



LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		DUMPSTER PAD / APRON CONCRETE
	SIDEWALK CONCRETE		SNOW STORAGE AREAS
	LIGHT DUTY CONCRETE		PROVIDE ALTERNATE TO PAVE HEAVY DUTY ASPHALT OVER EXISTING GRAVEL
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SITE INFORMATION:

PROPERTY AREA: 733,986 S.F. (16.85 ACRES).
TOWN OF WINDHAM TAX MAP 15, LOT 1A
EXISTING ZONING: C-3 COMMERCIAL 3
PROPOSED ZONING: RV SALES
PROPOSED USE: RV SALES AND SERVICE

SETBACKS:
BUILDING: FRONT(NORTH) = 60'
SIDE(EAST) = 10'
REAR(SOUTH) = 10'
STREET(WEST) = 40'

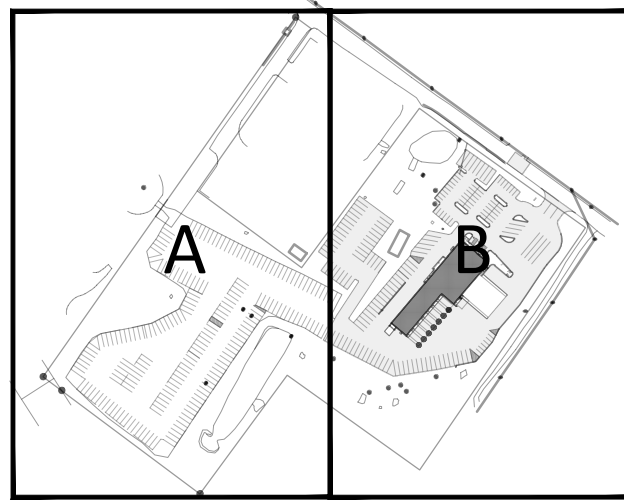
PAVEMENT: FRONT(NORTH) = 5'
SIDE(EAST/WEST) = 5'
REAR(SOUTH) = 5'

BUFFERYARDS:
FRONT(NORTH) = 15'
REAR(SOUTH) = 50'
STREET(WEST) = 40'

PARKING PROVIDED: 60 SPACES (3 H.C. ACCESSIBLE)
301 ALLOCATED RV UNIT SPACES

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3
DISTURBED AREA: 253,520 S.F. (5.82 ACRES)

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	TAPER WALK 0" TO 6" IN 10"
6	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
15	PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (SEE DETAIL)
20	BIKE RACK (TYPE AND COLOR BY OWNER)
23	PAINT STRIPING (TYP.)
25	6' HIGH ORNAMENTAL SECURITY FENCE
26	6' HIGH BLACK VINYL CHAINLINK FENCE
27	26' WIDE GATE (14' SLIDING, 12' SWING), 6' HIGH (BY FENCE SUPPLIER)
28	(1) 13' WIDE SWING GATE, 6' HIGH (BY FENCE SUPPLIER)
29	COURTESY ISLAND, REUSE EXISTING PROPANE TANK (SEE DEMO PLAN)
33	REPRESENTATIVE RV INVENTORY SPACES (NOT TO BE STRIPED)
34	CUSTOMER AUTOMOBILE PARKING
35	EMPLOYEE AUTOMOBILE PARKING
36	4' WIDE PEDESTRIAN GATE
37	APPROX. BUILDING CANOPY (SEE ARCH. PLANS)
38	24" CONCRETE FLUME (SEE DETAIL)
39	PROPOSED STAIRS (SEE ARCH. PLANS)
40	RETAINING WALL (SEE ARCH. PLANS)
41	CONCRETE EQUIPMENT PAD. VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.
42	KNOX BOX PER LOCAL FIRE DEPARTMENT REQUIREMENTS
43	DUMP STATION



KEY PLAN
NTS



CIVIL SITE PLAN - OVERALL

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

DBSGROUP

2700 National Drive, Suite 101
Oralaka, Wisconsin, 54850
608-681-6007
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PROJECT INFORMATION

PROPOSED RETAIL & SERVICE EXPANSION FOR:

CAMPING WORLD

480 ROOSEVELT TRAIL • WINDHAM, MAINE 04062

PROFESSIONAL SEAL

07/31/25

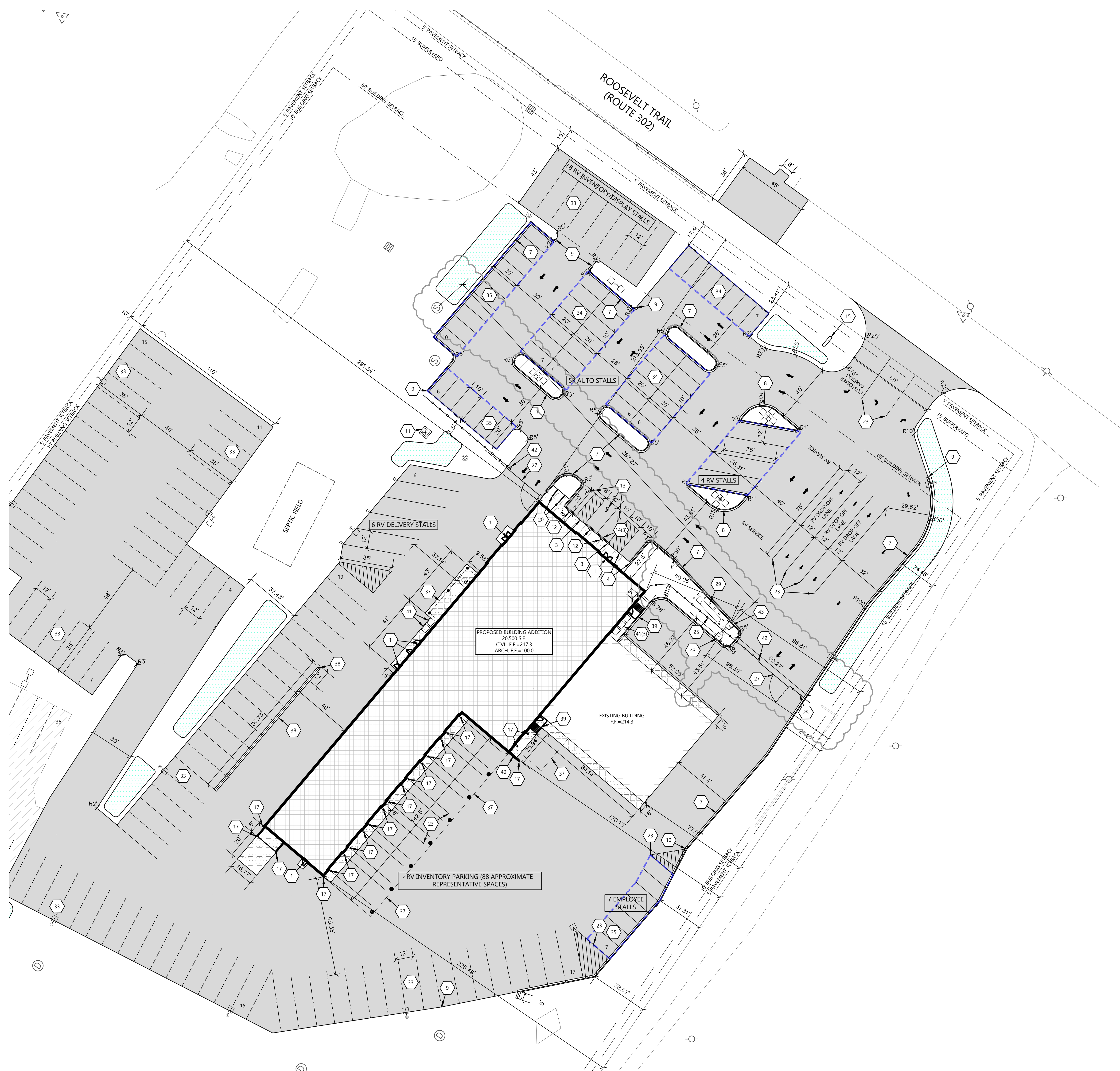
SHEET DATES	
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REVISIONS	
AD1	JAN. 31, 2025
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TOWN	JUNE 12, 2025
CB1	JULY 24, 2025

JOB NUMBER

240174100

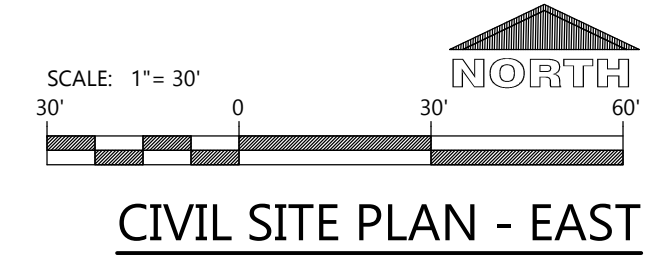
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COLLABORATION

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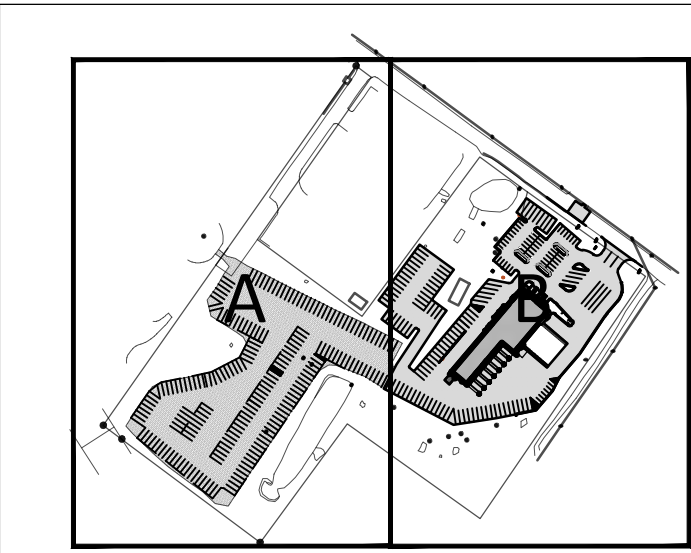
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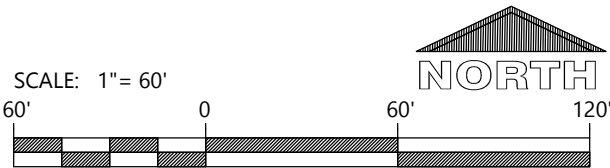
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- GENERAL NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
 - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.



