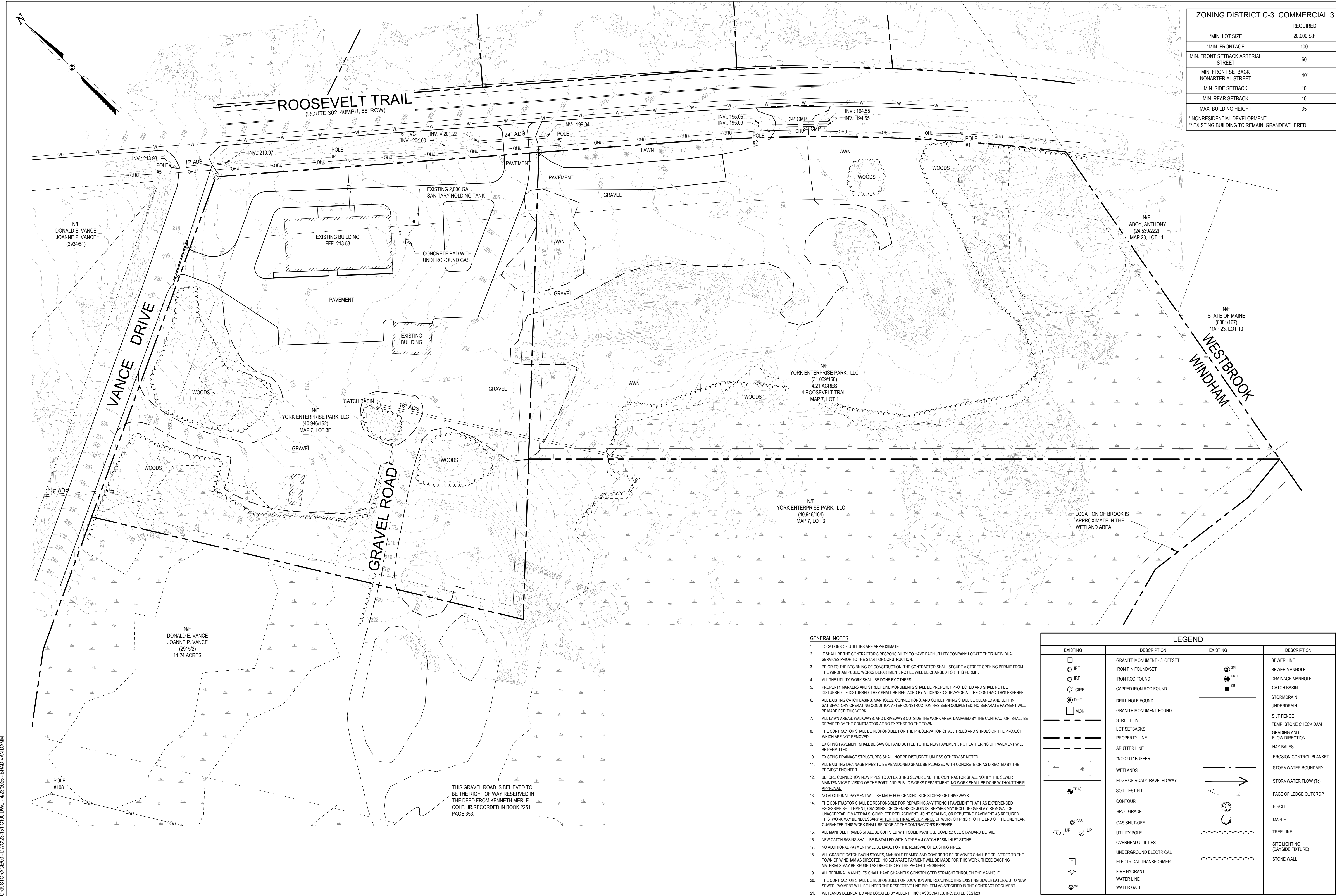


Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C100.DWG - 4/23/2025 - BRAD VAN DAMM



1 OVERALL EXISTING CONDITIONS PLAN

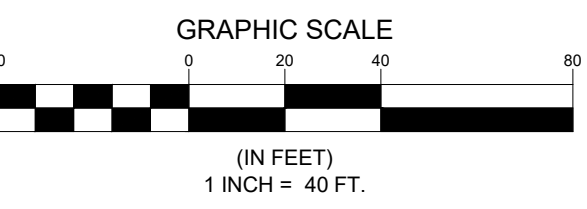
1" = 40'

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.
- ALL EXISTING DRAINAGE PIPES TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE OR AS DIRECTED BY THE PROJECT ENGINEER.
- BEFORE CONNECTION NEW PIPES TO AN EXISTING SEWER LINE, THE CONTRACTOR SHALL NOTIFY THE SEWER MAINTENANCE DIVISION OF THE PORTLAND PUBLIC WORKS DEPARTMENT. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
- 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.
- ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS; SEE STANDARD DETAIL.
- NEW CATCH BASINS SHALL BE INSTALLED WITH A TYPE A-4 CATCH BASIN INLET STONE.
- NO ADDITIONAL PAYMENT WILL BE MADE FOR THE REMOVAL OF EXISTING PIPES.
- ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE DELIVERED TO THE TOWN OF WINDHAM AS DIRECTED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. THESE EXISTING MATERIALS MAY BE REUSED AS DIRECTED BY THE PROJECT ENGINEER.
- ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND RECONNECTING EXISTING SEWER LATERALS TO NEW SEWER. PAYMENT WILL BE UNDER THE RESPECTIVE UNIT BID ITEM AS SPECIFIED IN THE CONTRACT DOCUMENT.
- WETLANDS DELINEATED AND LOCATED BY ALBERT FRICK ASSOCIATES, INC. DATED 08/21/23

