

# PROPOSED RETAIL & SERVICE EXPANSION FOR: CAMPING WORLD

## WINDHAM, MAINE

### PROJECT INFORMATION

#### SITE INFORMATION:

PROPERTY AREA: 673,973 S.F. (15.47 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)  
APPROX. 292 REPRESENTATIVE RV INVENTORY SPACES

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

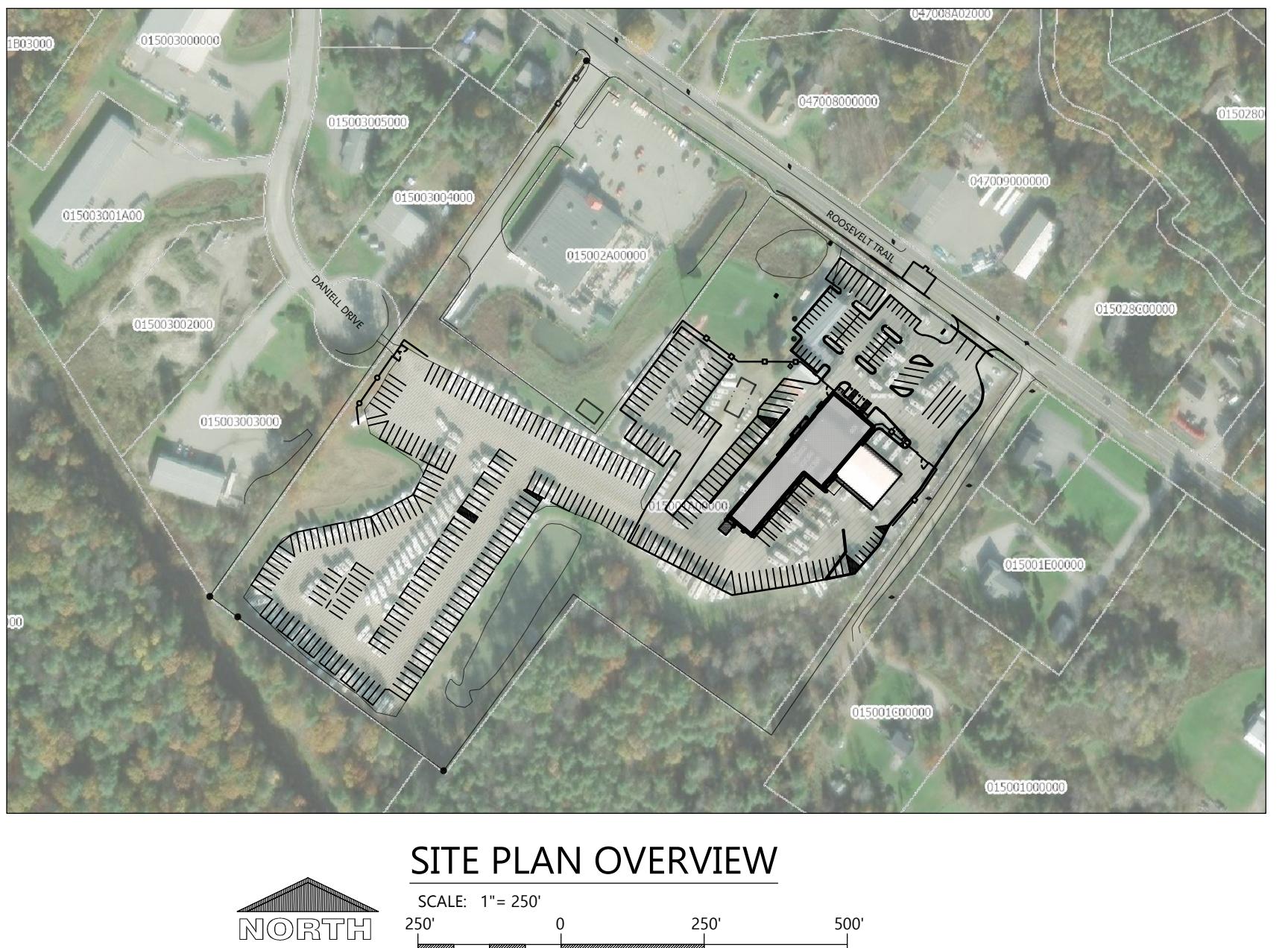
DISTURBED AREA: 253,520 S.F. (5.82 ACRES)

#### 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

SCALE: 1" = 250'  
250' 0 250' 500'

### PROJECT CONTACTS

#### OWNER INFORMATION:

CAMPING WORLD  
2 MARIOTT 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) 322-6861  
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 SEDALECK  
Phone: (608) 881-6007  
Email: msedaleck@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: sjarienti@windhammaine.us

#### TOWN FIRE CHIEF:

JOHN WESCOTT  
Phone: (207) 892-1911  
Email: jkescott@windhammaine.us

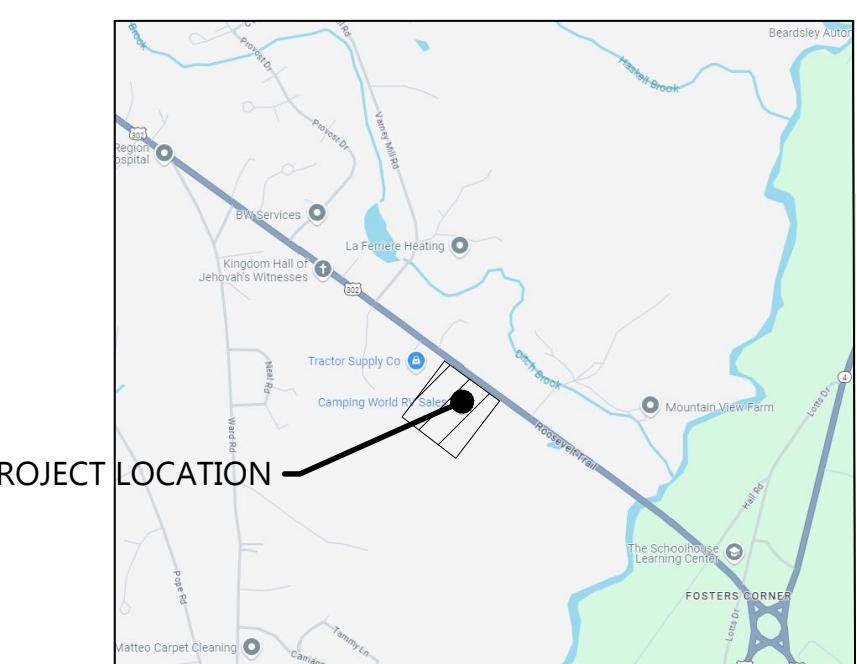
#### TOWN BUILDING INSPECTOR:

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.

### 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)	• 000.00 TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• 000.00 FG	EXISTING GRADE SPOT ELEVATIONS	• 000.00 FL	
• 000.00 BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL BG: FINISHED SURFACE GRADE AT BACK OF WALL)	• 000.00 TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• 000.00 FG	FG: FINISHED SURFACE GRADE AT FRONT OF WALL	• 000.00 BW	
<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

**EXCEL**  
Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

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

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

**PROFESSIONAL SEAL**  
JASON DAVIS  
NO. P171805  
LICENCED PROFESSIONAL ENGINEER

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

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C0.1**

**CIVIL COVER SHEET**



**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**

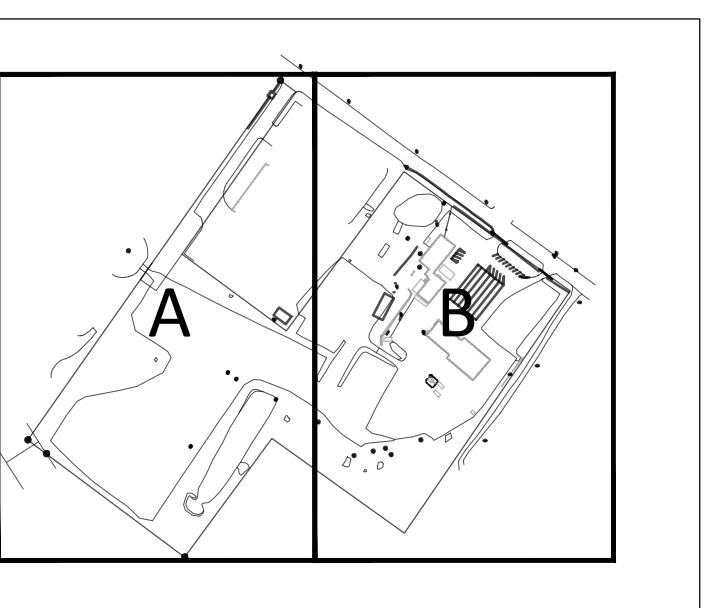
MD MANDOOR 30" WIDE  
GD GARAGE DOOR 14" WIDE  
UP UTILITY POLE  
CPP CORREGATED PLASTIC PIPE  
CMP CORREGATED METAL PIPE  
INV INVERT

CONTROL POINT

PROFESSIONAL SEAL

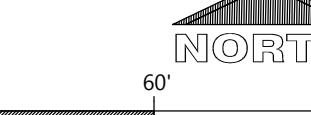
**PRELIMINARY DATES**  
JAN. 10, 2025  
JAN. 20, 2025  
FEB. 18, 2025

