

# PROPOSED RETAIL & SERVICE EXPANSION FOR: CAMPING WORLD

## WINDHAM, MAINE

### PROJECT INFORMATION

#### SITE INFORMATION:

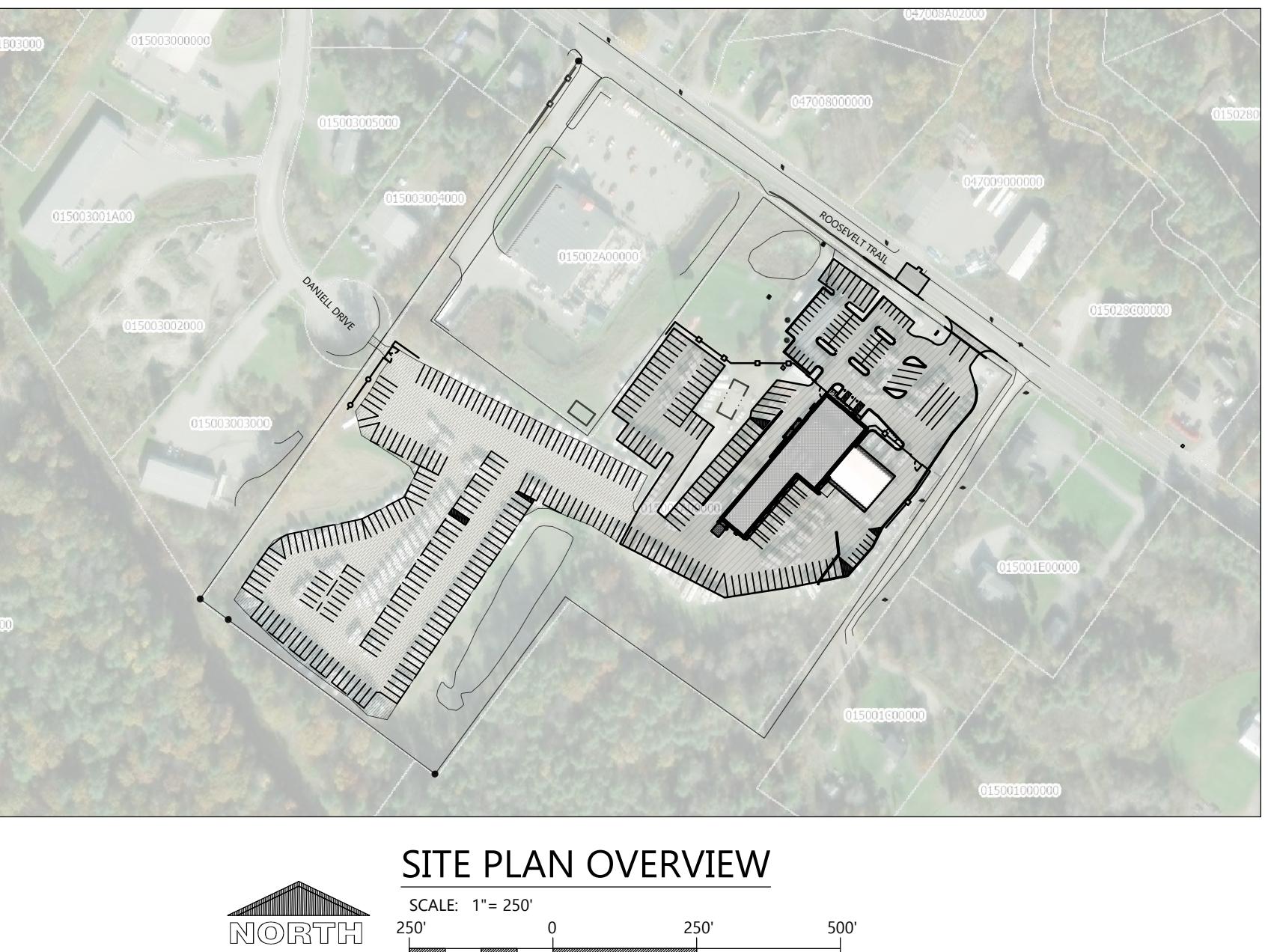
PROPERTY AREA: 733,986 S.F. (16.85 ACRES)  
TOWN OF WINDHAM TAX MAP 15, LOT 1A  
EXISTING ZONING: C-3 COMMERCIAL 3  
PROPOSED ZONING: RV SALES  
PROPOSED USE: RV SALES AND SERVICE  
SETBACKS:  
BUILDING: FRONT(NORTH) = 60'  
SIDE(EAST) = 10'  
REAR(SOUTH) = 10'  
STREET(WEST) = 40'  
PAVEMENT: FRONT(NORTH) = 5'  
SIDE(EAST/WEST) = 5'  
REAR(SOUTH) = 5'  
BUFFERYARD:  
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)

#### EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.47	20,606	2.8%
PAVEMENT (ASP. & CONC.)	9.42	410,206	55.9%
TOTAL IMPERVIOUS	9.89	430,812	58.7%
LANDSCAPE/ OPEN SPACE	6.96	303,167	41.3%
PROJECT SITE	16.85	733,979	100.0%

#### PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.62	26,842	3.7%
PAVEMENT (ASP. & CONC.)	8.91	388,079	52.9%
TOTAL IMPERVIOUS	9.53	414,921	56.5%
LANDSCAPE/ OPEN SPACE	7.32	319,058	43.5%
PROJECT SITE	16.85	733,979	100.0%



SITE PLAN OVERVIEW

NORTH  
250' 0 250' 500'

### PROJECT CONTACTS

OWNER INFORMATION:  
CAMPING WORLD  
2 MARRIOTT DRIVE  
LINCOLNSHIRE, IL 60669  
CONTACT: PAUL BIRDSALL  
Phone: (831) 322.9299  
Email: paul.birdsall@campingworld.com

CIVIL ENGINEER:  
EXCEL ENGINEERING  
100 CAMELOT DRIVE  
FOND DU LAC, WISCONSIN 54935  
CONTACT: GRANT DUCHAC  
Phone: (920) 322.1681  
Email: grant.duchac@excelengineer.com

ARCHITECT:  
WILKUS ARCHITECTS  
15 NINTH AVE N.  
HOPKINS, MINNESOTA 55343  
CONTACT: AMANDA PREISLER  
Phone: (952) 592.4532  
Email: amp@wilkusarch.com

GENERAL CONTRACTOR:  
DBS GROUP  
200 FRENCH ROAD  
ONALASKA, WISCONSIN 54650  
CONTACT: MASON SEDLACEK  
Phone: (608) 881.6007  
Email: msesdlacek@dbsg.com

TOWN PLANNER:  
STEVE PULEO  
Phone: (207) 777-1927  
Email: sjpuleo@windhammaine.us

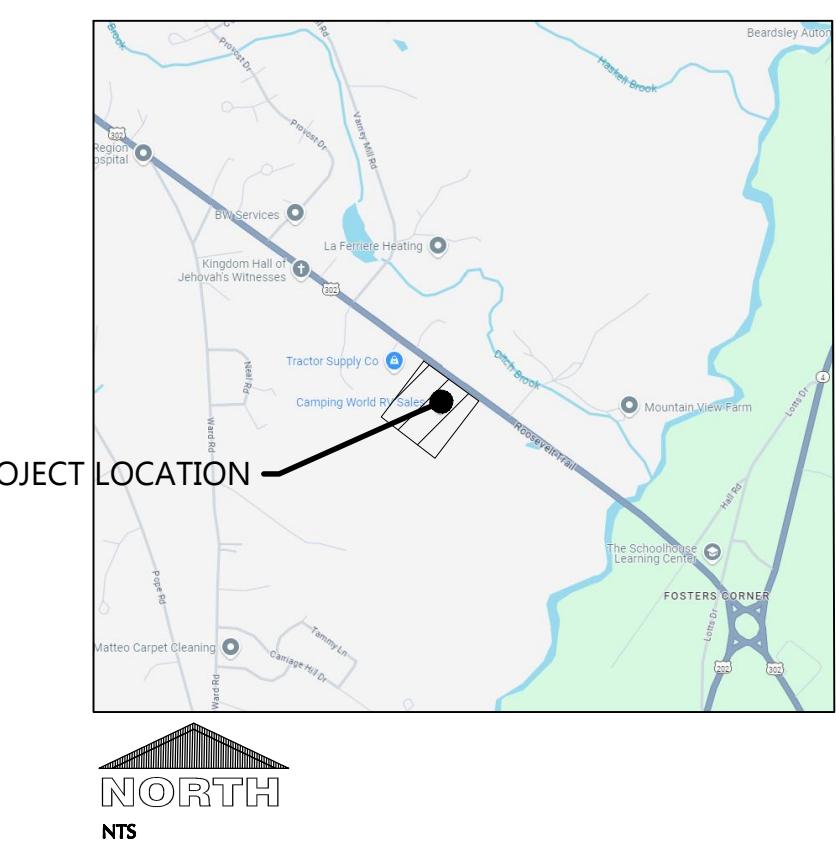
TOWN ENGINEER:  
MARK ARIENTI, P.E.  
Phone: (207) 894-4107  
Email: marianti@windhammaine.us

TOWN FIRE CHIEF:  
JOHN WESCOTT  
Phone: (207) 892-1911  
Email: jkwescott@windhammaine.us

TOWN BUILDING INSPECTOR:  
JON RIOUX  
Phone: (207) 894-5690  
Email: jrioux@windhammaine.us

TOWN PUBLIC WORKS DIRECTOR:  
JONATHAN EARLE  
Phone: (207) 892-1909  
Email: jearle@windhammaine.us

### LOCATION MAP



### PROJECT NOTES

#### GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- EXISTING SITE OPERATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION. COORDINATE SEQUENCING OF WORK WITH THE GENERAL CONTRACTOR AND OWNER.

APPROVED: TOWN OF WINDHAM PLANNING BOARD	DATE: _____
	DATE: _____

### EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

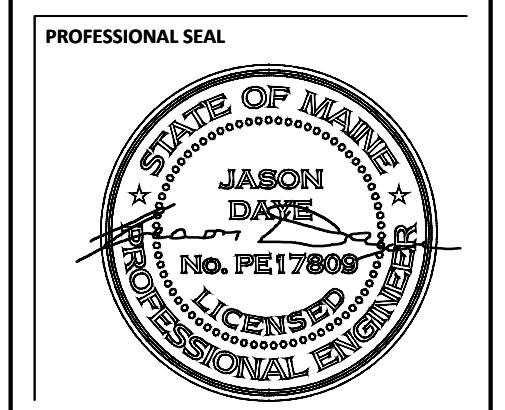
SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
<b>SPOT ELEVATIONS</b>			
• 000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• 000.00TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• 000.00FG	EXISTING GRADE SPOT ELEVATIONS	• 000.00FL	
• 000.00BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL RC-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL)	• 000.00TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• 000.00FG		• 000.00BW	
<b>PROPOSED SITE SYMBOLS</b>			
→	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
⊕	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
⊕	PROPOSED WELL	→→	PROPOSED APRON END SECTION
○□	PROPOSED LIGHT POLE	■	SOIL BORING
○○	PROPOSED STORM CATCH BASIN - ST CB	CL	CENTER LINE
○●	PROPOSED STORM FIELD INLET - ST FI	HC	PROPOSED HANDICAP PARKING STALL
■	PROPOSED STORM CURB INLET - ST CI	→	PROPOSED SIGN
<b>PROPOSED LINETYPES</b>			
—	PROPOSED PROPERTY LINE	—	INTERIOR PROPERTY LINE
—ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	—	RAILROAD TRACKS
—SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—800—	EXISTING GROUND CONTOUR
—W	PROPOSED WATER LINE AND HYDRANT	—800—	PROPOSED GROUND CONTOUR
—	PROPOSED CURB AND GUTTER	—POL—	PROPOSED POLISH SEWER AND MANHOLE
—	GRADING/SEEDING LIMITS	—P—	PROPOSED PROCESS SEWER AND MANHOLE
—	RIGHT-OF-WAY LINE	—CLW—	PROPOSED CLEAR WATER LINE
—T	PROPOSED UNDERGROUND TELEPHONE CABLE	—G—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED GUARD RAIL	—E—	PROPOSED UNDERGROUND ELECTRIC CABLE
—FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

### SURVEY LEGEND

MD MANDOOR 30" WIDE  
GD GARAGE DOOR 14' WIDE  
UP UTILITY POLE  
CPP CORRUGATED PLASTIC PIPE  
CMP CORRUGATED METAL PIPE  
INV INVERT

△ CONTROL POINT

BENCHMARK NOTE:  
BENCHMARKS SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM.



### SHEET INDEX

Sheets below intended to be printed in color. Refer to digital format drawings if printed grayscale to ensure scope clarity.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.0A	EXISTING SITE AND DEMOLITION PLAN - WEST
C1.0B	EXISTING SITE AND DEMOLITION PLAN - EAST
C1.1	SITE PLAN
C1.1A	SITE PLAN - WEST
C1.1B	SITE PLAN - EAST
C1.2	GRADING AND EROSION CONTROL PLAN
C1.2A	GRADING AND EROSION CONTROL PLAN - WEST
C1.2B	GRADING AND EROSION CONTROL PLAN - EAST
C1.3	UTILITY PLAN
C1.3A	UTILITY PLAN - WEST
C1.3B	UTILITY PLAN - EAST
C1.4	LANDSCAPE AND RESTORATION PLAN
C1.4A	LANDSCAPE AND RESTORATION PLAN - WEST
C1.4B	LANDSCAPE AND RESTORATION PLAN - EAST
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

PRELIMINARY DATES
JAN. 10, 2025
FEB. 18, 2025
MAR. 14, 2025

NOT FOR CONSTRUCTION
JOB NUMBER 240174100
SHEET NUMBER C0.1
CIVIL COVER SHEET

**EXCEL**

Always a Better Plan

100 Camelot Drive

Fond du Lac, WI 54935

920-926-9800

excelsingeering.com

COLLABORATION

**DBS GROUP**

2700 National Drive, Suite 101

Douselska, Wisconsin 54950

608-881-2007

www.DBSG.com

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





**GENERAL NOTES:**

- EXISTING CONDITIONS SURVEY COMPLETED BY SURVEY, INC. IN SEPTEMBER OF 2024.
- CONTRACTOR TO CALL DIG SAFE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION.

