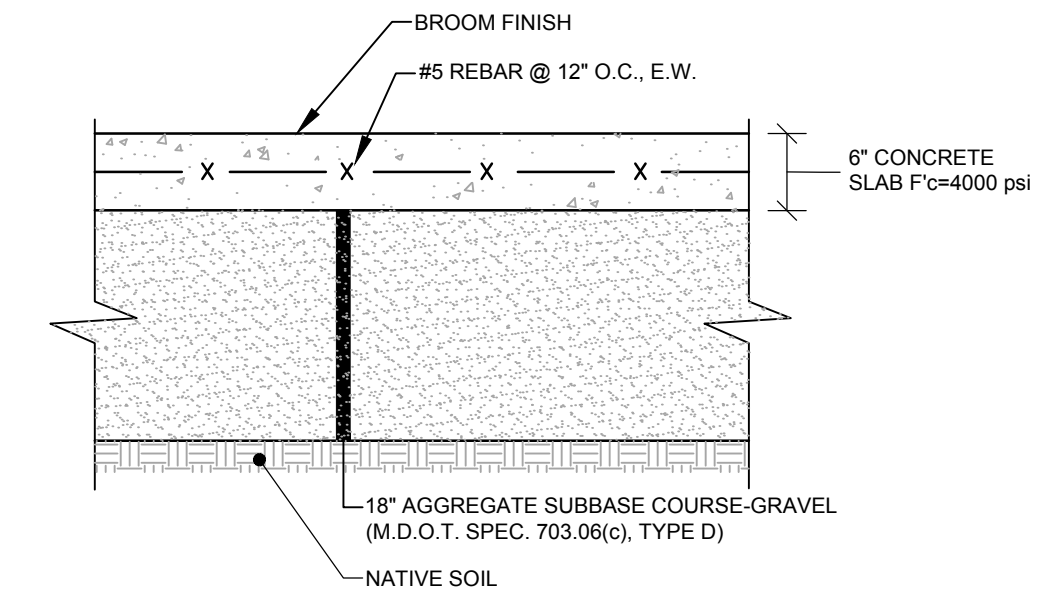
**CATCH BASIN PROTECTION DETAIL**  
NOT TO SCALE



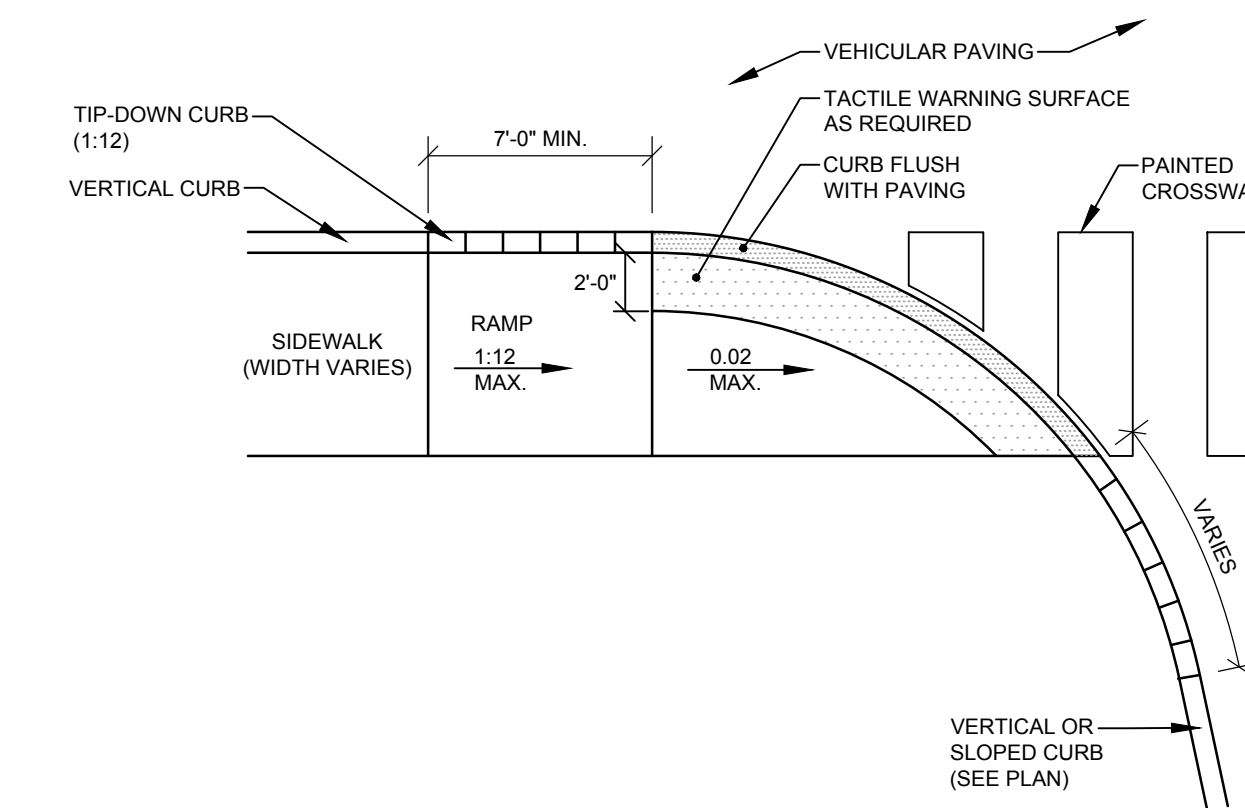
**MINOR STREET PAVEMENT SECTION**  
NOT TO SCALE



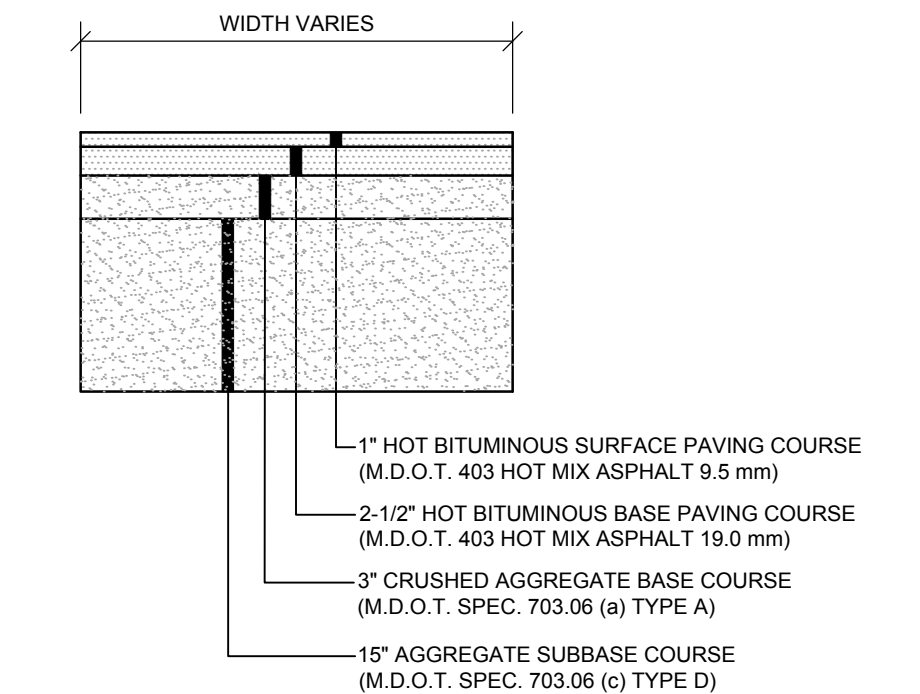
**PAVEMENT JOINT**  
NOT TO SCALE



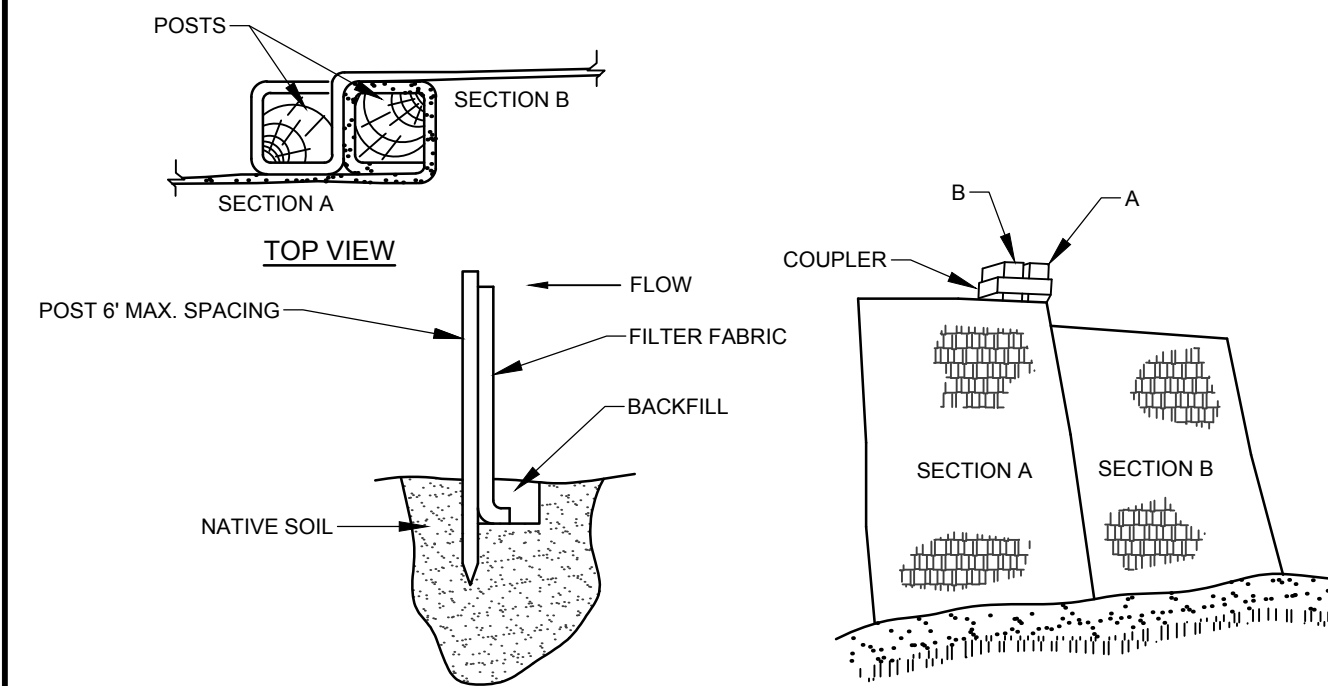
**CONCRETE SLAB**  
NOT TO SCALE



**ADA ACCESSIBLE RAMP**  
NOT TO SCALE

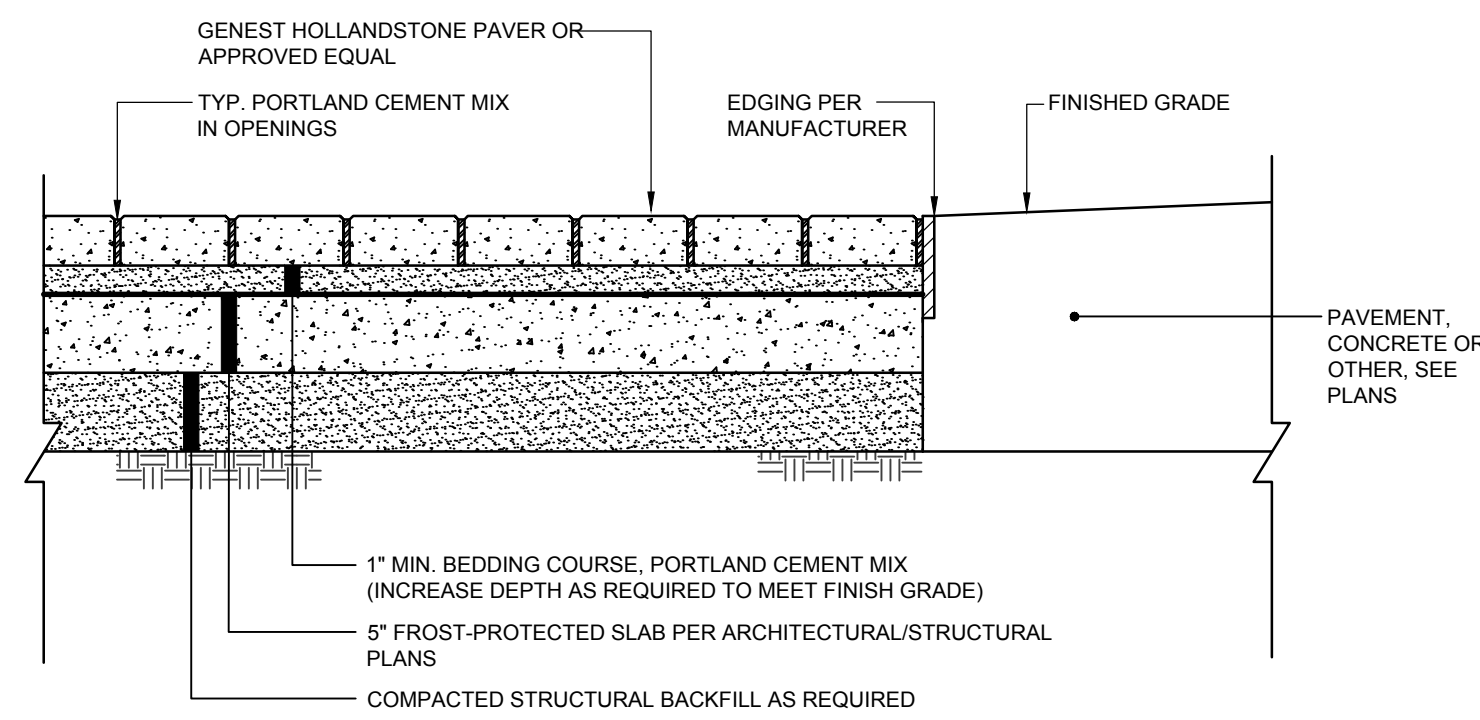


**PARKING LOT/ DRIVE CROSS-SECTION**  
NOT TO SCALE



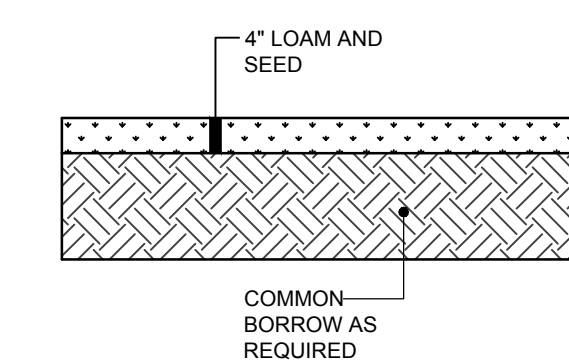
**INSTALLATION:**  
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.  
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.  
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.  
4. 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.  
5. JOIN SECTION AS SHOWN ABOVE.  
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

**FILTER BARRIER**  
NOT TO SCALE

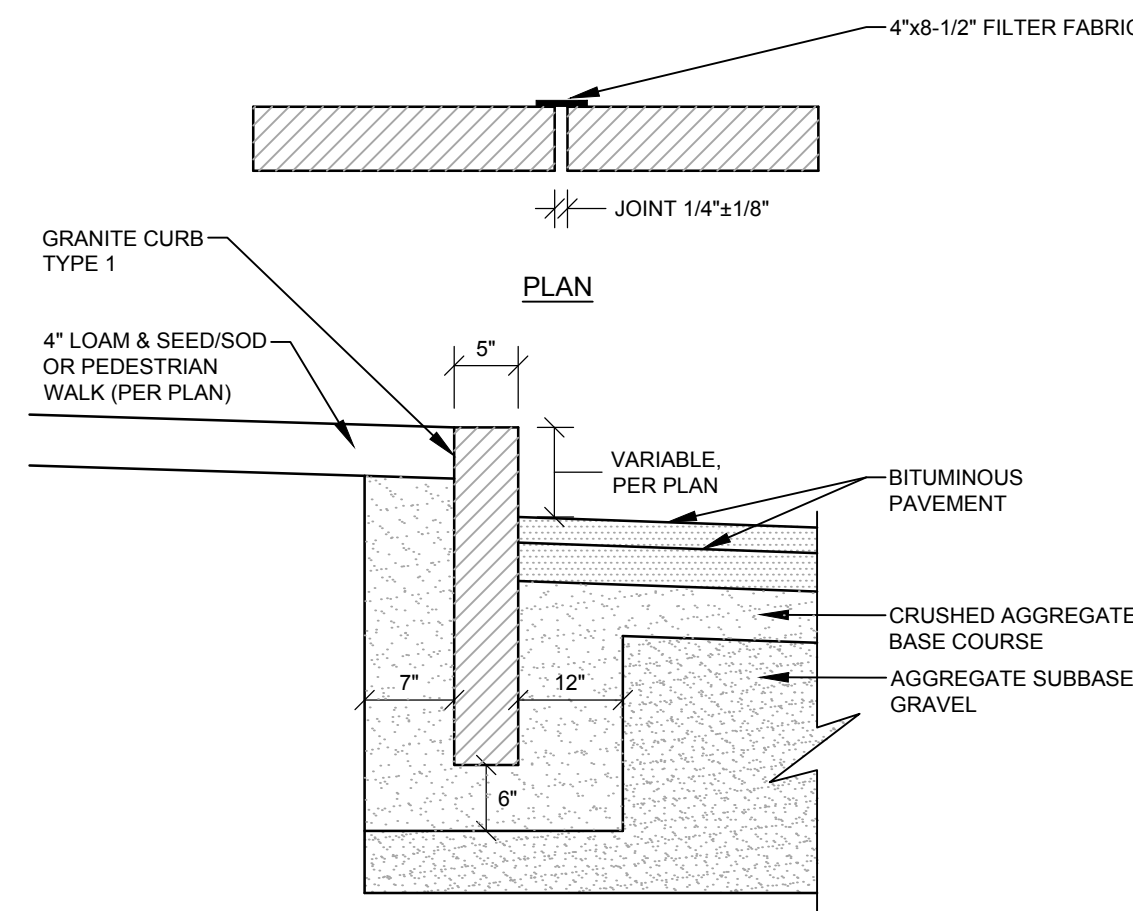


**NOTES:**  
1. PAVERS TO BE GENEST HOLLANDSTONE BRICK OR APPROVED EQUAL.  
2. COLOR: NEW ENGLAND BLEND (OR AS APPROVED BY OWNER)  
3. PATTERN: 45 HERRINGBONE (OR AS APPROVED BY OWNER)

**PAVERS ON SLAB SECTION**  
NOT TO SCALE

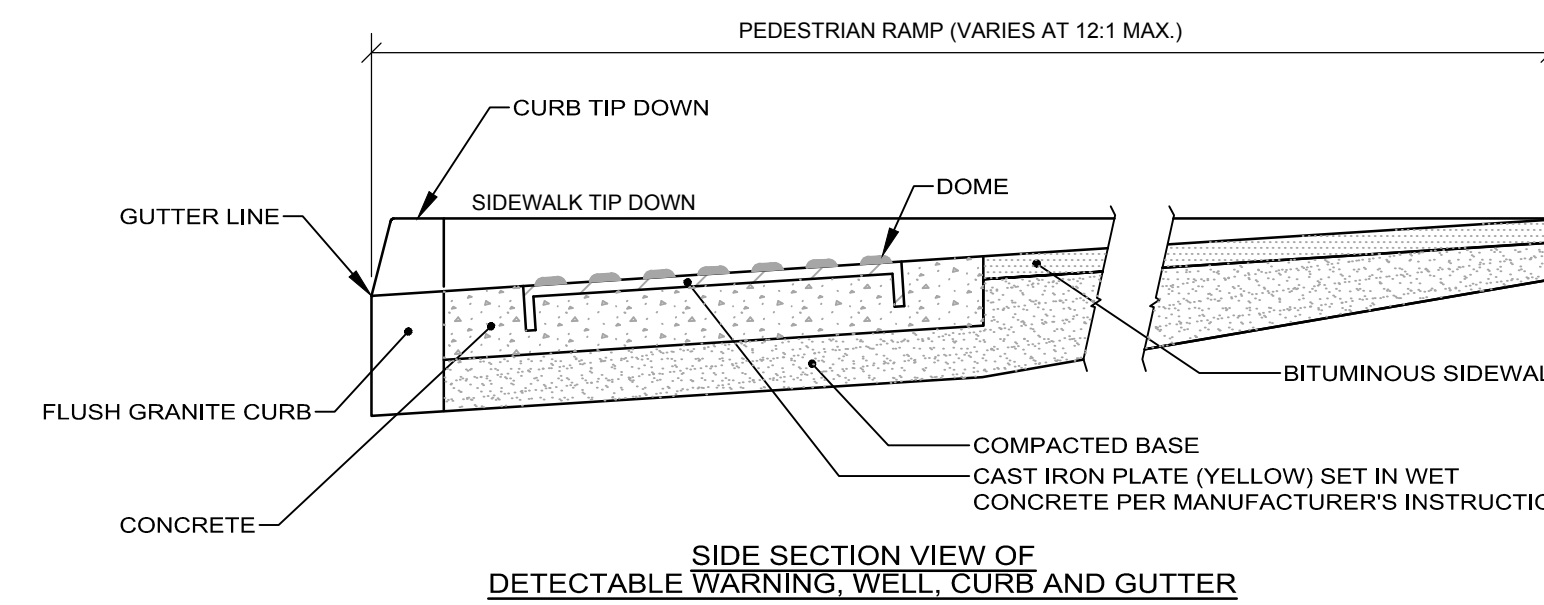


**LOAM & SEED SECTION**  
NOT TO SCALE

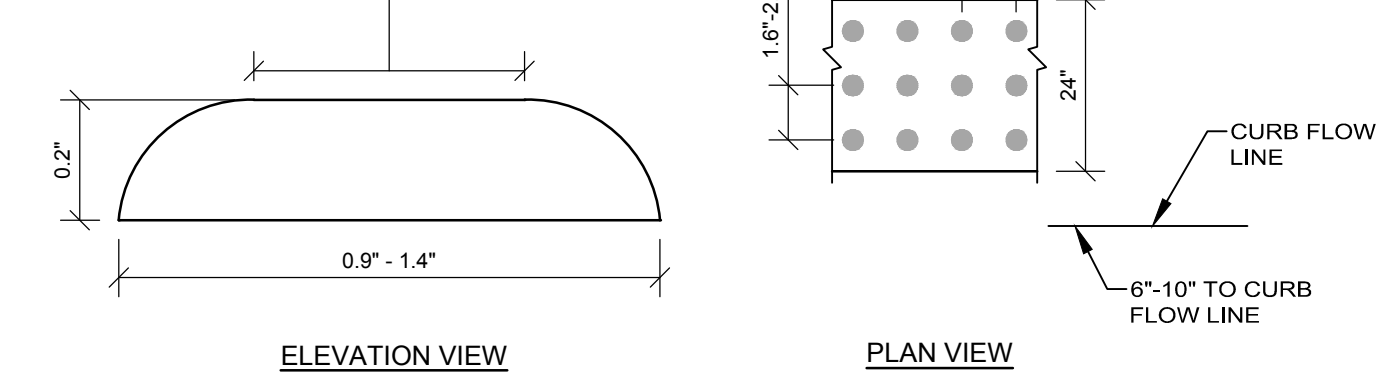


**NOTES:**  
1. REUSE EXISTING GRANITE CURB WHEN POSSIBLE  
2. EXCAVATION INCIDENTAL TO COST OF CURB  
3. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