**NOT FOR CONSTRUCTION**



**KEY PLAN**  
NTS

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



**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C1.0**



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

## PROJECT INFORMATION

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

## PROFESSIONAL SEAL

## PRELIMINARY DATES

---

JAN. 10, 2025

---

FEB. 18, 2025

JOB NUMBER

**HEET NUMBER**

C1 24

## 1.0A

# C1.0A

---

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

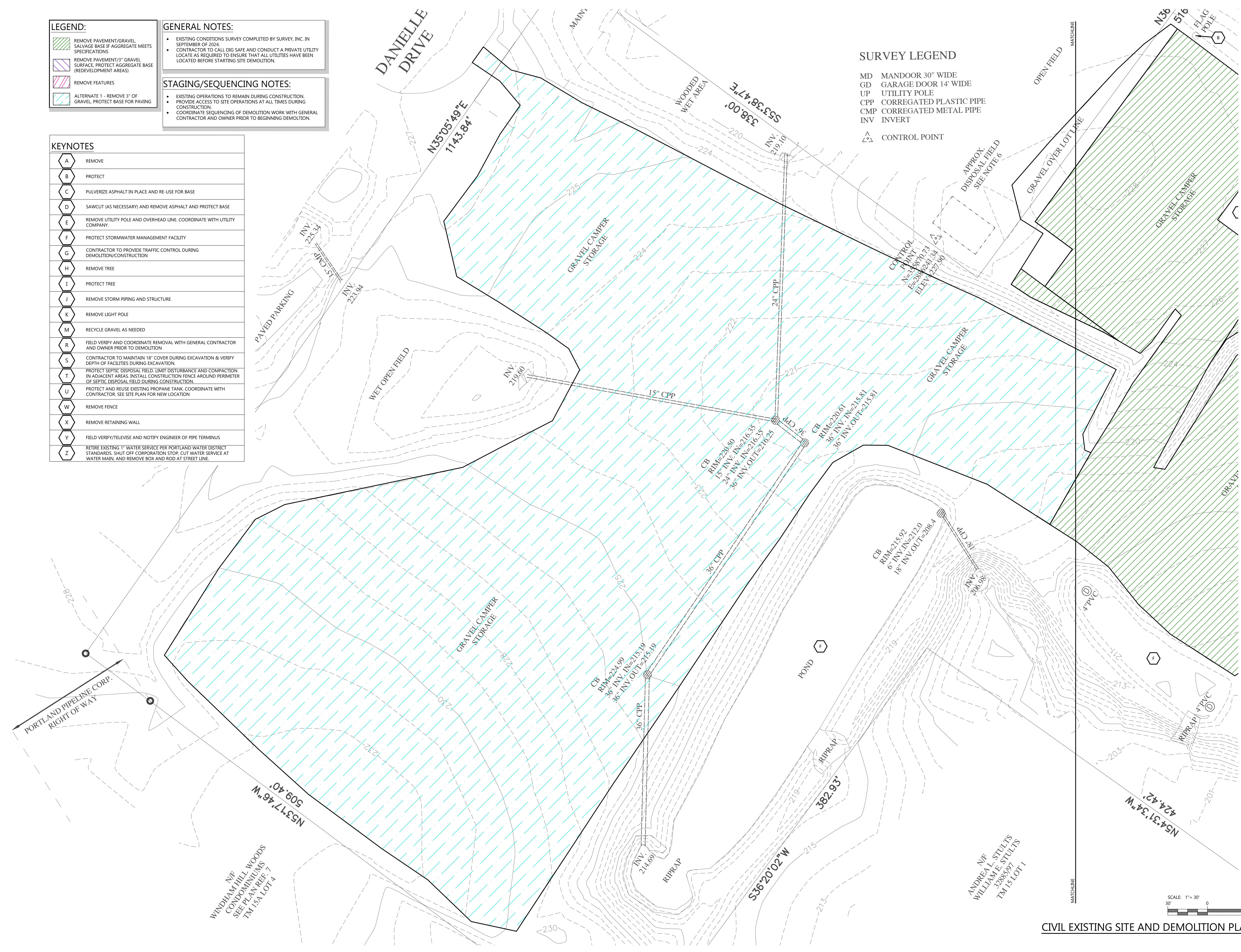
## GENERAL NOTES:

- 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.

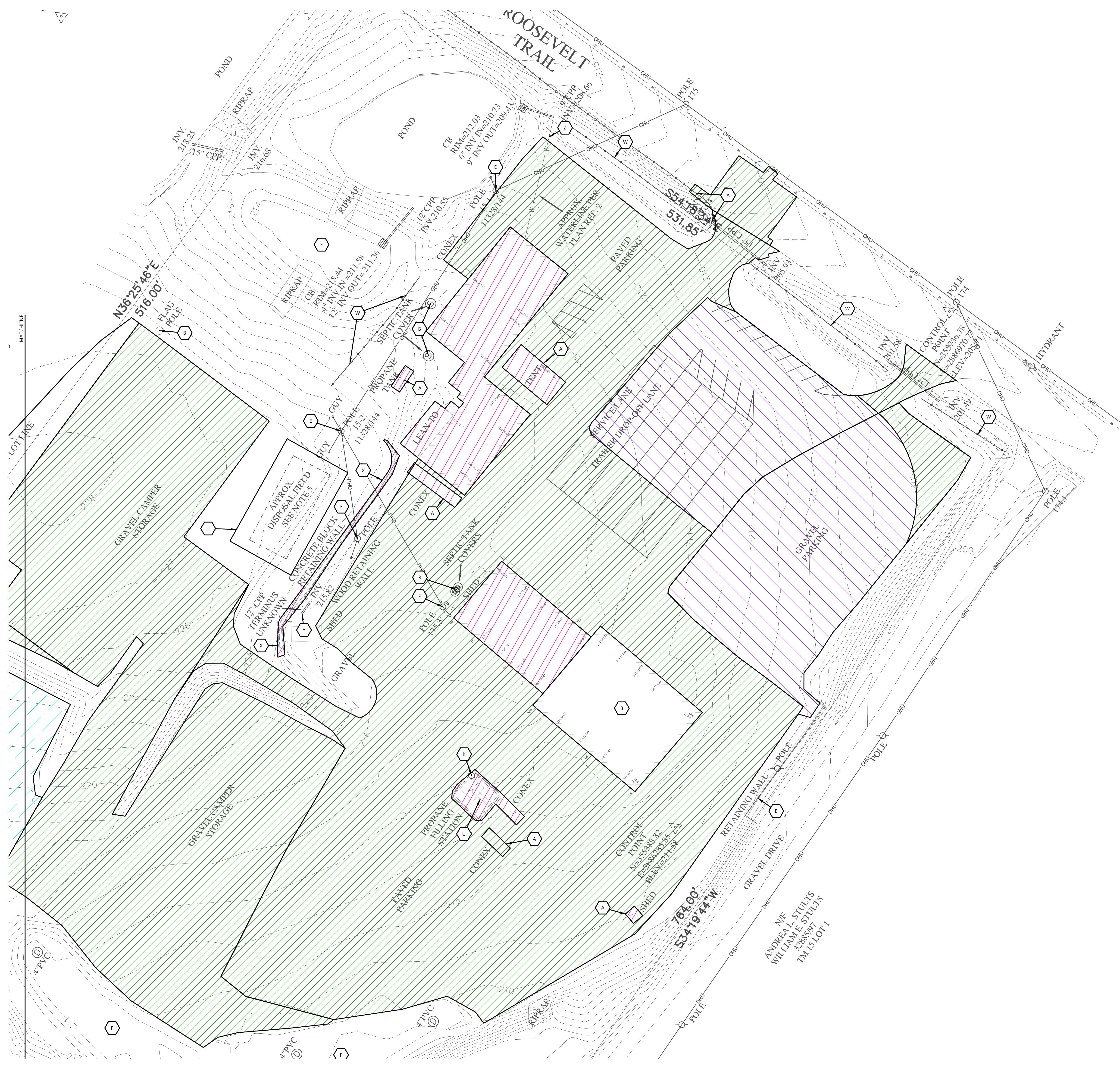
## STAGING/SEQUENCING NOTES:

- 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.

KEYNOTES	
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.



CIVIL EXISTING SITE AND DEMOLITION PLAN - WEST



#### 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

- 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/TELEVIEW 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:

- 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 CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- INV INVERT

△ CONTROL POINT

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

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

NOT FOR CONSTRUCTION

JOB NUMBER  
240174100

SHEET NUMBER

**C1.0B**

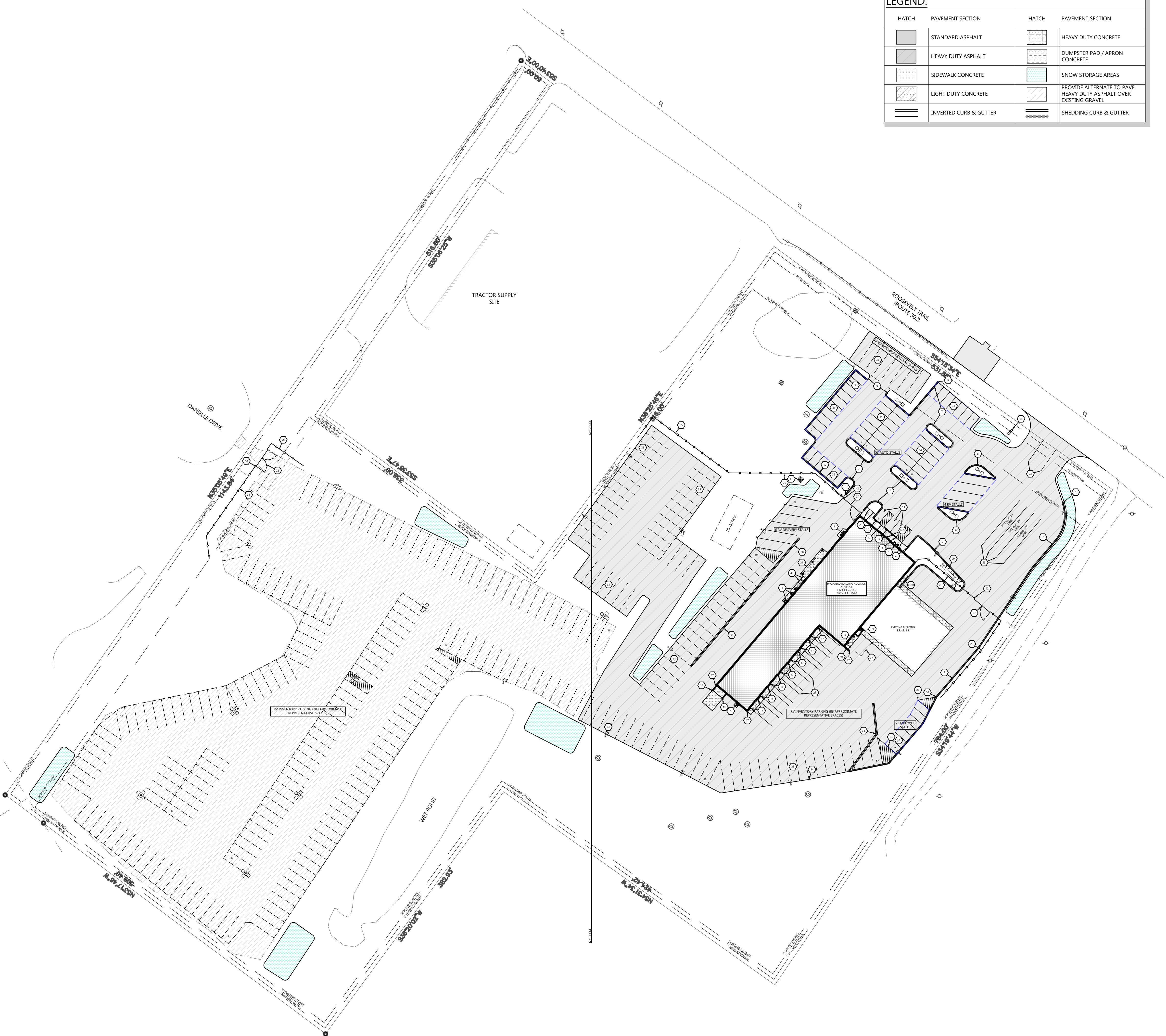
SCALE: 1" = 30'

0

30'

60'

NORTH



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)
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



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

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

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

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

JOB NUMBER  
240174100

SHEET NUMBER

C1.1A



## Always a Better Plan

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

#### 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

## 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)
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

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

## PRELIMINARY DATES

Sept. 19, 2024  
Sept. 25, 2024  
Oct. 1, 2024  
Oct. 10, 2024  
Nov. 10, 2025  
Nov. 15, 2025  
Nov. 31, 2025  
Dec. 12, 2025  
Dec. 13, 2025  
Dec. 18, 2025