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	GRANITE MONUMENT - 3' OFFSET		SEWER LINE
	IRON PIN FOUND/SET		SEWER MANHOLE
	IRON ROD FOUND		DRAINAGE MANHOLE
	CAPPED IRON ROD FOUND		CATCH BASIN
	DRILL HOLE FOUND		STORM DRAIN
	GRANITE MONUMENT FOUND		UNDER DRAIN
	STREET LINE		SILTS 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 EDGE 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		



ZONING DISTRICT C-3: COMMERCIAL 3	
	REQUIRED
*MIN. LOT SIZE	20,000 S.F.
*MIN. FRONTAGE	100'
MIN. FRONT SETBACK ARTERIAL STREET	60'
MIN. FRONT SETBACK NON-ARTERIAL STREET	40'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BUILDING HEIGHT	35'
* NONRESIDENTIAL DEVELOPMENT ** EXISTING BUILDING TO REMAIN, GRANDFATHERED	



**TRILLIUM**  
ENGINEERING GROUP  
189 MAIN STREET SUITE 200  
YARMOUTH, ME 04096

CLIENT:  
**YORK ENTERPRISE PARK, LLC.**

15 RU-BEE RIDGE ROAD  
WINDHAM, ME 04062

PRELIMINARY  
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL  
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL  
WINDHAM, ME 04062

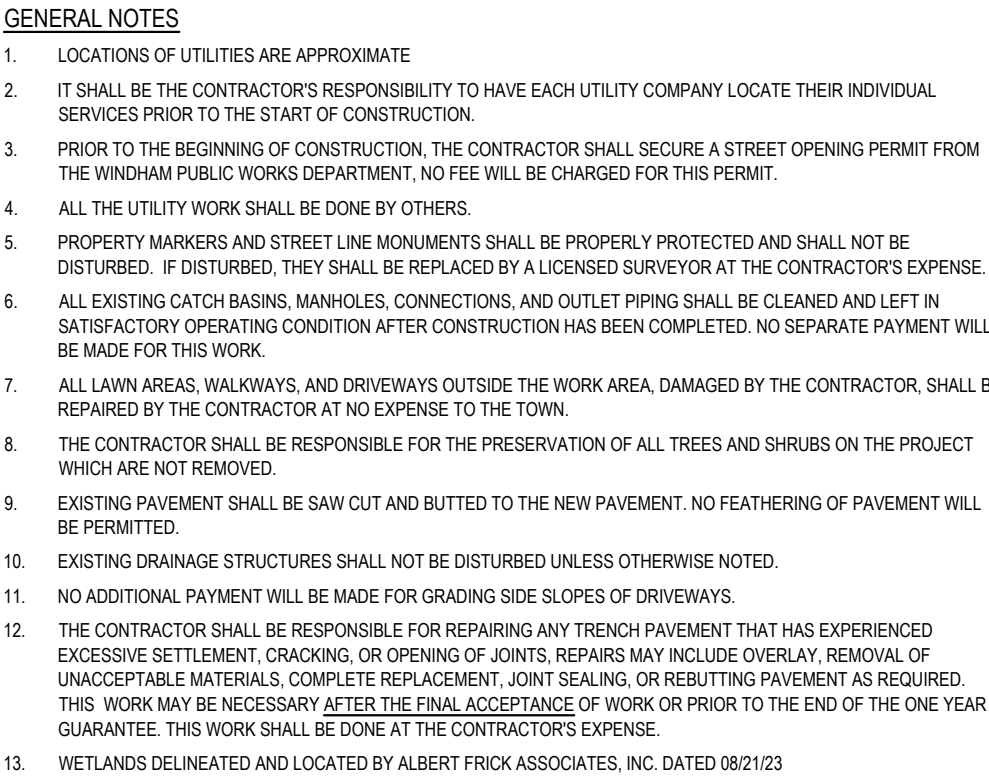
ISSUED		BY	DATE
NUMBER	DESCRIPTION	ED	ED
	ADDED OVERALL PLANS	ED	ED
A	SKETCH PLAN REVIEW		4/7/2025
B	ADDED OVERALL PLANS		4/23/2025

SHEET TITLE:

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

C100A





WINDHAM MAINE ZONING SUMMARYZONING 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

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%

CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_

LEGEND					
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET			SEWER LINE	
	IRON PIN FOUNDSET			SEWER MANHOLE	
	IRON ROD FOUND			DRAINAGE MANHOLE	
	CAPPED IRON ROD FOUND			CATCH BASIN	
	DRILL HOLE FOUND			STORMDRAIN	
	GRANITE MONUMENT FOUND			UNDERDRAIN	
	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 (Ic)	
	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				

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

# C101A