KEY PLAN
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CIVIL GRADING AND EROSION CONTROL PLAN - OVERALL

EXCEL

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PROJECT INFORMATION

PROPOSED RETAIL & SERVICE EXPANSION FOR:
CAMPING WORLD
480 ROOSEVELT TRAIL • WINDHAM, MAINE 04062

PROFESSIONAL SEAL

STATE OF MAINE
JASON DAVIS
No. PE17600
LICENSED PROFESSIONAL ENGINEER

07/31/25

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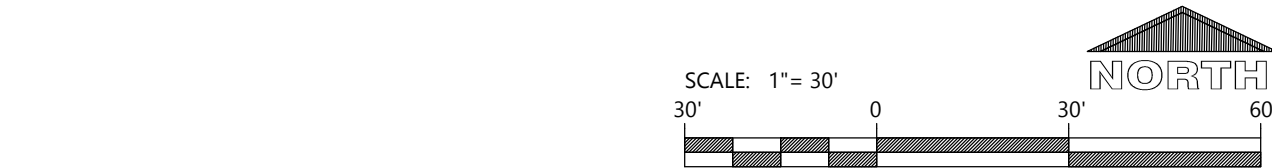
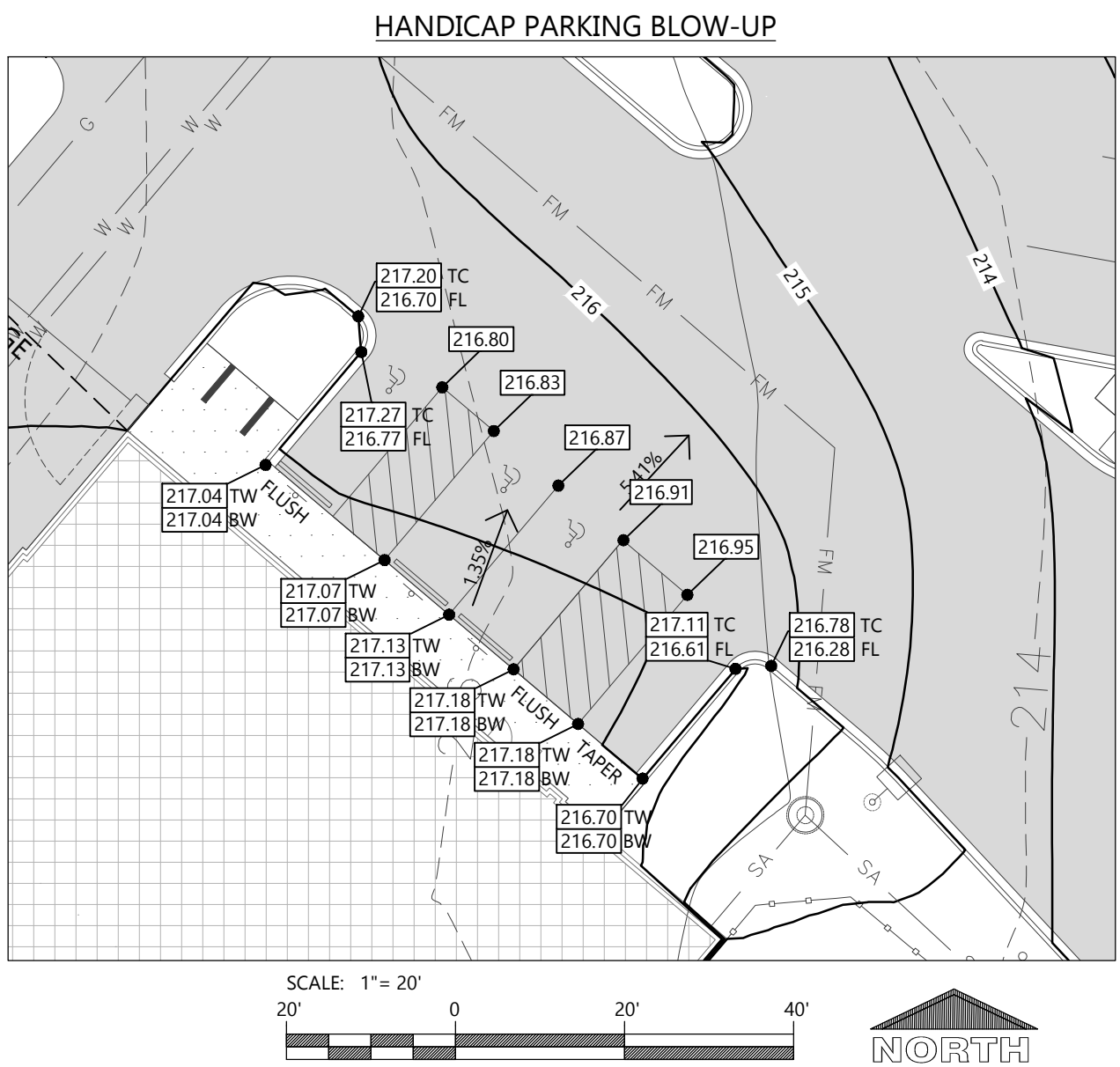
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KEYNOTES	
EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG
EC 7	SCOUR STOP



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STATE OF MAINE
JASON DAVIS
No. PE17800
LICENSED PROFESSIONAL ENGINEER