9B NUMBER

**HEET NUMBER**

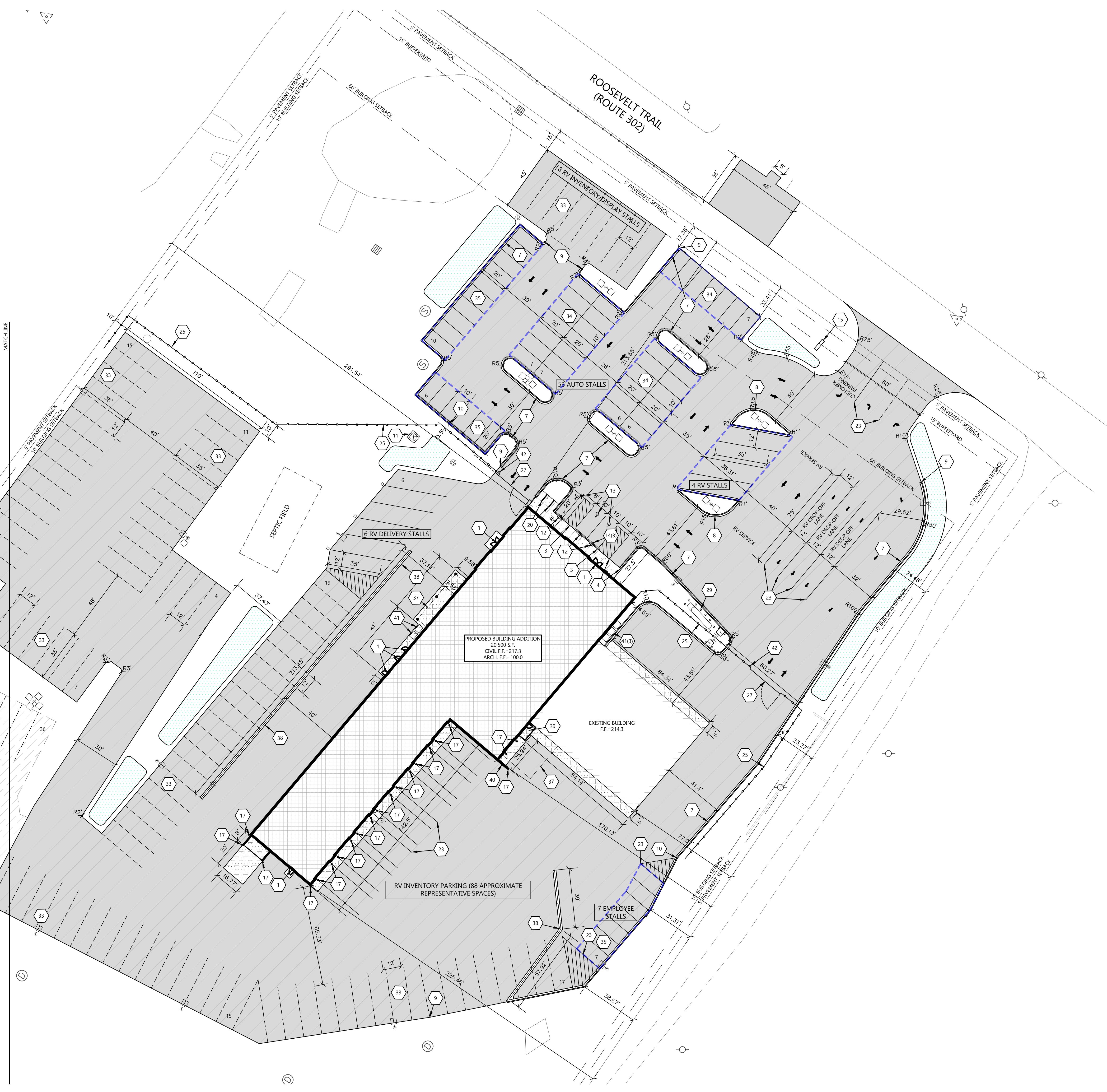
a1 18

## 1.1.3

---

A civil site plan for a rectangular property. The plan shows a building footprint on the left side, a driveway leading to a parking area in the center, and a large open area on the right. The property is bounded by a street on the left and a property line on the right. A north arrow is located in the top right corner. A scale bar at the bottom left indicates a distance of 1" = 30'. The plan is titled "CIVIL SITE PLAN - EAST" at the bottom.

## CIVIL SITE PLAN - EAST



**NOT FOR CONSTRUCTION**

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

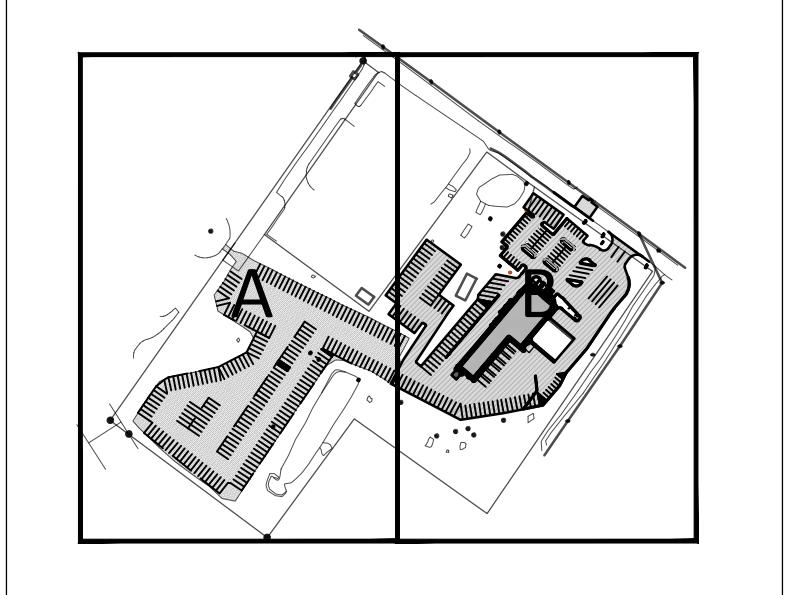
**JOB NUMBER**  
240174100

**SHEET NUMBER**

**C1.2**

**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

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

NORTH

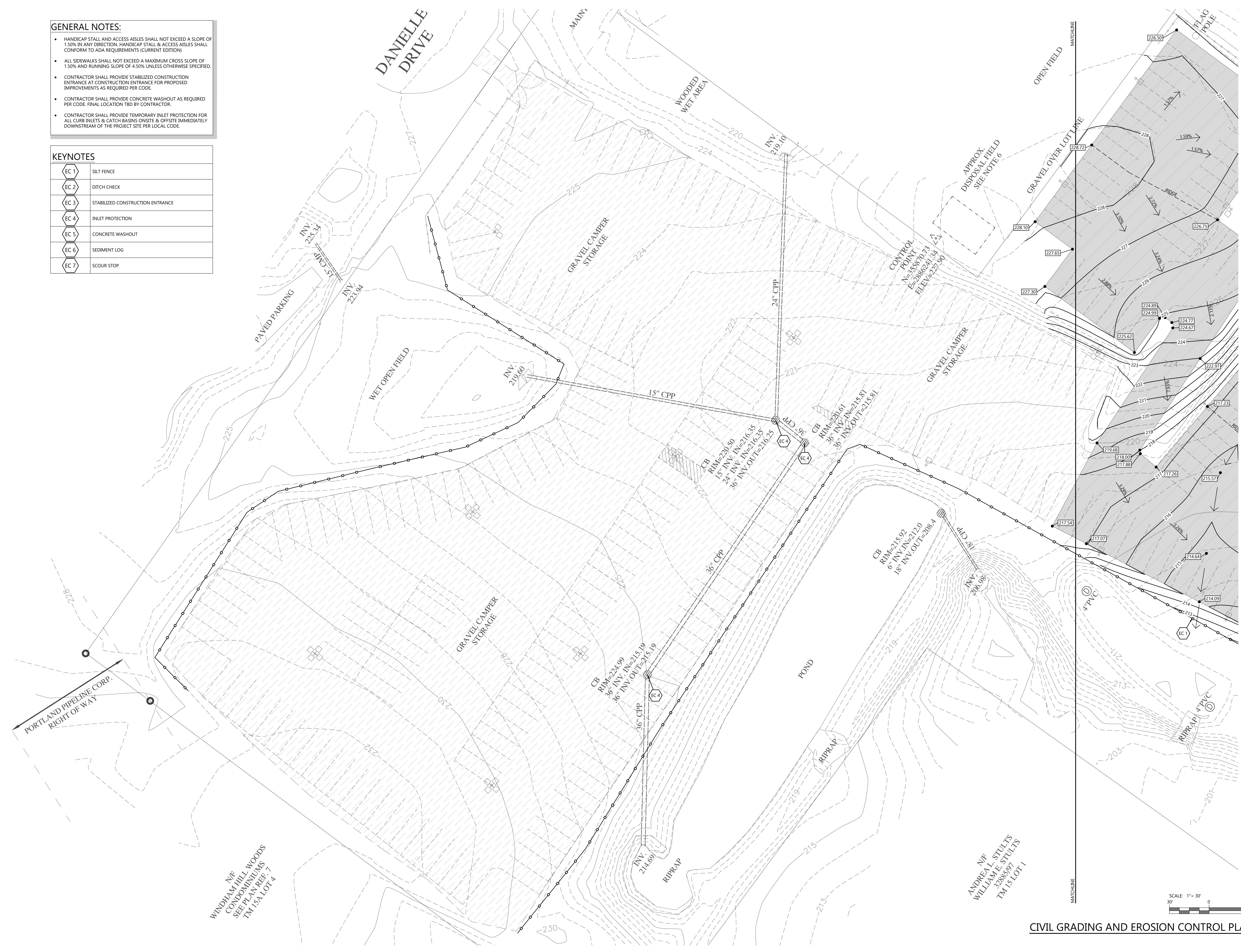
## GENERAL NOTES:

- 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.

## KEYNOTES

---

	SILT FENCE
	DITCH CHECK
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION
	CONCRETE WASHOUT
	SEDIMENT LOG
	SCOUR STOP



**Always a Better Plan**

The logo for DBS Group features the word "DBS" in a large, bold, black sans-serif font. To the right of "DBS" is the word "GROUP" in a large, bold, orange sans-serif font. The "O" in "GROUP" is stylized with a 3D effect, appearing to be composed of two overlapping rectangular blocks, one orange and one black, with a shadow.