**VERTICAL GRANITE CURB**  
NOT TO SCALE



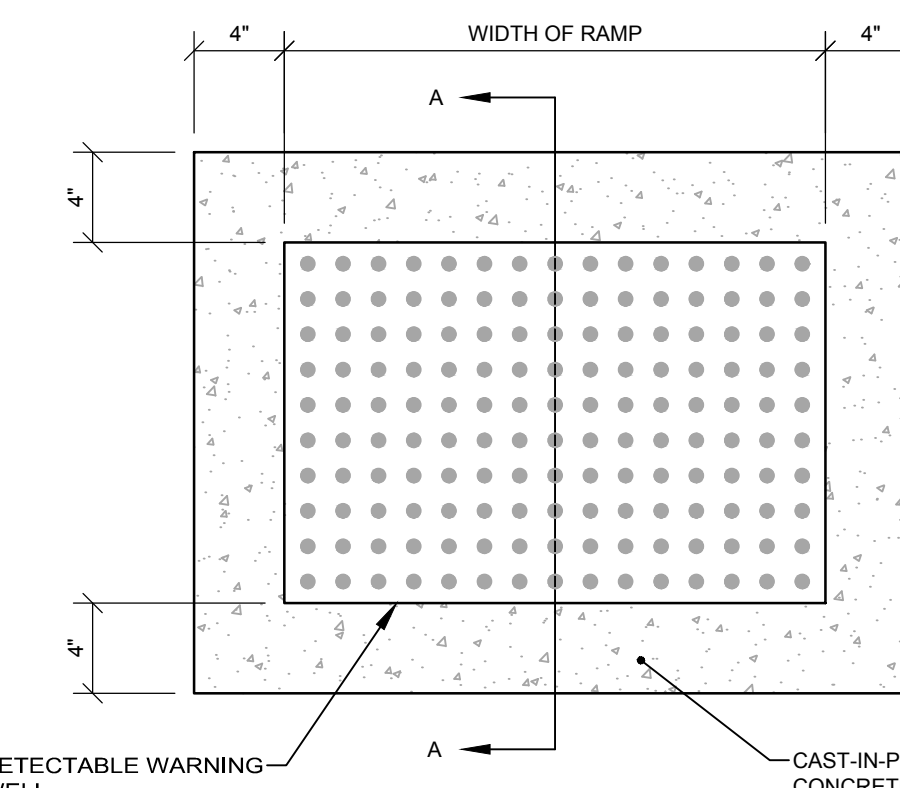
**THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50% TO 65% OF THE BASE DIAMETER.**



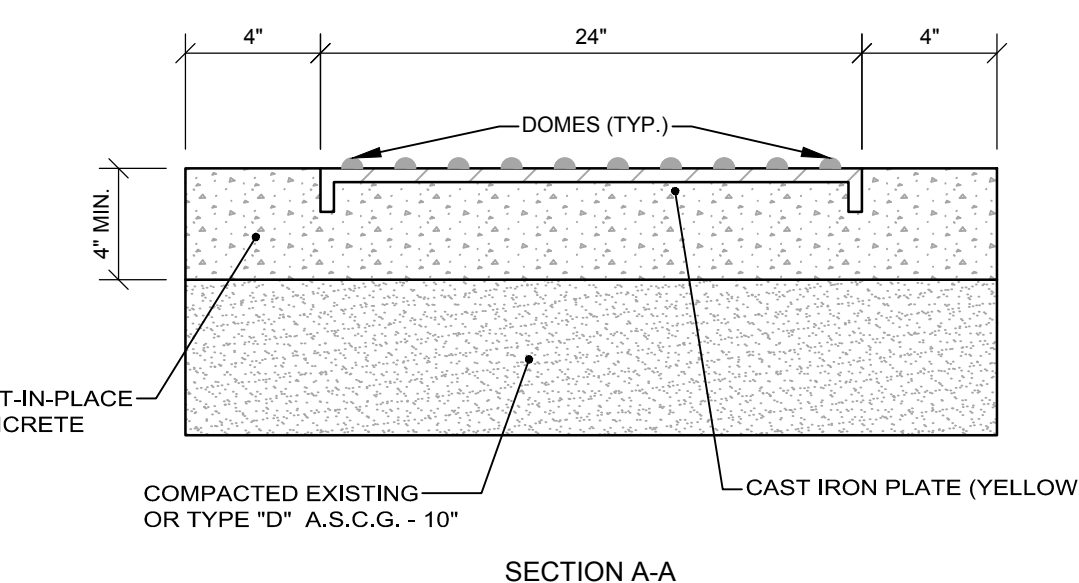
**DOMES AND DETECTABLE WARNING DETAILS**

**NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6\"/>**

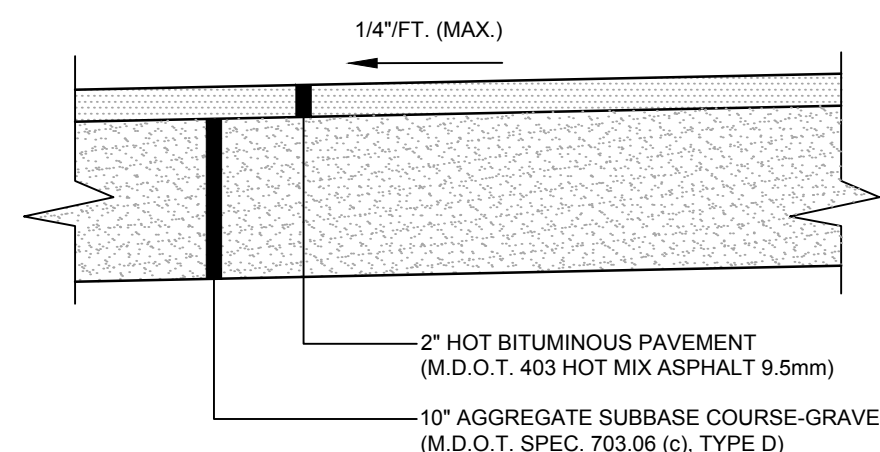
**TRUNCATED DOME PAVING**  
NOT TO SCALE



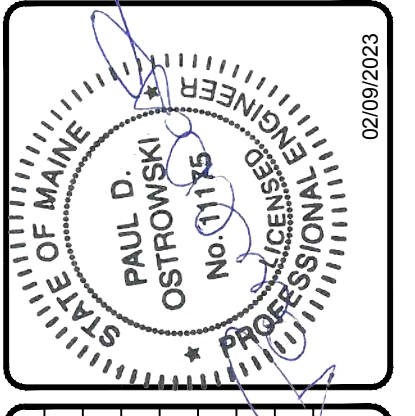
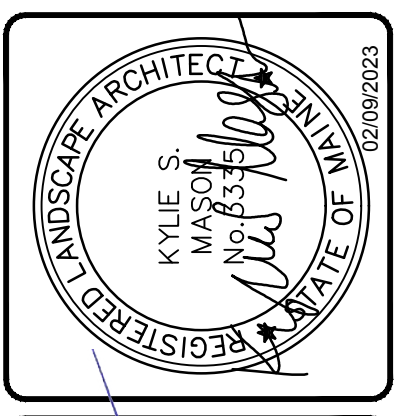
**PLAN VIEW OF DETECTABLE WARNING AND WELL**



**SECTION A-A**



**BITUMINOUS SIDEWALK**  
NOT TO SCALE



DATE	02/09/2023	REVISION	
BY	KSM	DESCRIPTION	
DATE	02/09/2023	REVISION	
BY	KSM	DESCRIPTION	
DATE	02/09/2023	REVISION	
BY	KSM	DESCRIPTION	
DATE	02/09/2023	REVISION	
BY	KSM	DESCRIPTION	

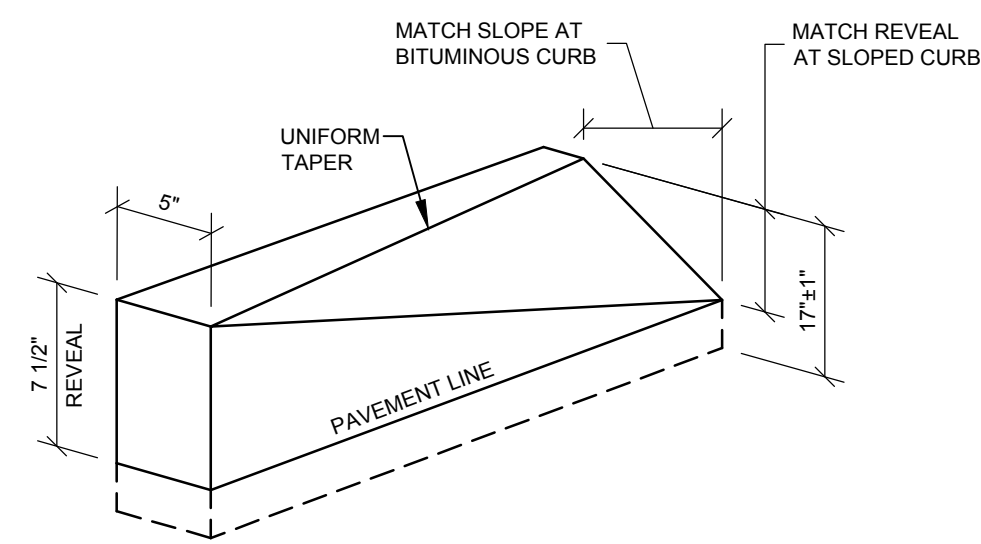
**SEBAGO TECHNICS**  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100  
WWW.SEBAGOTECHNICS.COM

**DETAILS 1**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME  
FOR:  
**L.L. BEAN, INC.**  
15 CASCO STREET  
FREEPORT, ME 04033

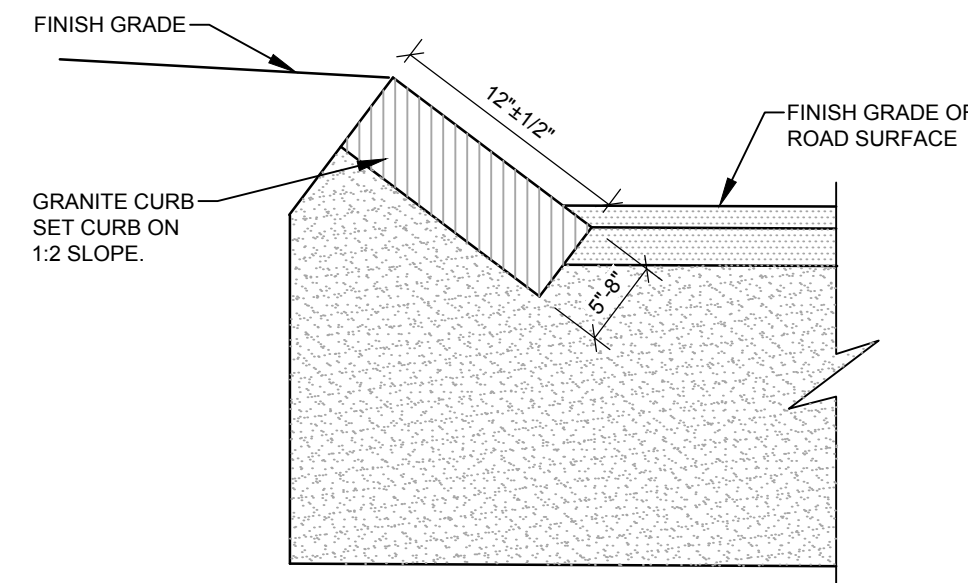
DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	AS NOTED
PROJECT	93219-10

F:\Projects\93000\93219-10\DWG\Design\Phase 2 - Justin's Way\93219-10.Dwg - 2/9/2023 11:12 AM - SHELLY STACEY



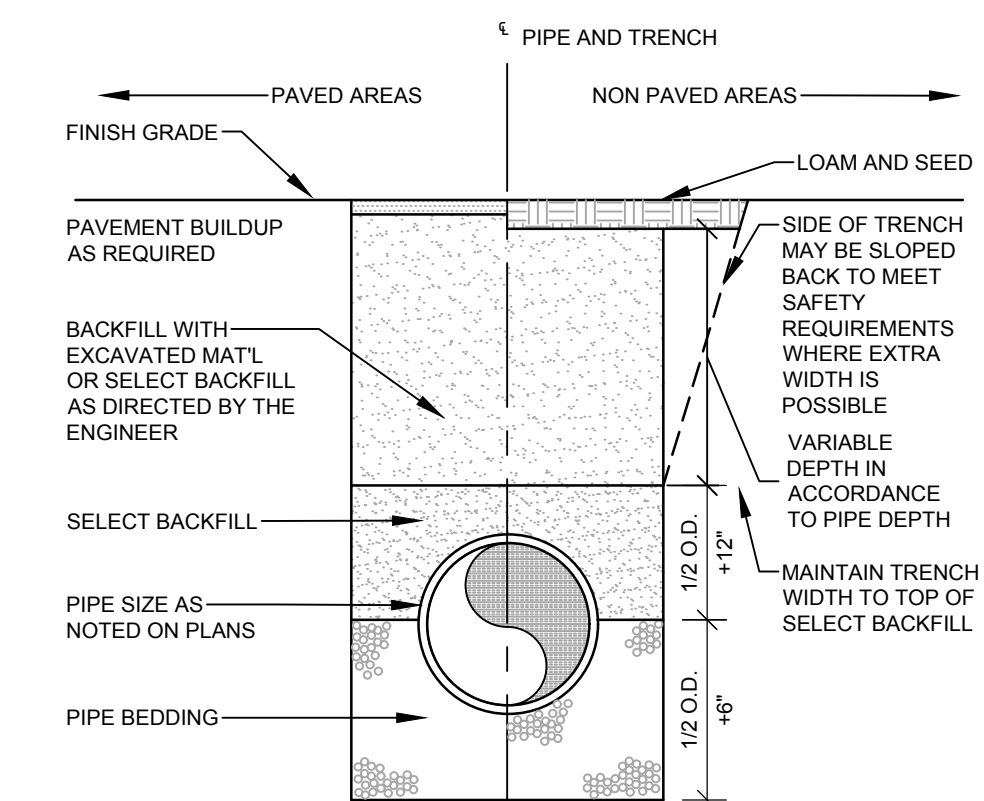


**VERTICAL TO SLOPED CURB  
TRANSITION STONES**  
NOT TO SCALE



NOTE: REUSE EXISTING GRANITE CURB WHEN POSSIBLE

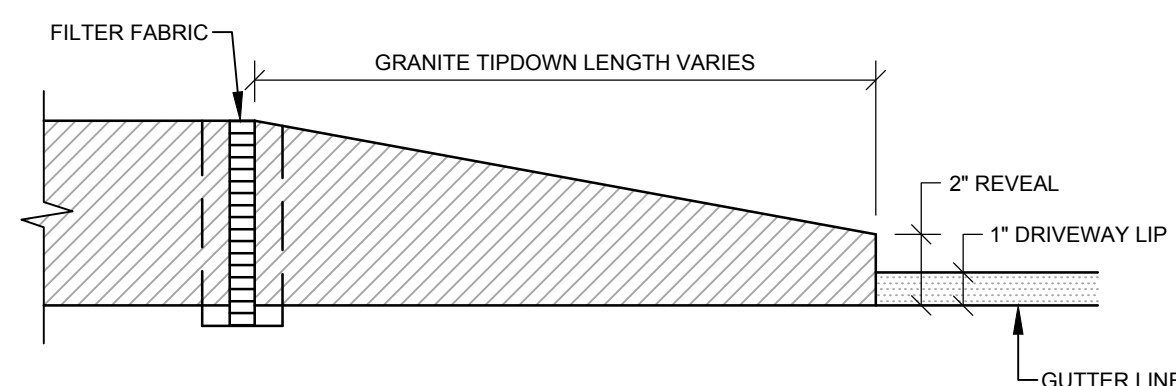
**SLOPED GRANITE CURB**  
NOT TO SCALE



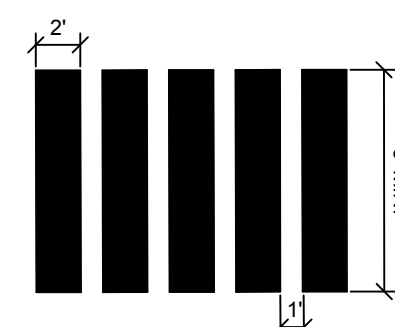
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

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



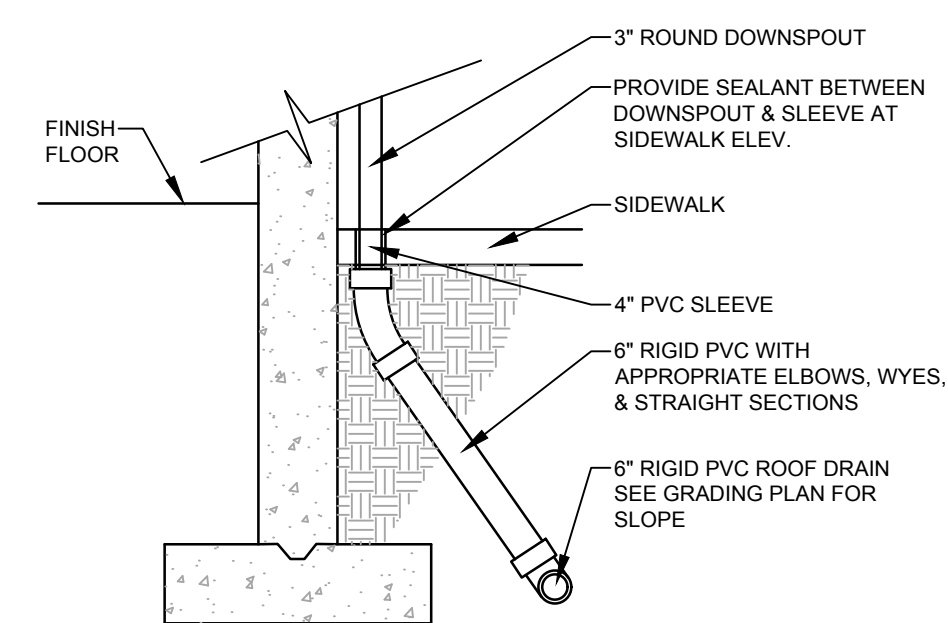
**TIPDOWN CURB INSTALLATION**  
NOT TO SCALE



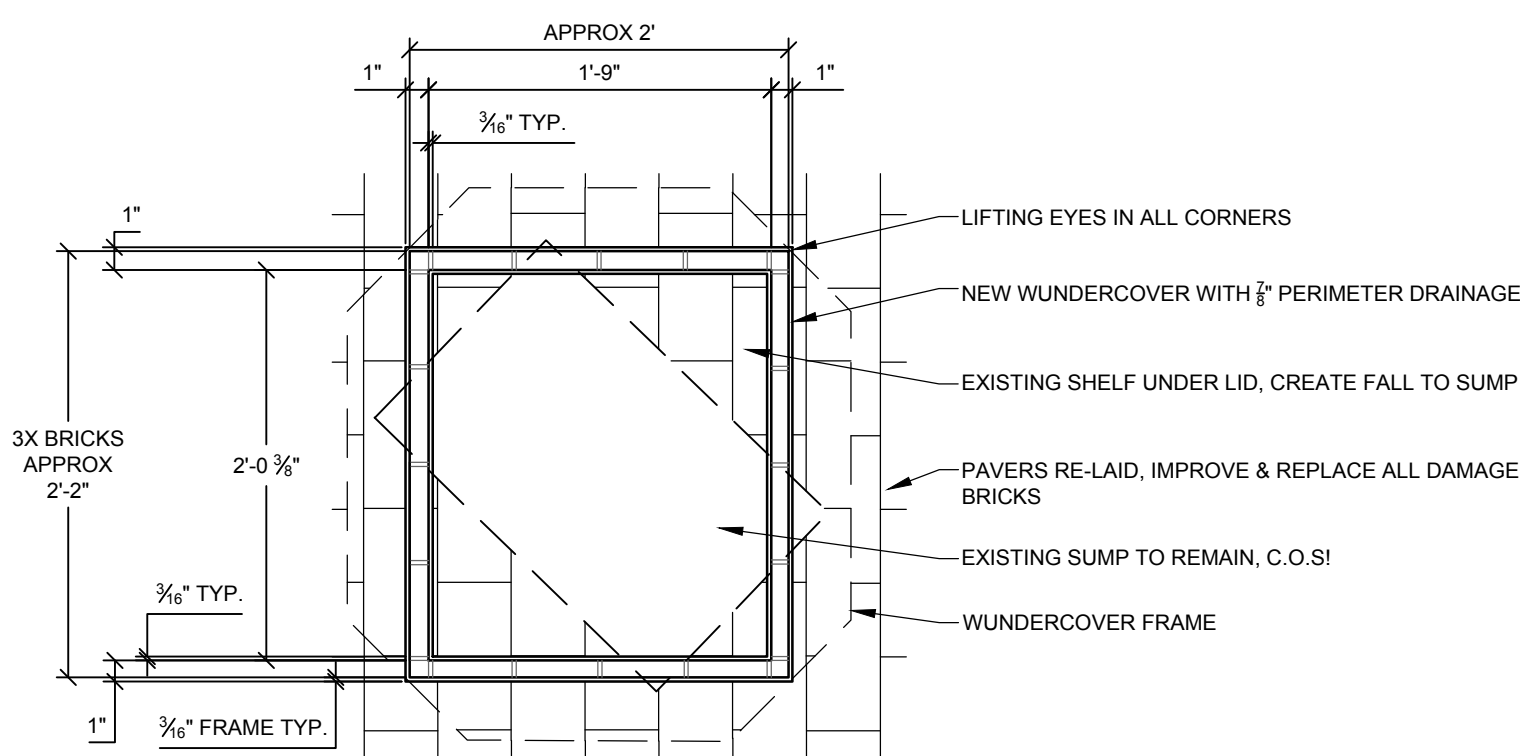
**PAVEMENT MARKING NOTES**

- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DOT, FHWA, LATEST EDITION.
- ALL PAVEMENT MARKING LINES SHALL BE PAINT AND 4" WIDE, EXCEPT FOR:  
SWSL - 12"  
SYCL - 12"  
CROSSWALK BARS - 24"
- PAVEMENT WORD AND SYMBOL MARKINGS SHALL BE WHITE PAINT.
- SOLID WHITE STOP LINE SHALL BE A MINIMUM OF 4' BEHIND THE EDGE OF CROSSWALK.