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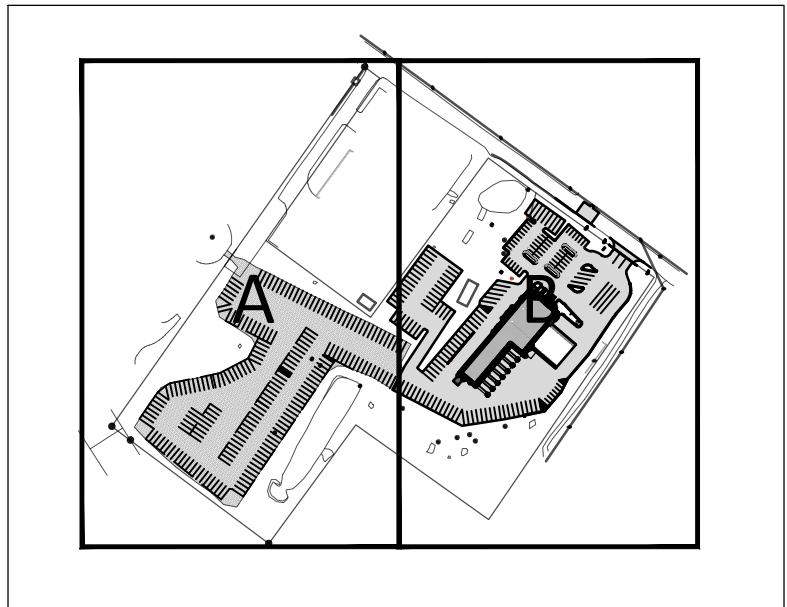
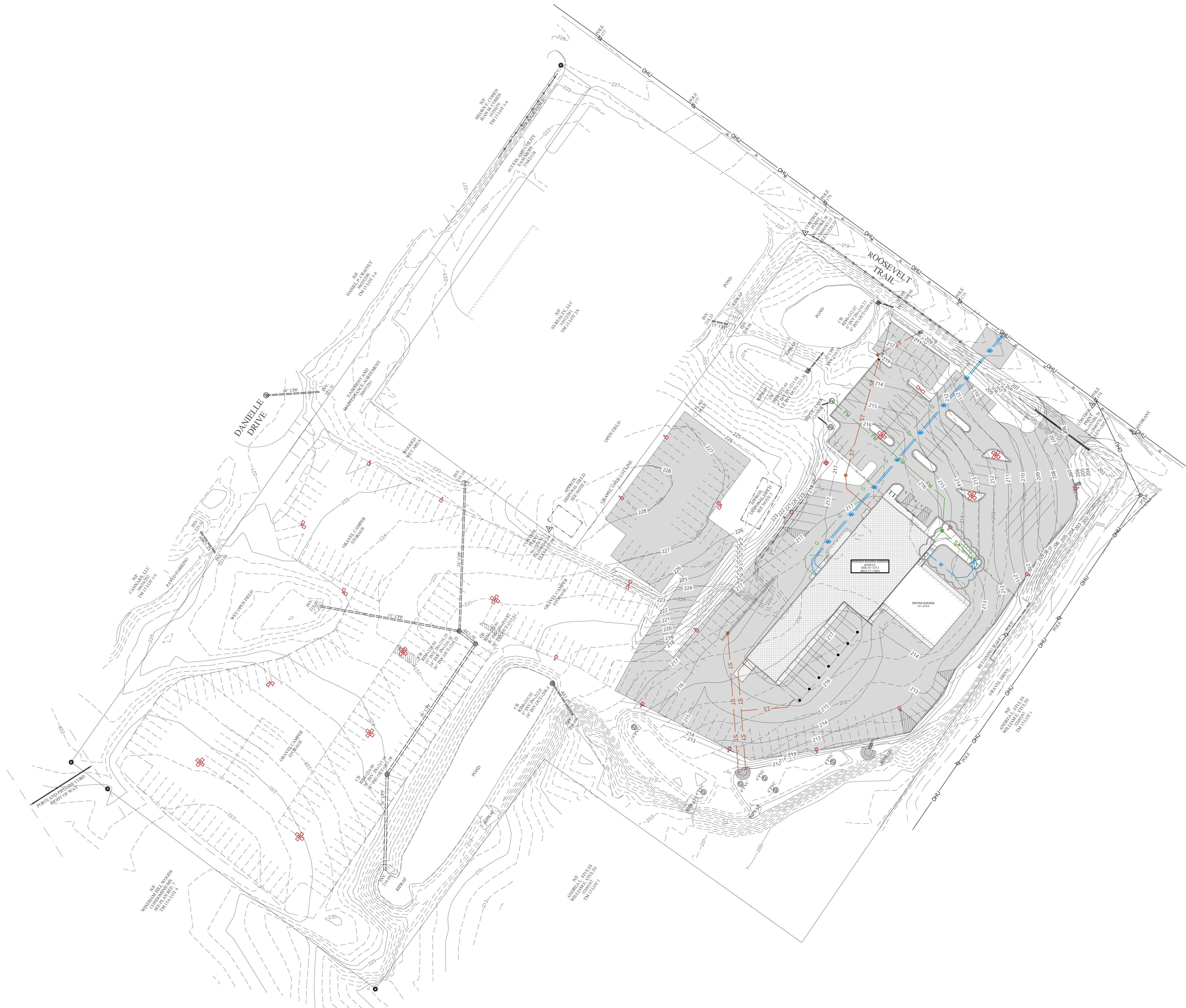
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SHEET NUMBER

C1.2B

CIVIL GRADING AND EROSION CONTROL PLAN - EAST



KEY PLAN
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CIVIL UTILITY PLAN - OVERALL



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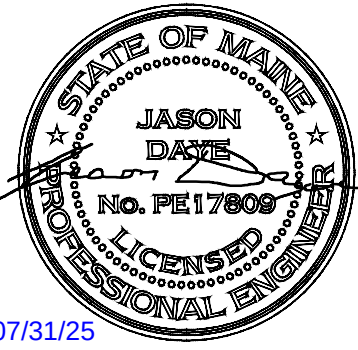