## PROJECT INFORMATION

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

## PROFESSIONAL SEAL

## PRELIMINARY DATES

---

DEC. 10, 2024

---

JAN. 10, 2025

---

FEB. 18, 2025

DEC. 10, 2024  
JAN. 10, 2025  
FEB. 18, 2025

JOB NUMBER

**HEET NUMBER**

— 1 —

C1 2A

**1.2A**

# CIVIL GRADING AND EROSION CONTROL PLAN - WEST



**GENERAL NOTES:**

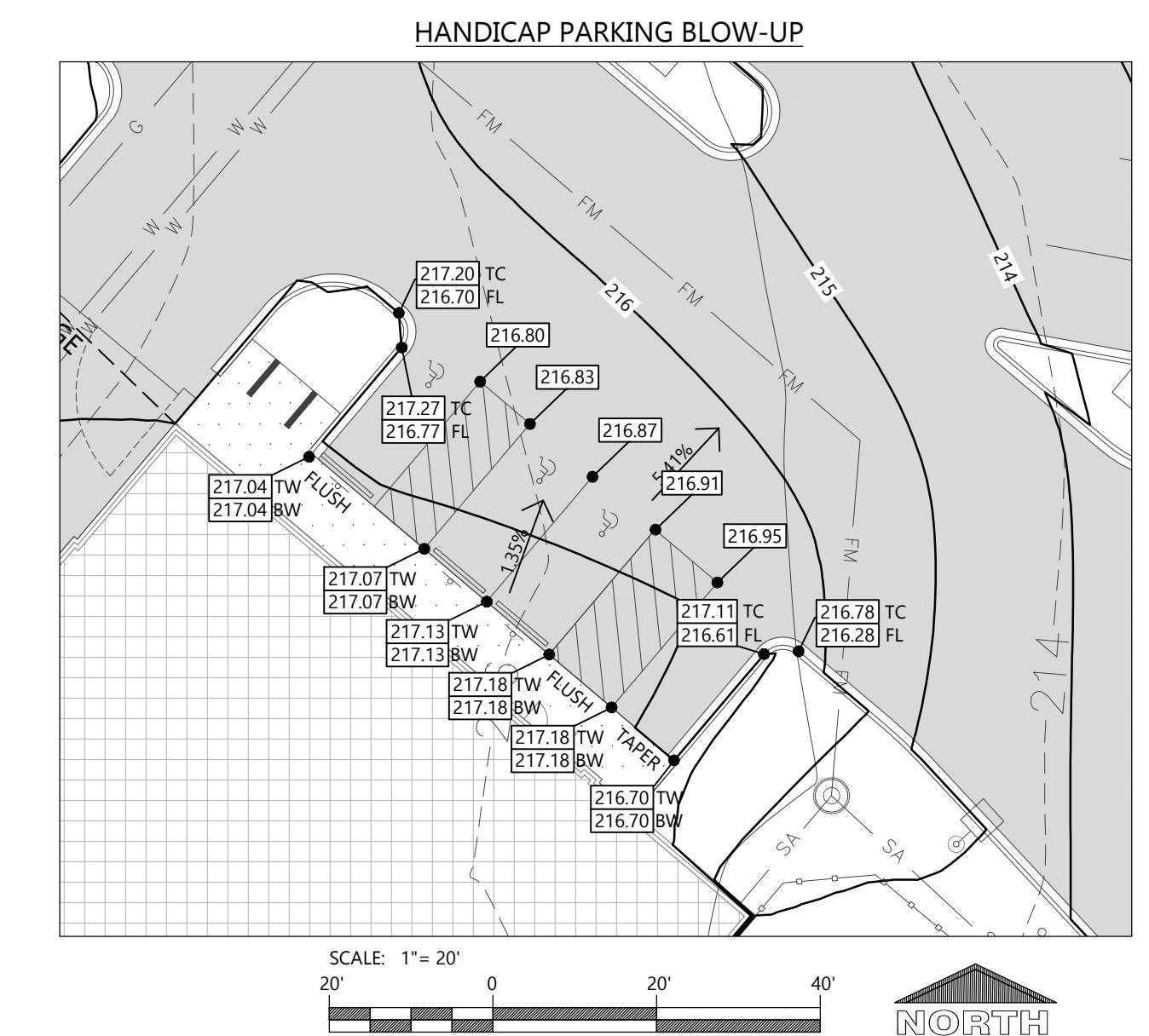
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR 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 & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**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, 54650  
608-881-8007  
www.DBsGroup.com



PROPOSED RETAIL & SERVICE EXPANSION FOR:

**CAMPING WORLD**

480 ROOSEVELT TRAIL • WINDHAM, MAINE 04062



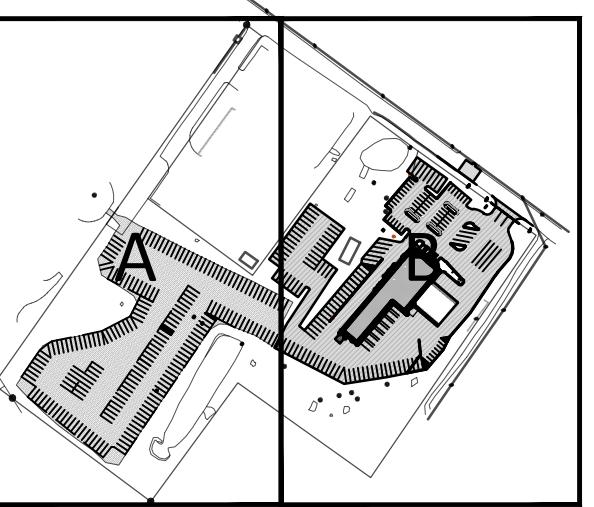
Always a Better Plan

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

COLLABORATION



2700 National Drive, Suite 101  
Douslak, Wisconsin 54650  
608-881-2007  
www.DBSG.com



## 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

NOT FOR CONSTRUCTION

JOB NUMBER  
240174100

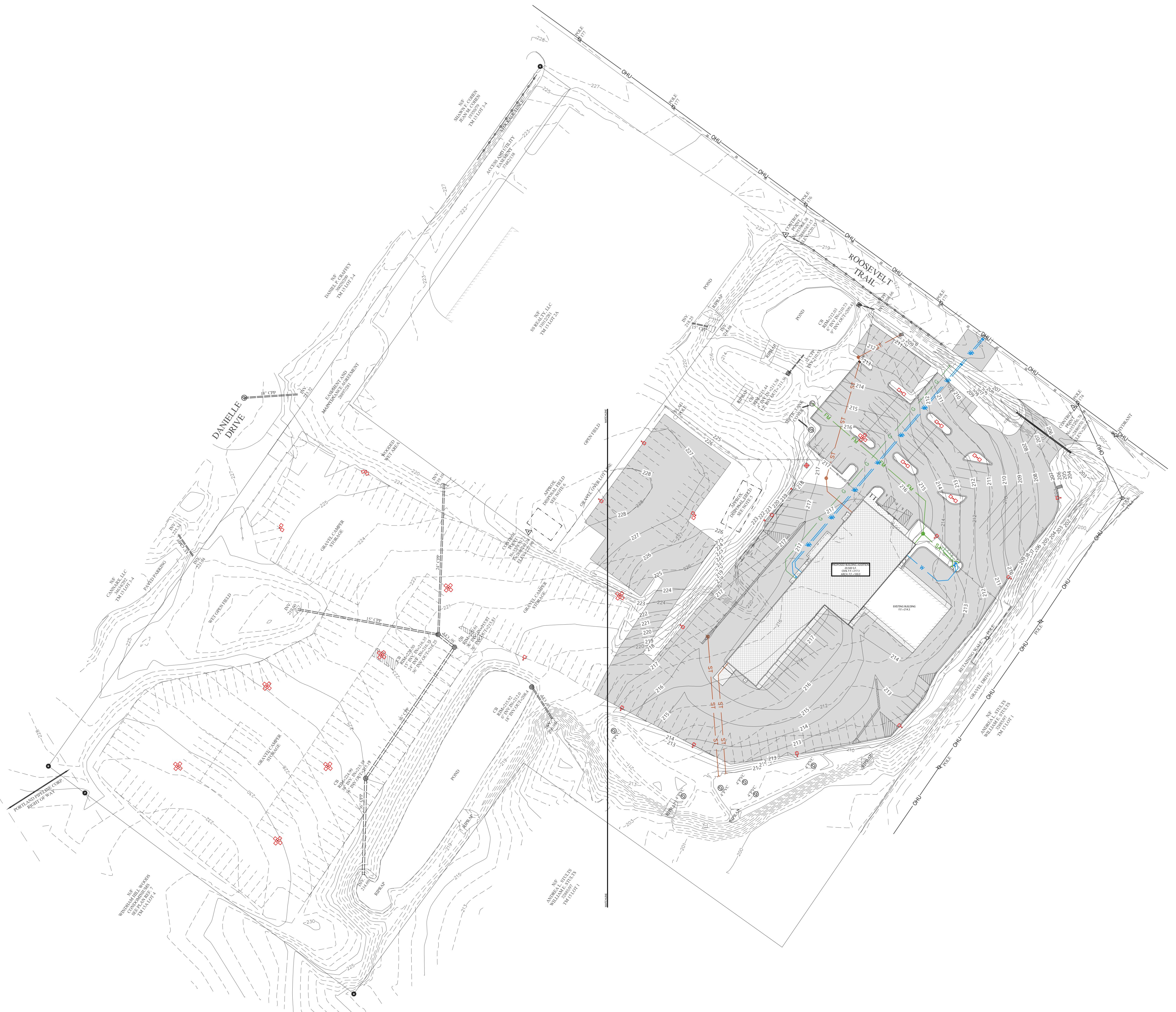
SHEET NUMBER

C1.3

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

NORTH

CIVIL UTILITY PLAN - OVERALL





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

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



# EXCEL

## Engineering

### ays a Better Plan

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

---

ONAL SEAL

NUMBER

NUMBER

1 2 R

• 1.5D

100% of the time.

## **GENERAL NOTES:**

- 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.
- FIELD VERIFY ALL DOWNSTREAM CONNECTIONS OF PROPOSED UTILITIES PRIOR TO INSTALLATION.
- PROVIDE POWER TO SEWAGE EJECTOR SE-1. COORDINATE FINAL POWER REQUIREMENTS UPON FINAL SELECTION AND APPROVAL OF PUMPS.

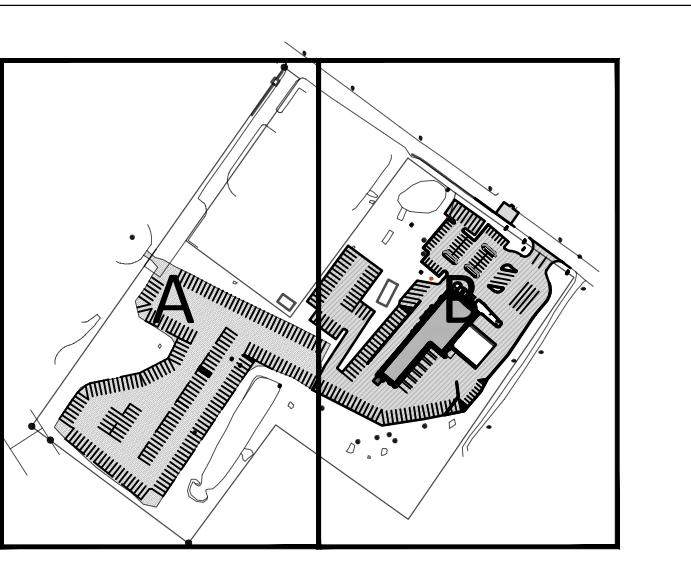
SCALE: 1" = 30'

30' 0 30' 60'