**CROSSWALK DETAIL**  
NOT TO SCALE

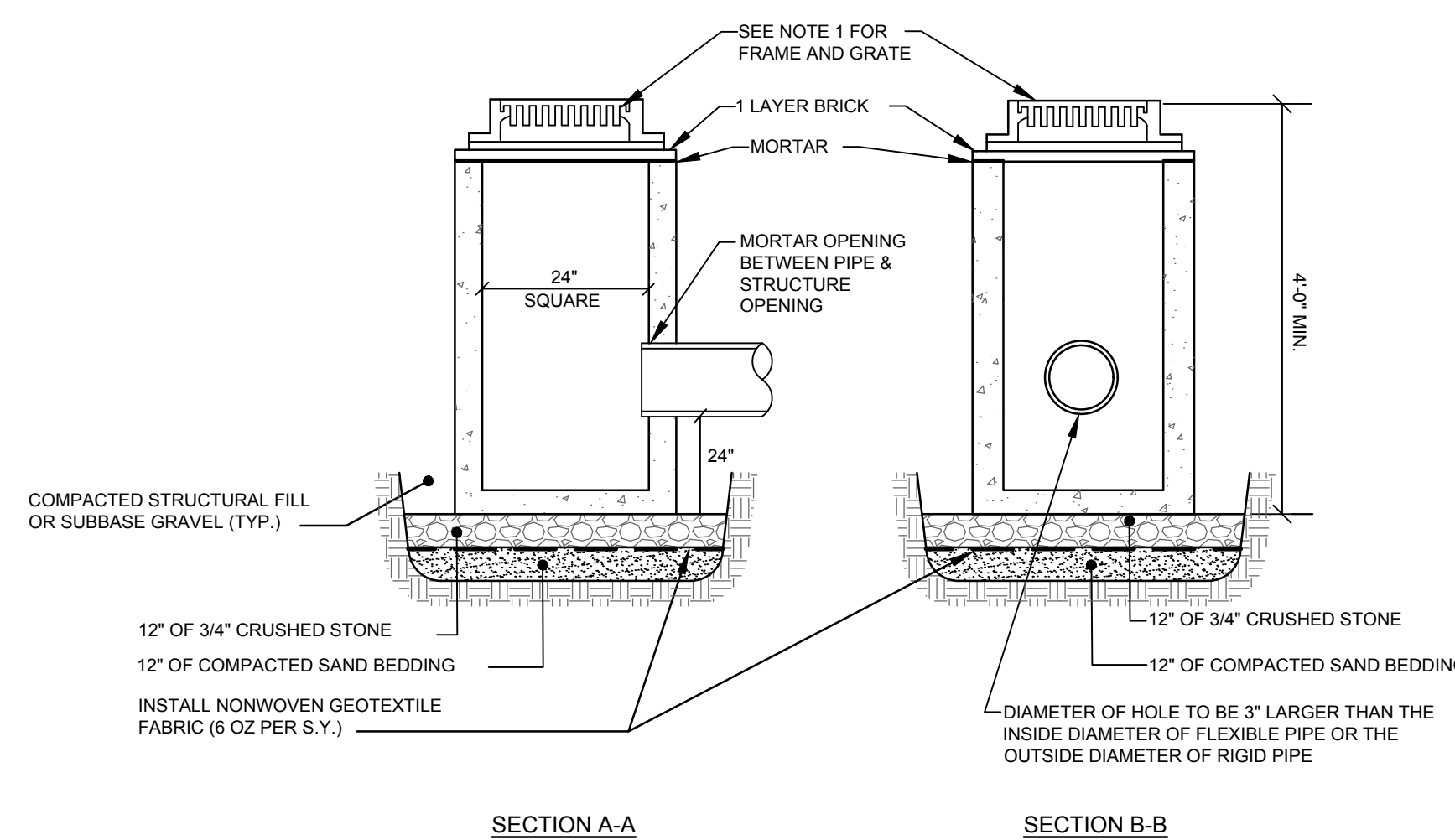
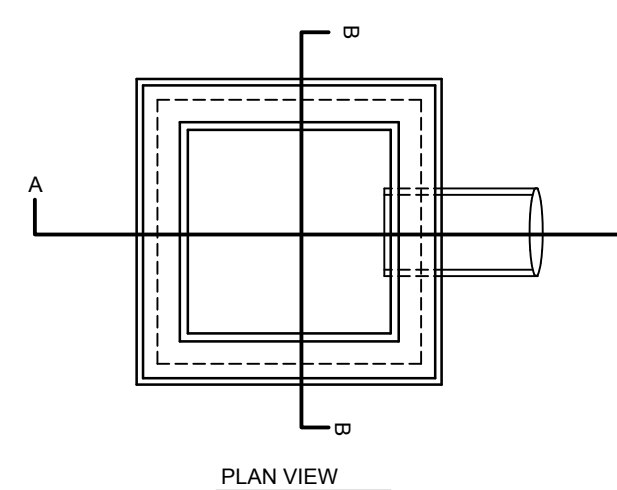


**ROOF DRAIN CONNECTOR**  
NOT TO SCALE



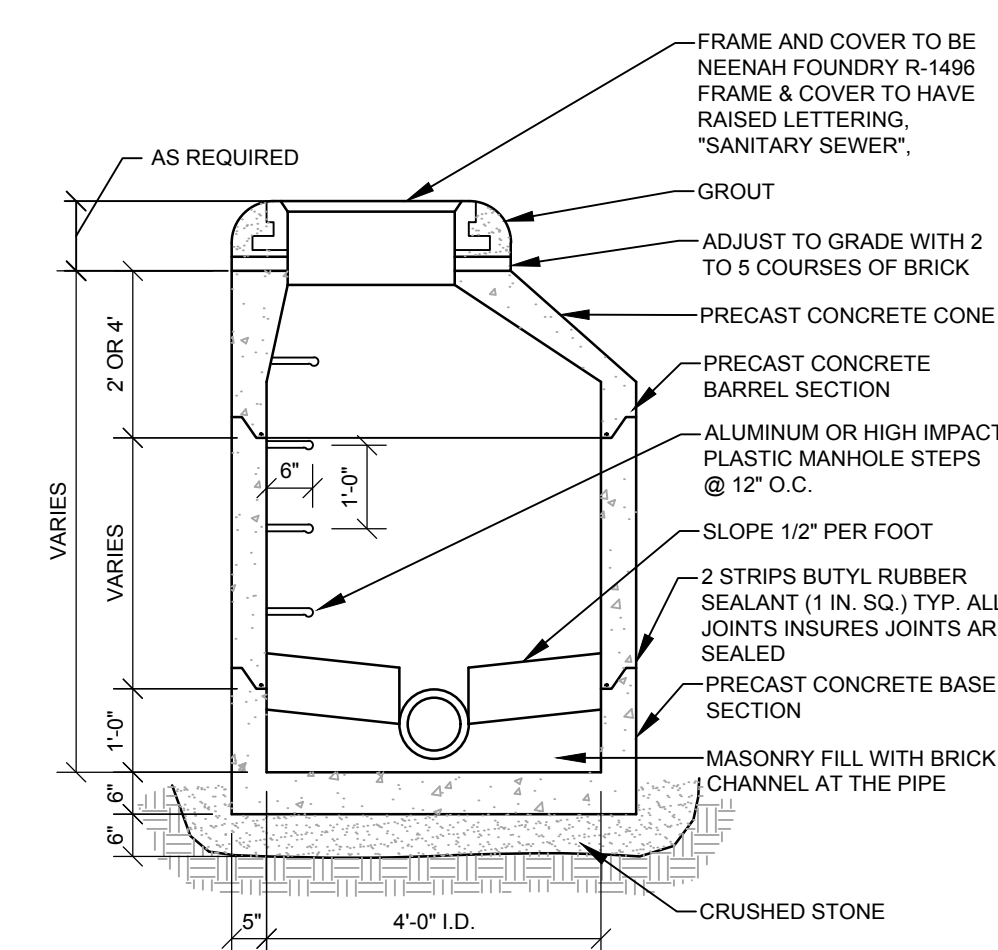
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM AND ENTER REFERENCE NUMBER 5213-007 WUNDERCOVERS® - WUNDER GRATES

**MANHOLE COVER / GRATE IN PAVER SECTION**  
NOT TO SCALE



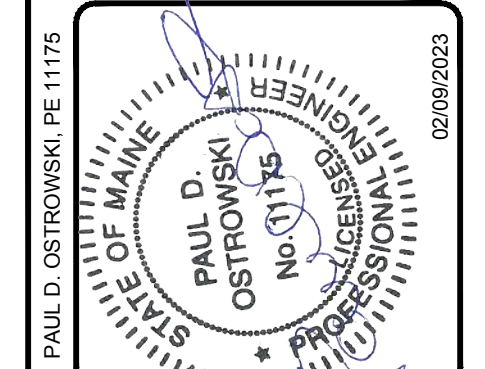
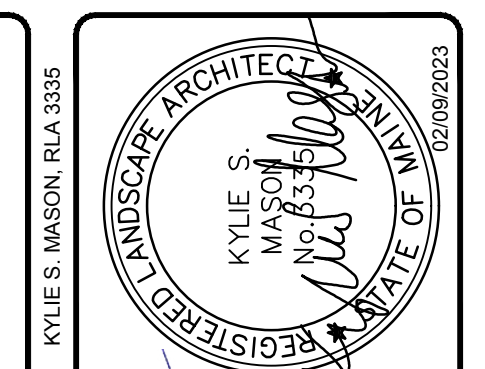
- NOTES:**
- FRAME SHALL BE FOR 24" SQUARE GRATE - LEBARON TYPE "F" SQUARE FRAME (LF 245) 4 FLANGE EAST JORDAN M5520 OR APPROVED EQUAL.
  - ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS SINGLE PORTLAND CEMENT CONCRETE UNIT.

**TYPE "F" CATCH BASIN**  
NOT TO SCALE



NOTE:  
PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

**PRECAST MANHOLE**  
NOT TO SCALE



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

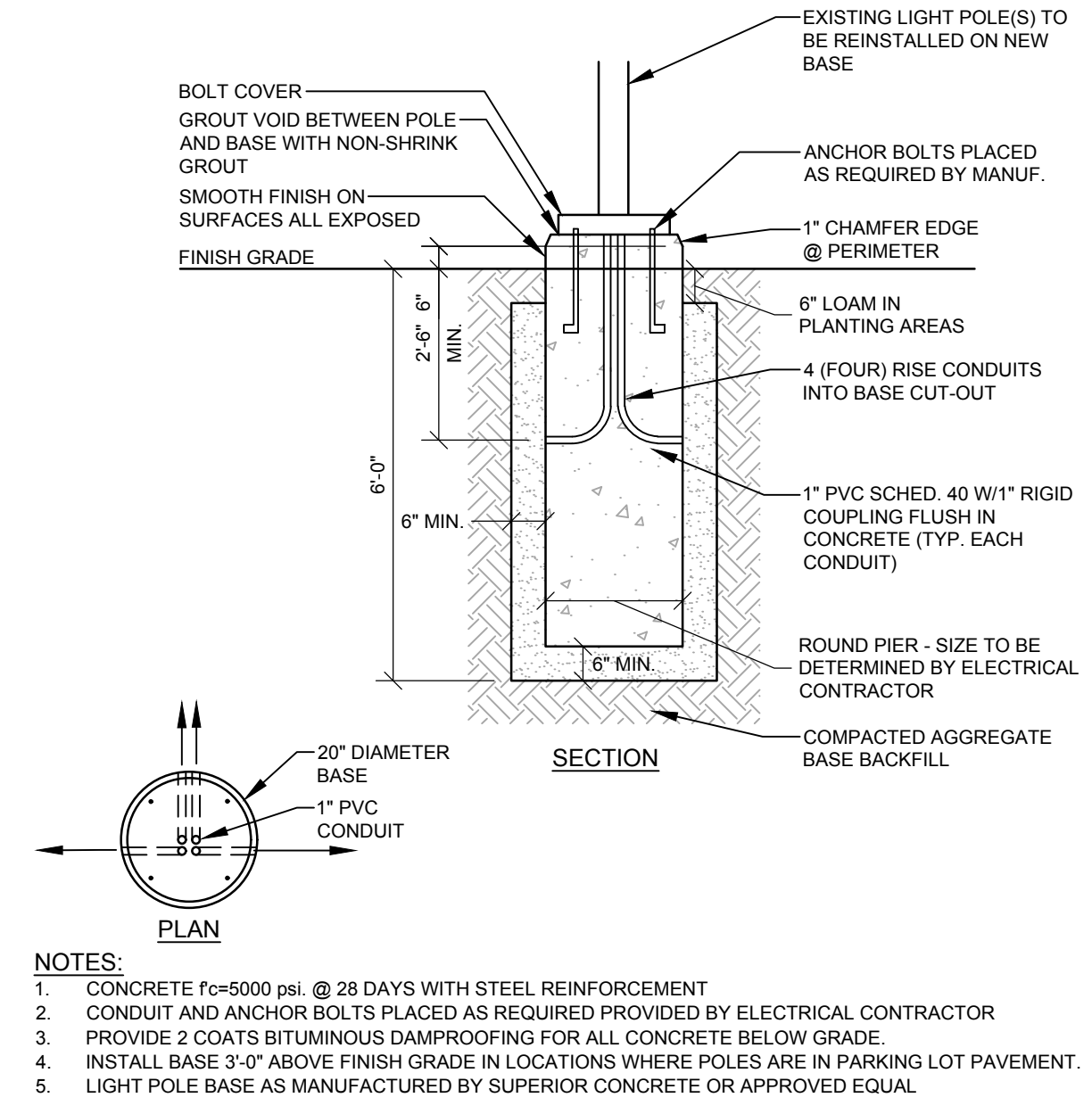
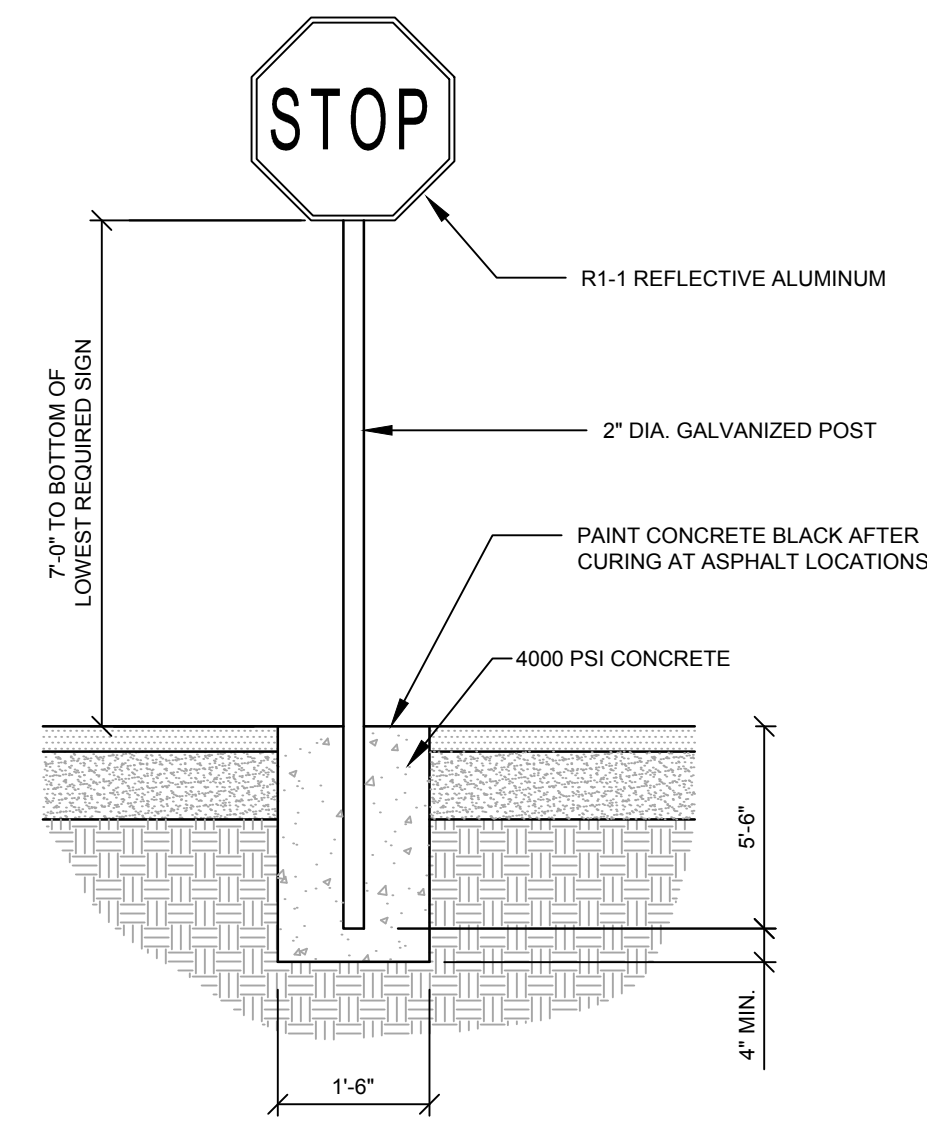
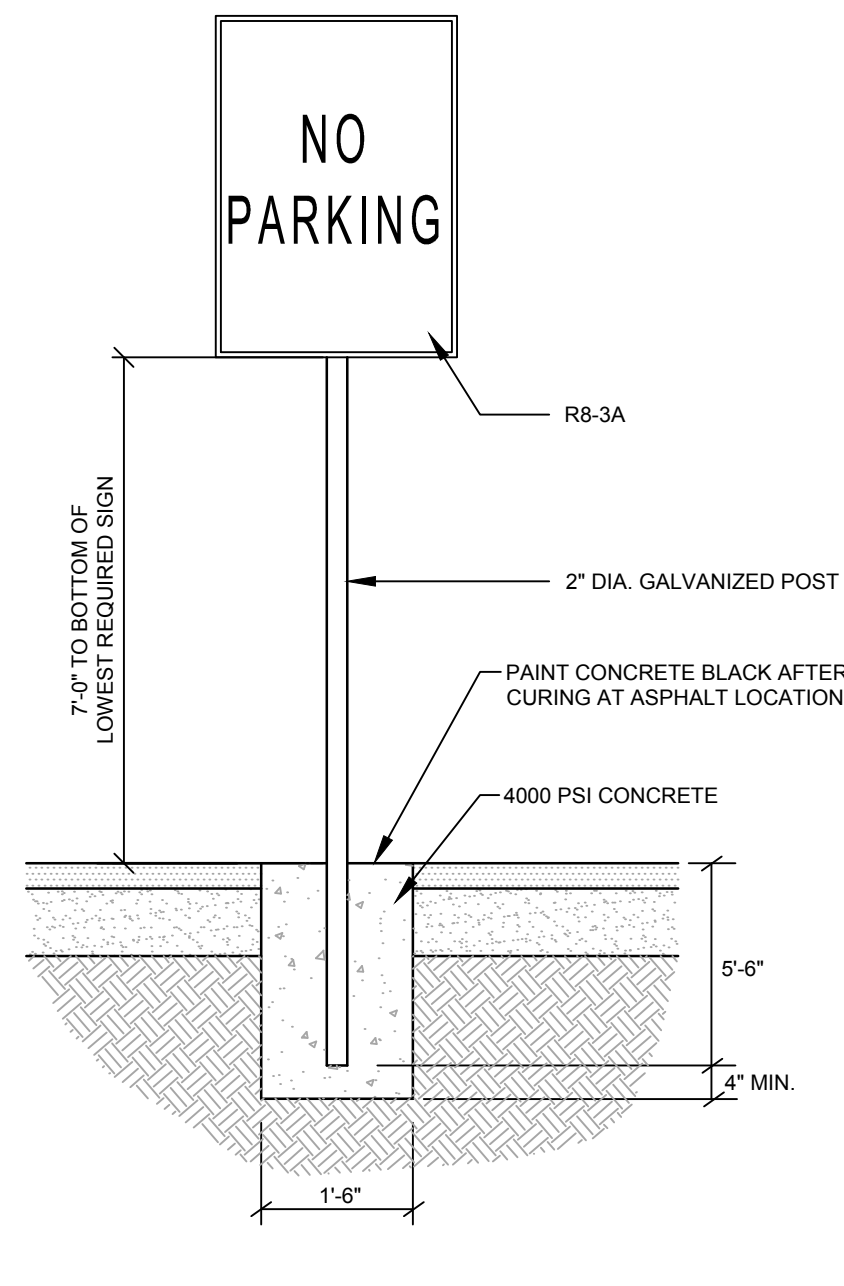
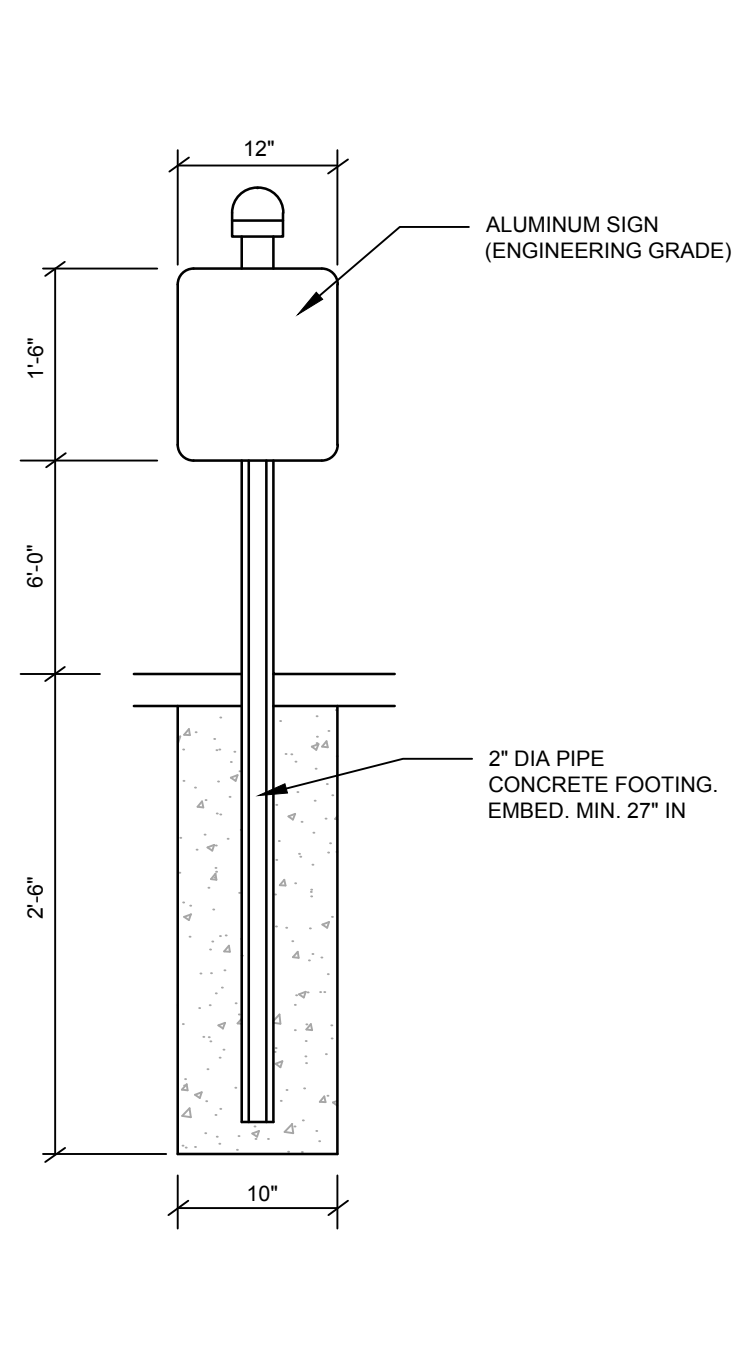
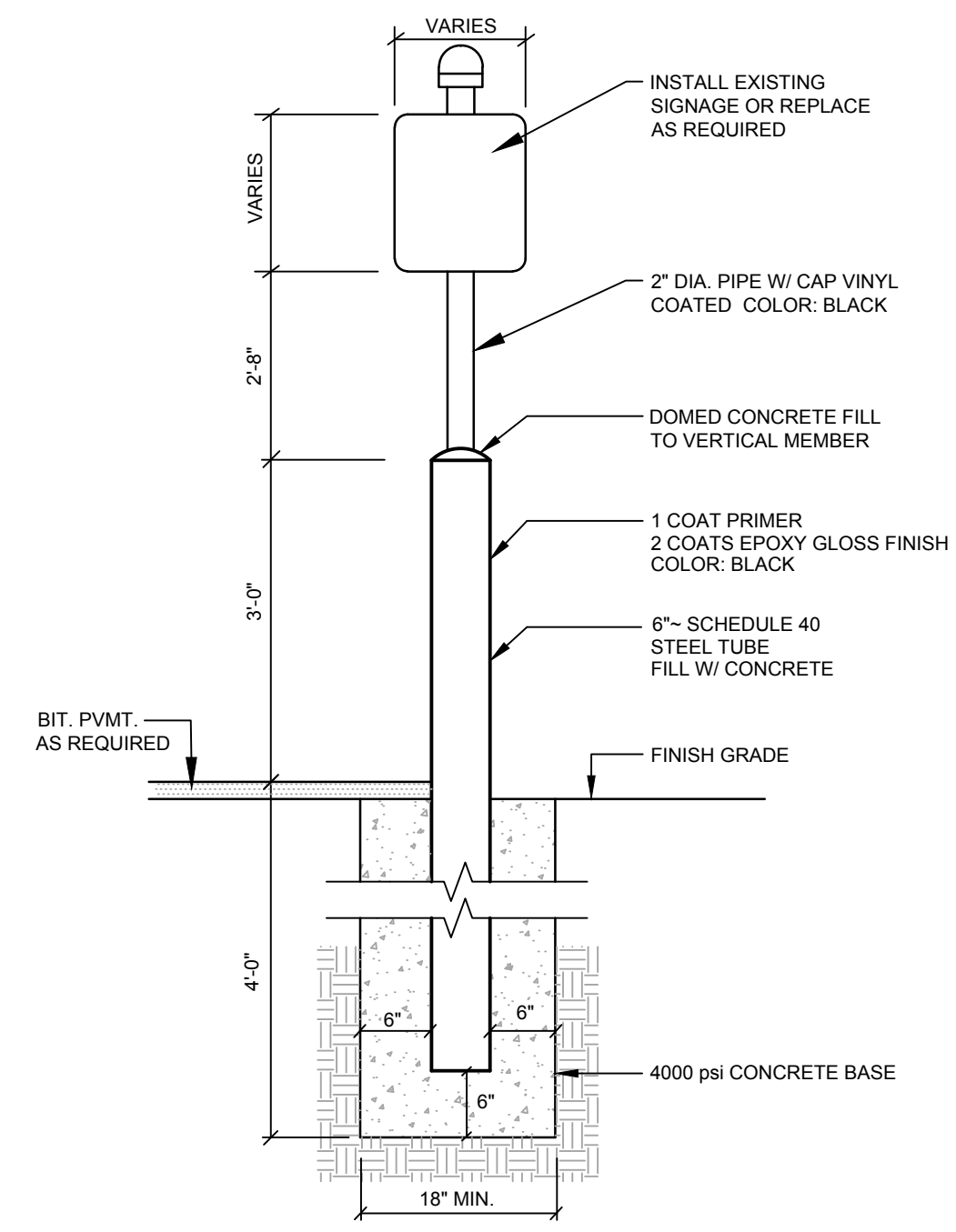