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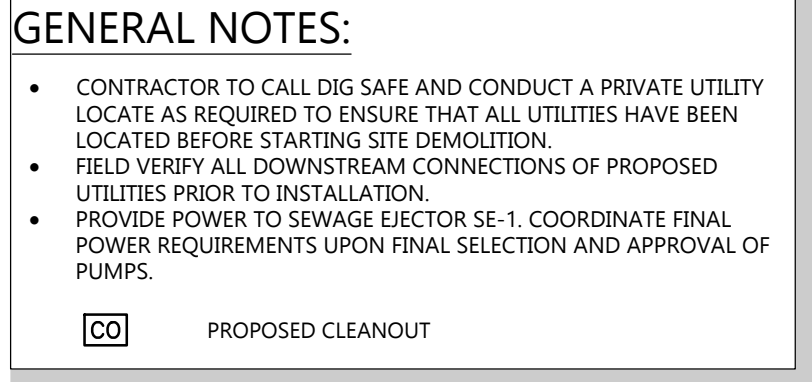


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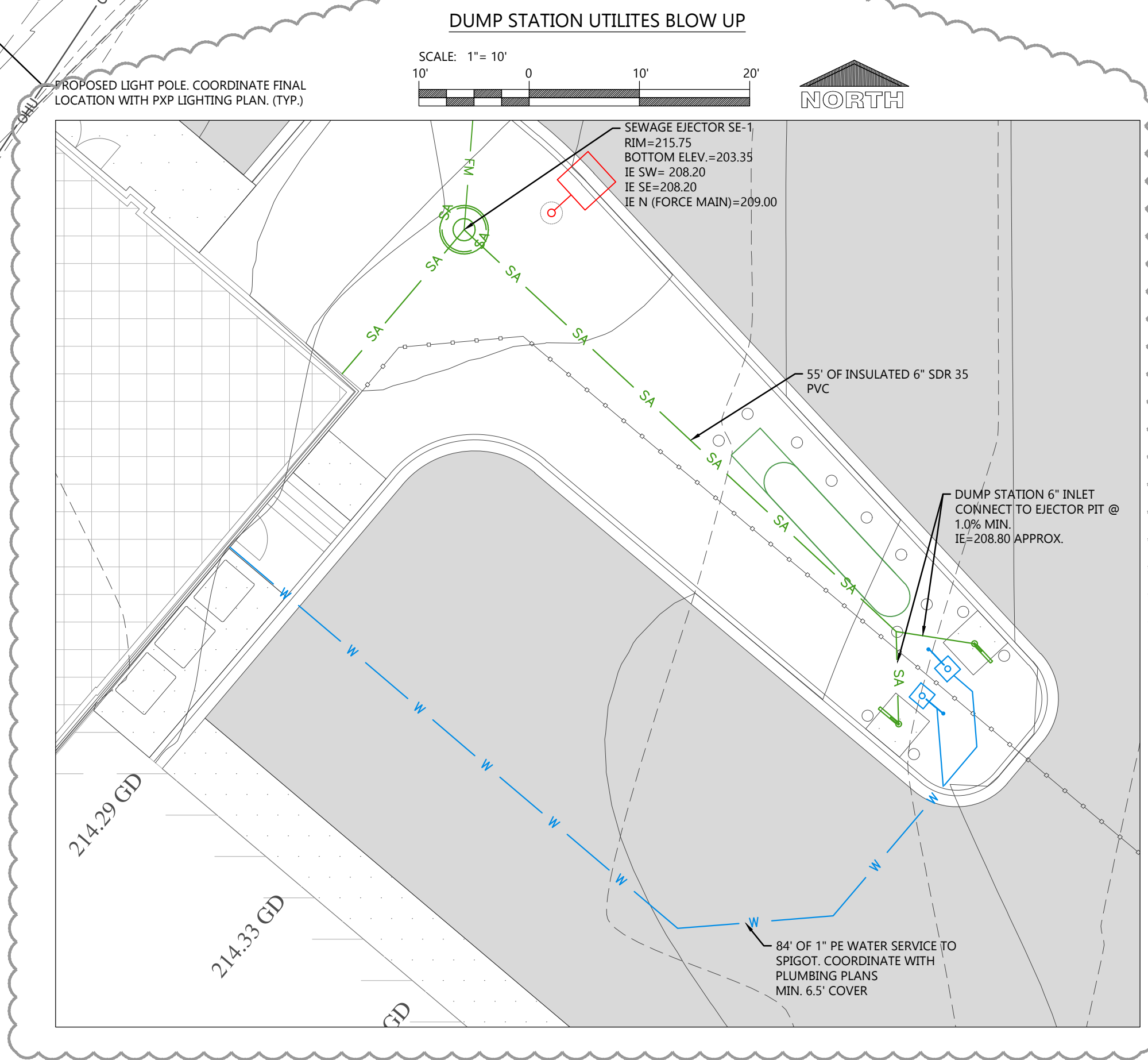
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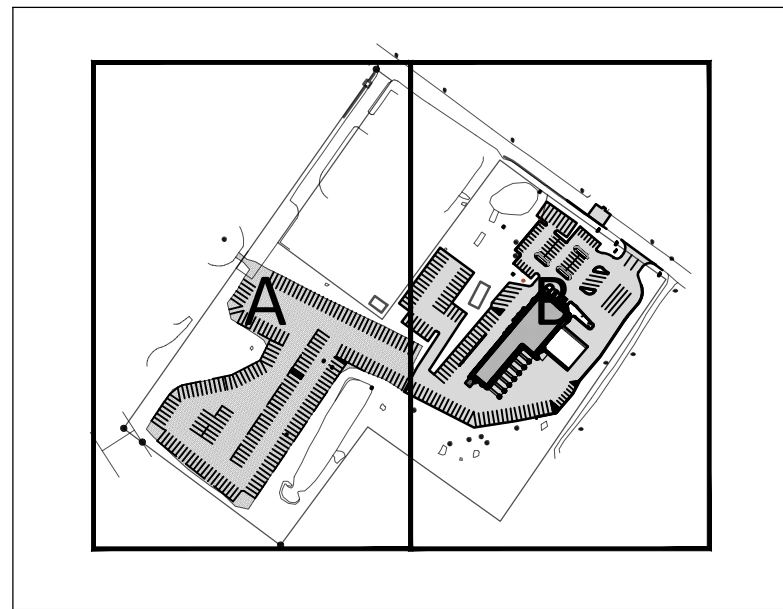
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CIVIL UTILITY PLAN - EAST