LEGEND:	
	REMOVE PAVEMENT/GRAVEL, SALVAGE BASE IF AGGREGATE MEETS SPECIFICATIONS
	REMOVE PAVEMENT/3" GRAVEL SURFACE, PROTECT AGGREGATE BASE (REDEVELOPMENT AREAS)
	REMOVE FEATURES
	ALTERNATE 1 - REMOVE 3" OF GRAVEL, PROTECT BASE FOR PAVING

**KEYNOTES**

	REMOVE
	PROTECT
	PULVERIZE ASPHALT IN PLACE AND RE-USE FOR BASE
	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE
	REMOVE UTILITY POLE AND OVERHEAD LINE. COORDINATE WITH UTILITY COMPANY.
	PROTECT STORMWATER MANAGEMENT FACILITY
	CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING DEMOLITION/CONSTRUCTION
	REMOVE TREE
	PROTECT TREE
	REMOVE STORM PIPING AND STRUCTURE
	REMOVE LIGHT POLE
	RECYCLE GRAVEL AS NEEDED
	FIELD VERIFY AND COORDINATE REMOVAL OF SEPTIC WITH GENERAL CONTRACTOR AND OWNER PRIOR TO DEMOLITION
	CONTRACTOR TO MAINTAIN 18" COVER DURING EXCAVATION & VERIFY DEPTH OF FACILITIES DURING EXCAVATION
	PROTECT SEPTIC DISPOSAL FIELD, LIMIT DISTURBANCE AND COMPACTION IN ADJACENT AREAS. INSTALL CONCRETE FENCE AROUND PERIMETER OF SEPTIC DISPOSAL FIELD DURING CONSTRUCTION
	PROTECT AND REUSE EXISTING PROPANE TANK. COORDINATE WITH CONTRACTOR. SEE SITE PLAN FOR NEW LOCATION
	REMOVE FENCE
	REMOVE RETAINING WALL
	FIELD VERIFY/TELEVISE AND NOTIFY ENGINEER OF PIPE TERMINUS
	RETIRE EXISTING 1" WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS. SHUT OFF CORPORATION STOP. CUT WATER SERVICE AT WATER MAIN. AND REMOVE BOX AND ROD AT STREET LINE.

**STAGING/SEQUENCING NOTES:**

- EXISTING OPERATIONS TO REMAIN DURING CONSTRUCTION.
- PROVIDE ACCESS TO SITE OPERATIONS AT ALL TIMES DURING CONSTRUCTION.
- COORDINATE SEQUENCING OF DEMOLITION WORK WITH GENERAL CONTRACTOR AND OWNER PRIOR TO BEGINNING DEMOLITION.

**SURVEY LEGEND**

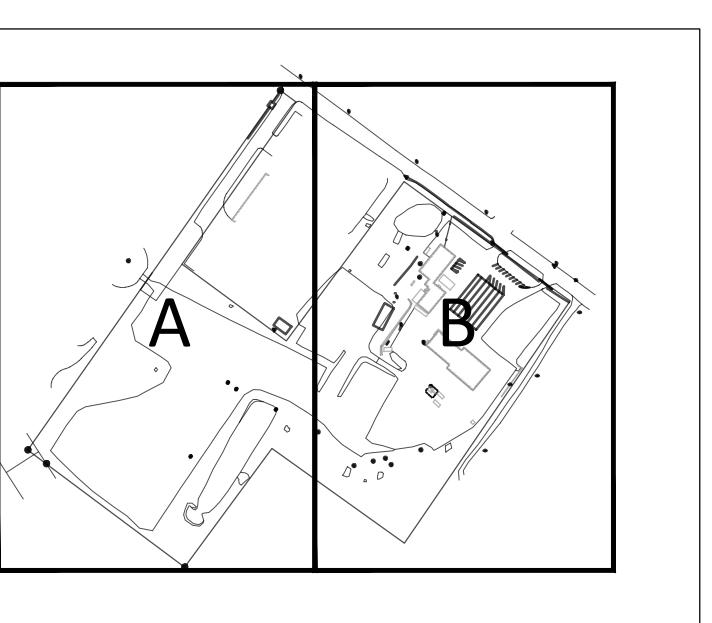
MD MANDOOR 30" WIDE  
GD GARAGE DOOR 14" WIDE  
UP UTILITY POLE  
CPP CORREGATED PLASTIC PIPE  
CMP CORREGATED METAL PIPE  
INV INVERT

CONTROL POINT

PROFESSIONAL SEAL

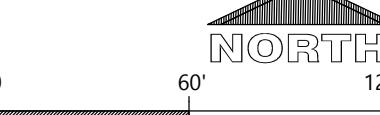
**PRELIMINARY DATES**  
JAN. 10, 2025  
JAN. 20, 2025  
FEB. 18, 2025  
MAR. 14, 2025

**NOT FOR CONSTRUCTION**



**KEY PLAN**  
NTS

SCALE: 1" = 60'  
60' 0' 60' 120'

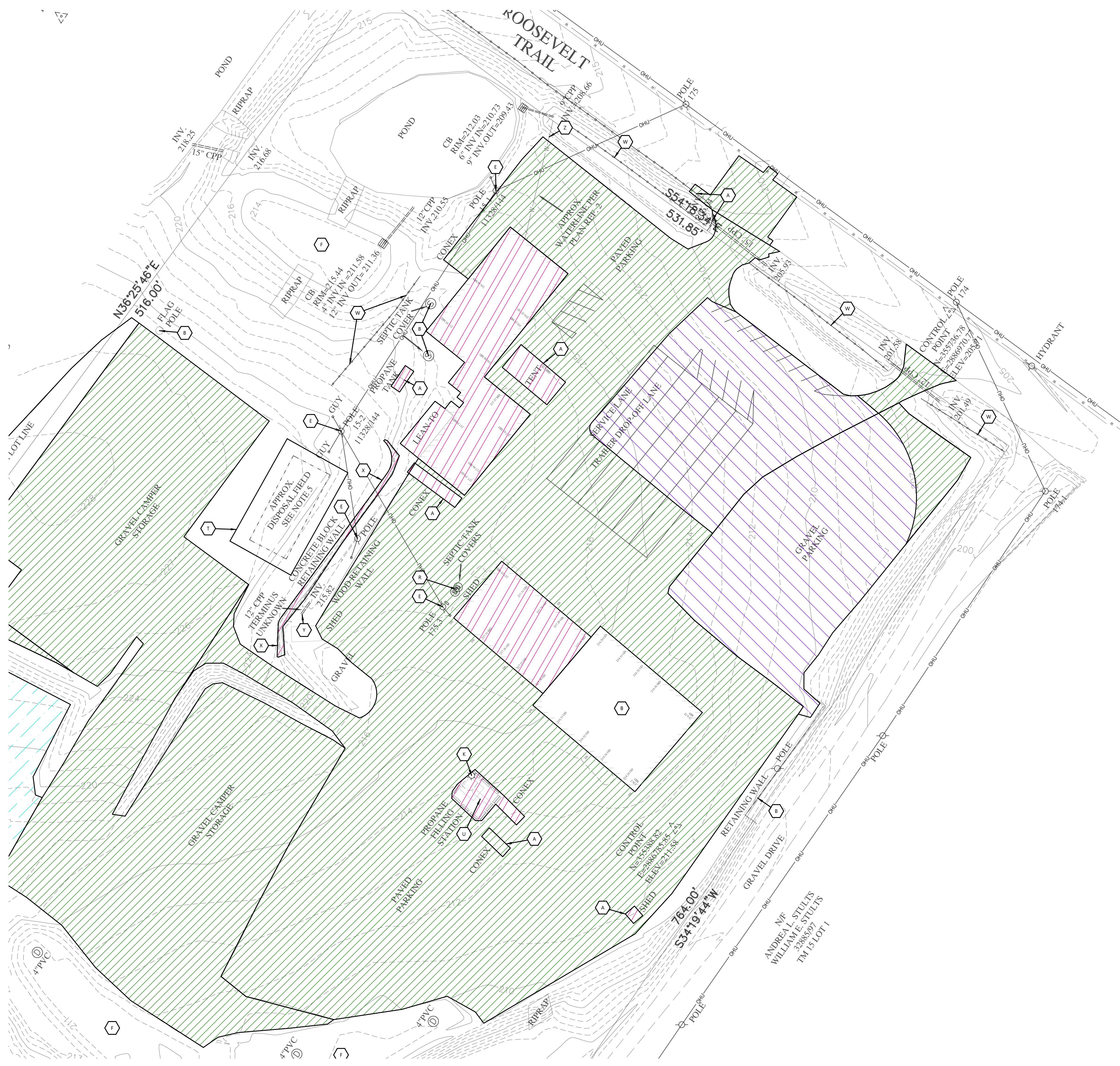


**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C1.0**





## GENERAL NOTE

- EXISTING CONDITIONS SURVEY COMPLETED BY SURVEY, INC. IN SEPTEMBER OF 2024.
- CONTRACTOR TO CALL DIG SAFE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION.

## LEGEND:

-  REMOVE PAVEMENT/GRAVEL,  
SALVAGE BASE IF AGGREGATE MEETS  
SPECIFICATIONS
-  REMOVE PAVEMENT/3" GRAVEL  
SURFACE, PROTECT AGGREGATE BASE  
(REDEVELOPMENT AREAS)
-  REMOVE FEATURES
-  ALTERNATE 1 - REMOVE 3" OF  
GRAVEL, PROTECT BASE FOR PAVING

## PROJECT INFORMATION

## KEYNOTE

A	REMOVE
B	PROTECT
C	PULVERIZE ASPHALT IN PLACE AND RE-USE FOR BASE
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE
E	REMOVE UTILITY POLE AND OVERHEAD LINE. COORDINATE WITH UTILITY COMPANY.
F	PROTECT STORMWATER MANAGEMENT FACILITY
G	CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING DEMOLITION/CONSTRUCTION
H	REMOVE TREE
I	PROTECT TREE
J	REMOVE STORM PIPING AND STRUCTURE
K	REMOVE LIGHT POLE
M	RECYCLE GRAVEL AS NEEDED
R	FIELD VERIFY AND COORDINATE REMOVAL WITH GENERAL CONTRACTOR AND OWNER PRIOR TO DEMOLITION
S	CONTRACTOR TO MAINTAIN 18" COVER DURING EXCAVATION & VERIFY DEPTH OF FACILITIES DURING EXCAVATION.
T	PROTECT SEPTIC DISPOSAL FIELD. LIMIT DISTURBANCE AND COMPACTION IN ADJACENT AREAS. INSTALL CONSTRUCTION FENCE AROUND PERIMETER OF SEPTIC DISPOSAL FIELD DURING CONSTRUCTION.
U	PROTECT AND REUSE EXISTING PROPANE TANK. COORDINATE WITH CONTRACTOR. SEE SITE PLAN FOR NEW LOCATION
W	REMOVE FENCE
X	REMOVE RETAINING WALL
Y	FIELD VERIFY/TELEVISE AND NOTIFY ENGINEER OF PIPE TERMINUS
Z	RETIRE EXISTING 1" WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS. SHUT OFF CORPORATION STOP, CUT WATER SERVICE AT WATER MAIN, AND REMOVE BOX AND ROD AT STREET LINE.

## STAGING/SEQUENCING NOTES:

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- PROVIDE ACCESS TO SITE OPERATIONS AT ALL TIMES DURING CONSTRUCTION.
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## SURVEY LEGEND

MD MANDOOR 30" WIDE  
GD GARAGE DOOR 14' WIDE  
UP UTILITY POLE  
CPP CORREGATED PLASTIC PIPE  
CMP CORREGATED METAL PIPE  
INV INVERT

## CONTROL POINT

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

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## PROFESSIONAL SEAL

JOB NUMBER

SHEET NUMBER

C1 CP

# 1.0B

# CIVIL EXISTING SITE AND DEMOLITION PLAN - EAST

Architectural drawing showing a gabled roof with a scale bar and a north arrow. The scale bar indicates a scale of 1" = 30'. The north arrow is labeled "NORTH".

## 1.0B

**SPACE RESERVED FOR CONDITIONS OF APPROVAL AND APPROVED WAIVERS**

---

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

DAT  
DAT  
DAT  
DAT  
DAT

100

1

100

100

Site plan showing a road alignment with elevation markers and a tractor supply site. The plan includes a vertical line on the left and a legend on the right.

**Legend (HATCH):**

- Top: Hatched area
- Second: Hatched area with diagonal lines
- Third: Hatched area with dots
- Bottom: Hatched area with horizontal lines

**Key Features:**

- TRACTOR SUPPLY SITE:** Indicated by a triangle symbol.
- 5' PAVEMENT SETBACK:** Indicated by a dashed line.
- Elevations:** 516.88' A.M.S.L. and 53506'25" A.M.S.L.
- Intersection:** Indicated by a circle symbol.
- Curve:** Indicated by a curved line symbol.

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 AC)

TOWN OF WINDHAM TAX MAP 15, LOT

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  
301 ALLOCATED)

HANDICAP STALLS REQUIRED: 3, HAND

DISTURBED AREA: 253,520 S.F. (5.82 AC)

# 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	26' 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

The image shows a detailed architectural floor plan of a building, divided into two main sections labeled A and B. Section A, on the left, features a large room with a hatched pattern, a smaller room with a diagonal line pattern, and a section with a wavy line pattern. Section B, on the right, contains a large room with a hatched pattern, a smaller room with a diagonal line pattern, and a section with a wavy line pattern. Both sections include various doors, windows, and other architectural details. The entire plan is enclosed in a large rectangular border.