**DETAILS 2**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME

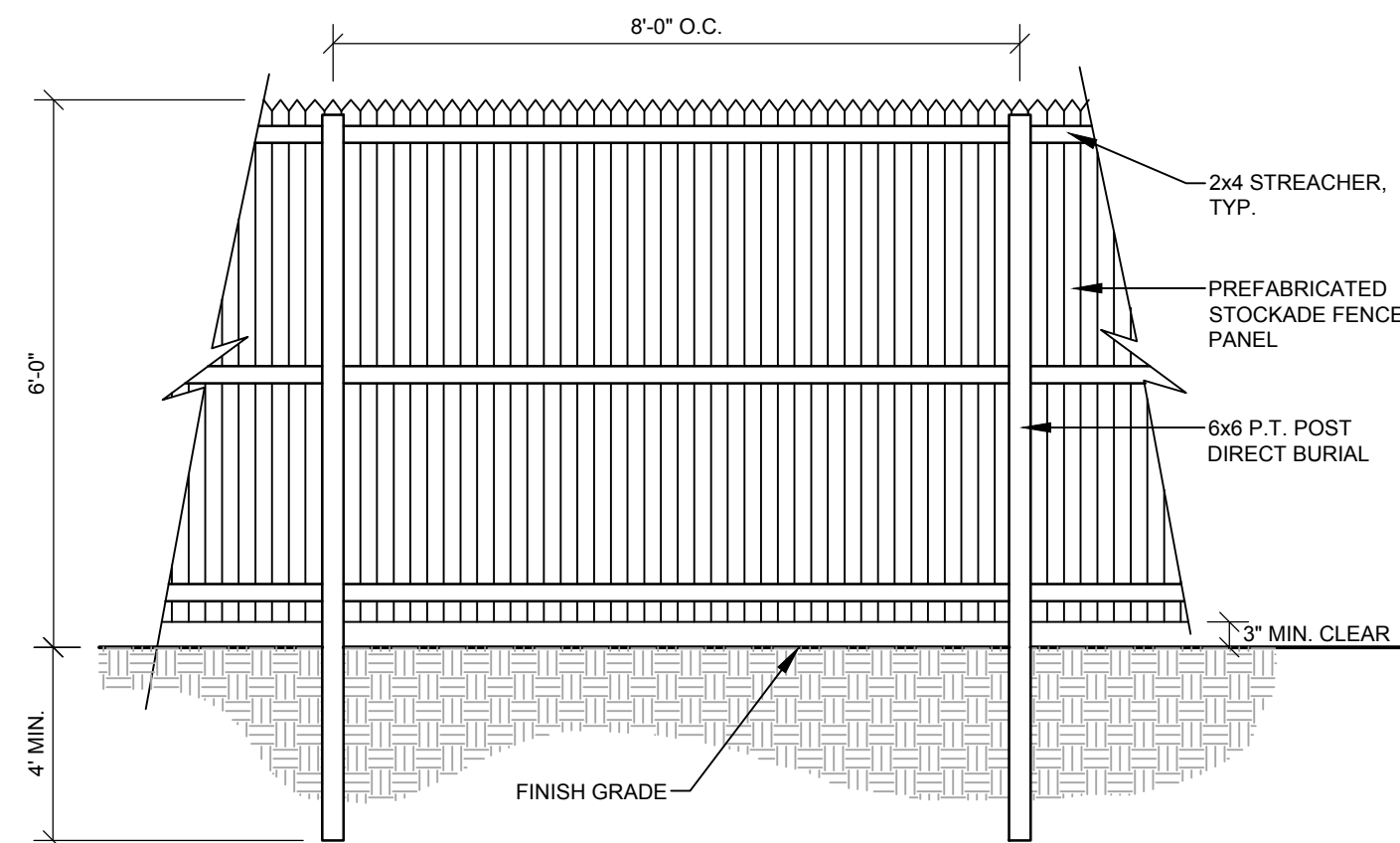
FOR:  
**L.L. BEAN, INC.**  
15 CASCO STREET  
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	AS NOTED
PROJECT	93219-10

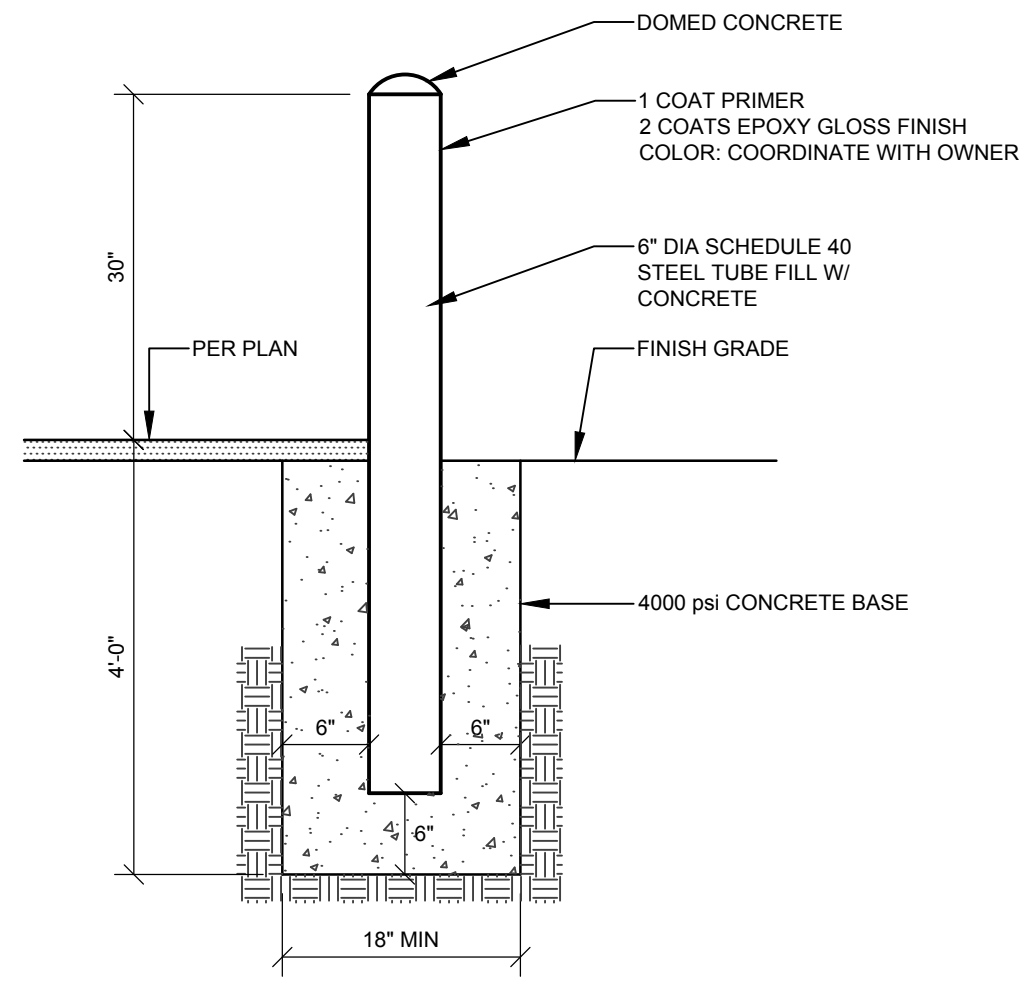




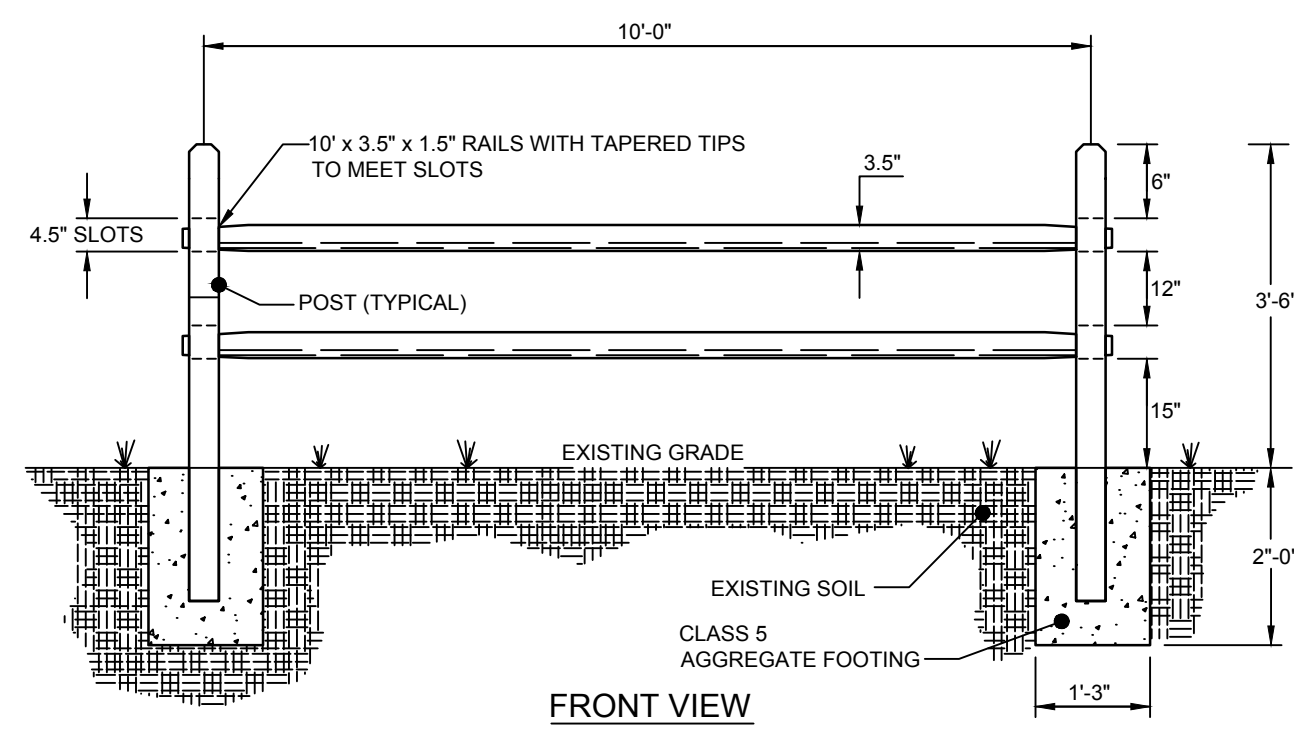
- NOTES:
1. CONCRETE  $f_c=5000$  psi @ 28 DAYS WITH STEEL REINFORCEMENT
  2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
  3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
  4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
  5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL.
- TYPICAL 20" ROUND LIGHT POLE BASE**  
NOT TO SCALE



**STOCKADE FENCE**  
NOT TO SCALE

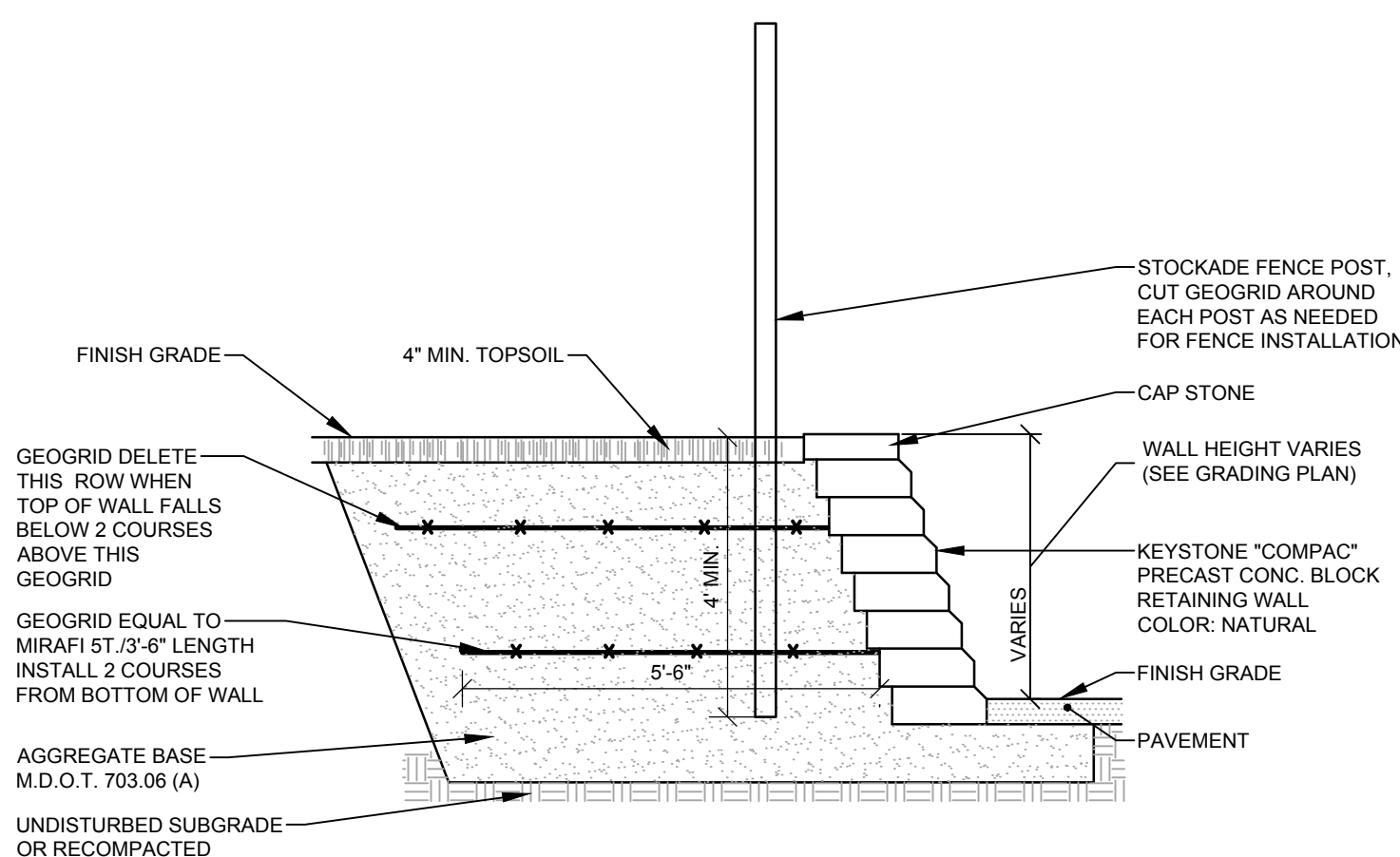


**METAL DOMED CONCRETE BOLLARD**  
NOT TO SCALE

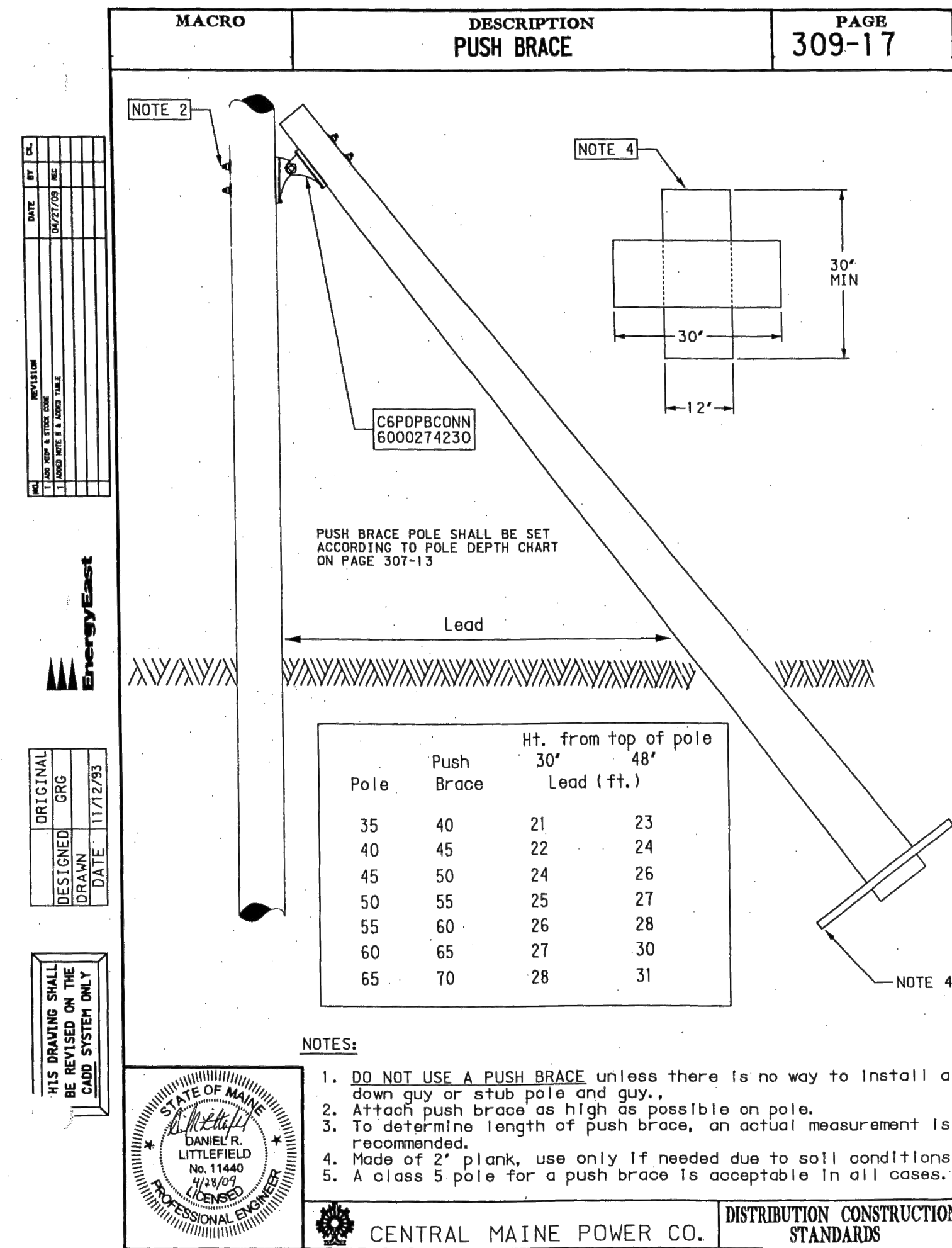


- NOTES:
1. ALL WOOD FOR SPLIT RAIL FENCE TO BE UNTREATED CEDAR.
  2. END POST SHALL BE TERMINAL POST.
  3. APPROXIMATE DIMENSIONS SHOWN, MATCH EXISTING FENCE.
  4. REUSE EXISTING FENCE WHEN POSSIBLE.