**NORTH**

**CIVIL UTILITY PLAN - EAST**

## CIVIL UTILITY PLAN - EAST



# KEY PLAN

---

NTS



## PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
<u>OVERSTORY TREES</u>					
	Red Maple	<i>Acer rubrum</i>	5	2" CAL.	B&B
	Redmond Linden	<i>Tilia americana 'Redmond'</i>	12	2" CAL.	B&B
<u>UNDERSTORY TREES</u>					
	Allegheny Serviceberry	<i>Amelanchier laevis</i>	12	2" CAL.	B&B
	White Spruce	<i>Picea glauca</i>	9	6' HT.	B&B
	Technito Arborvitae	<i>Thuja occidentalis 'Bail John'</i>	2	6' HT.	B&B
<u>DECIDUOUS SHRUBS</u>					
	Iroquois Beauty Black Chokeberry	<i>Aronia melanocarpa 'Morton'</i>	18	18" HT.	CONT.
	Kelsey's Dwarf Red-Osier Dogwood	<i>Cornus sericea 'Kelseyi'</i>	10	18" HT.	CONT.
	Kodiak Orange bush Honeysuckle	<i>Diervilla x 'G2X88544'</i>	13	24" HT.	CONT.
	Little Quick Fire Hydrangea	<i>Hydrangea paniculata 'SMHPLQF'</i>	4	24" HT.	CONT.
	Little Joker Ninebark	<i>Physocarpus opulifolius 'Hoogi021'</i>	14	24" HT.	CONT.
	Snowmound Spirea	<i>Spiraea nipponica 'Snowmound'</i>	12	24" HT.	CONT.
<u>EVERGREEN SHRUBS</u>					
	Old Gold Juniper	<i>Juniperus chinensis 'Old Gold'</i>	13	24" HT.	CONT.
	Green Gem Boxwood	<i>Buxus x 'Green Gem'</i>	10	18" HT.	CONT.
	Everlow Yew	<i>Taxus x media 'Everlow'</i>	13	18" HT.	CONT.
<u>PERENNIALS / ORNAMENTAL GRASSES</u>					
	Pink Crush New England Aster	<i>Aster novae-angliae 'Pink Crush'</i>	30	1 GAL.	POT
	Standing Ovation Little Bluestem	<i>Schizachyrium scoparium 'Standing Ovation'</i>	27	1 GAL.	POT

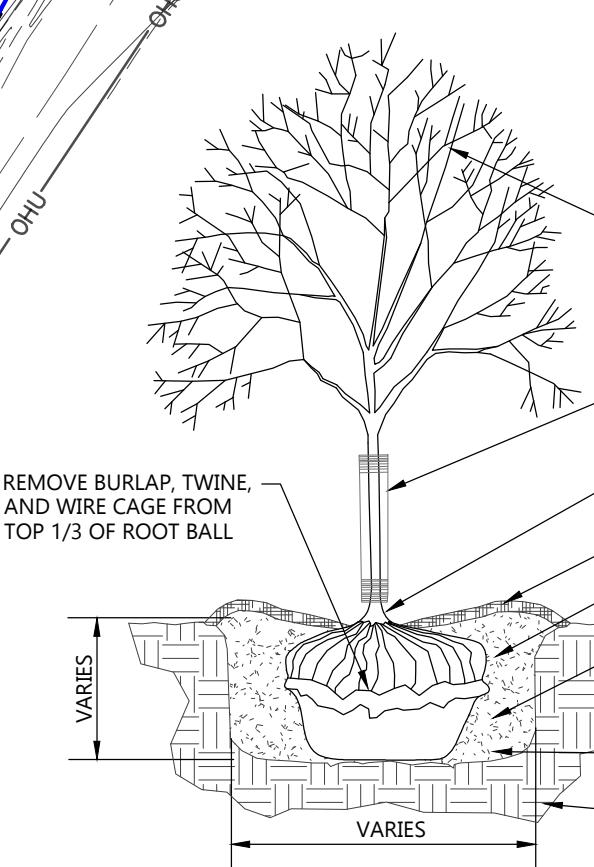
## LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING LOT	60,879 SF PARKING LOT AREA x 15% 60,879 x .15 = 9,132 SF LANDSCAPED AREA	9,212 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



The diagram illustrates the steps for planting a tree and the composition of the planting mix. It shows a tree with its root ball being prepared for planting. The root ball is surrounded by a textured area representing the 'SOIL MIX' (30% topsoil, 30% peat moss, 30% sand, 10% lime). The diagram also shows the 'EXISTING SUBGRADE' and the 'BACKFILL' area. A vertical dimension line indicates that the 'VARIETY' of soil mix 'VARIES' in thickness around the root ball.

INSTALLATION AS NECESSARY

ONLY WRAP TREE IF PLANTED NEAR END OF GROWING SEASON (REMOVE IN SPRING)

SITUATE EXPOSED ROOT FLARE 2-3" ABOVE FINISHED GRADE

3" MULCH

DIG HOLE 2-3 TIMES WIDER THAN DIAMETER OF ROOT BALL

BACKFILL USING CLEAN EXISTING SOIL REMOVED FROM HOLE AND SUPPLEMENT WITH CLEAN NATIVE SOIL AS NECESSARY ELIMINATE VOIDS, LIGHTLY TAMP, AND WATER WELL

BREAK UP SUBGRADE AND EXPOSED SIDES OF HOLE USING HAND TOOLS

EXISTING SUBGRADE

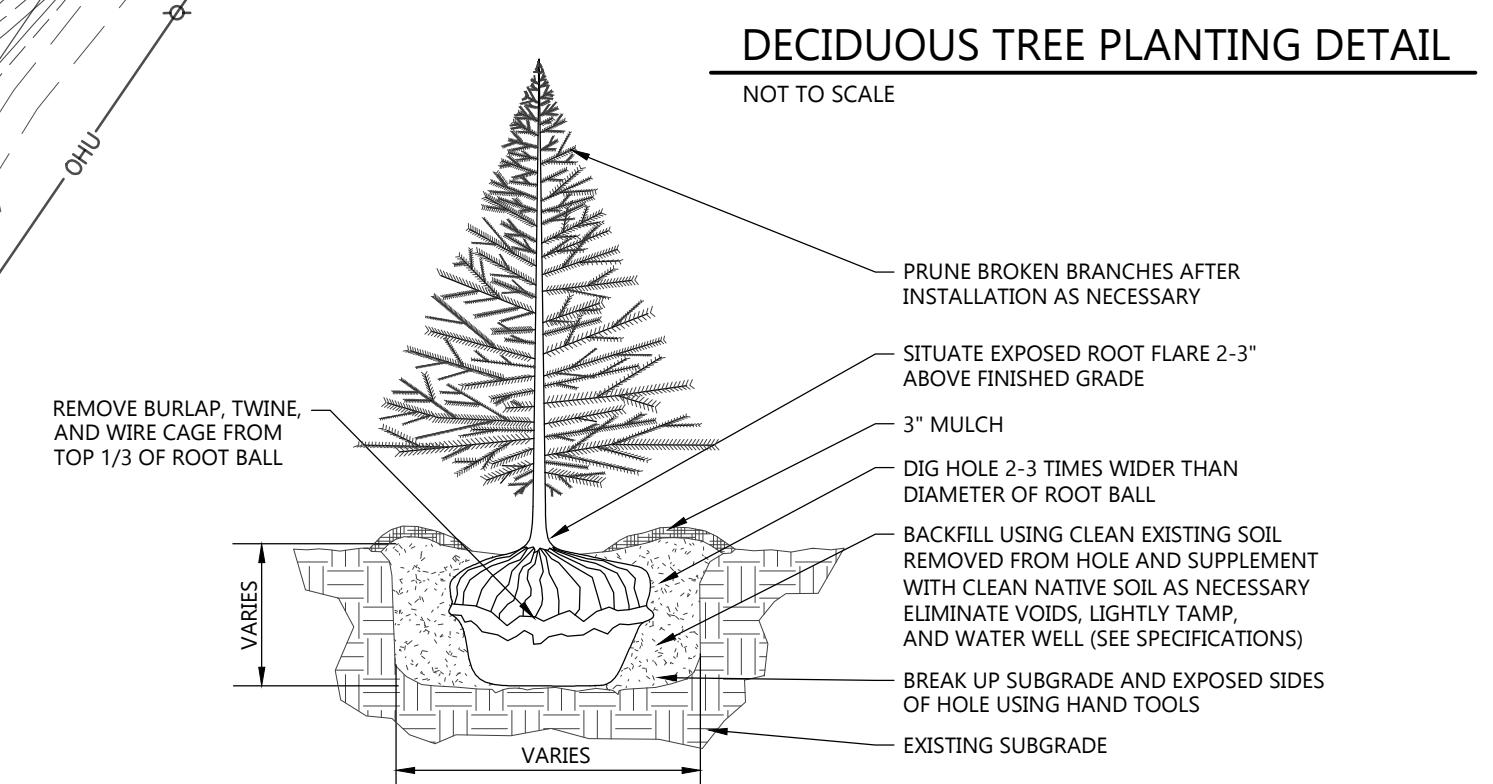
REMOVE BURLAP, TWINE, AND WIRE CAGE FROM TOP 1/3 OF ROOT BALL

VARIETY  
VARIES

## DECIDUOUS TREE PLANTING DETAIL

---

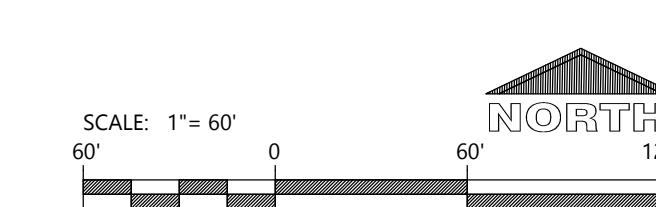
NOT TO SCALE



## EVERGREEN TREE PLANTING DETAIL

---

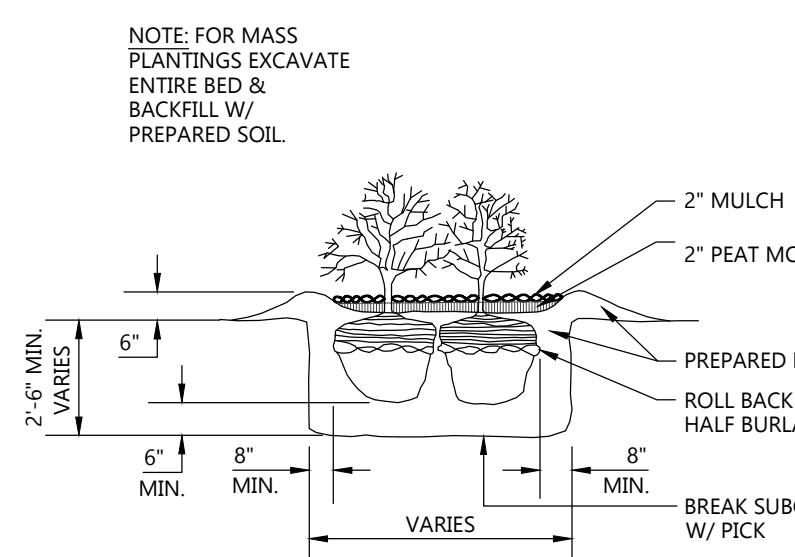
NOT TO SCALE



## SHRUB PLANTING DETAILS

## STIRUB FL

---



## **PRELIMINARY DATES**

JAN. 10, 2025  
FEB. 18, 2025

## **NOT FOR CONSTRUCTION**

**JOB NUMBER**

**SHEET NUMBER**

- 1 -

# C1.4

## CIVIL LANDSCAPE AND RESTORATION PLAN - OVERALL

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 LOW HANGING BRANCHES. TREES PLANTING BACKFILL PROCEDURES 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)