# KEY PLAN

ANTS

RELIMINARY DATES

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SEPT. 6, 2024

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SEPT. 19, 2024

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SEPT. 25, 2024

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OCT. 1, 2024

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DEC. 10, 2024

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JAN. 10, 2025

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FEB. 12, 2025

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FEB. 13, 2025

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FEB. 18, 2025

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MAR. 14, 2025

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EOB CONSTRUCTION

JOB NUMBER

**HEET NUMBER**

## C1.1

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SCALE: 1" = 60'

60' 0 60' 120'

**NORTH**

**CIVIL SITE PLAN - OVERALL**

## CIVIL SITE PLAN - OVERALL

PROPOSED RETAIL & SERVICE EXPANSION FOR:  
**CAMPING WORLD**  
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KEYNOTES	
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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	26' 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)
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



# Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
[excelengineer.com](http://excelengineer.com)

## COLLABORATION



## PROJECT INFORMATION

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

PROPOSED RETAIL 8. SERVICE EXPANSION EOB:

## PROFESSIONAL SEAL

PRELIMINARY DATES	
SEPT. 19, 2024	
SEPT. 25, 2024	
OCT. 1, 2024	
DEC. 10, 2024	
JAN. 10, 2025	
JAN. 15, 2025	
FEB. 18, 2025	
MAR. 14, 2025	

JOB NUMBER

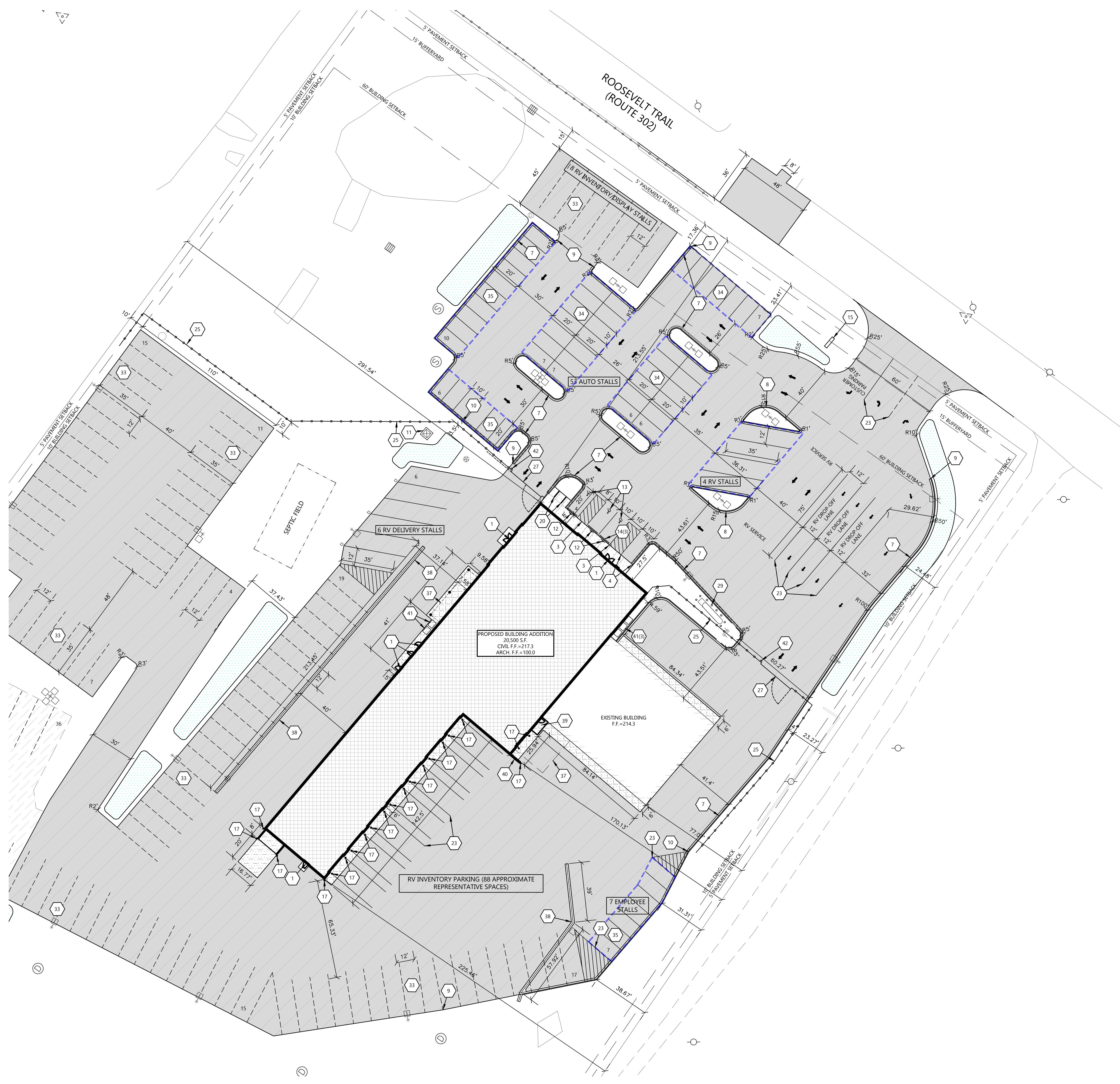
**HEET NUMBER**

21 14

## C1. A

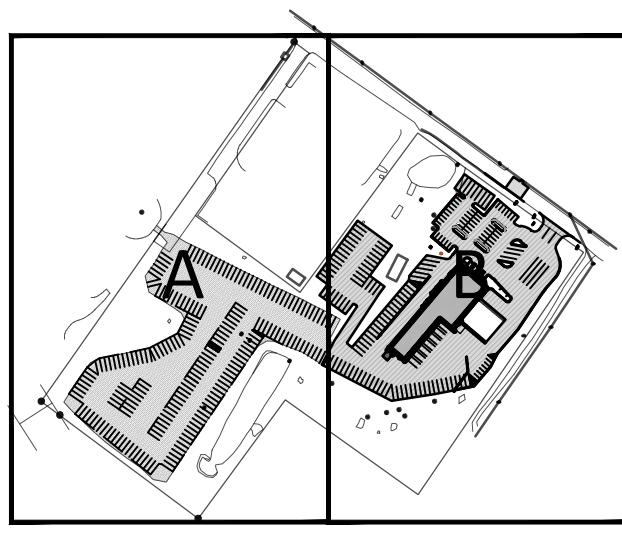
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**GENERAL NOTES:**

- 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 ON SITE & OFF SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.



**KEY PLAN**  
NTS

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
DEC. 10, 2024  
JAN. 10, 2025  
FEB. 18, 2025  
MAR. 14, 2025

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C1.2**

SCALE: 1" = 60'  
60' 0' 60' 120'



## 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 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
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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

DANIELLE  
DRIVE

MAIN

WOODED  
WET AREA

OPEN FIELD

FLAG  
POLEWINDHAM N.F.  
CONDAMN HILL WOODS  
SEE PLAN REF 7  
TM 15A LOT 4ANDREA L.  
N.F.  
WILLIAM E. STULTS  
TM 15 LOT 1  
3288597PROPOSED RETAIL & SERVICE EXPANSION FOR:  
**CAMPING WORLD**  
480 ROOSEVELT TRAIL • WINDHAM, MAINE 04062

**EXCEL**  
Always a Better Plan  
100 Camelot Drive  
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920-926-9800  
excelsingineer.com

**COLLABORATION**  
**DBS GROUP**  
2700 National Drive, Suite 101  
Douselska, Wisconsin, 54650  
608-881-2007  
www.DBSG.com

PROJECT INFORMATION

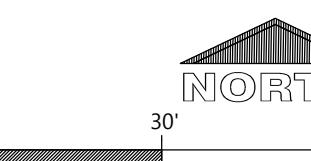
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
DEC. 10, 2024  
JAN. 10, 2025  
FEB. 18, 2025  
MAR. 14, 2025

**NOT FOR CONSTRUCTION**JOB NUMBER  
240174100

SHEET NUMBER

C1.2A

SCALE: 1" = 30'  
0 30' 60'

CIVIL GRADING AND EROSION CONTROL PLAN - WEST

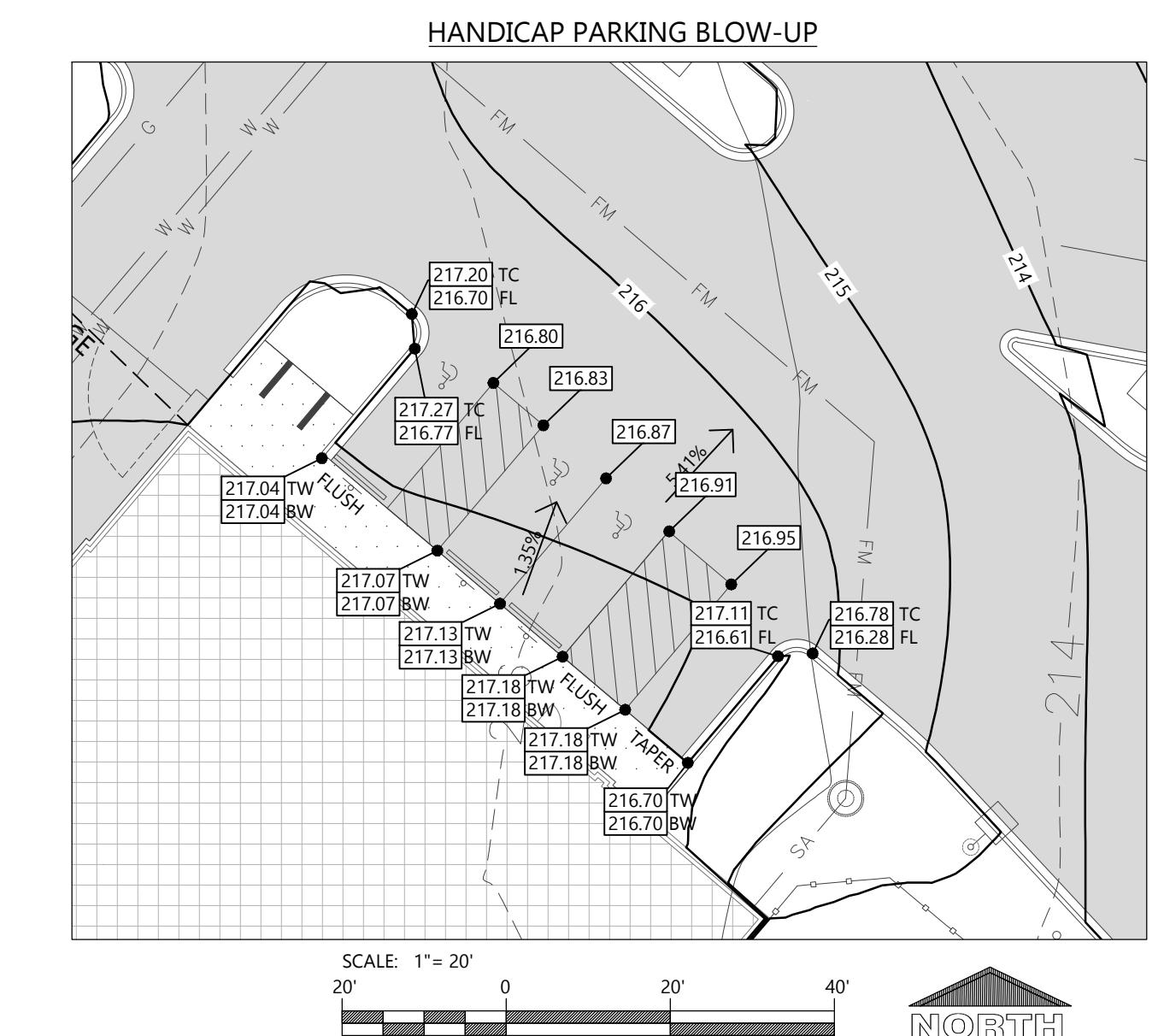


**GENERAL NOTES:**

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- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
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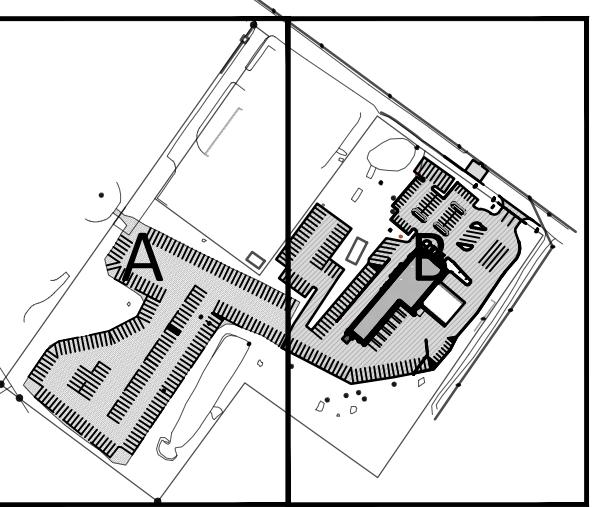
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## KEY PLAN