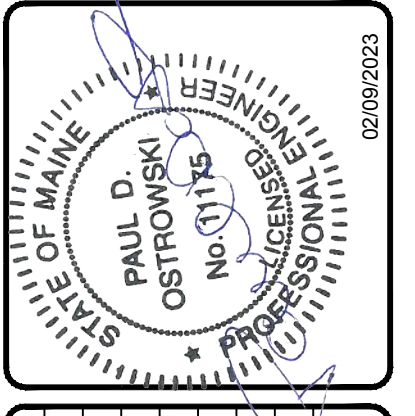
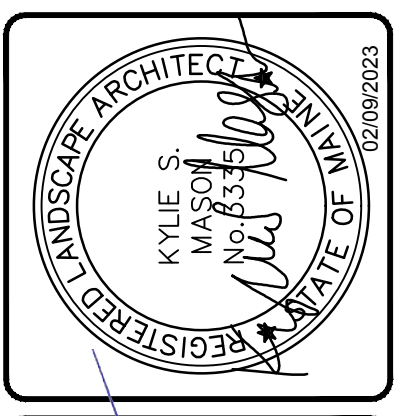
**WOOD RAIL FENCE**  
NOT TO SCALE



**CONCRETE BLOCK RETAINING WALL**  
NOT TO SCALE



**CENTRAL MAINE POWER PUSH BRACE DETAIL**  
NOT TO SCALE



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



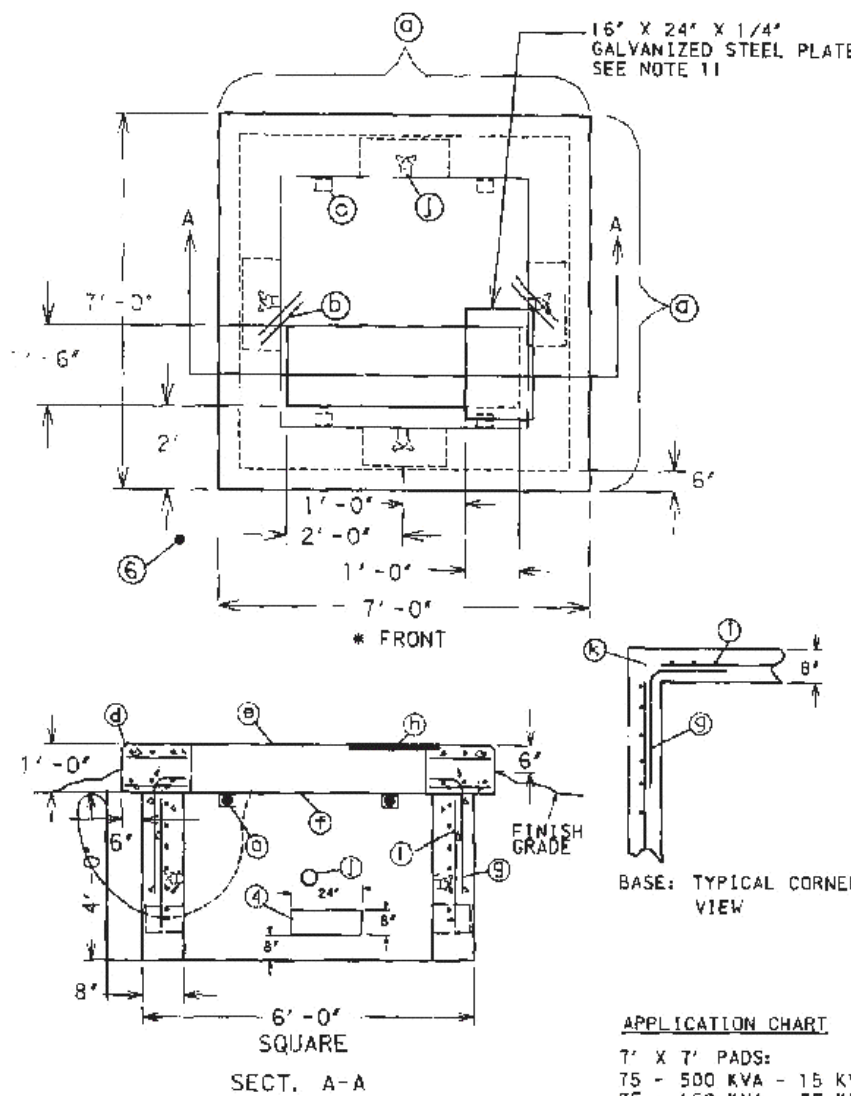
**DETAILS 3**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEPORT, ME  
FOR:  
**L.L. BEAN, INC.**  
15 CASCO STREET  
FREEPORT, ME 04033

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	AS NOTED
PROJECT	93219-10



NOTES:

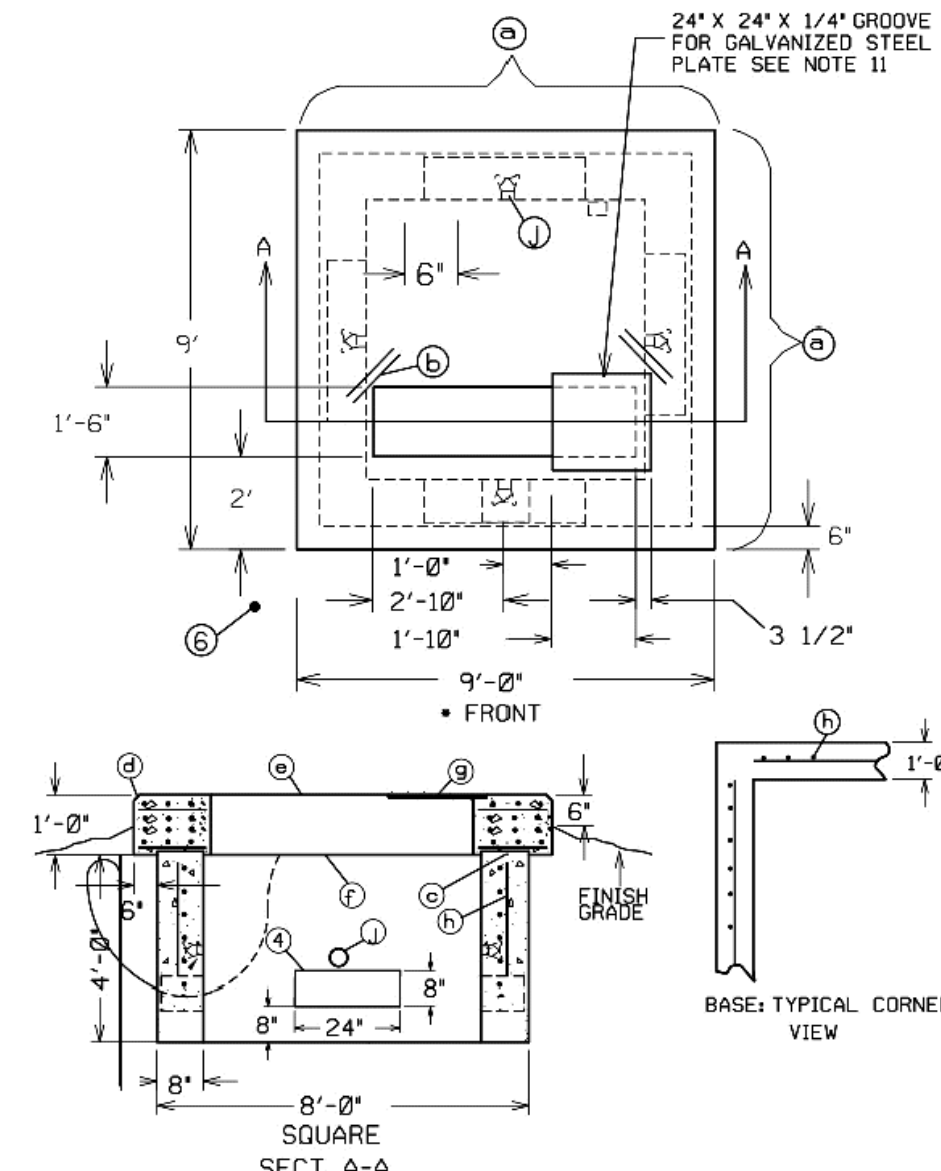
- FRONT denotes the side on which the access doors are located. The concrete base shall be set on a suitable gravel base and located so the FRONT is accessible by truck and suitably protected from plow and traffic damage.
- Before installing or repairing any active drainage structure (e.g., drain pipe) 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 manner to allow surface water to flow away from the pad.
- Provide 8" x 24" cable holes (bond out) 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 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.
- 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. 10 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: FY = 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 16" x 24" x 1/4" 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.
  - Rebar evenly spaced each way top to bottom.
  - 2-4 Corner diagonal rebar 2"-Ø long top and bottom.
  - 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 bottom rebar.
  - 16" x 24" x 1/4" galvanized steel plate, MID\*6200621795
  - Rebar on 12" centers.
  - Pulling eye insert, for use with 3/4" national course thread eye-bolt, (Richmond LCB-1 or equivalent). Located opposite each cable hole 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.



**7'x7' THREE-PHASE TRANSFORMER FOUNDATION**  
NOT TO SCALE

NOTES:

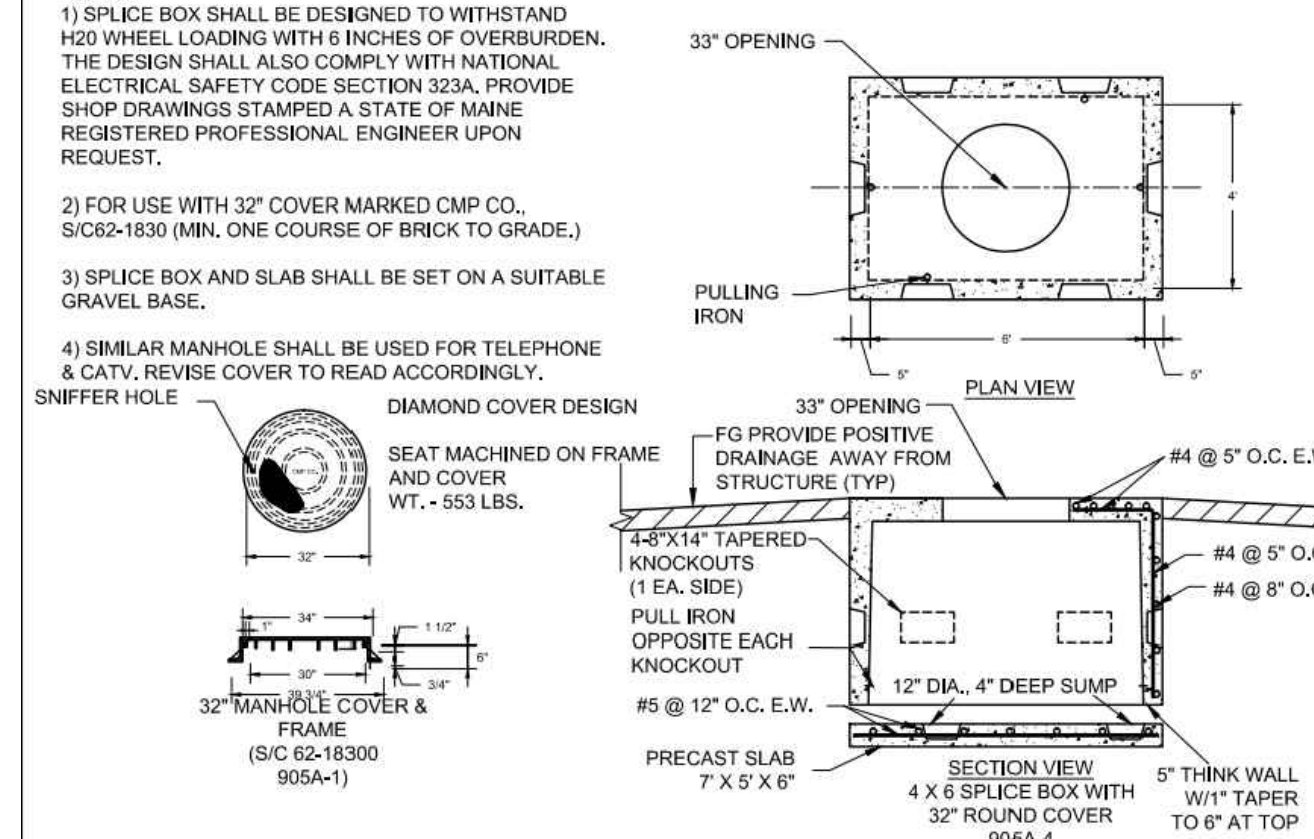
- FRONT denotes the side on which the access doors are located. The concrete base shall be set on a suitable gravel base and located so the FRONT is accessible by truck and suitably protected from plow and traffic damage.
- Before installing or repairing any active drainage structure (e.g., drain pipe) 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 manner to allow surface water to flow away from the pad.
- Provide 8" x 24" cable holes (bond out) 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 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.
- 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: FY = 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 1/4" 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.
  - Rebar evenly spaced each way top to bottom.
  - 2-4 Corner diagonal rebar 2"-Ø long top and bottom.
  - 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 bottom rebar.
  - 24" x 24" x 1/4" galvanized steel plate, MID\*6200621795
  - Rebar on 12" centers.
  - Pulling eye insert, for use with 3/4" national course thread eye-bolt, (Richmond LCB-1 or equivalent). Located opposite each cable hole 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.



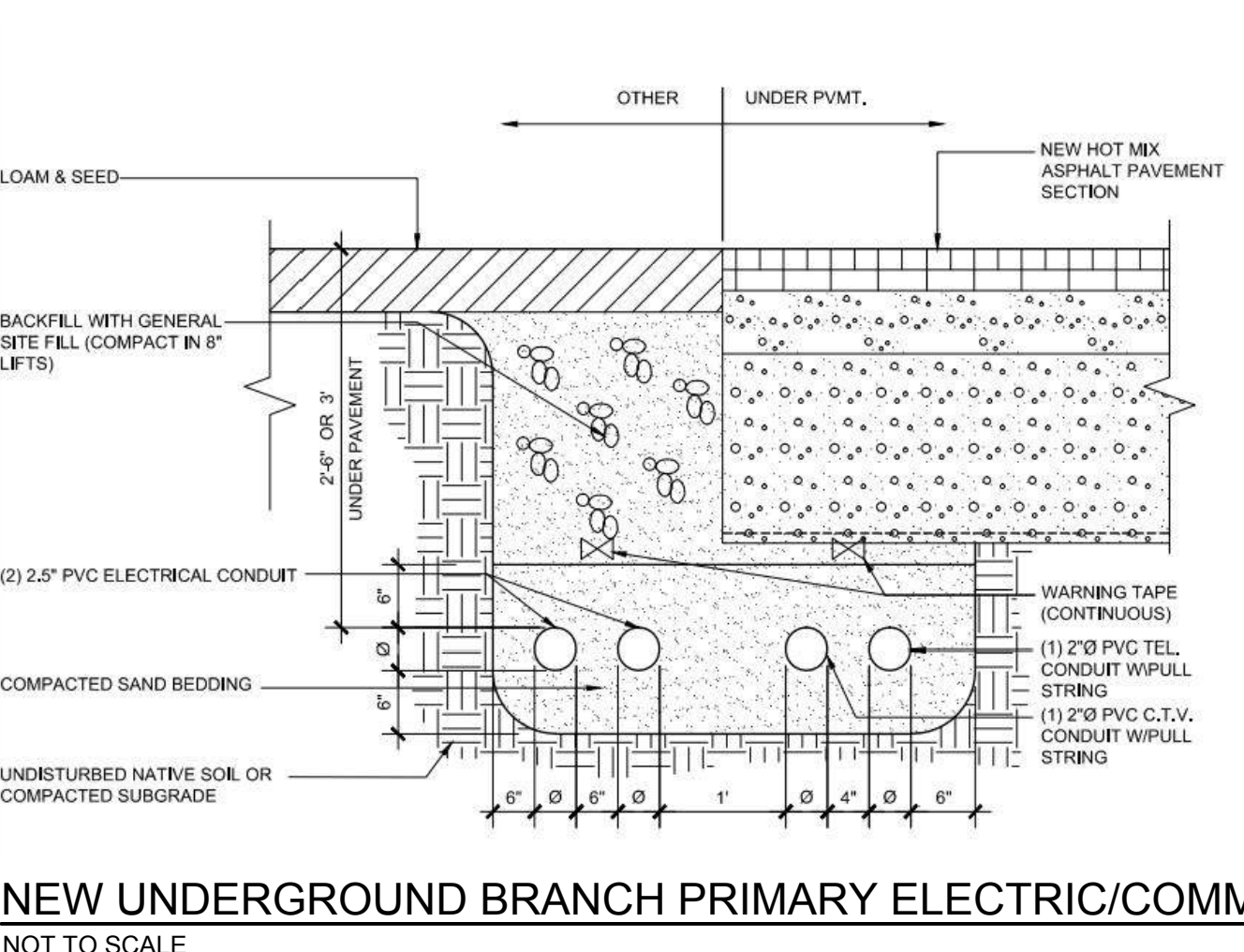
**9'x9' THREE-PHASE TRANSFORMER FOUNDATION**  
NOT TO SCALE

NOTES:

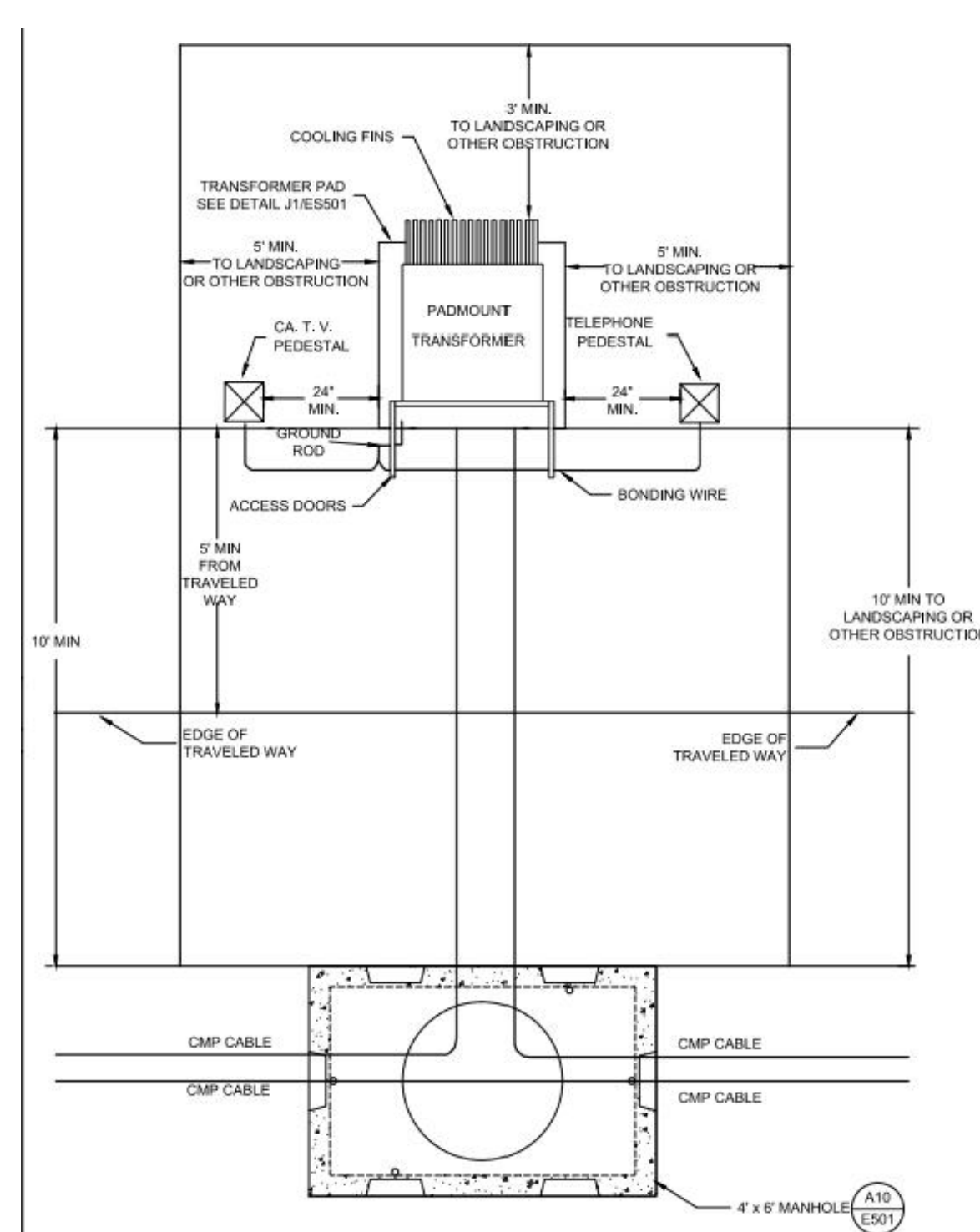
- SPLICE BOX SHALL BE DESIGNED TO WITHSTAND H20 WHEEL LOADING WITH 8 INCHES OF OVERBURDEN. THE DESIGN SHALL ALSO COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE SECTION 300A. PROVIDE SHOP DRAWINGS STAMPED A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER UPON REQUEST.
- FOR USE WITH 3" COVER MARKED CMP CO. S/C62-1830 (MIN. ONE COURSE OF BRICK TO GRADE.)
- SPLICE BOX AND SLAB SHALL BE SET ON A SUITABLE GRAVEL BASE.
- SIMILAR MANHOLE SHALL BE USED FOR TELEPHONE & CATV, REVISE COVER TO READ ACCORDINGLY.