KEY PLAN

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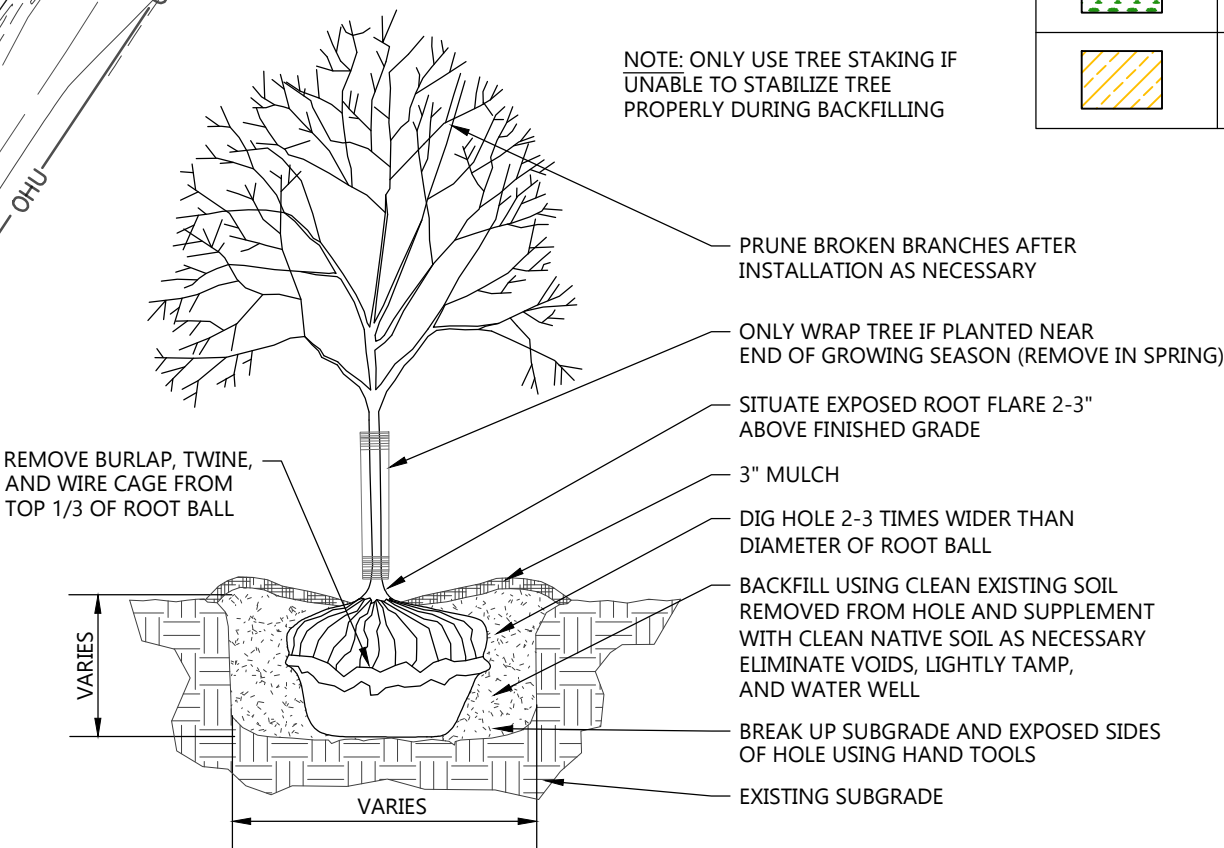
PLANT SCHEDULE 1.4B					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
OVERSTORY TREES					
	Red Maple	Acer rubrum	4	2" CAL.	B&B
	Redmond Linden	Tilia americana 'Redmond'	9	2" CAL.	B&B
UNDERSTORY TREES					
	Allegheny Serviceberry	Amelanchier laevis	12	2" CAL.	B&B
	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	9	6' HT.	B&B
DECIDUOUS SHRUBS					
	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	18	18" HT.	CONT.
	Kelsey's Dwarf Red-Osier Dogwood	Cornus sericea 'Kelsey'	10	18" HT.	CONT.
	Kodiak Orange bush Honeysuckle	Diervilla x 'G2X88544'	13	24" HT.	CONT.
	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF'	4	24" HT.	CONT.
	Little Joker Ninebark	Physocarpus opulifolius 'Hoog021'	14	24" HT.	CONT.
	Snowmound Spirea	Spiraea nipponica 'Snowmound'	12	24" HT.	CONT.
EVERGREEN SHRUBS					
	Old Gold Juniper	Juniperus chinensis 'Old Gold'	13	24" HT.	CONT.
	Green Gem Boxwood	Buxus x 'Green Gem'	6	18" HT.	CONT.
	Everlow Yew	Taxus x media 'Everlow'	13	18" HT.	CONT.
PERENNIALS / ORNAMENTAL GRASSES					
	Pink Crush New England Aster	Aster novae-angliae 'Pink Crush'	30	1 GAL.	POT
	Standing Ovation Little Bluestem	Schizacyrium scoparium 'Standing Ovation'	27	1 GAL.	POT