NTS

PROJECT INFORMATION

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

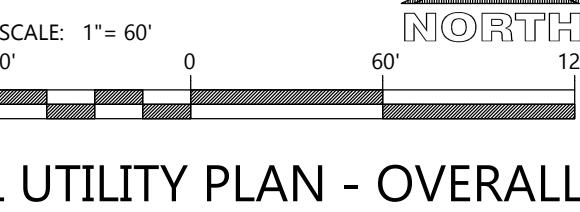
PROFESSIONAL SEAL

PRELIMINARY DATES  
OCT. 1, 2024  
OCT. 3, 2024  
OCT. 9, 2024  
JAN. 10, 2025  
FEB. 18, 2025  
MAR. 14, 2025

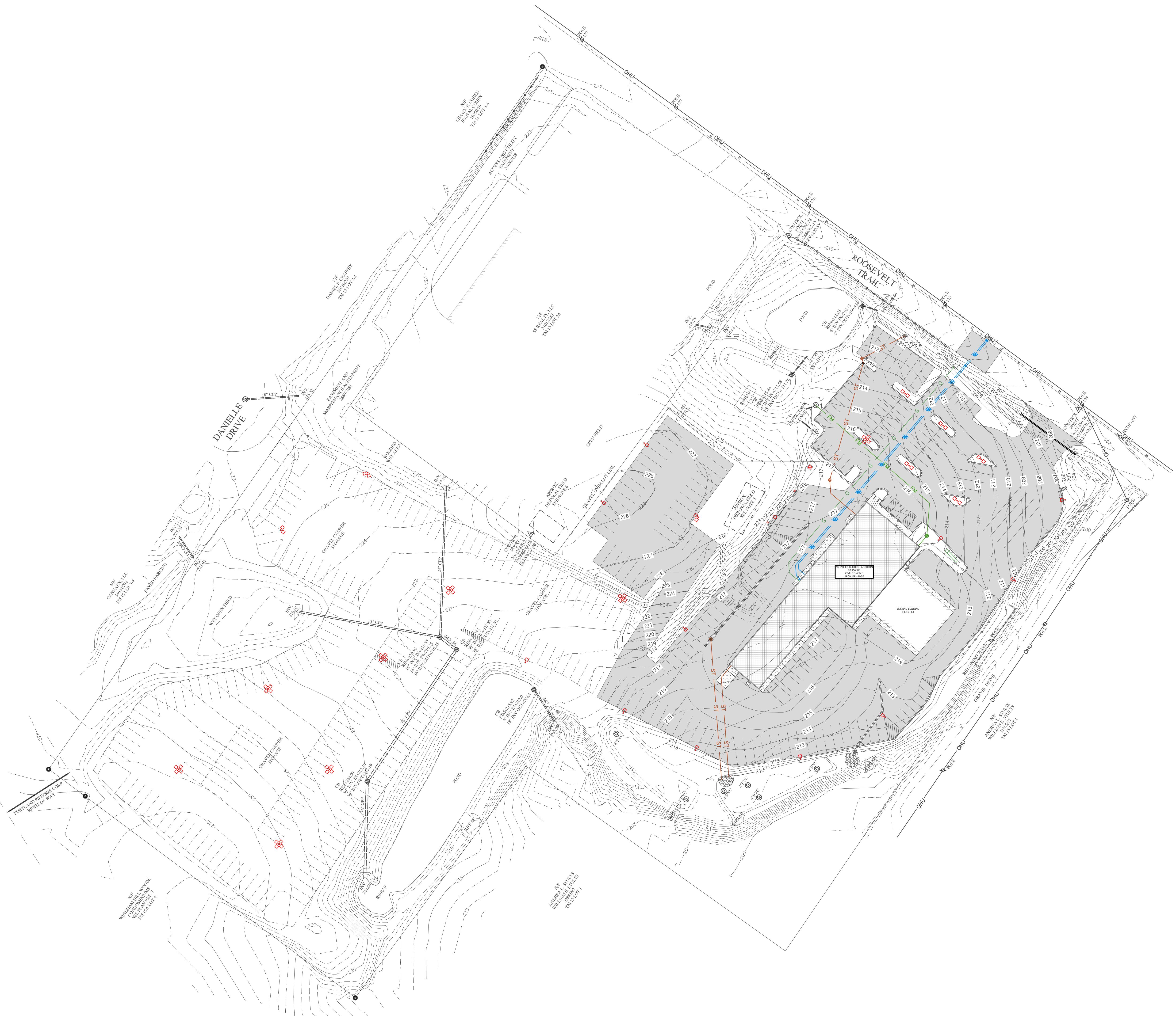
JOB NUMBER  
240174100

SHEET NUMBER

**C1.3**

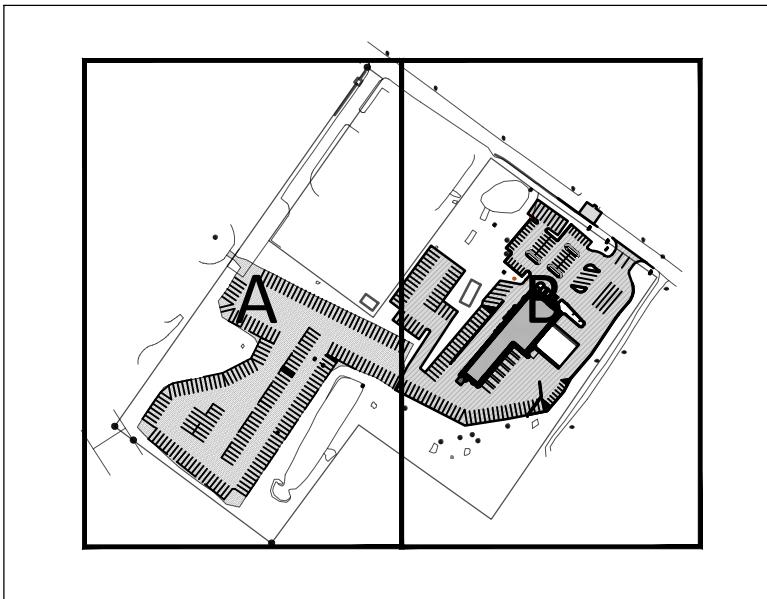


CIVIL UTILITY PLAN - OVERALL









## KEY PLAN

NTS



PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
<b>OVERSTORY TREES</b>					
◎	Red Maple	Acer rubrum	5	2" CAL.	B&B
◎	Redmond Linden	Tilia americana 'Redmond'	12	2" CAL.	B&B
<b>UNDERSTORY TREES</b>					
◎	Allegheny Serviceberry	Amelanchier laevis	12	2" CAL.	B&B
◎	White Spruce	Picea glauca	9	6' HT.	B&B
◎	Technito Arborvitae	Thuja occidentalis 'Bail John'	2	6' HT.	B&B
<b>DECIDUOUS SHRUBS</b>					
◎	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	Dierilla x 'G2X88544'	13	24" HT.	CONT.
◎	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF'	4	24" HT.	CONT.
◎	Little Joker Ninebark	Physocarpus opulifolius 'Hoogi021'	14	24" HT.	CONT.
◎	Snowmound Spirea	Spiraea nipponica 'Snowmound'	12	24" HT.	CONT.
<b>EVERGREEN SHRUBS</b>					
◎	Old Gold Juniper	Juniperus chinensis 'Old Gold'	13	24" HT.	CONT.
◎	Green Gem Boxwood	Buxus x 'Green Gem'	10	18" HT.	CONT.
◎	Everlow Yew	Taxus x media 'Everlow'	13	18" HT.	CONT.
<b>PERENNIALS / ORNAMENTAL GRASSES</b>					
◎	Pink Crush New England Aster	Aster novae-angliae 'Pink Crush'	30	1 GAL.	POT
*	Standing Ovation Little Bluestem	Schizachyrium scoparium 'Standing Ovation'	27	1 GAL.	POT

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

PROFESSIONAL SEAL  
PRELIMINARY DATES  
JAN. 10, 2025  
FEB. 18, 2025  
MAR. 14, 2025

NOT FOR CONSTRUCTION  
JOB NUMBER  
240174100

SHEET NUMBER

**C1.4**

**EXCEL**  
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100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelsingeering.com

COLLABORATION  
**DBS GROUP**  
2700 National Drive, Suite 101  
Douselska, Wisconsin, 54950  
608-881-2007  
www.DBsGroup.com

PLANT SCHEDULE 1.4A					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
UNDERSTORY TREES					
	Allegheny Serviceberry	Amelanchier laevis	10	2" CAL.	B&B
	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	7	6' HT.	B&B

#### GENERAL NOTES:

- TREES PLANTED ON SLOPE ALONG GRAVEL PARKING LOT SHALL BE SET PLUMB AND REST ON LEVEL EXISTING OR RECOMPACTED SUBGRADE IN A WAY THAT ENSURES OPTIMAL VERTICAL GROWTH. IF TREES CANNOT BE PROPERLY STABILIZED, TREE STAKING MAY BE USED TO ACHIEVE PROPER ALIGNMENT. DO NOT COVER ROOT FLARE OR LOWER 12" OF TRUNK. TREES PLANTING BACKFILL PROCEDURE CHECKED AREA SHOULD BE GRADED IN A WAY THAT DOES NOT ADVERSELY AFFECT EXISTING WET POND TO THE SOUTH/EAST. REFER TO TREE PLANTING DETAILS ON SHEET C1.4B FOR OTHER BASIC INFORMATION REGARDING TREE PLANTING.

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN
	EROSION MATTING (NAG \$150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)



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

PROFESSIONAL SEAL

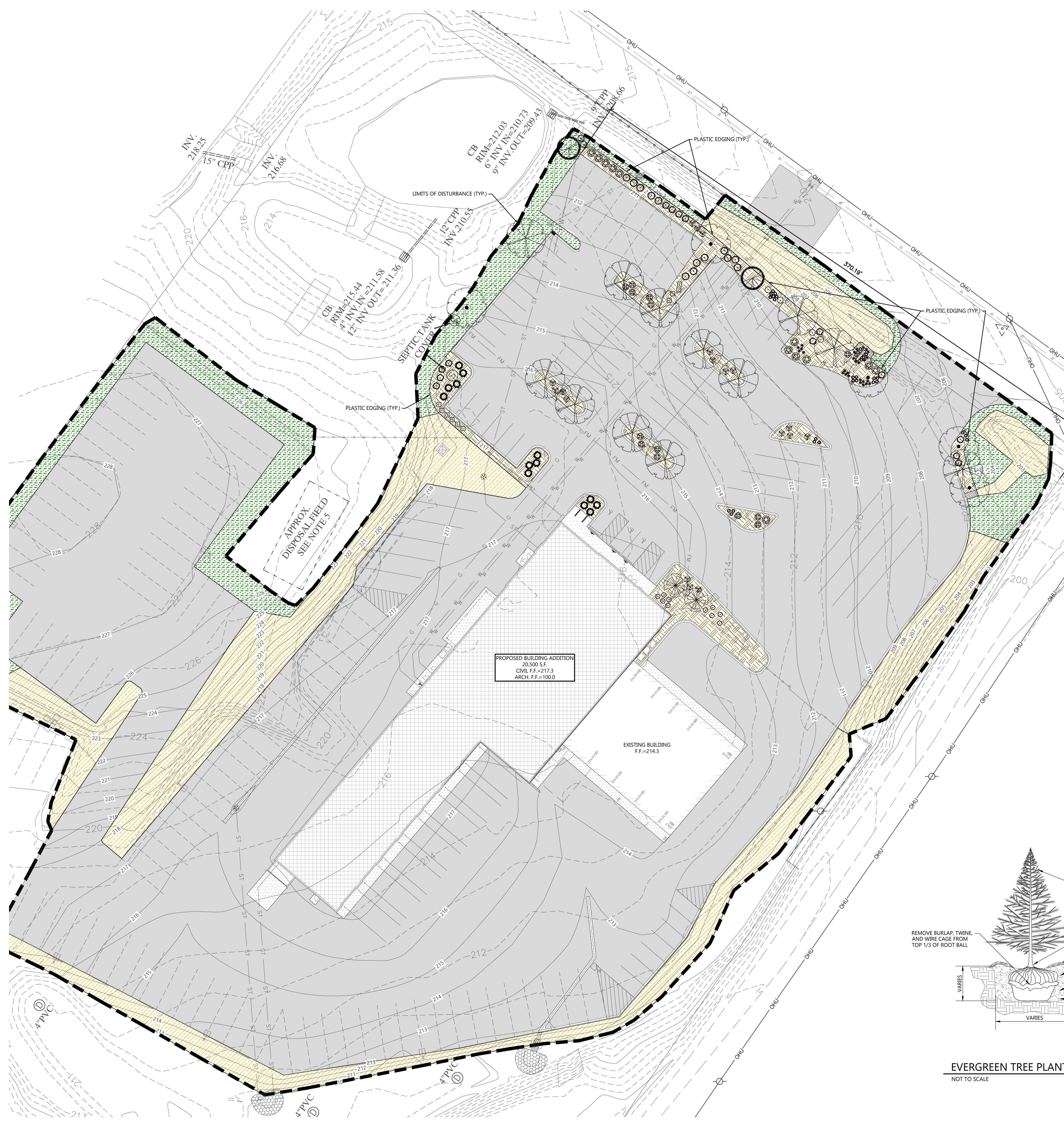
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MAR. 14, 2025