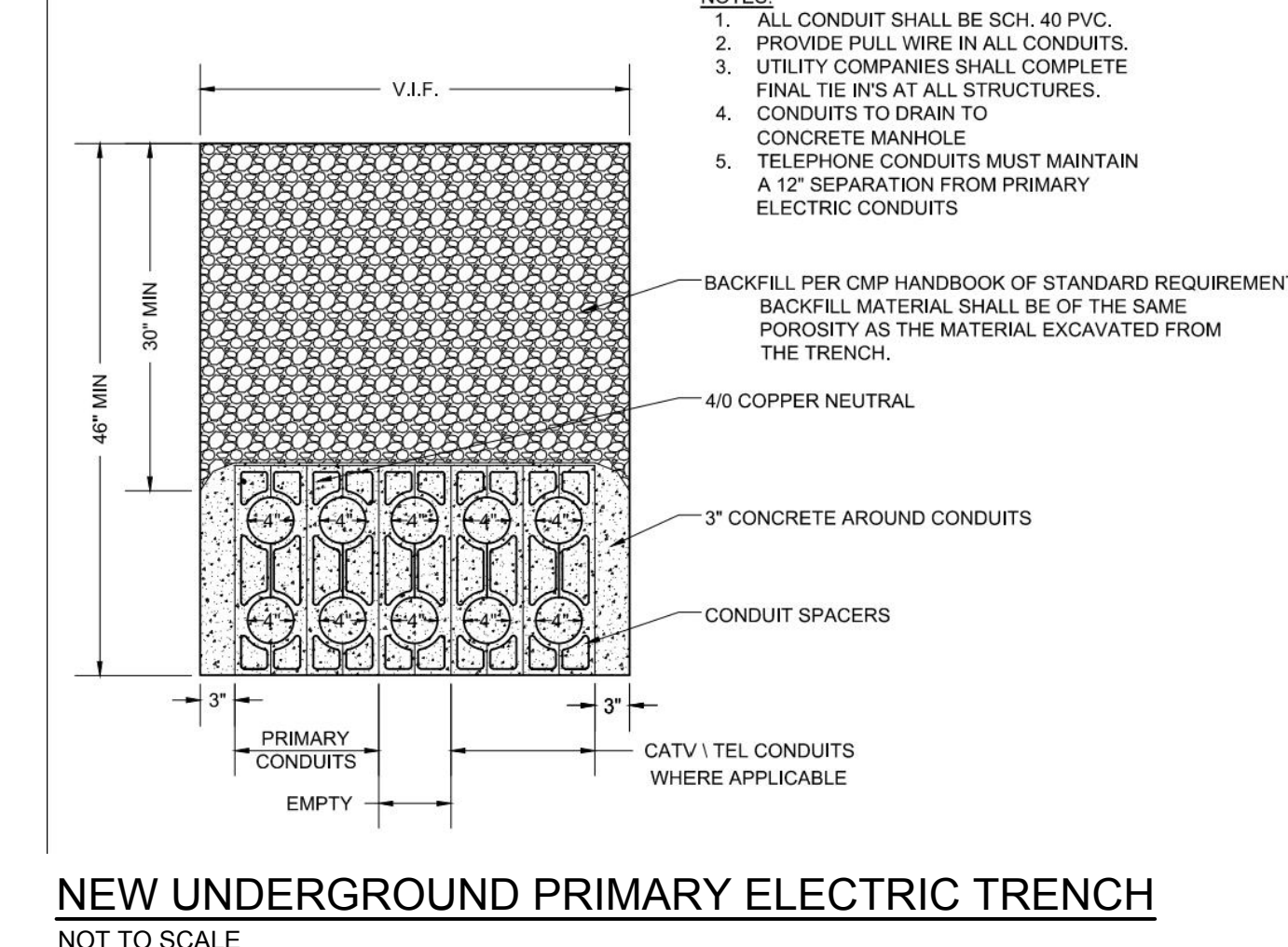
**NEW ELECTRIC MANHOLE**  
NOT TO SCALE



**NEW UNDERGROUND BRANCH PRIMARY ELECTRIC/COMM**  
NOT TO SCALE



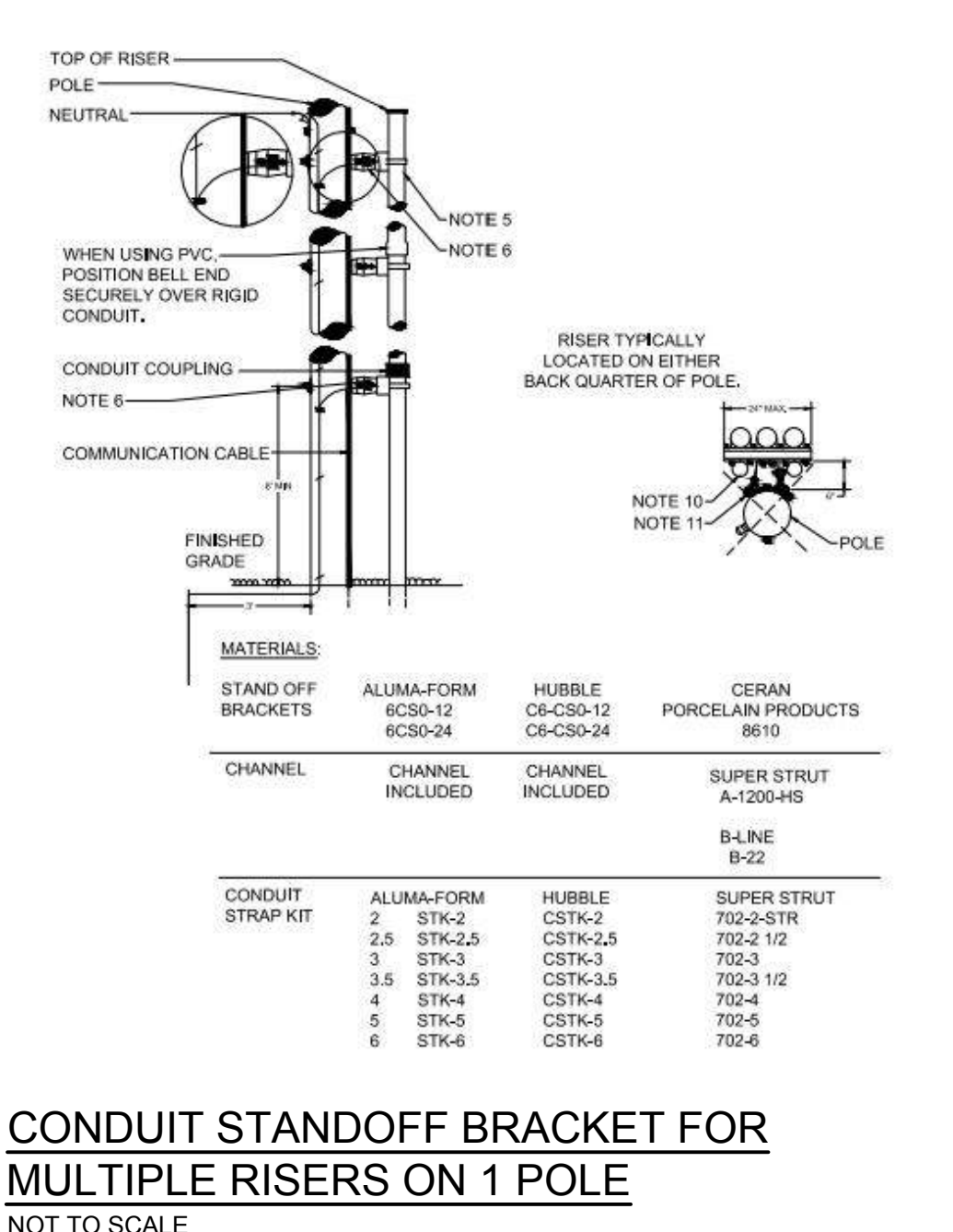
**NEW PADMOUNT TRANSFORMER AND CABLE/TELEPHONE LAYOUT**  
NOT TO SCALE



**NEW UNDERGROUND PRIMARY ELECTRIC TRENCH**  
NOT TO SCALE

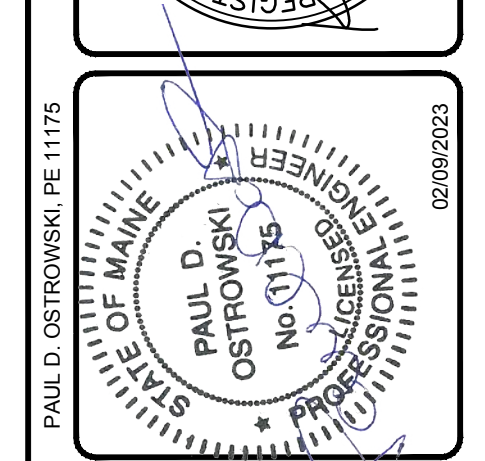
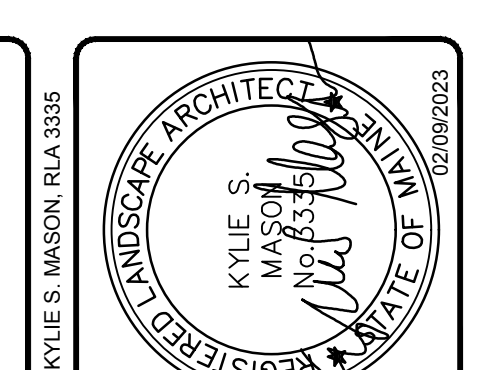
NOTES:

- STANDOFF BRACKETS ARE REQUIRED WHEN MORE THAN ONE CONDUIT PER UTILITY IS TO BE INSTALLED ON A POLE.
- ALL THREE PHASE PRIMARY RISERS, WHETHER STAND OFF BRACKETS ARE USED OR NOT, SHALL BE RIGID STEEL FOR THE FIRST SECTION.
- ON SINGLE PHASE PRIMARY, SECONDARY AND SERVICE LIND RISERS USING STAND OFF BRACKETS RIGID STEEL OR SCHEDULE 80 MAY BE USED.
- WHERE RIGID STEEL OR SCHEDULE 80 PVC CONDUIT IS USED FOR THE RISER, ONE BRACKET SHALL BE USED TO SUPPORT EACH SECTION OF CONDUIT UP TO 10 FEET IN LENGTH. EACH BRACKET IS TO BE PLACED JUST BELOW THE RISER CONDUIT COUPLING.
- CONDUIT SECTIONS FOR SINGLE PHASE OR THREE PHASE RISERS USING STAND OFF BRACKETS SHALL BE RIGID STEEL OR SCHEDULE 80 PVC CONDUIT ONLY (SEE NOTE #2). WITH THE EXCEPTION THAT SCHEDULE 40 PVC SUNLIGHT RESISTANT CONDUIT MAY BE USED FOR THE TOP SECTION OF THE RISER (NOT LONGER THAN 10'). IF TOP SECTION IS LONGER THAN 10' IT MUST BE SUPPORTED WITH A MINIMUM OF ONE STAND OFF BRACKET. IF TOP SECTION IS SCHEDULE 40 PVC AND LONGER THAN 7' IT MUST BE SUPPORTED BY NO FEWER THAN TWO STAND OFF BRACKETS.
- WHERE PVC IS USED FOR THE RISER, EACH STAND OFF BRACKET SUPPORTING THE PVC SHALL BE GROUNDING. WHERE STEEL IS USED FOR THE RISER ONE STAND OFF BRACKET SUPPORTING THE STEEL IS REQUIRED TO BE GROUNDING.
- SWEEPS, WHEN USED, ARE REQUIRED TO BE STEEL.
- IF RISER IS ALL STEEL CONDUIT, INSTALL INSULATED GROUNDING BUSHING AT TOP OF RISER.
- LOWEST BRACKET SHALL BE A MINIMUM OF 8 FEET ABOVE FINISHED GRADE.
- ALTERNATE LOCATION FOR COMMUNICATION CABLE IF RUN IN METAL CONDUIT OR SCHEDULE 80.
- COMMUNICATION CABLE MAY BE ATTACHED DIRECTLY TO POLE ADJACENT TO BRACKETS.



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

I:\Projects\3000\052115-10\DWG\Design\Phase 2 - Justin Way\052115-10.dwg - 2/10/2023 11:12 AM - SHEILLY STACEY



REV.	BY	DATE	STATUS
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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
75 John Roberts Rd.  
Sullivan, ME 04106  
South Portland, ME 04106  
Tel. 207-200-2100

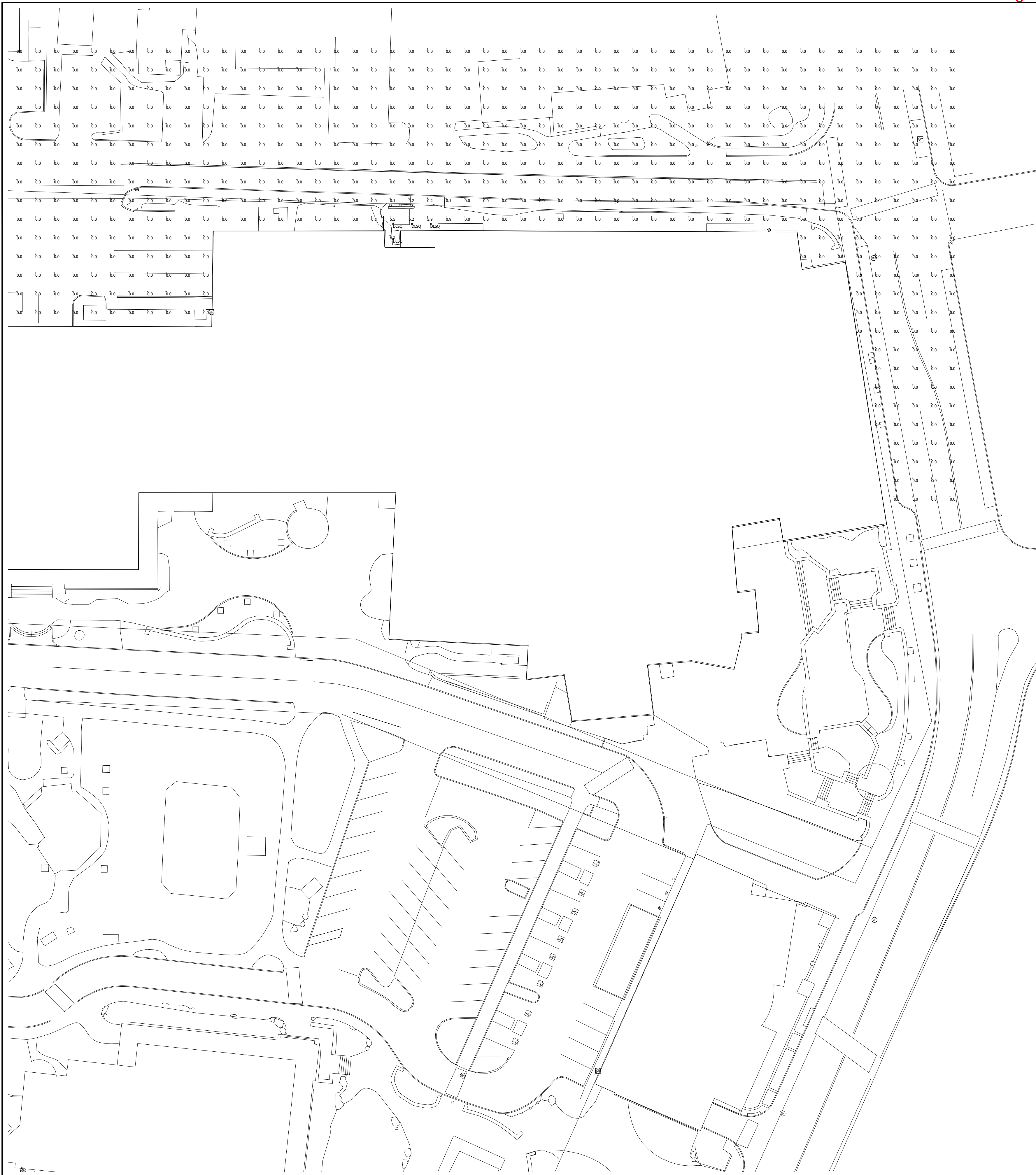
**DETAILS 4**  
OF:  
**JUSTIN'S WAY EMPLOYEE ENTRANCE**  
95 MAIN STREET  
FREEMPORT, ME

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

DESIGNED	JBP
DRAWN	MRS
CHECKED	KSM
DATE	07/14/2022
SCALE	AS NOTED
PROJECT	93219-10

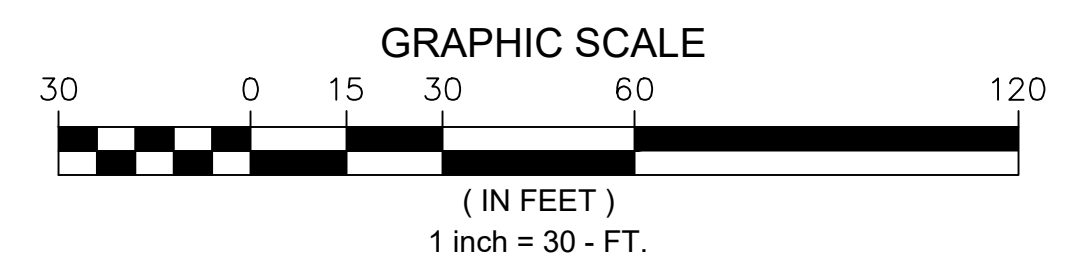
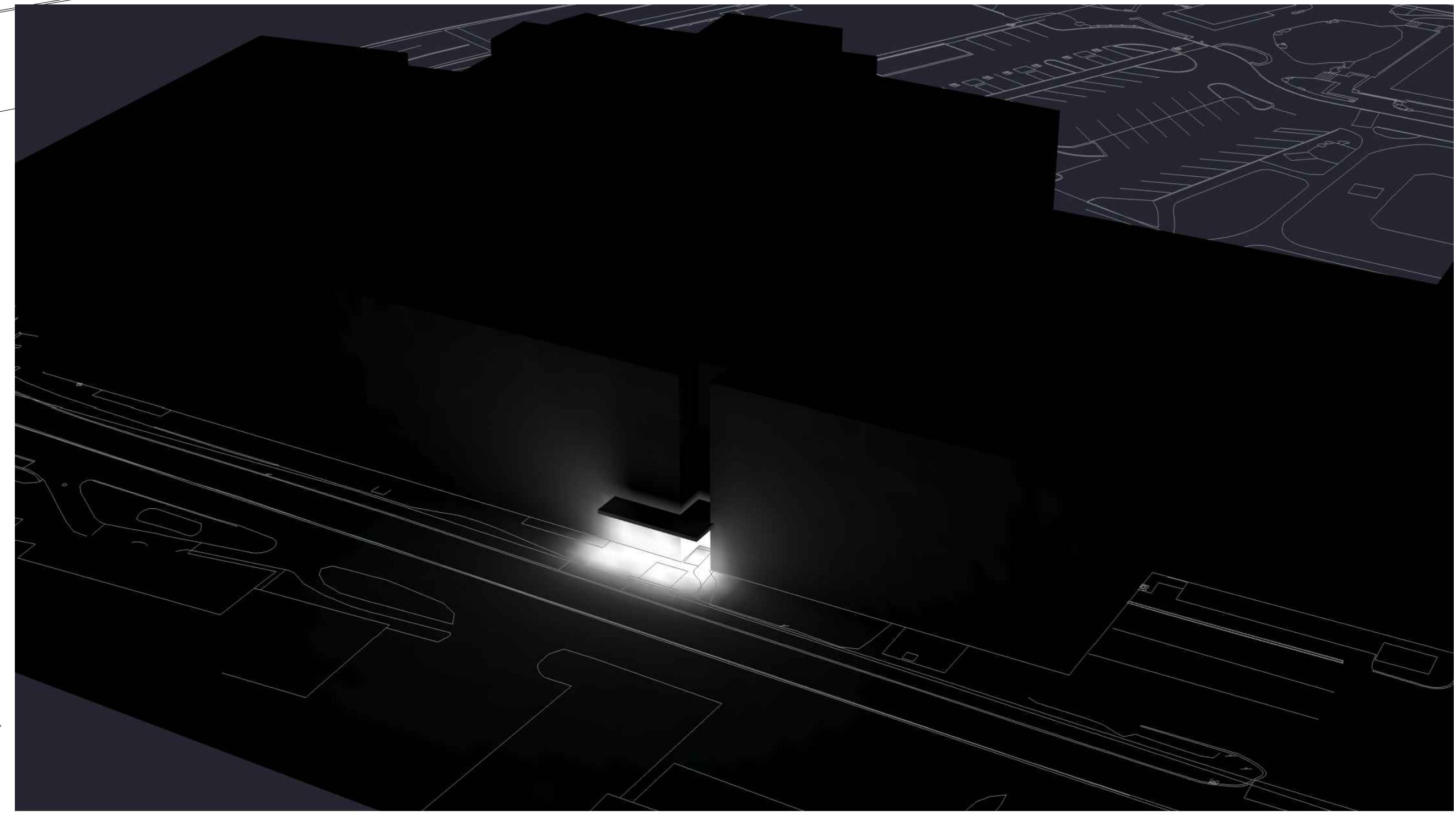
**SHEET 15 OF 15**





Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
☞	4	DLSQ	12' - 0" AFG	0.900	1085	12	LTR-4SQD-H-SL10L-DM1_LTR-4SQD-T-SL35K8WDS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.04	8.7	0.0	N.A.	N.A.