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING LOT	57,289 SF PARKING LOT AREA x 15% 57,289 x .15 = 8,593 SF LANDSCAPED AREA	8,851 SF LANDSCAPED AREA
FRONT BUFFER YARD	370' OF FRONTAGE /100' = 3.7 PER 100 LF OF FRONTAGE 1.2 CANOPY TREES x 3.7 = 4.44 TREES 0.4 UNDERSTORY TREES x 3.7 = 1.48 TREES 4 SHRUBS x 3.7 = 14.8 SHRUBS	5 CANOPY TREES 2 UNDERSTORY TREES 33 SHRUBS

HATCH KEY:

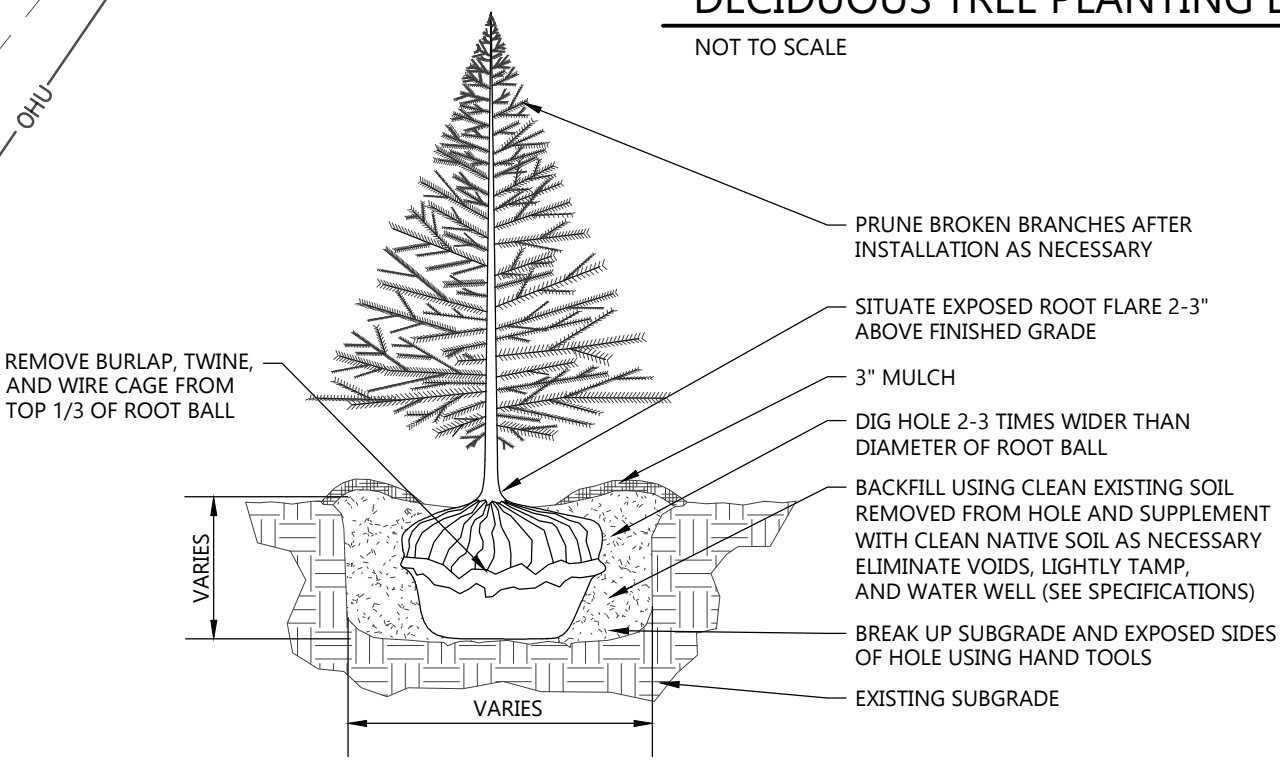
HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)

NOTE: ONLY USE TREE STAKING IF
UNABLE TO STABILIZE TREE
PROPERLY DURING BACKFILLING



DECIDUOUS TREE PLANTING DETAIL

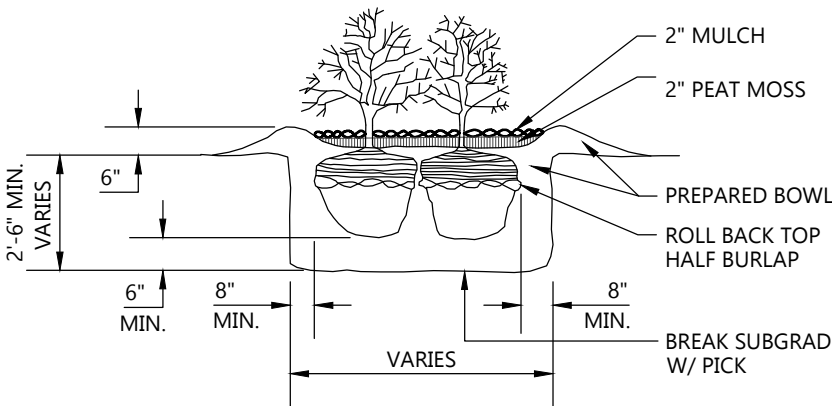
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTE: FOR MASS PLANTINGS EXCAVATE ENTIRE BED & BACKFILL W/ PREPARED SOIL



