

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL

SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025
B	ADDED OVERALL PLANS	ED	4/23/2025

SHEET TITLE

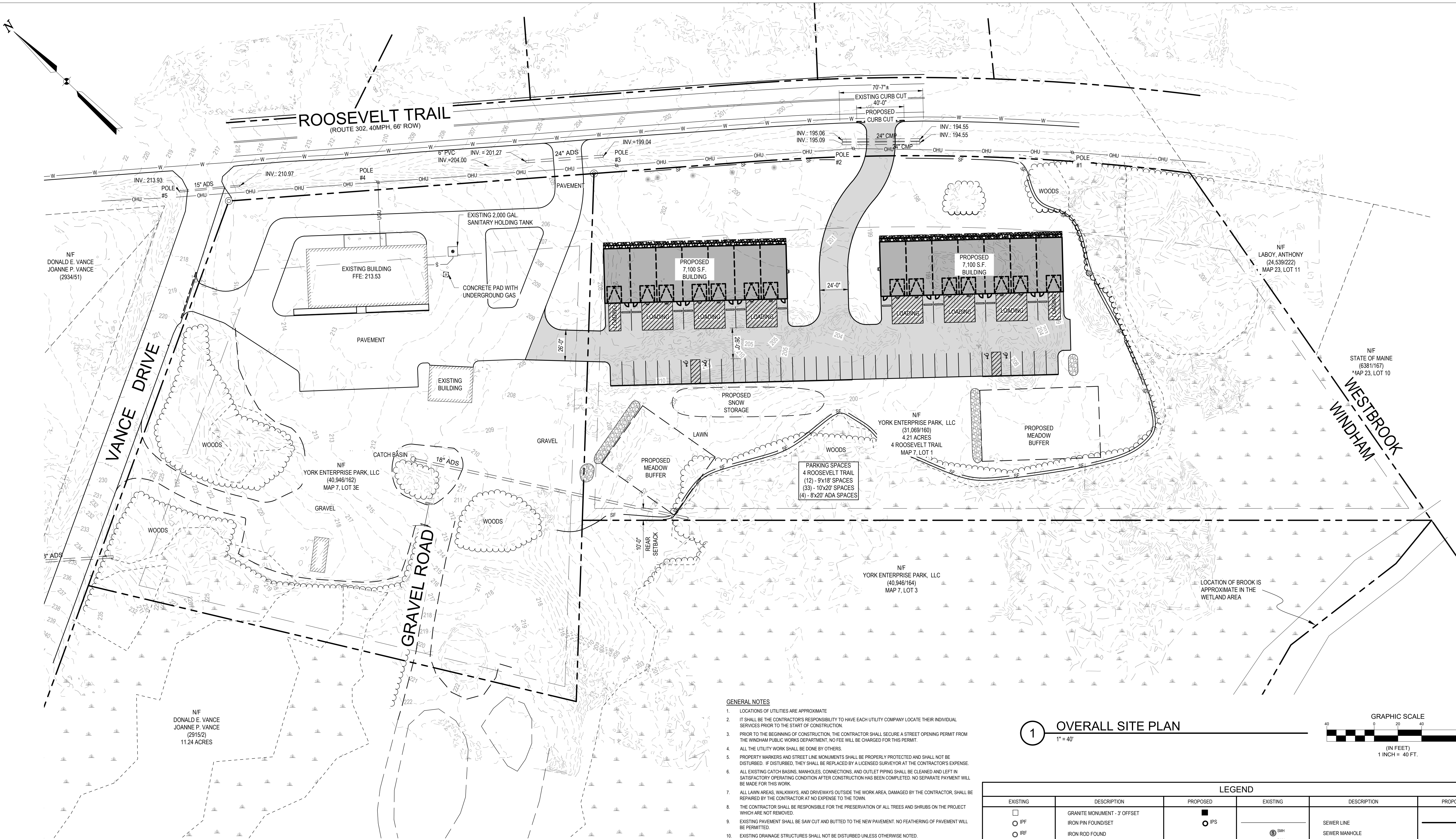
OVERALL EXISTING CONDITIONS PLAN

DESIGNED BY: BVD

DRAWN BY: BVD

PROJECT NUMBER: 23-151

C100A



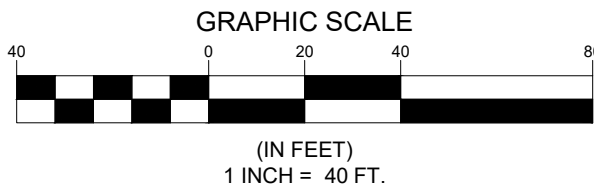
GENERAL NOTES

- LOCATIONS OF UTILITIES ARE APPROXIMATE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE WINDHAM PUBLIC WORKS DEPARTMENT. NO FEE WILL BE CHARGED FOR THIS PERMIT.
- ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE TOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
- EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
- NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBUTTING PAVEMENT AS REQUIRED. THIS WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- WETLANDS DELINEATED AND LOCATED BY ALBERT FRICK ASSOCIATES, INC. DATED 08/21/23

TOWN OF WINDHAM, MAINE
PLANNING BOARD APPROVAL:

CHAIR: _____ DATE: _____

1 OVERALL SITE PLAN
1" = 40'



IMPERVIOUS AREA TABLE (12 ROOSEVELT TRAIL)	
TYPE OF COVER	EXISTING IMP. AREA (S.F.)
BUILDING	6,573
PAVEMENT	65,646
TOTAL	72,219
CHANGE FROM EXISTING (+/-)	-
PERCENT CHANGE (+/-)	-

WINDHAM MAINE ZONING SUMMARYZONING DISTRICT ZONE: C-3 - COMMERCIAL 3 TAX MAP 7, LOT 1		
	REQUIRED	PROPOSED
*MIN. LOT SIZE	20,000 S.F.	163,388 S.F.
*MIN. FRONTAGE	100'	504±