Always a Better Plan

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



2700 National Drive, Suite 101  
Douselska, Wisconsin, 54950  
608-881-2007  
www.DBSG.com

#### PROJECT INFORMATION

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



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

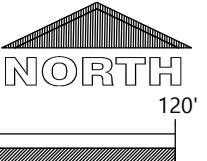
NOT FOR CONSTRUCTION

JOB NUMBER  
240174100

SHEET NUMBER

**C1.4A**

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



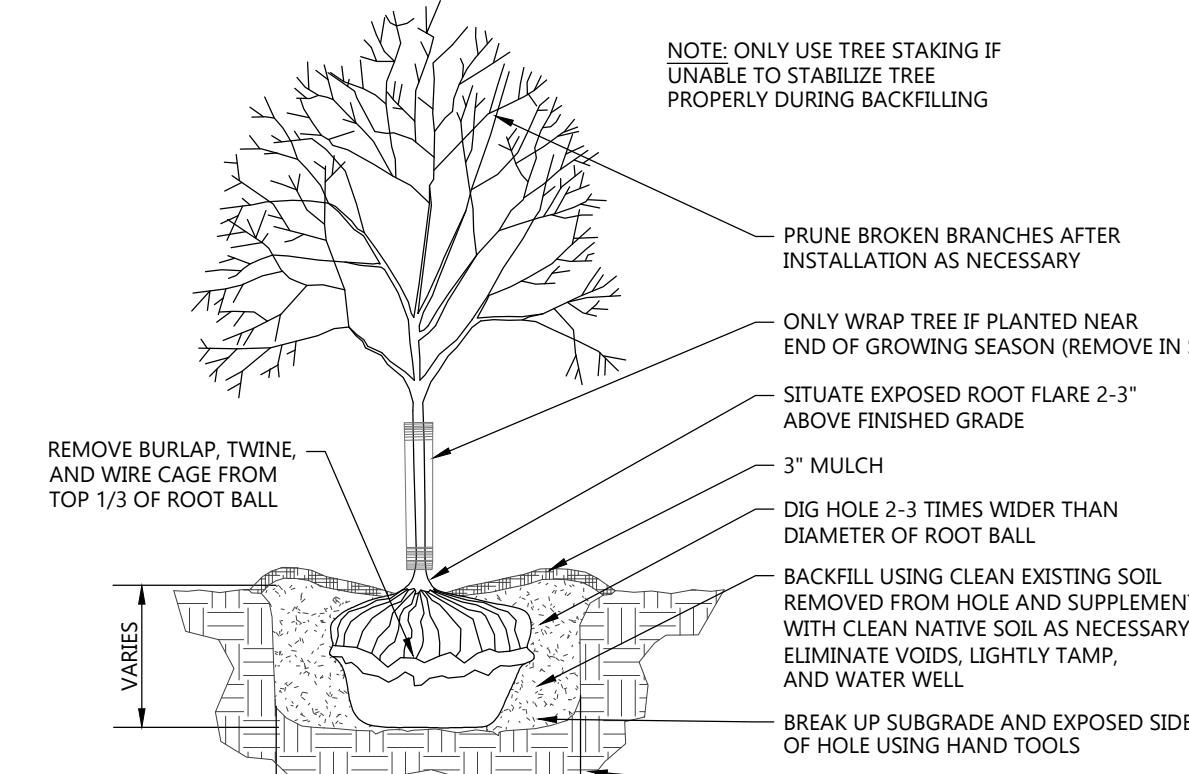
**PROJECT INFORMATION**

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

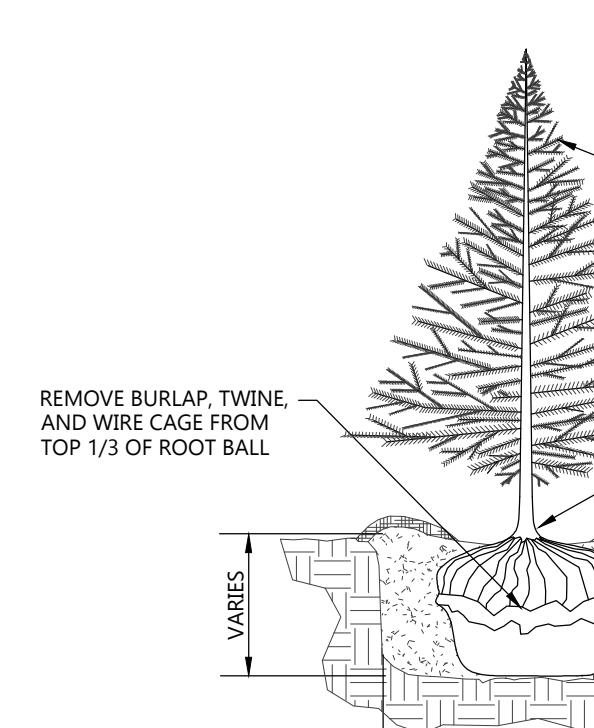
PLANT SCHEDULE 1.4B					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
<b>OVERSTORY TREES</b>					
◎	Red Maple	Acer rubrum	5	2" CAL.	B&B
◎	Redmond Linden	Tilia americana 'Redmond'	12	2" CAL.	B&B
<b>UNDERSTORY TREES</b>					
◎	Allegheny Serviceberry	Amelanchier laevis	2	2" CAL.	B&B
◎	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	2	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	Diervilla x 'G2X85544'	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

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING LOT	60,879 SF PARKING LOT AREA x 15% 60,835 x 15 = 9,125 SF LANDSCAPED AREA	9,121 SF LANDSCAPED AREA
FRONT BUFFER YARD	370' OF FRONTAGE / 100' = 3.7 PER 100 LF OF FRONTAGE 0.4 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 34 SHRUBS	5 CANOPY TREES 2 UNDERSTORY TREES 34 SHRUBS

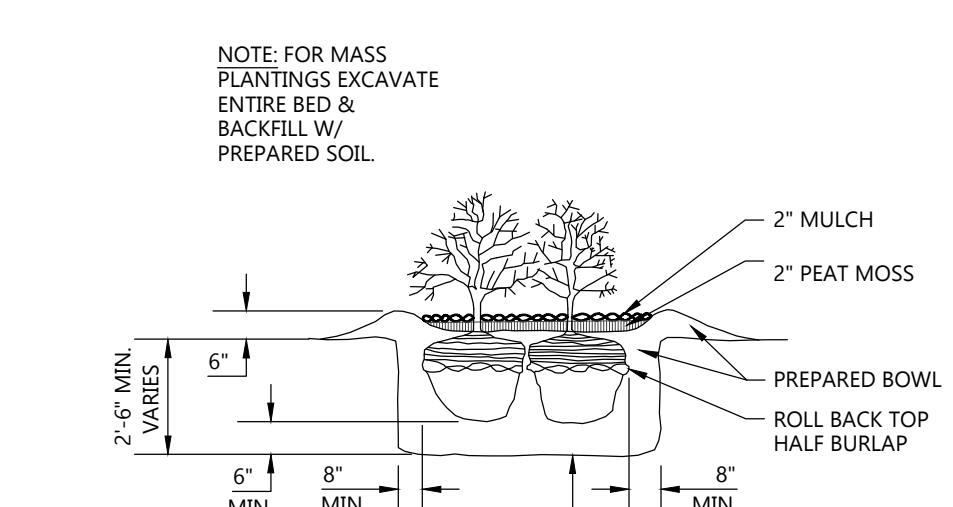
HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
MINERAL MULCH	
SEEDED LAWN	
EROSION MATTING (NAG S150) > OR = 4:1 SLOPES OUTSIDE OF SWM	



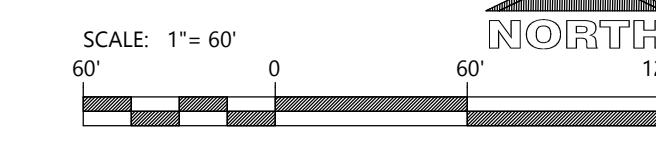
DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