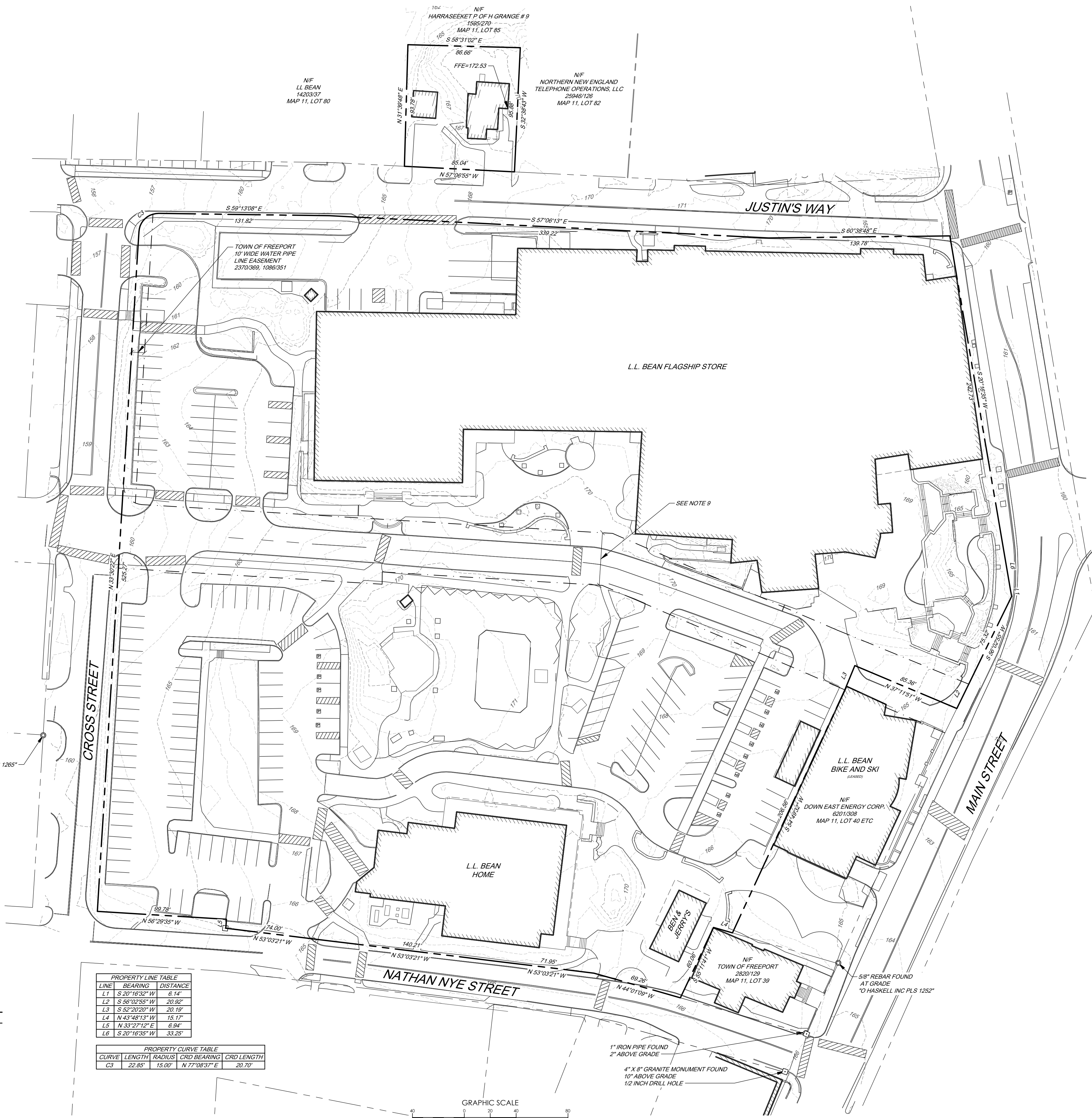
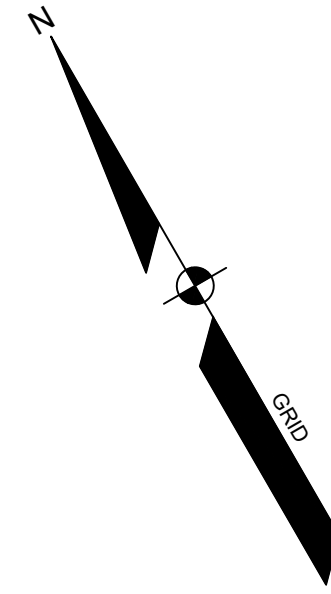
1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, 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.

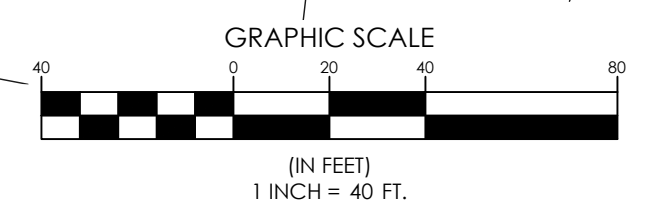
TITLE:  <b>LL BEAN FLAG SHIP</b> <b>FREEPORT, ME</b> <b>PHASE 2 BUILDING REAR LIGHTING PLAN</b>	REVISED FROM DRAWING NUMBER(S):		DN BY:	DATE:	CHK BY:	
	R1: 01/12/23		DHK	12/06/22	N/A	
			DHK	01/12/23	SCALE:	AS NOTED
			QUOTE:	N/A	DRAWING / DESIGN NO.:	A221382R1





LINE	BEARING	DISTANCE
L1	S 20°16'32" W	4.14'
L2	S 56°02'55" W	20.92'
L3	S 52°20'20" W	20.19'
L4	N 43°48'13" W	15.17'
L5	N 33°27'12" E	8.94'
L6	S 20°16'35" W	33.29'

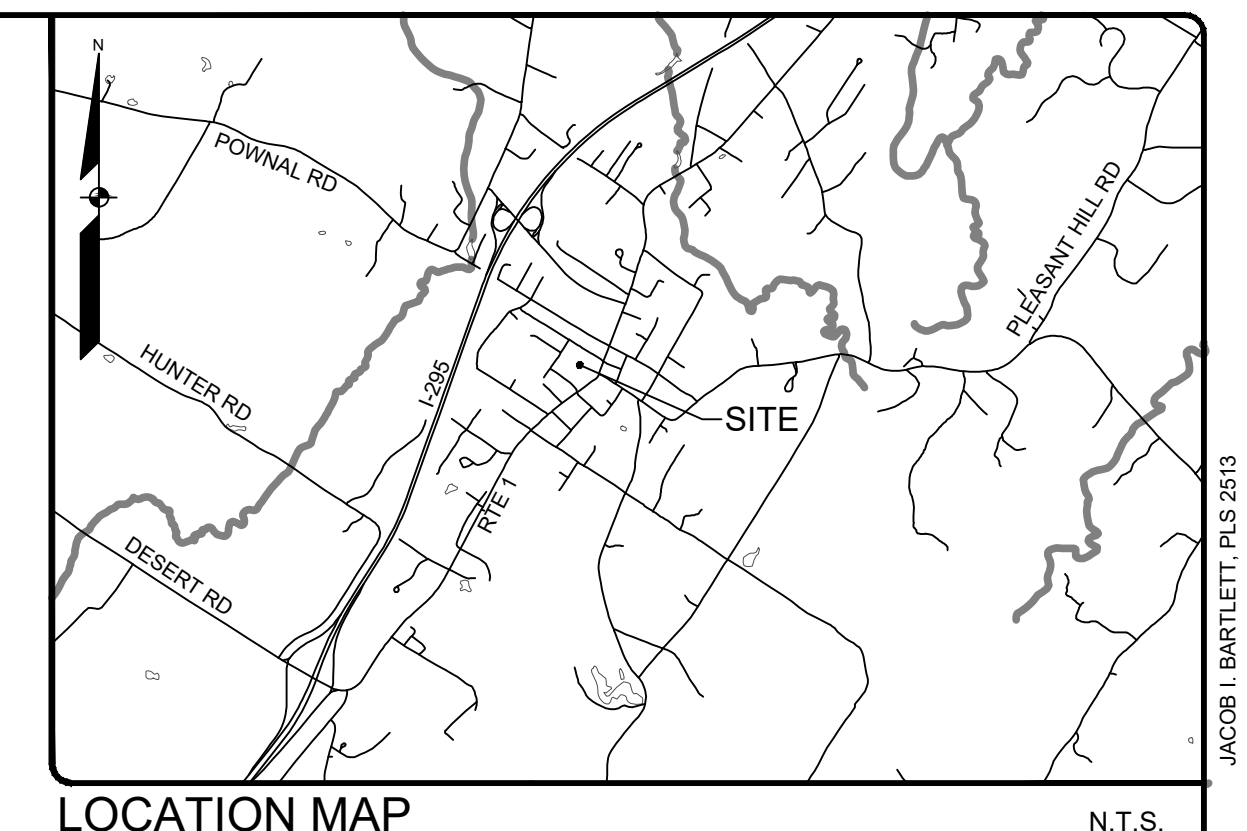
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C3	22.85'	15.00'	N 77°08'37" E	20.70'



**LEGEND**

**EXISTING**

- PROPERTY LINE R.O.W.
- - - ABUTTER LINE R.O.W.
- ⊙ MONUMENT
- ⊙ IRON PIPE/ROD
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE GRAVEL
- CURB LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- STONE WALL



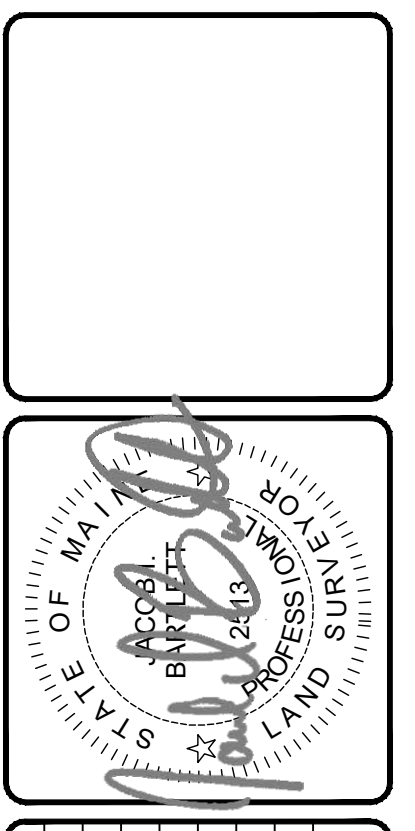
- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS L.L. BEAN, INC BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD):
 

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	
  - THE PROPERTY IS SHOWN AS LOT 64ETC AND 36ETC 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 ENCRoACH 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.
- 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 PARCEL IS APPROXIMATELY 7.83 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 TECHNICS, 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 TECHNICS, 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-AD83. 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 C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-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 318. 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 TECHNICS, 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.



REV.	BY	DATE	STATUS
B	JIB	08/17/2022	ADDED LOT ACROSS JUSTIN'S WAY
A	JIB	02/15/2022	ISSUED TO CLIENT

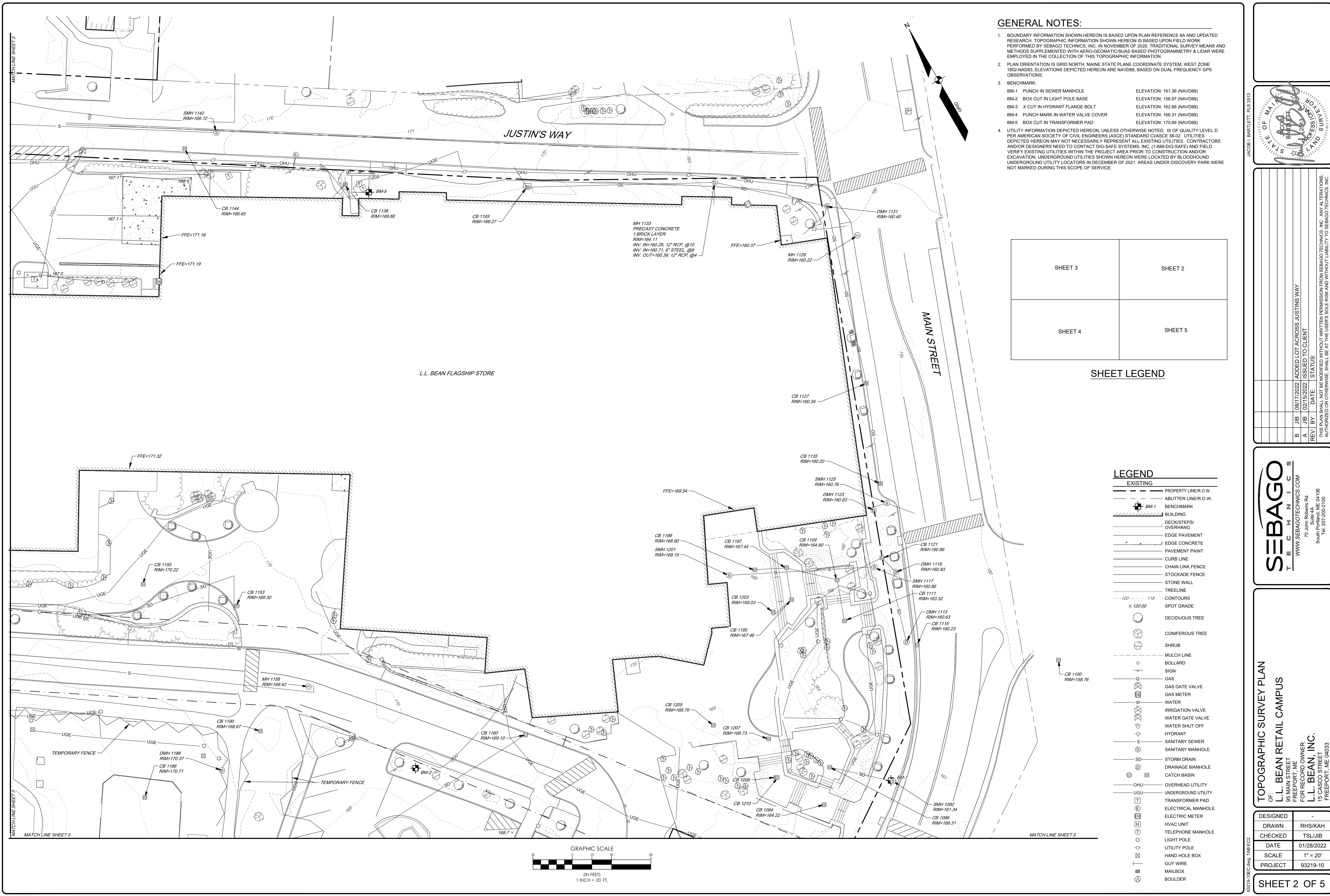
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
WWW.SEAGOTECHNICS.COM  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel: 207-200-2100

**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

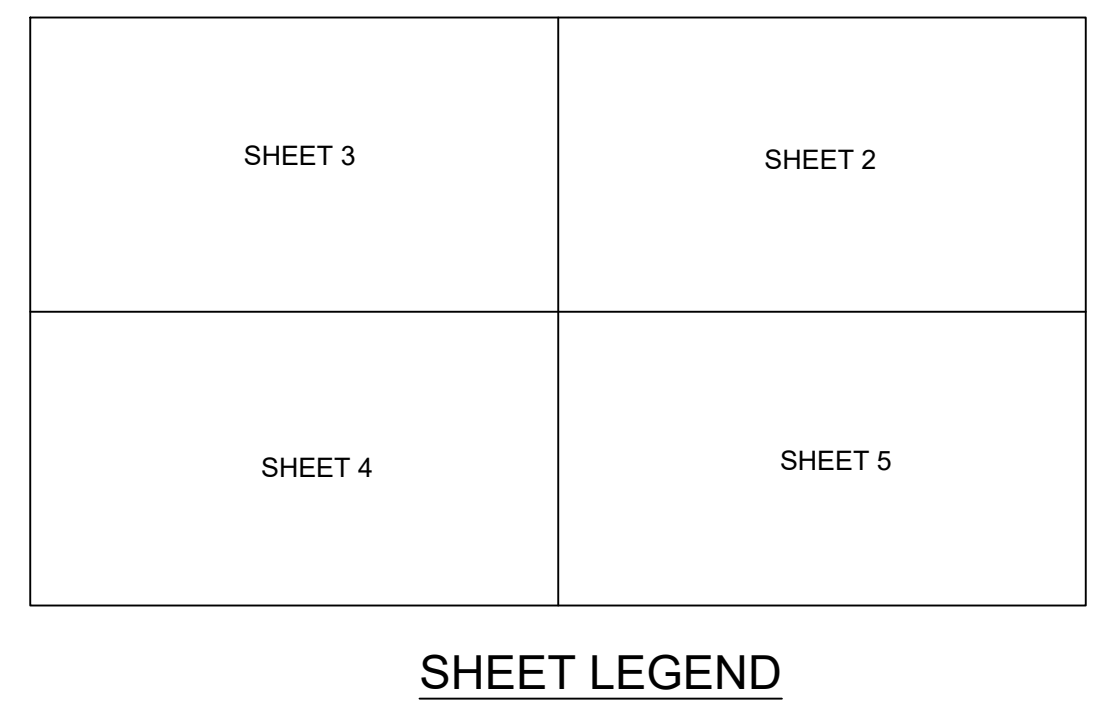
DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSL/JIB
DATE	01/28/2022
SCALE	1" = 40'
PROJECT	93219-10



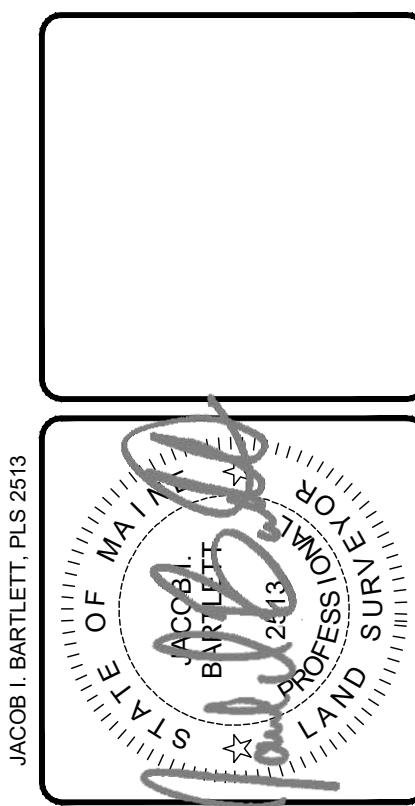
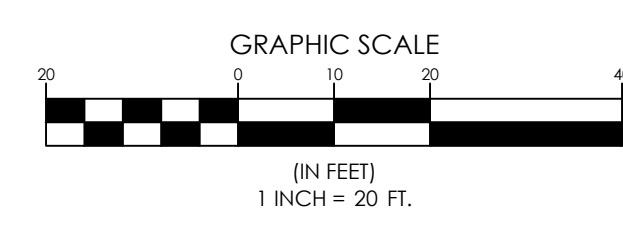


- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 6A AND UPDATED RESEARCH. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2020. TRADITIONAL SURVEY MEANS AND METHODS SUPPLEMENTED WITH AERO-GEOMATIC/SUAS BASED PHOTOGRAMMETRY & LIDAR WERE EMPLOYED IN THE COLLECTION OF THIS TOPOGRAPHIC INFORMATION.
  - PLAN ORIENTATION IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
  - BENCHMARK:
 

BM-1 PUNCH IN SEWER MANHOLE	ELEVATION: 161.36 (NAVD88)
BM-2 BOX CUT IN LIGHT POLE BASE	ELEVATION: 156.97 (NAVD88)
BM-3 X CUT IN HYDRANT FLANGE BOLT	ELEVATION: 162.86 (NAVD88)
BM-4 PUNCH MARK IN WATER VALVE COVER	ELEVATION: 166.31 (NAVD88)
BM-5 BOX CUT IN TRANSFORMER PAD	ELEVATION: 170.66 (NAVD88)
  - UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. 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.



- LEGEND**
- |  |                               |
|--|-------------------------------|
|  | EXISTING PROPERTY LINE/R.O.W. |
|  | EXISTING 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 GATE VALVE                |
|  | GAS METER                     |
|  | WATER                         |
|  | IRRIGATION VALVE              |
|  | WATER GATE VALVE              |
|  | WATER SHUT OFF                |
|  | HYDRANT                       |
|  | SANITARY SEWER                |
|  | SANITARY MANHOLE              |
|  | STORM DRAIN                   |
|  | DRAINAGE MANHOLE              |
|  | CATCH BASIN                   |
|  | OVERHEAD UTILITY              |
|  | UNDERGROUND UTILITY           |
|  | 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
B	JIB	08/17/2022	ADDED LOT ACROSS JUSTINS WAY
A	JIB	02/15/2022	ISSUED TO CLIENT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
WWW.SEAGOTECHNICS.COM  
75 John Roberts Rd.  
Sullivan, ME 04106  
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 5**

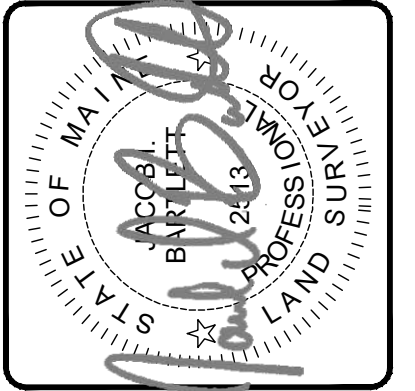
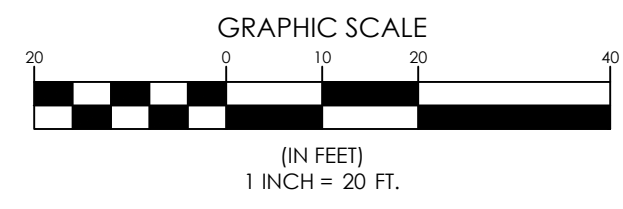
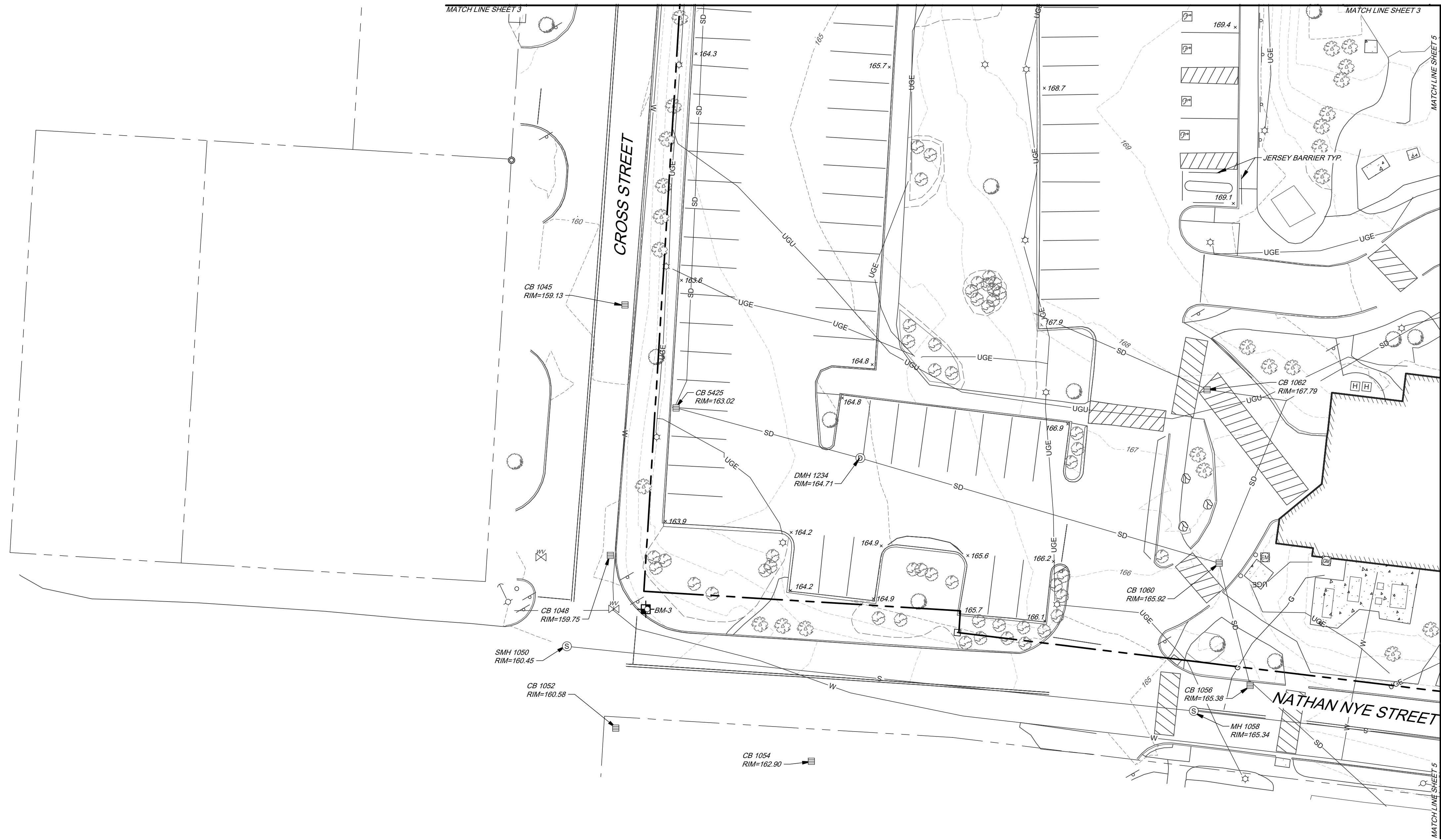
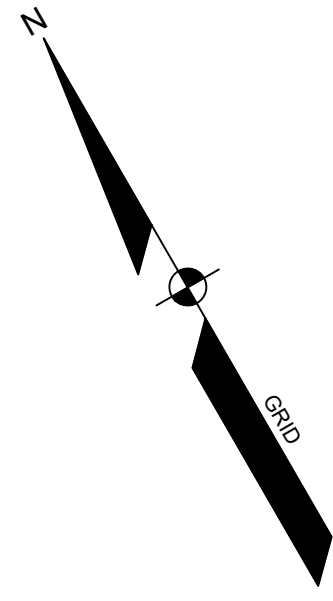
93219-10.ec-dwg, TAB E02