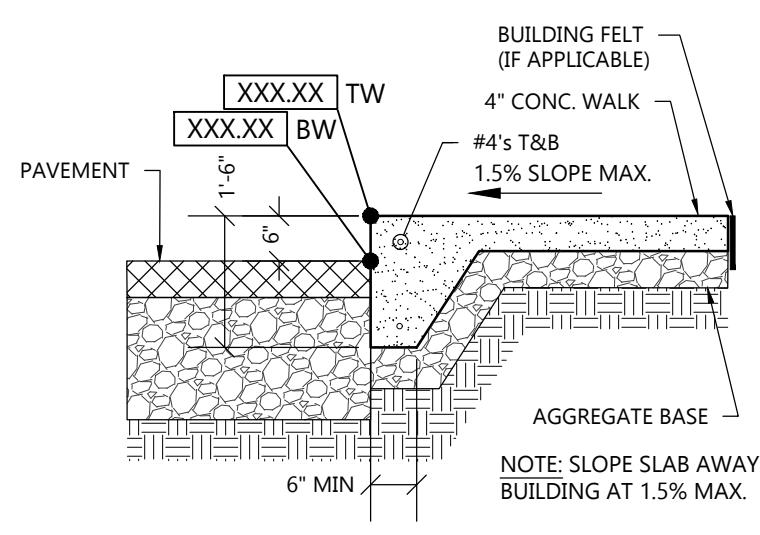
NOT FOR CONSTRUCTION

JOB NUMBER  
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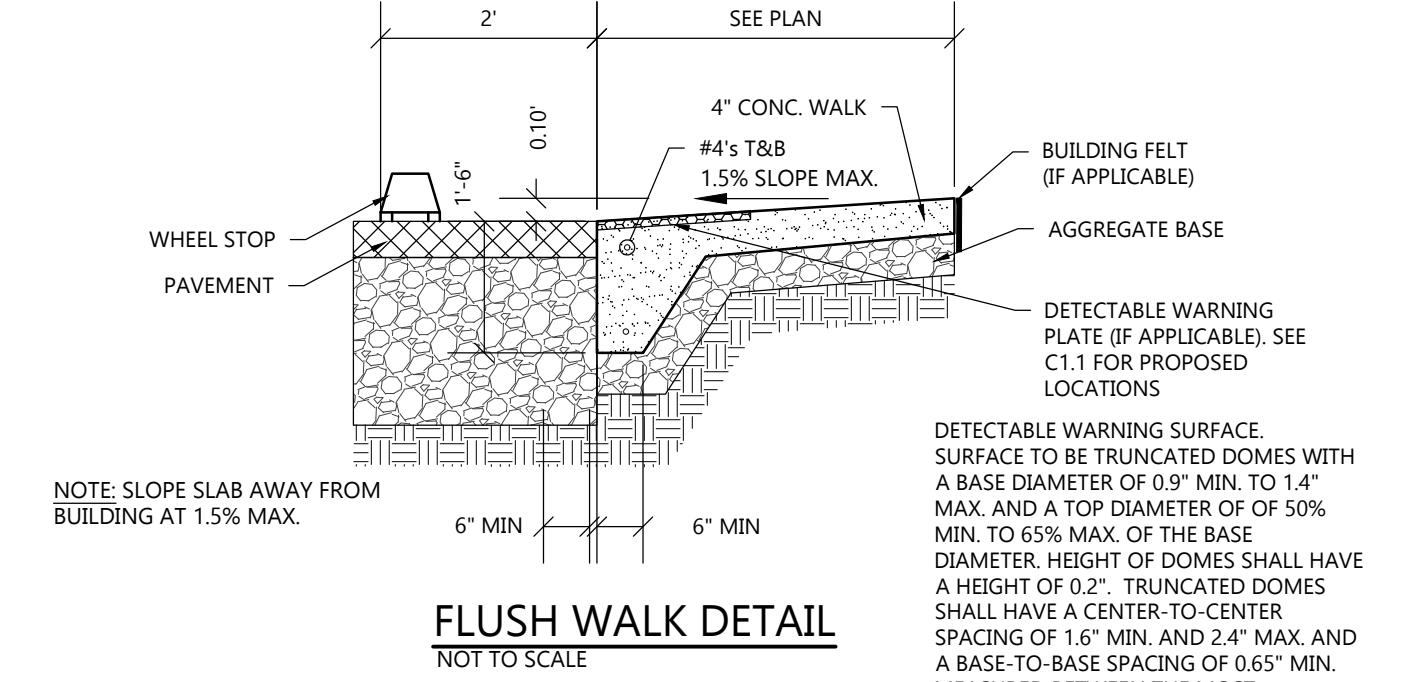
SHEET NUMBER  
C1.4A

SCALE: 1" = 60'  
60' 0' 60' 120'  
NORTH

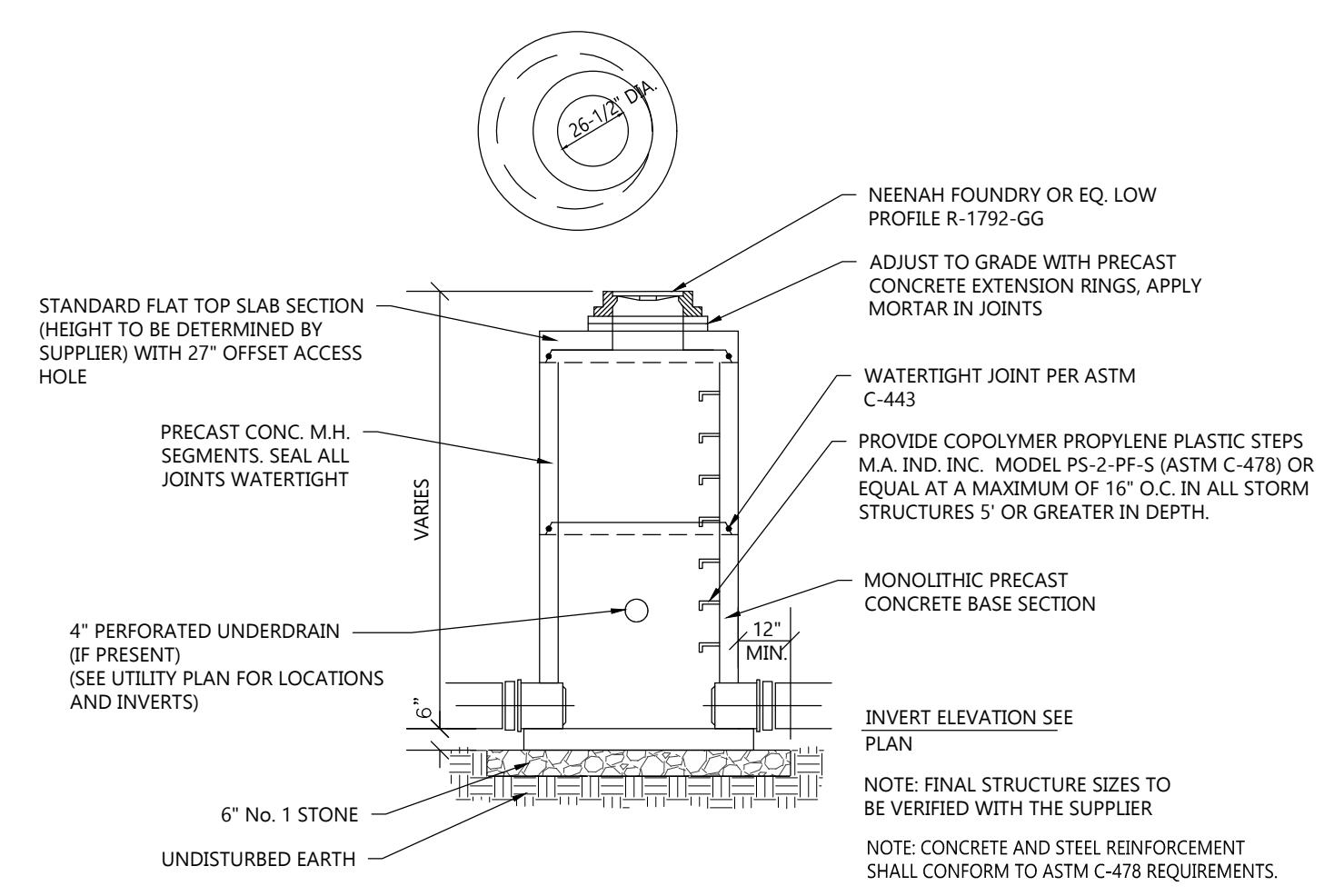




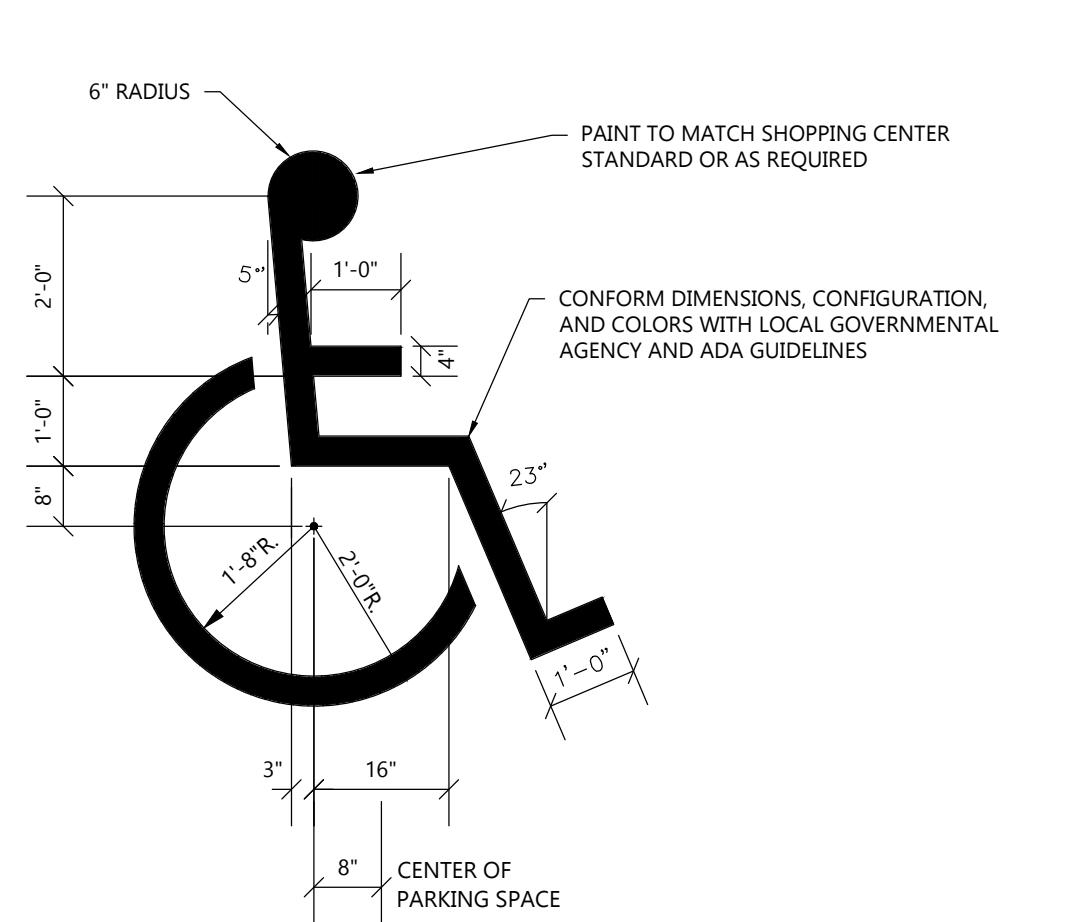
**RAISED WALK DETAIL**  
NOT TO SCALE



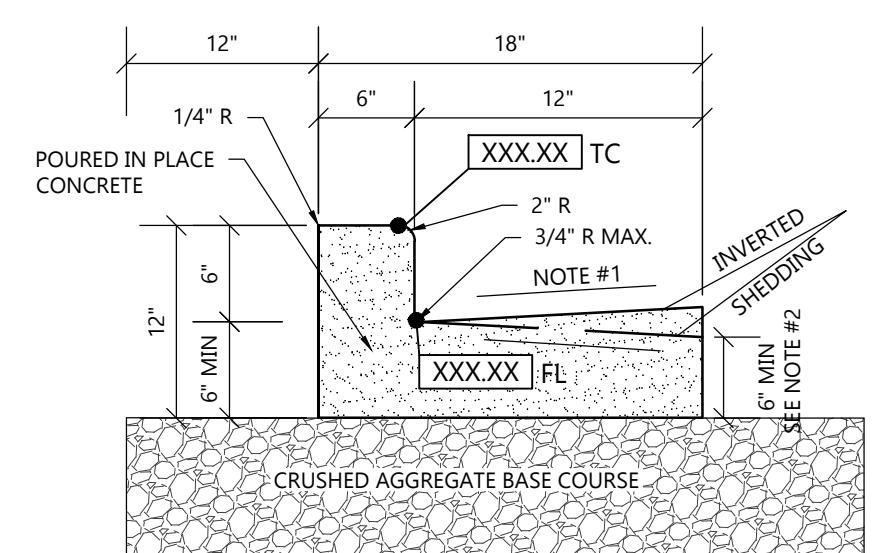
**FLUSH WALK DETAIL**  
NOT TO SCALE



**STORM CATCH BASIN DETAIL**  
NOT TO SCALE

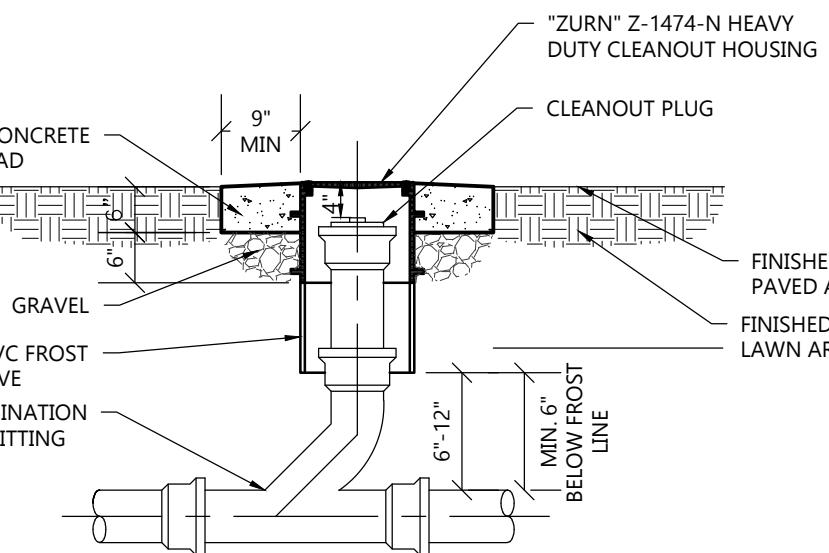


**HANDICAP STALL SYMBOL**  
NOT TO SCALE

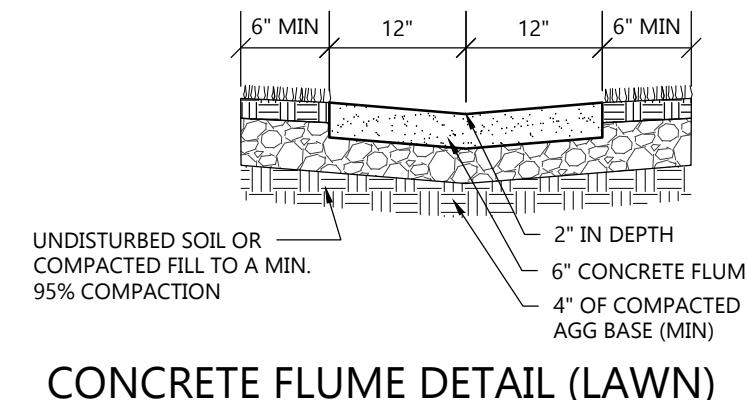


NOTE:  
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.  
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.  
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