**C1.4B**

JOB NUMBER  
240174100

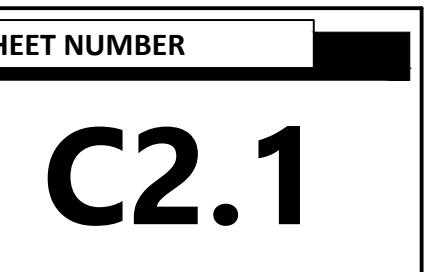
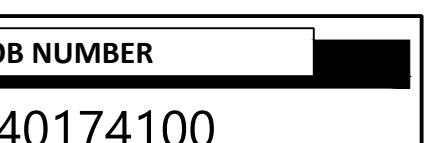
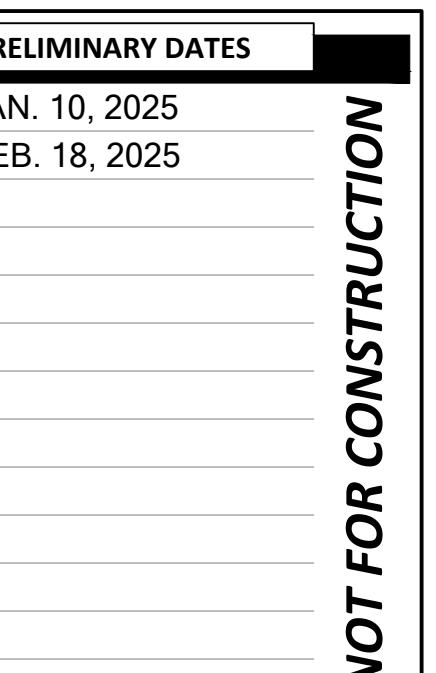
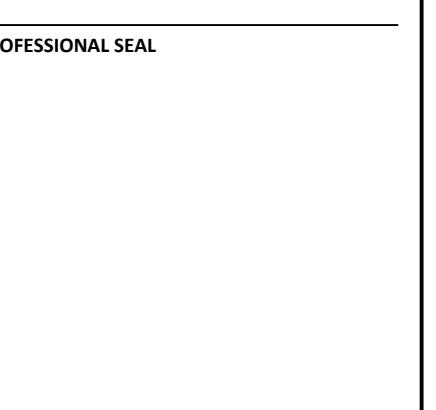
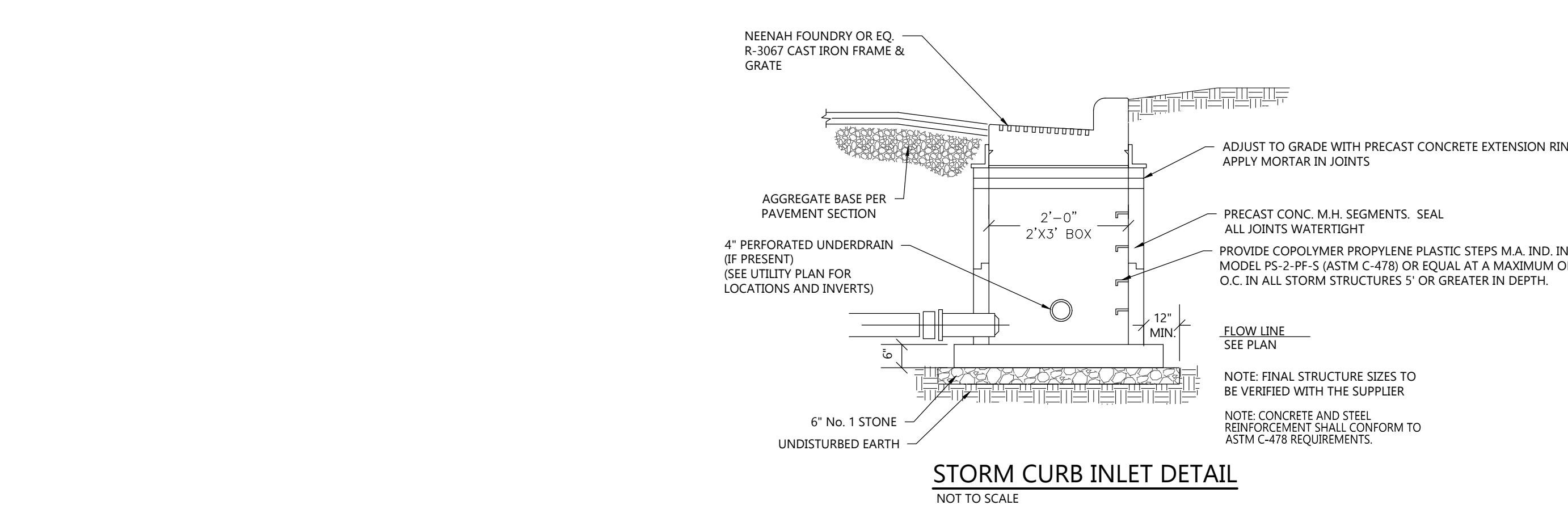
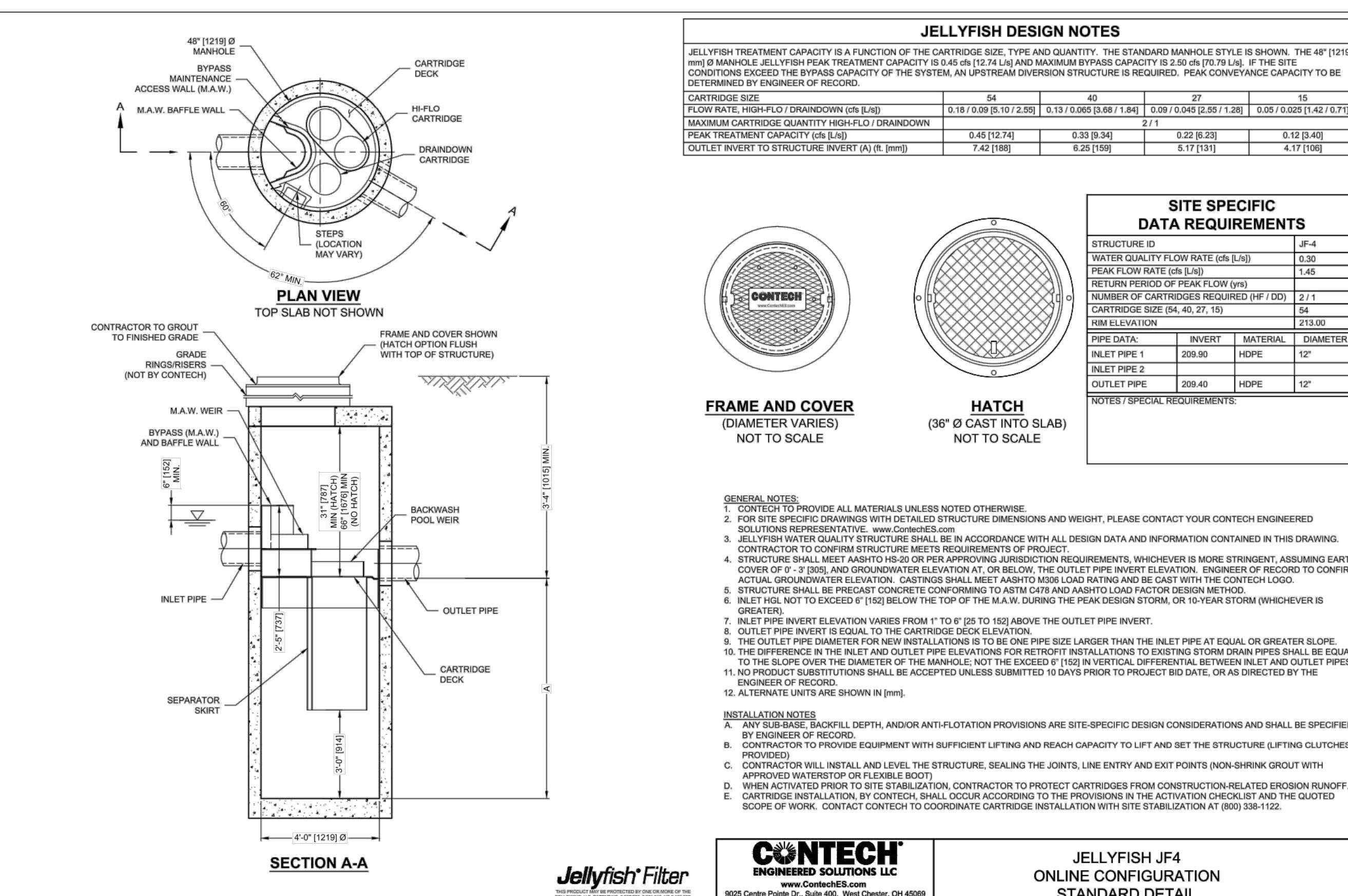
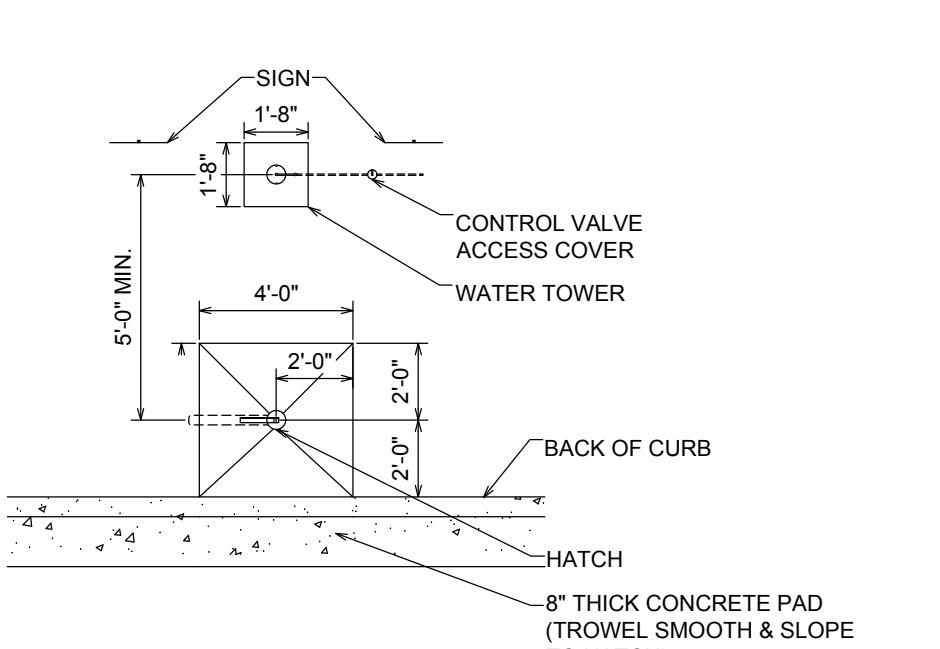
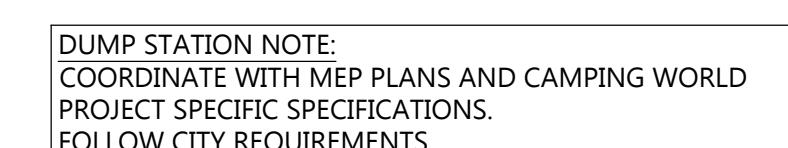
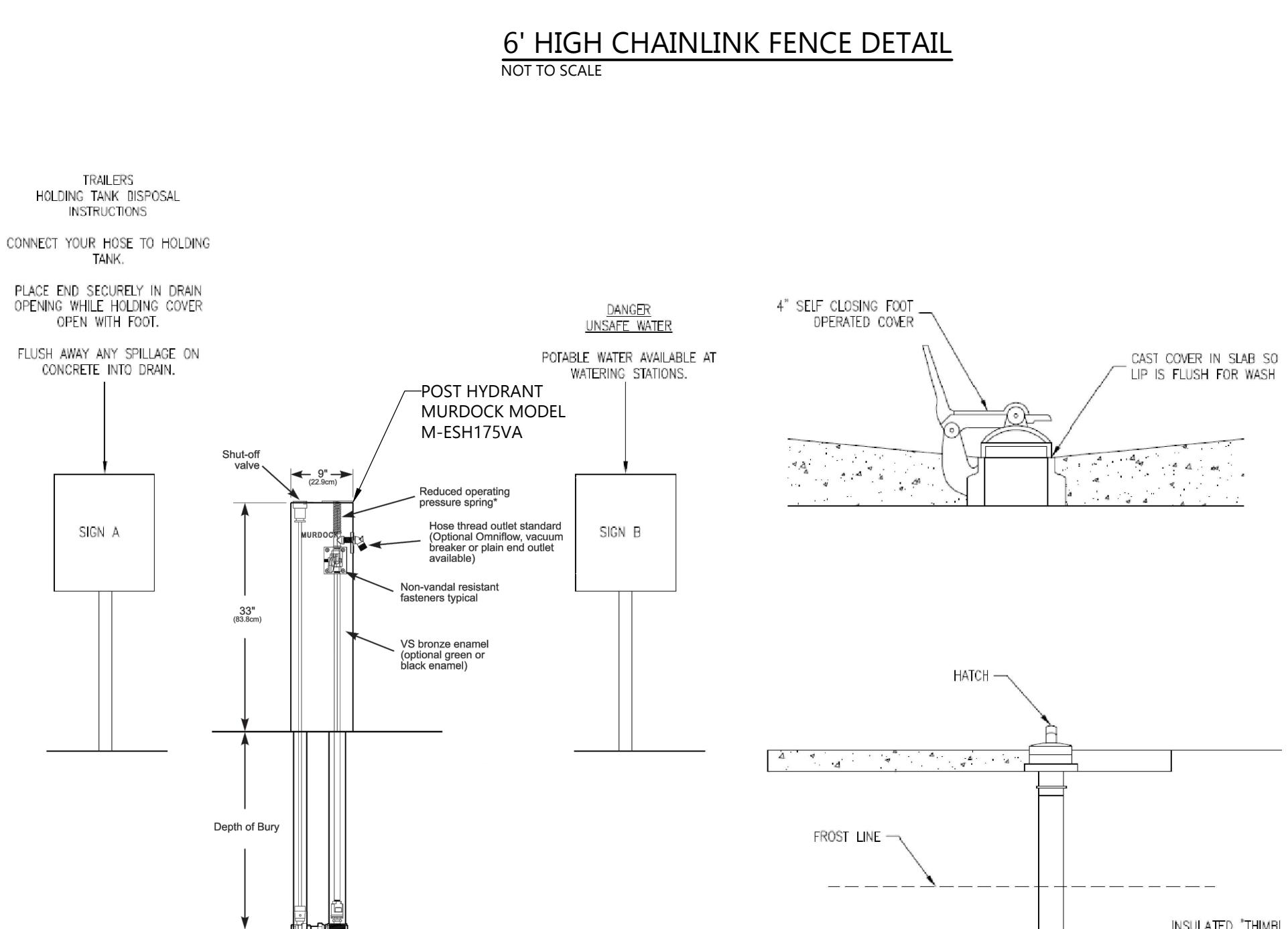
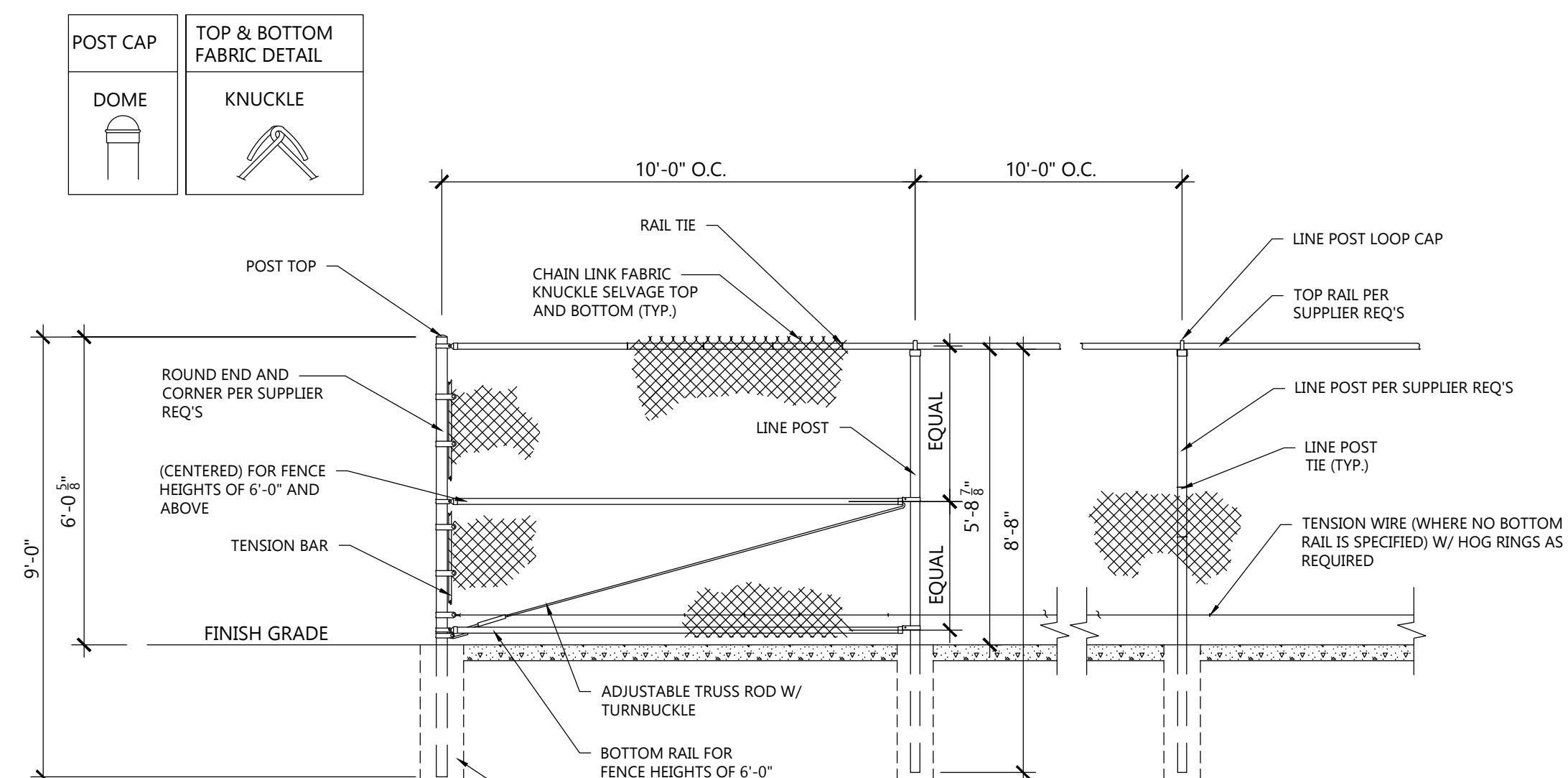
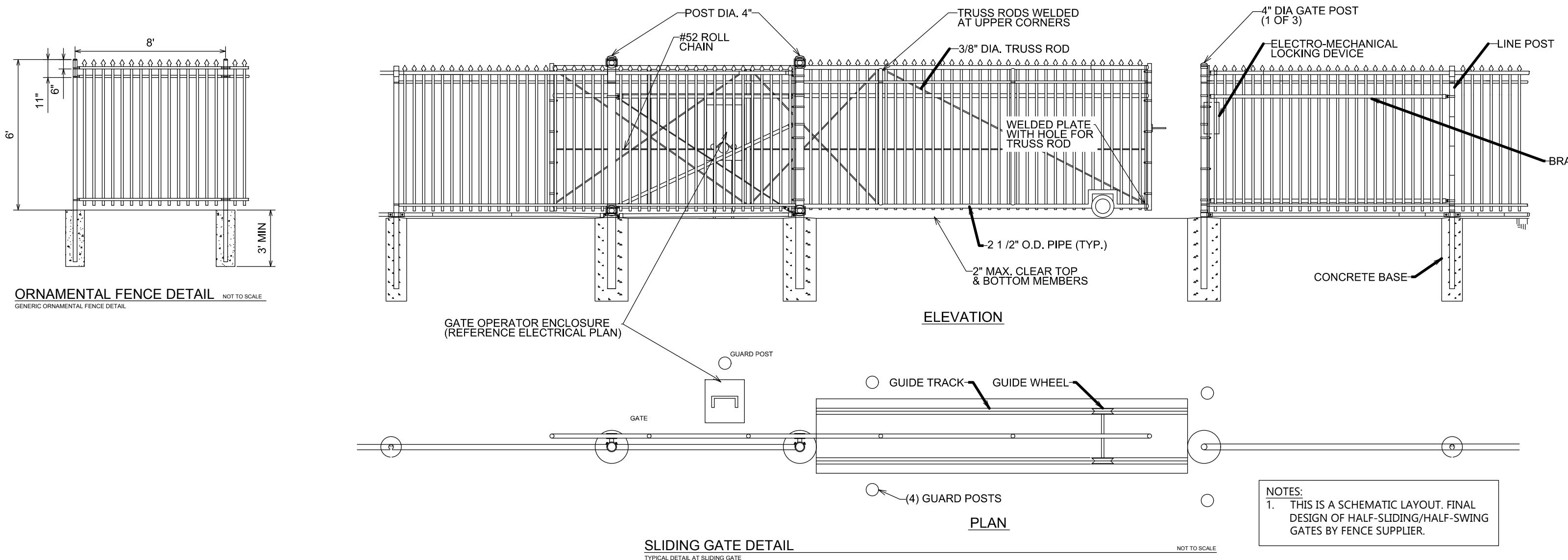
SHEET NUMBER

