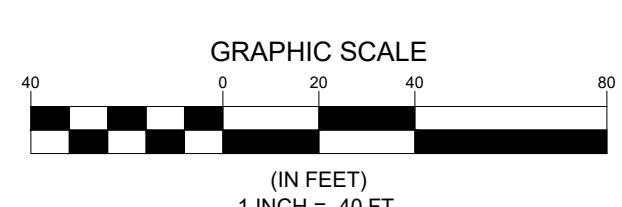


LEGEND			
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
□	GRANITE MONUMENT - 3' OFFSET	SMH	SEWER MANHOLE
○	IRON PIN FOUND/SET	DMH	DRAINAGE MANHOLE
○	IRON ROD FOUND	CB	CATCH BASIN
○	CAPPED IRON ROD FOUND		STORMRAIN
○	DRILL HOLE FOUND		UNDERRAIN
○	GRANITE MONUMENT FOUND		
—	STREET LINE		SILT FENCE
—	LOT SETBACKS		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		



DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C100A

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED _____
RECEPTION

OVERALL SITE PLAN

SIGNED BY: BVD
AWN BY: BVD
OBJECT NUMBER: 23-151

C101A

OVERALL SITE PLAN

GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. 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.
4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
9. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
10. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
11. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
12. 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

TOWN OF WINDHAM, MAINE PLANNING BOARD APPROVAL

2: DATE: _____

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 SUMMARY ZONING DISTRICT		
ZONE: C-3 - COMMERCIAL 3		
TAX MAP 7, LOT 1		
	REQUIRED	PROPOSED
*MIN. LOT SIZE	20,000 S.F.	183,388 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%