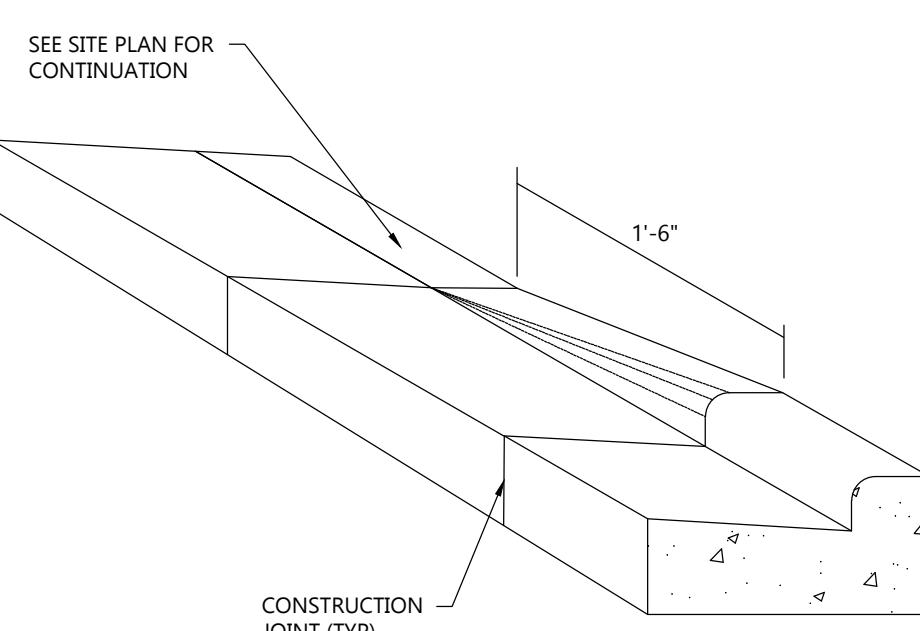
**18" CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



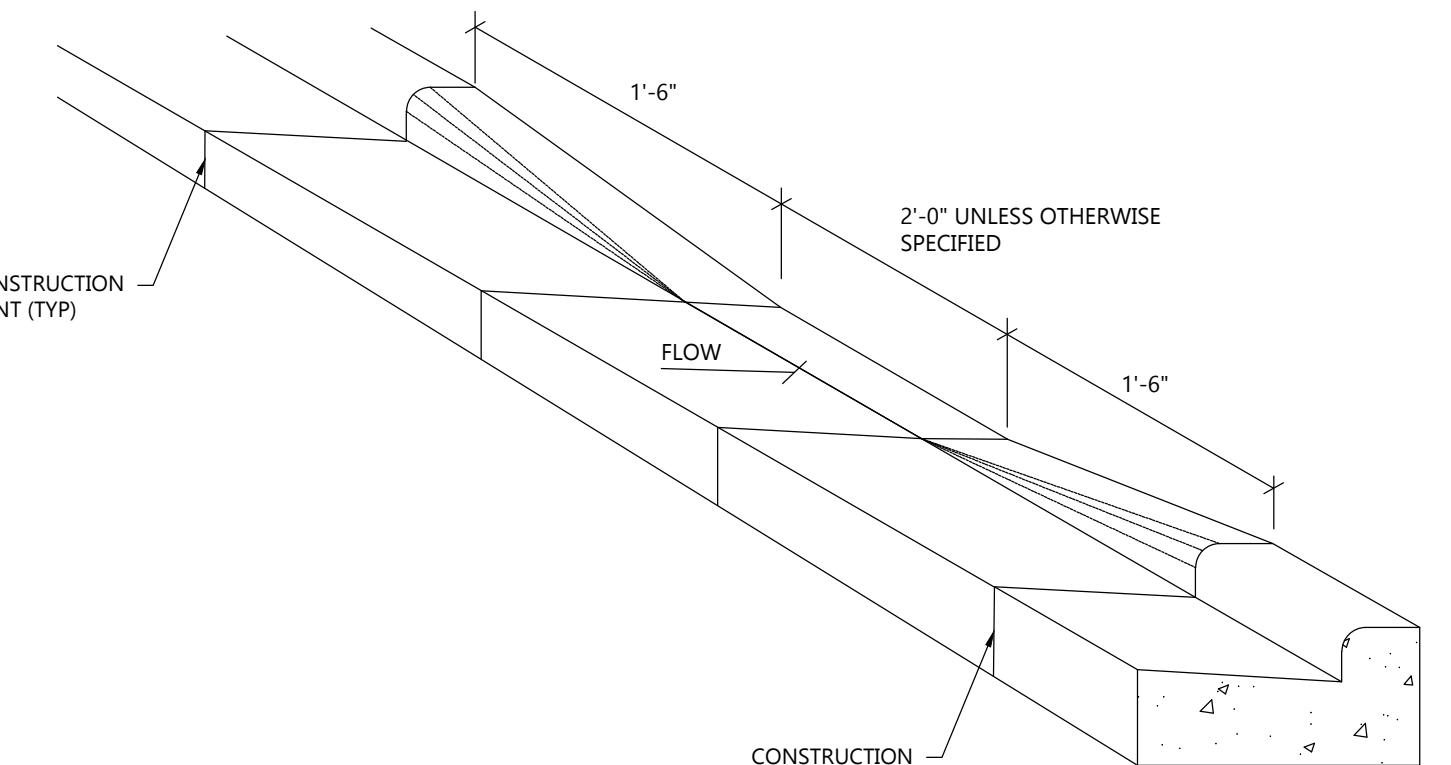
**CLEANOUT TO GRADE DETAIL**  
NOT TO SCALE



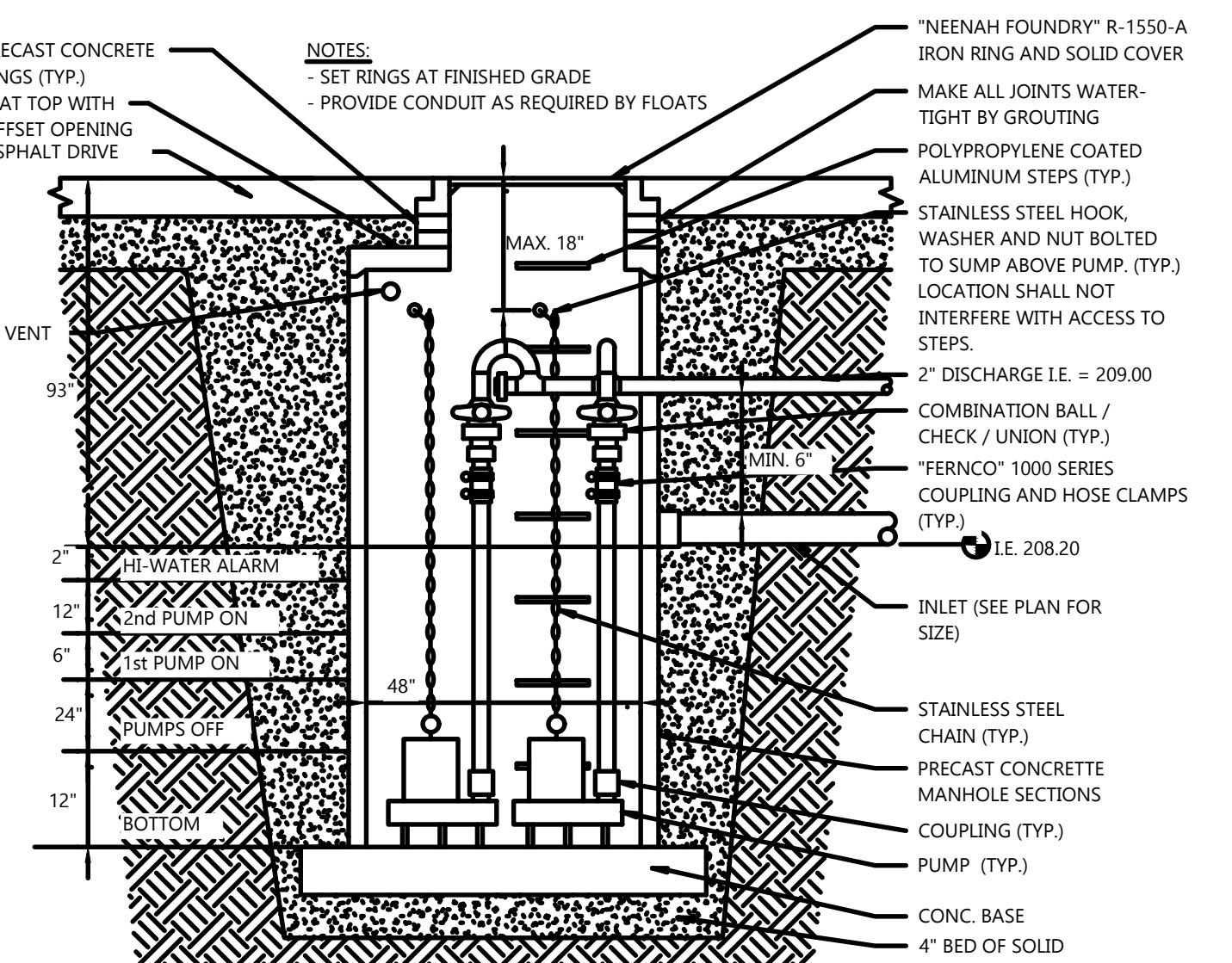
**CONCRETE FLUME DETAIL (LAWN)**  
NOT TO SCALE