MIN. FRONT SETBACK ARTERIAL STREET	60'	64'
MIN. FRONT SETBACK NONARTERIAL STREET	40'	N/A
MIN. SIDE SETBACK	10'	10'
MIN. REAR SETBACK	10'	183±
MAX. BUILDING HEIGHT	35'	34'
MIN. NO. PARKING SPACES	NONE	49

IMPERVIOUS AREA TABLE (4 ROOSEVELT TRAIL)		
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	0	14,200
PAVEMENT	32,146	30,685
TOTAL	32,146	44,885
CHANGE FROM EXISTING (+/-)	-	12,739
PERCENT CHANGE (+/-)	-	39.6%

LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
<input type="checkbox"/>	GRANITE MONUMENT - 3' OFFSET	<input checked="" type="checkbox"/>		SEWER LINE	
	IRON PIN FOUND/SET			IRON ROD FOUND	
	CAPPED IRON ROD FOUND			CATCH BASIN	
	DRILL HOLE FOUND			STORM DRAIN	
	GRANITE MONUMENT FOUND			UNDERDRAIN	
	STREET LINE			SALT FENCE	
	LOT SETBACKS			TEMP. STONE CHECK DAM	
	PROPERTY LINE			GRADING AND FLOW DIRECTION	
	ABUTTER LINE			HAY BALES	
	"NO CUT" BUFFER			EROSION CONTROL BLANKET	
	WETLANDS			STORMWATER BOUNDARY	
	EDGE OF ROAD/TRAVELED WAY			STORMWATER FLOW (Tc)	
	SOIL TEST PIT			FACE OF LEDGE OUTCROP	
	CONTOUR			BIRCH	
	SPOT GRADE			MAPLE	
	GAS SHUT-OFF			TREE LINE	
	UTILITY POLE			SITE LIGHTING (BAYSIDE FIXTURE)	
	OVERHEAD UTILITIES			STONE WALL	
	UNDERGROUND ELECTRICAL				
	ELECTRICAL TRANSFORMER				
	FIRE HYDRANT				
	WATER LINE				
	WATER GATE				

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**OVERALL SITE
PLAN**

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