SHRUB PLANTING DETAIL

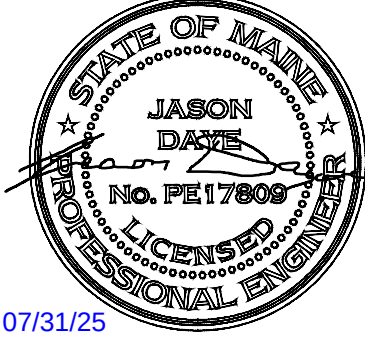
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PROFESSIONAL SEAL



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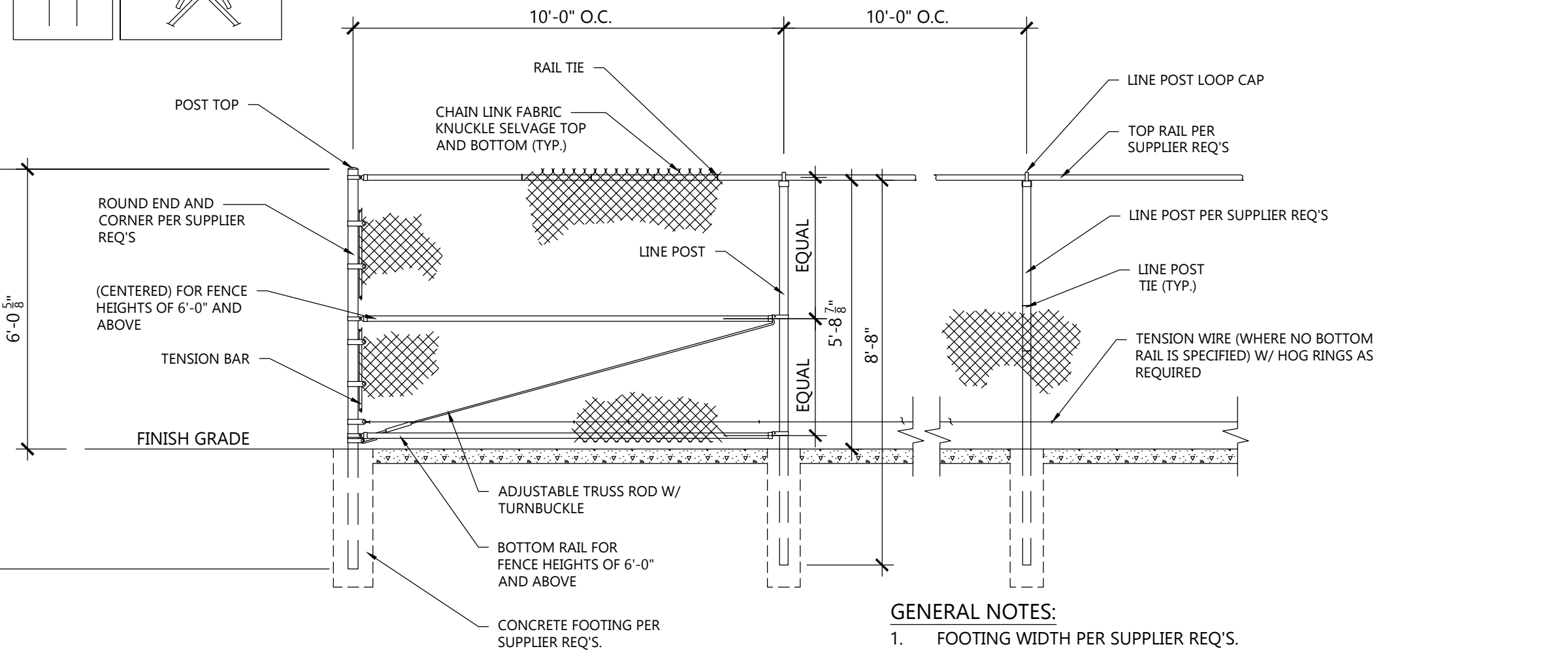
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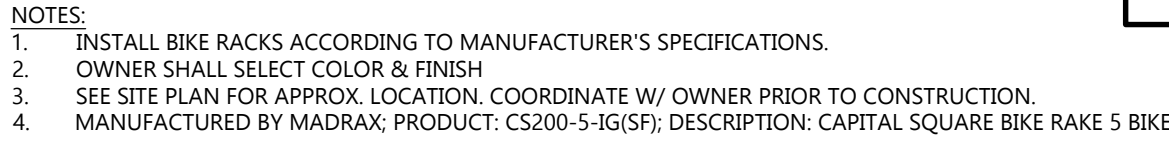
SHEET NUMBER

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- GENERAL NOTES:**
1. FOOTING WIDTH PER SUPPLIER REQ'S.
 2. ALL MATERIAL SHALL BE PER SUPPLIER REQ'S.
 3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
 4. ALL FENCE COMPONENTS TO BE VINYL COATED. COLOR BY OWNER.
 5. ALL TIES SHALL BE STEEL PER SUPPLIER REQ'S.
 6. POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS. FINAL SIZING BY SUPPLIER.



NOT TO SCALE