**CURB TAPER DETAIL**  
NOT TO SCALE

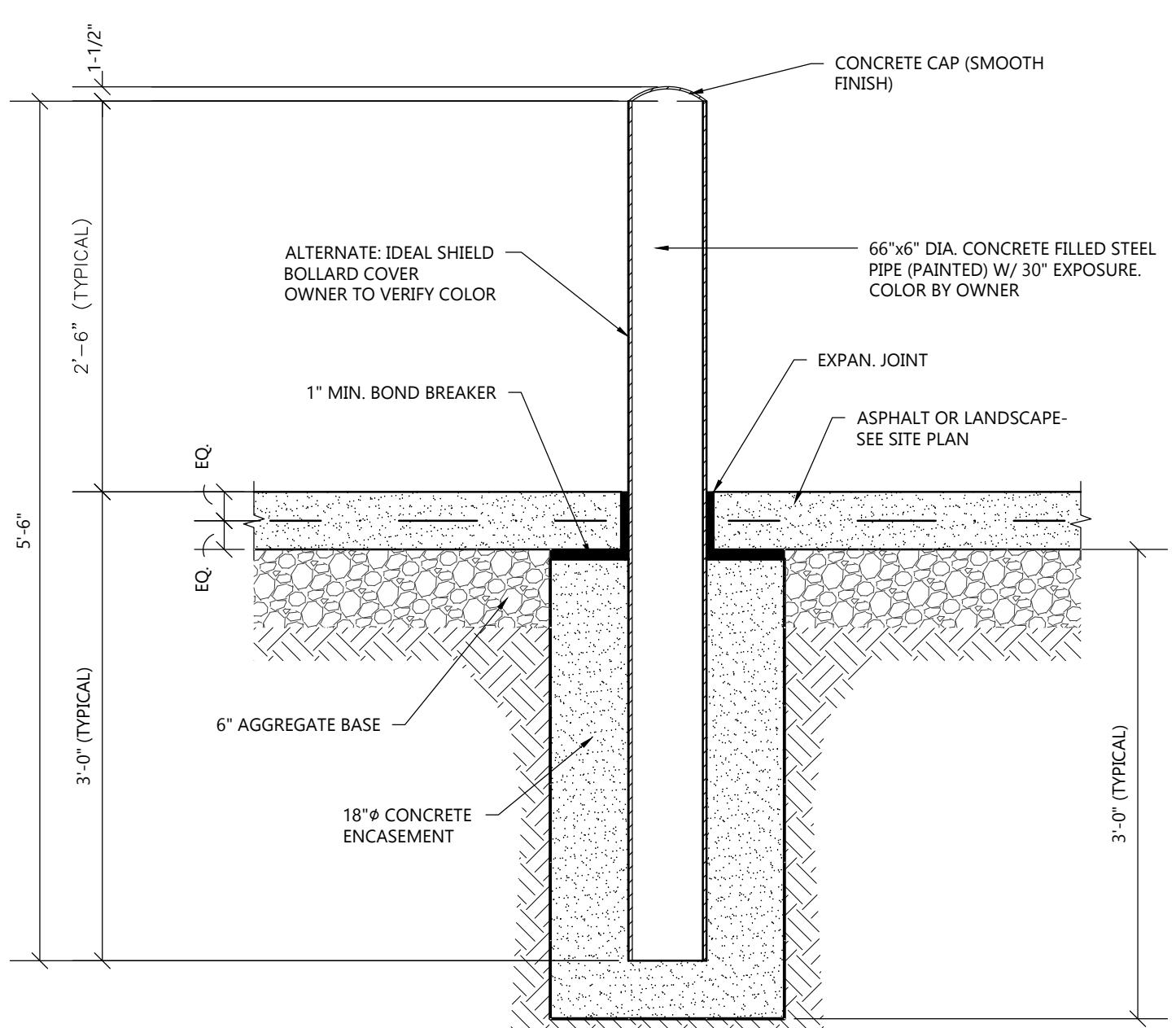


**CURB CUT DETAIL**  
NOT TO SCALE

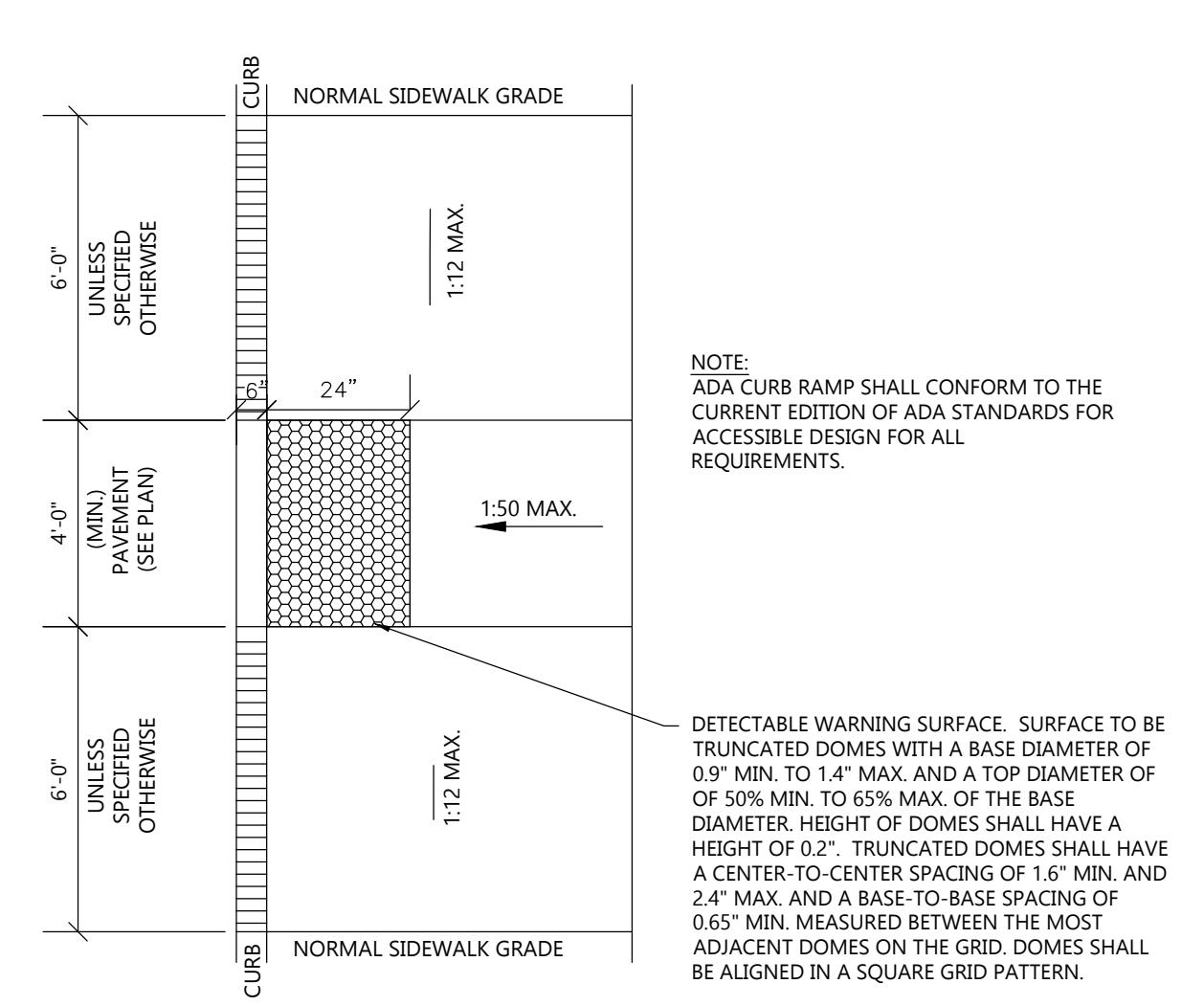


**SEWAGE EJECTOR SE-1 DETAIL**  
NOT TO SCALE

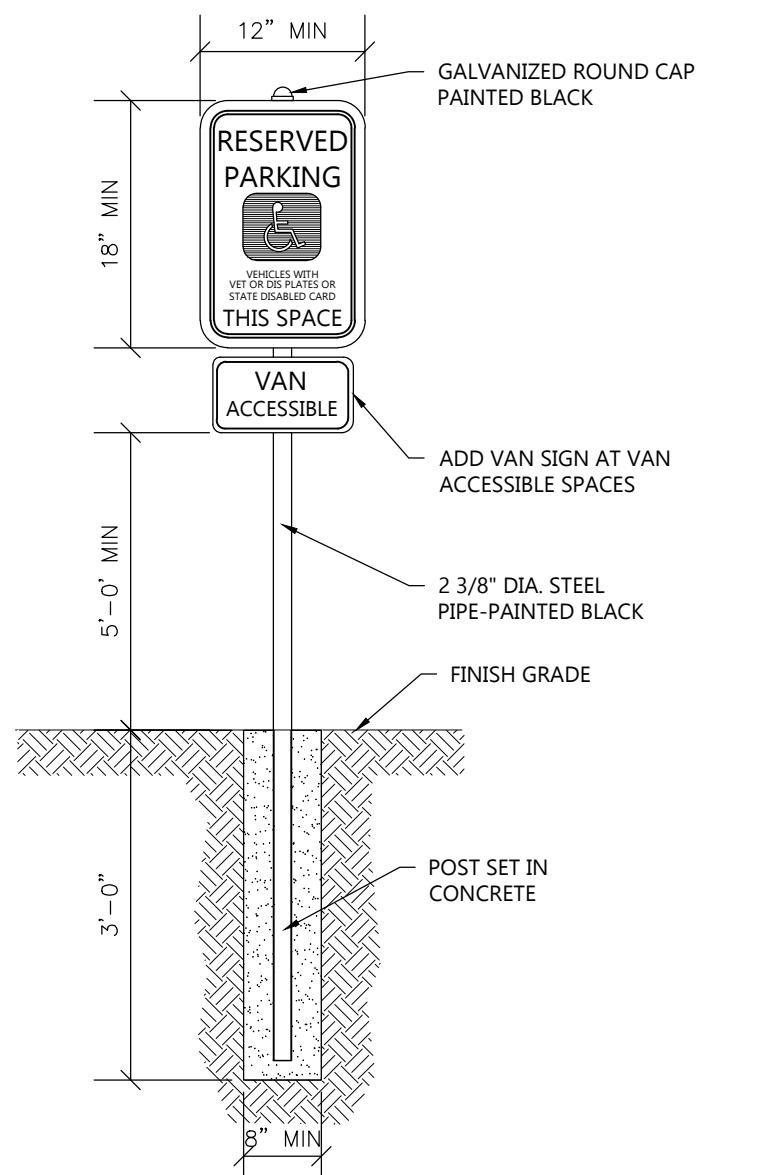
NOTE: PLUMBER TO VERIFY FINAL PUMP, CURVE TDH AND FLOW RATE CALCULATIONS BASED ON FINAL PUMP SELECTION



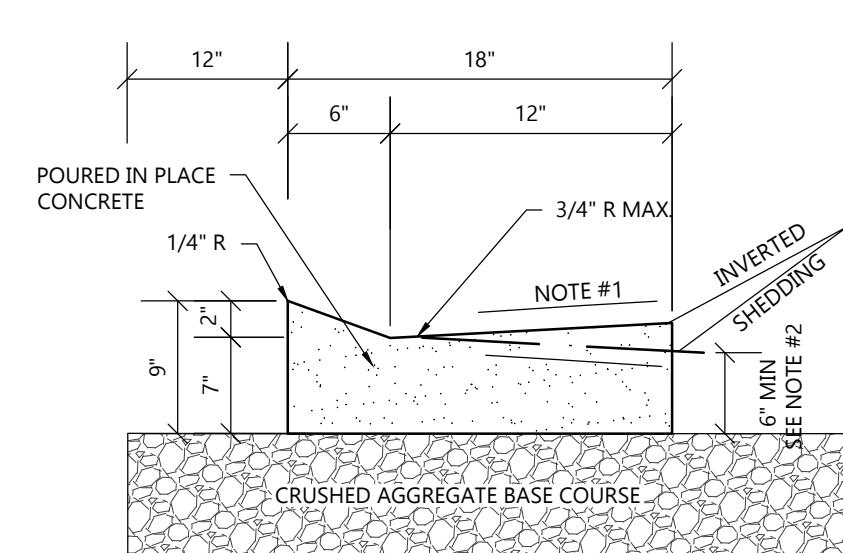
**6" PIPE BOLLARD DETAIL**  
NOT TO SCALE



**ADA SIDEWALK RAMP DETAIL**  
NOT TO SCALE



**HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL**  
NOT TO SCALE



**18" MOUNTABLE CURB & GUTTER DETAIL**  
NOT TO SCALE

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.  
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.  
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

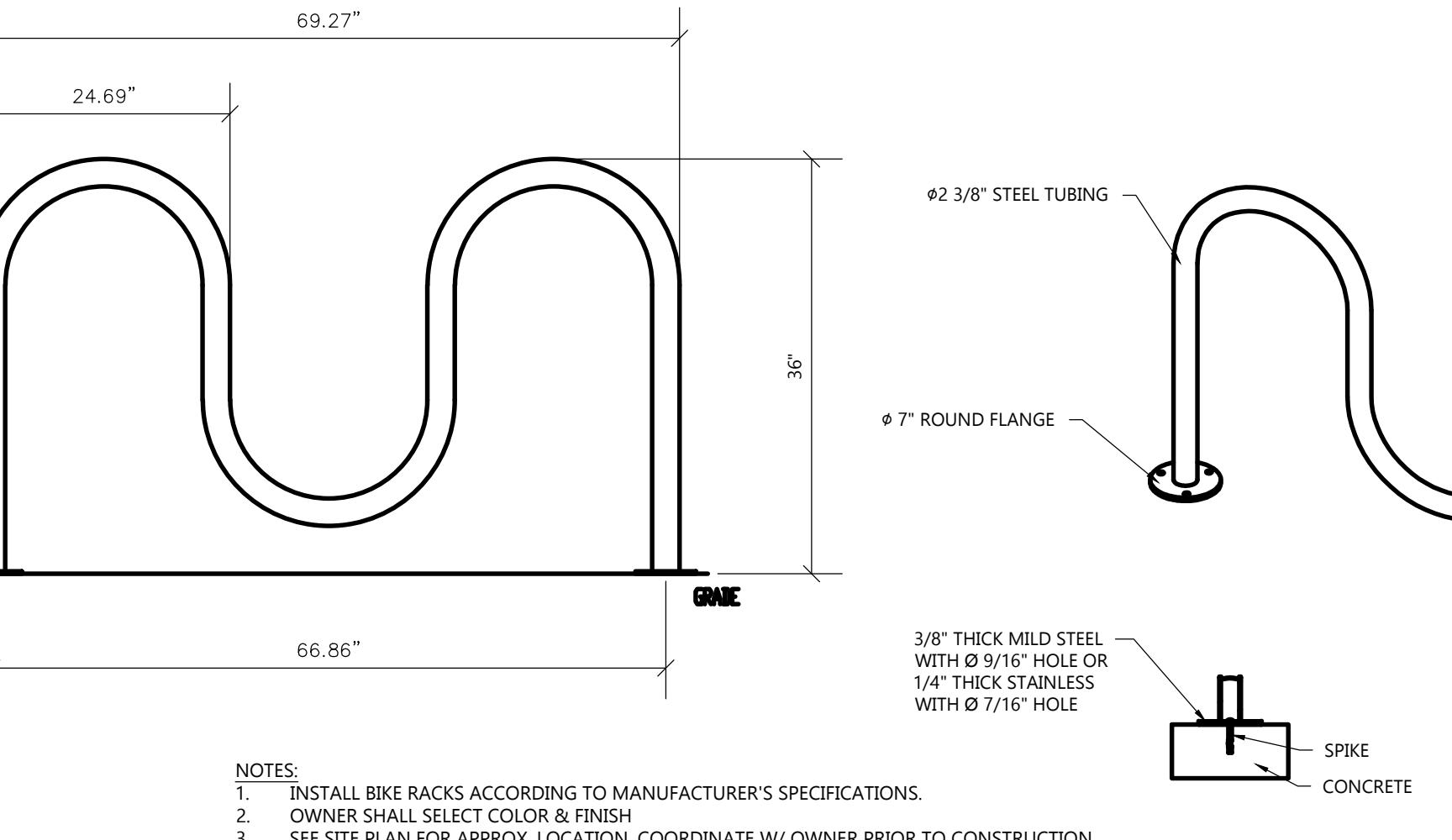
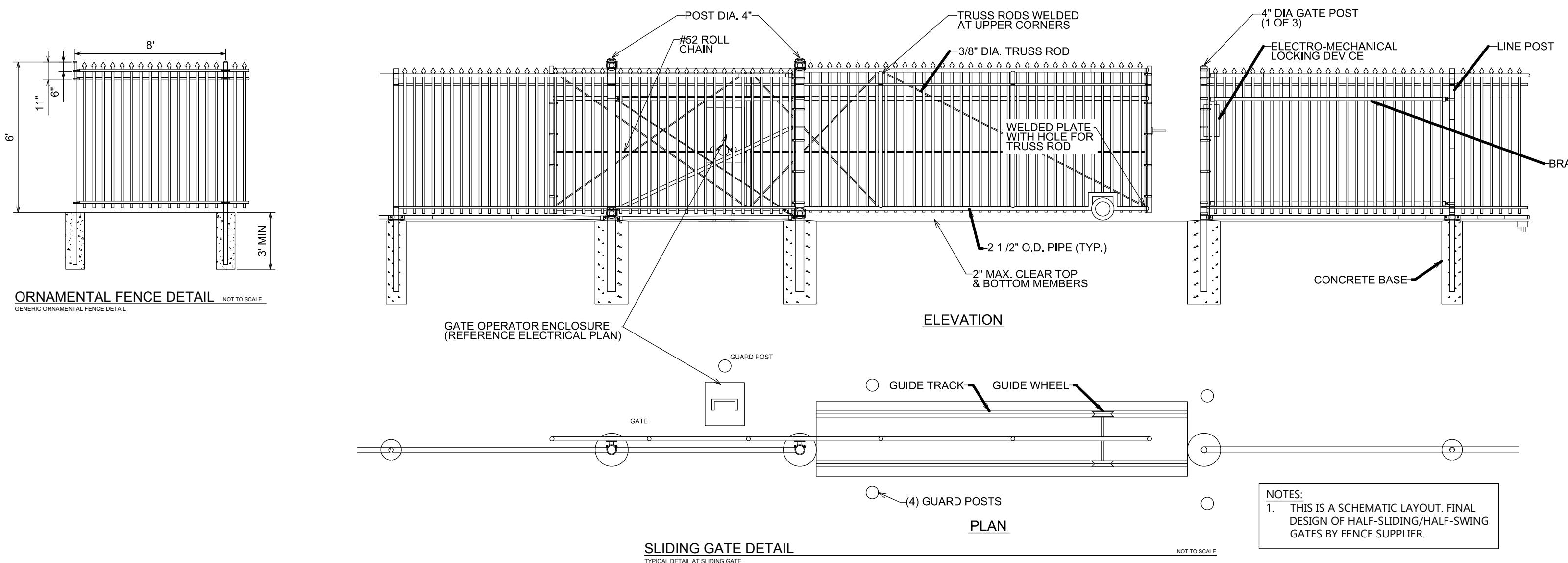
PRELIMINARY DATES
JAN. 10, 2025
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MAR. 14, 2025