STRUCTURE TABLE								
POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N=12)	COMMENTS
1013	SMH	156.26	IN	148.78	8"	PVC	4	
			OUT	148.15	8"	PVC	10	
			SHELF	148.83				
1015	CB	156.28	OUT	153.44	12"	HDPE	8	
			SUMP	151.24				
1017	CB	159.76	IN	152.73	12"	HDPE	1	
			IN	153.21	15"	HDPE	4	
			OUT	152.63	15"	HDPE	10	TO CB1021
			SUMP	151.32				
1019	CB	161.80	IN	154.91	24"	HDPE	8	
			IN	156.43	12"	HDPE	5	
			OUT	154.71	24"	HDPE	1	TO 1021
			SUMP	152.95				
1021	CB	157.32	IN	152.92	12"	HDPE	2	FROM CB1015
			IN	152.36	24"	HDPE	7	FROM CB1019
			OUT	152.36	24"	HDPE	11	TO CB1023
			SUMP	149.30				
1023	CB	157.45	IN	152.84	12"	HDPE	9	
			IN	151.36	24"	HDPE	5	FROM CB1021
			OUT	151.32	24"	HDPE	11	
			SUMP	149.94				HEAVY SILT
1026	CB	159.36	IN	156.37	12"	HDPE	7	
			OUT	156.27	12"	HDPE	11	TO 1030
			SUMP	154.23				
1030	CB	158.92	IN	156.43	12"	HDPE	5	FROM CB1026
			OUT	156.03	12"	PVC	11	
			SUMP	153.09				
1032	CB	158.17	OUT	153.79	12"	HDPE	9	
			SUMP	151.98				
1034	CB	159.72	OUT	156.75	8"	PVC	11	
			SUMP	150.81				
1036	CB	164.67	IN	160.28	12"	HDPE	5	
			OUT	160.08	12"	HDPE	11	TO CB1019
			SUMP	158.18				
1045	CB	159.12	IN	157.10	12"	HDPE	8	FROM CB1048
			OUT	156.94	12"	HDPE	2	
			SUMP	155.03				
1048	CB	159.76	IN	157.46	12"	HDPE	8	FROM CB1052
			OUT	157.36	12"	HDPE	2	TO CB1045
			SUMP	155.32				
1052	CB	160.60	OUT	157.65	12"	HDPE	2	TO CB1048
			SUMP	155.48				
1056	CB	165.33	OUT	160.89	12"	HDPE	2	TO CB1060
			SUMP	158.89				
1060	CB	165.93	IN	159.91	12"	HDPE	7	FROM CB1056
			IN	158.92	18	HDPE	5	
			IN	160.07	8"	PVC	3	
			IN	159.30	12"	HDPE	2	
			OUT	158.80	18"	HDPE	11	TO DMH1234
			SUMP	157.24				
1062	CB	167.81	IN	162.74	12"	HDPE	5	
			OUT	162.74	12"	HDPE	11	
			SUMP	160.54				HEAVY SILT
1066	CB	165.74	OUT	162.90	12"	HDPE	3	TO CB1180
			SUMP	160.46				
1070	CB	165.65	IN	161.80	12"	HDPE	1	FROM CB1180
			IN	162.14	15"	HDPE	3	
			IN	161.02	8"	PVC	4	
			OUT	160.59	18"	PVC	6	
			SUMP	160.49				
1072	CB	165.26	OUT	162.89	12"	PVC	9	FROM CB1072
			SUMP	161.13				TO CB1070
1084	CB	165.09	IN	162.98	8"	PVC	5	
			OUT	162.98	12"	HDPE	1	TO CB1162
			SUMP	160.64				
1094	CB	164.24	IN	160.86	4"	HDPE	8	
			OUT	160.86	8"	PVC	2	
			SUMP	159.65				
1096	CB	166.32	IN	160.56	8"	PVC	10	FROM CB1209
			IN	160.66	8"	PVC	8	FROM CB1094
			OUT	160.46	8"	PVC	5	
			SUMP	160.17				
1109	CB	164.83	IN	160.19	8"	PVC	10	FROM CB1195
			IN	159.94	8"	PVC	7	FROM CB1111
			OUT	159.84	8"	PVC	5	
			SUMP	160.37				
1111	CB	163.31	OUT	160.47	8"	PVC	2	TO CB1109
			SUMP	159.76				HEAVY SILT
1148	CBR	157.81	IN	153.58	4"	HDPE	5	
			IN	153.28	12"	HDPE	3	
			OUT	153.13	12"	HDPE	9	
			SUMP	151.20				
1150	CBR NP	160.77	IN	156.12	10"	HDPE	5	
			IN	155.02	4"	HDPE	8	
			IN	153.52	12"	HDPE	2	
			OUT	153.52	12"	HDPE	11	
			SUMP	151.48				
1155	CB	170.21	IN	164.04	12"	HDPE	5	
			IN	164.04	12"	HDPE	3	
			OUT	163.94	12"	HDPE	11	
			SHELF	162.00				
1160	CBR	169.11	IN	165.02	6"	PVC	5	
			IN	164.05	12"	PVC	5	
			IN	164.22	12"	PVC	3	
			IN	164.62	6"	PVC	1	
			OUT	163.97	12"	PVC	9	
			SUMP	163.76				
1162	CB	165.56	IN	162.56	12"	HDPE	5	FROM CB1084
			OUT	162.46	18"	HDPE	8	TO CB1164
			SUMP	160.76				
1164	CB	166.10	IN	162.63	12"	HDPE	5	FROM CB1166
			IN	162.99	6"	HDPE	11	
			IN	162.59	18"	HDPE	2	FROM CB1162
			OUT	162.59	18"	HDPE	8	TO CB1070
			SUMP	160.31				
1166	CB	165.79	OUT	163.01	12"	HDPE	12	TO CB1164
			SUMP	162.29				HEAVY SILT
1168	CB	165.54	OUT	164.29	6"	PVC	12	
			SUMP	162.85				
1174	CB	166.14	IN	162.52	12"	HDPE	3	
			OUT	162.32	12"	HDPE	11	
			SUMP	160.84				HEAVY SILT
1176	CB	166.08	OUT	163.03	12"	PVC	8	TO CB1180
			SUMP	162.88				HEAVY SILT
1180	CB	165.64	IN	162.70	12"	HDPE	9	FROM CB1068
			IN	162.74	12"	HDPE	3	FROM CB1176
			OUT	162.59	15"	HDPE	6	TO CB1070
			SUMP	160.72				HEAVY SILT
1184	DMH	170.15	IN	165.39	12"	HDPE	1	FROM DMH 1188
			OUT	165.19	12"	HDPE	8	TO CB1226
			SUMP	163.34				
1186	CB	170.71	OUT	166.52	12"	HDPE	4	TO DMH1188
			SUMP	166.22				
1188	DMH	170.36	IN	165.99	6"	HDPE	3	FROM CB1190
			IN	166.35	12"	HDPE	5	
			IN	167.25	12"	HDPE	10	FROM CB1186
			OUT	166.75	12"	HDPE	7	TO DMH1184
			SUMP	163.89				HEAVY SILT
1190	CB	168.68	OUT	166.08	6"	HDPE	8	TO DMH1188
			SUMP	165.16				
1195	CB	167.46	IN	163.60	8"	PVC	1	FROM CB1197
			IN	163.50	8"	PVC	10	FROM CB1203
			OUT	163.40	8"	PVC	4	TO 1109
			SHELF	162.71				
1197	CB	167.44	OUT	164.24	8"	PVC	10	FROM 1199
			SUMP	162.88				TO 1195

STRUCTURE TABLE								
POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N=12)	COMMENTS
1199	CB	168.88	OUT	164.79	8"	PVC	5	TO CB1197
			SUMP	164.05				
1203	CB	169.04	OUT	165.42	8"	PVC	3	TO CB1195
			SUMP	164.38				
1205	CB	168.75	OUT	164.86	8"	UNK	6	TO CB1207
			SUMP	164.18				
1207	CB	168.76	IN	164.60	8"	PVC	12	FROM CB1205
			OUT	164.27	8"	PVC	8	TO CB1209
			SUMP	163.68				
1209	CB	166.49	IN	162.56	8"	HDPE	10	FROM CB1207
			IN	162.56	8"	PVC	2	TO CB1096
			OUT	162.38	8"	PVC	5	
			SHELF	161.66				
1226	CB	169.16	IN	165.17	12"	HDPE	1	FROM DMH1184
			IN	162.22	15"	HDPE	11	
			OUT	162.17	12"	HDPE	5	
			SUMP	160.11				HEAVY SILT
1234	DMH	164.67	IN	158.42	18"	RCP	8	
			IN	158.22	18"	HDPE	5	
			OUT	158.02	18"	HDPE	12	
			SUMP	157.80				
1009	CB	162.29	IN	154.45	12	HDPE	3	
			OUT	154.43	12	HDPE	10	
			SUMP	152.65				HEAVY SILT
1028	SMH	159.50	IN	154.09	10	STEEL	4	
			IN	153.98	8	STEEL	2	
			IN	153.22	8	STEEL	7	
			OUT	153.27	10			





REV.	BY	DATE	STATUS
B	JIB	08/17/2022	ADDED LOT ACROSS JUSTINS WAY
A	JIB	02/15/2022	ISSUED TO CLIENT

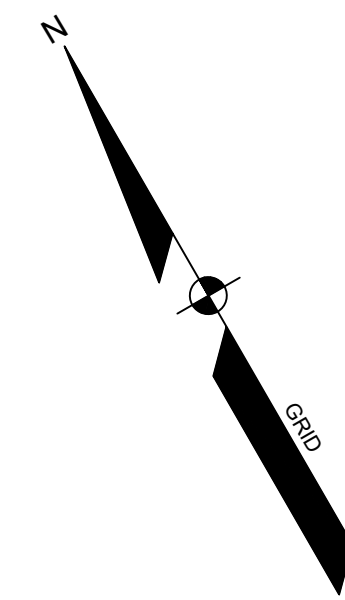
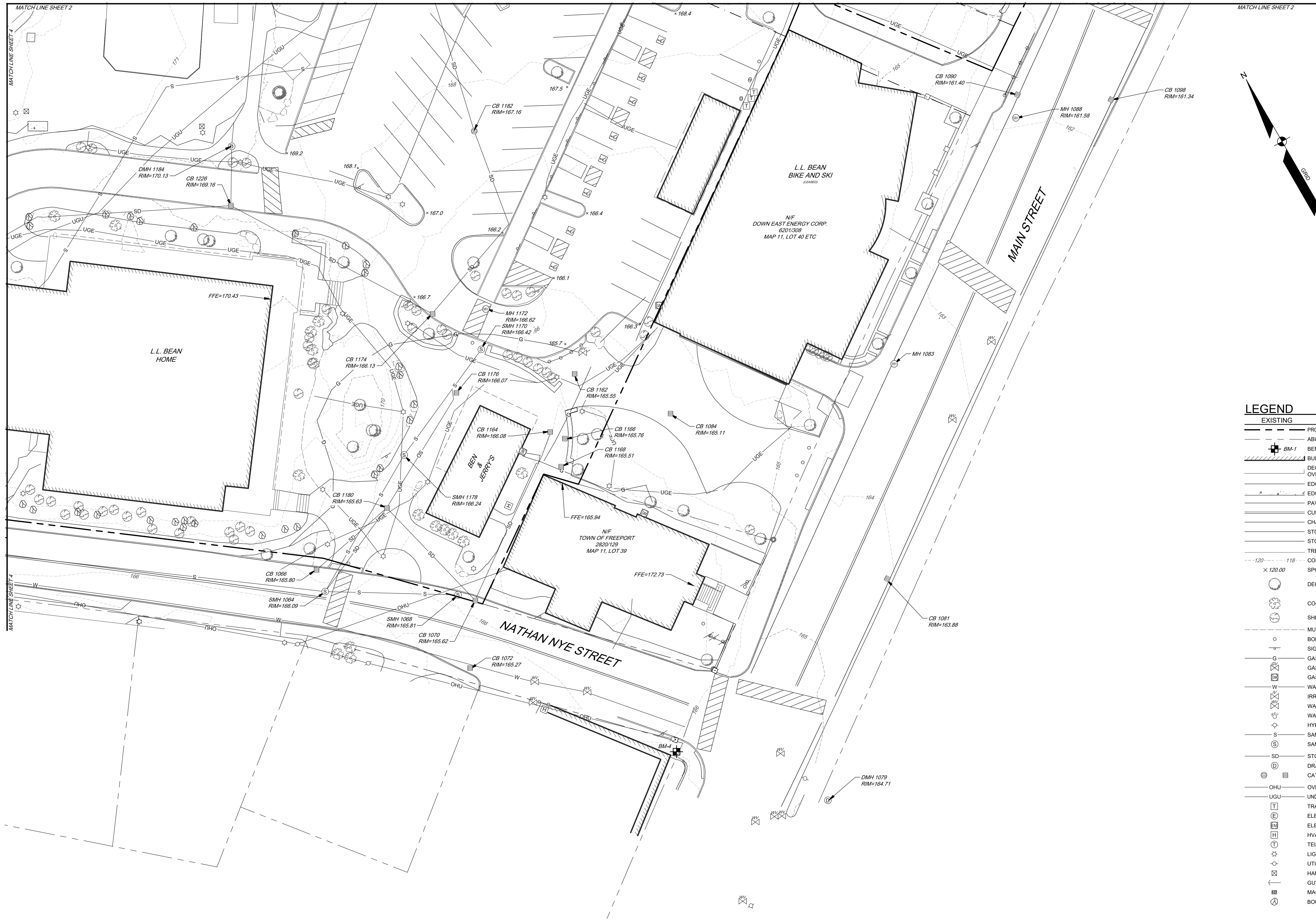
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
WWW.SEAGOTECHNICS.COM  
75 John Roberts Rd.  
Sullivan, ME 04106  
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

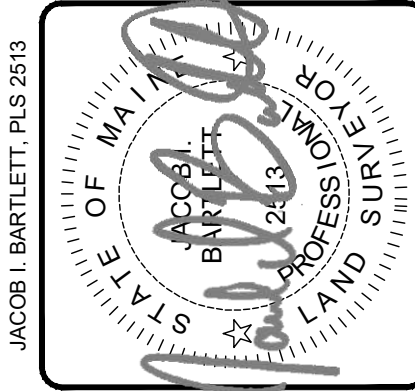
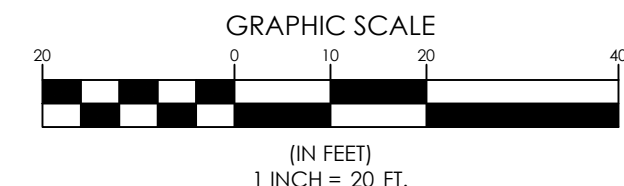
DESIGNED	-
DRAWN	RHS/KAH
CHECKED	TSL/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10





**LEGEND**

EXISTING	
	PROPERTY LINE R.O.W.
	ABUTTER LINE R.O.W.
	BENCHMARK
	BUILDING
	DECK/STEPS/ OVERHANGS
	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
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	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
B	JIB	08/17/2022	ADDED LOT ACROSS JUSTINS WAY
A	JIB	02/15/2022	ISSUED TO CLIENT

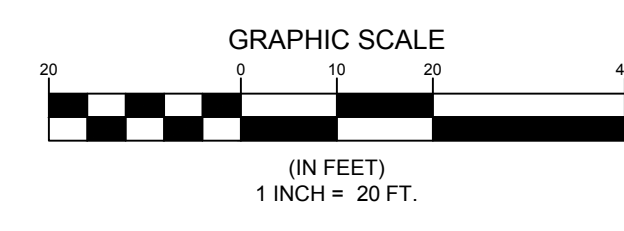
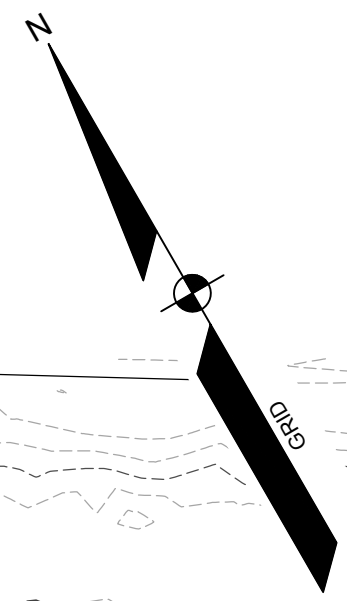
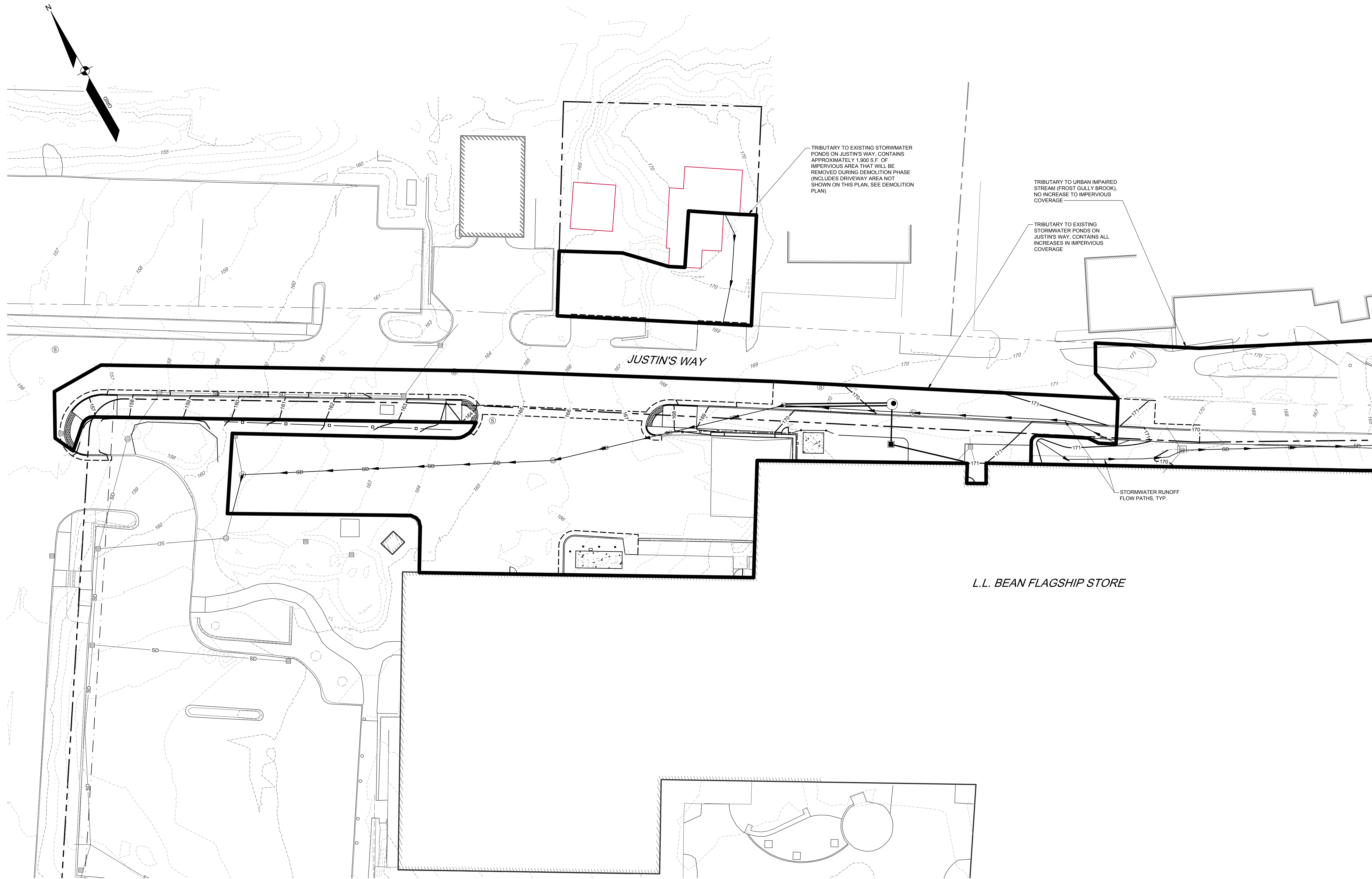
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
WWW.SEAGOTECHNICS.COM  
75 John Roberts Rd.  
Sullivan, ME 04106  
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	TSL/JIB
DATE	01/28/2022
SCALE	1" = 20'
PROJECT	93219-10





F:\Project\6000000219-10\DWG\Design\PHASE 2 - JUSTIN'S WAY\0219-10 WATERSHED.dwg - 1/24/2023 3:14 PM - JEFF POLLARD

PAUL D. OSTROWSKI, PE 1175



REV.	BY	DATE	STATUS	RESPONSE TO PEER REVIEW COMMENTS
A	KSM	01/25/2023	STATUS:	

THIS PLAN SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS  
www.sebagotechnics.com

75 John Roberts Rd.  
Sullivan, IA  
South Portland, ME 04106  
Tel. 207-200-2100

PROPOSED CONDITIONS WATERSHED MAP  
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	01/24/2023
SCALE	1" = 20'
PROJECT	93219-10