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
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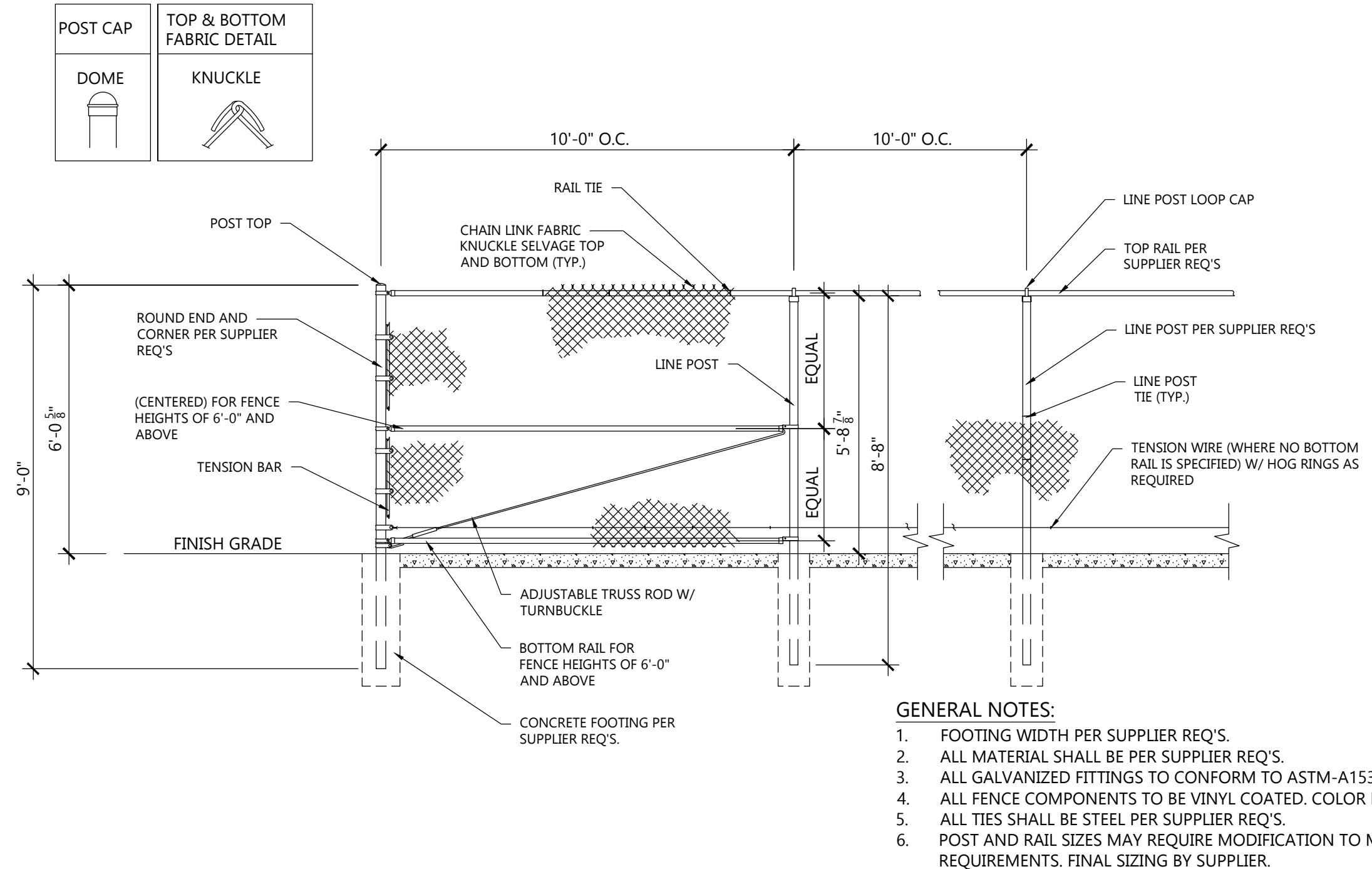
**SHEET NUMBER**

**C2.0**



### 5 BIKE RACK DETAIL-WAVE TYPE

NOT TO SCALE

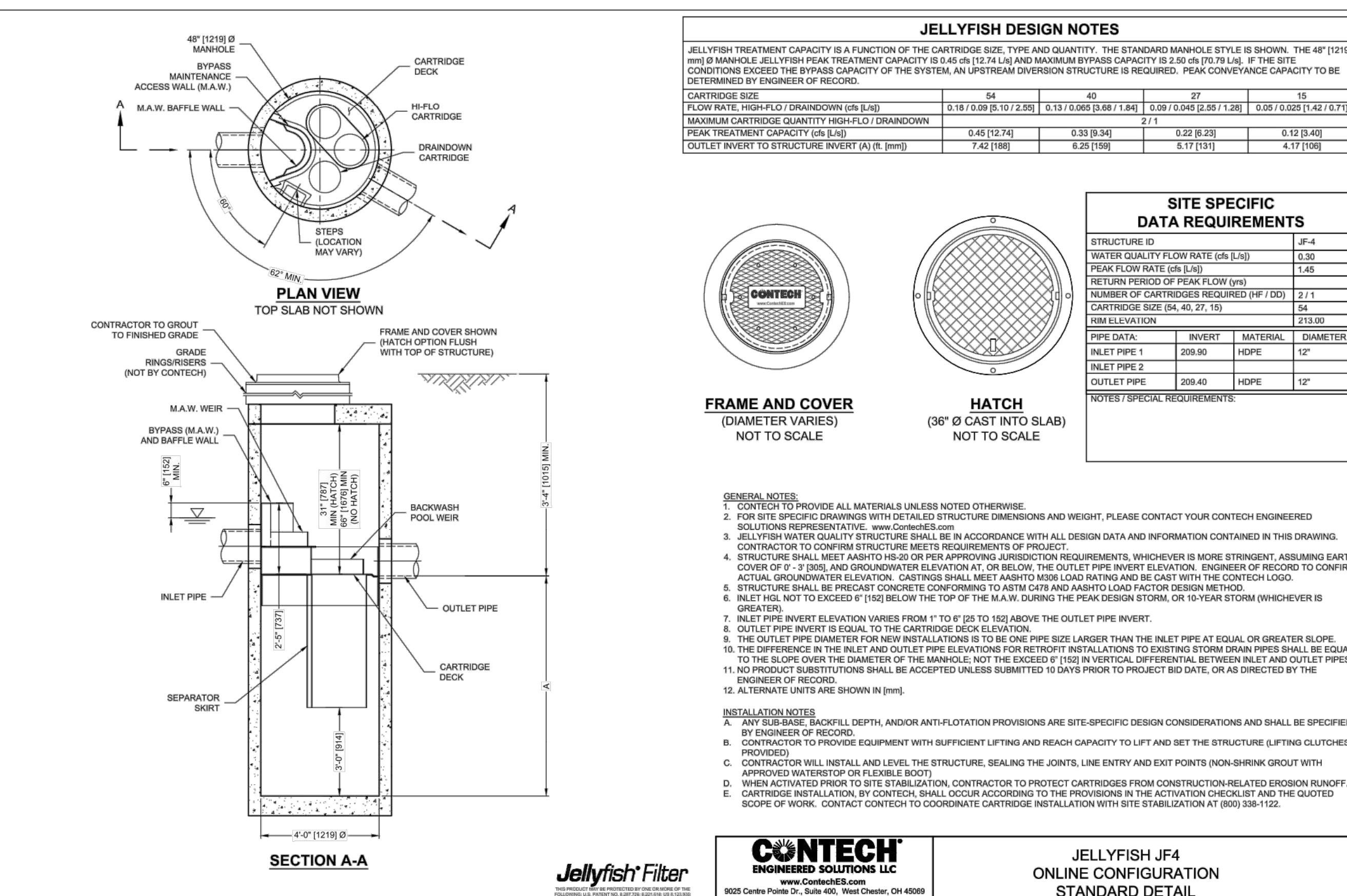


**GENERAL NOTES:**

- FOOTING WIDTH PER SUPPLIER REQ'S.
- ALL MATERIAL SHALL BE PER SUPPLIER REQ'S.
- ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
- ALL FENCE COMPONENTS TO BE VINYL COATED, COLOR BY OWNER.
- ALL TIES SHALL BE STEEL PER SUPPLIER REQ'S.
- POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS. FINAL SIZING BY SUPPLIER.

### 6' HIGH CHAINLINK FENCE DETAIL

NOT TO SCALE

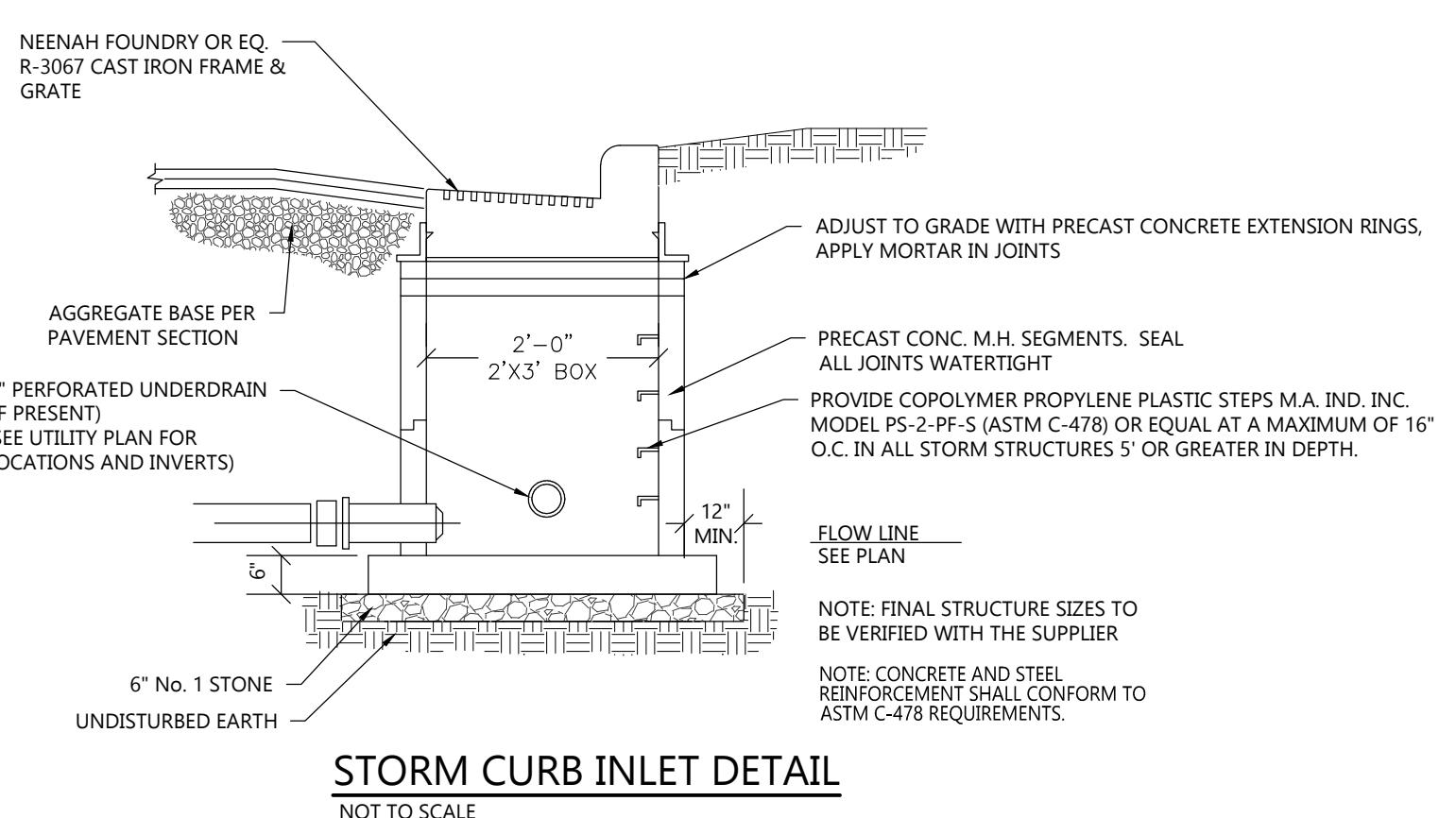


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**JELLYFISH JF4**  
ONLINE CONFIGURATION  
STANDARD DETAIL

**PRELIMINARY DATES**  
JAN. 10, 2025  
FEB. 18, 2025  
MAR. 14, 2025

**NOT FOR CONSTRUCTION**



### STORM CURB INLET DETAIL

NOT TO SCALE

**CIVIL DETAILS**

**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C2.1**