CIVIL LANDSCAPE AND RESTORATION PLAN - EAST

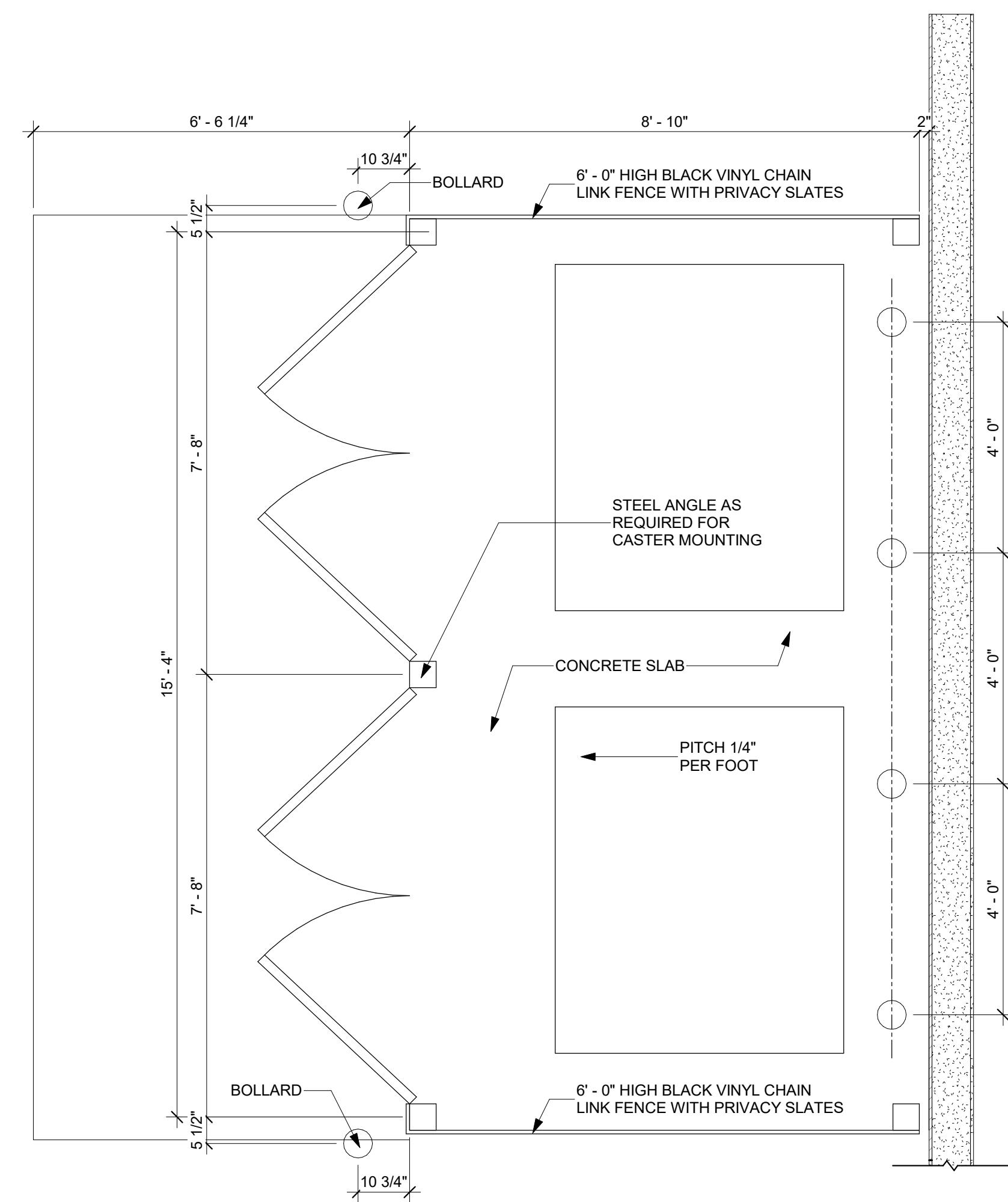
PRELIMINARY DATES  
JAN. 10, 2025  
FEB. 18, 2025

NOT FOR CONSTRUCTION







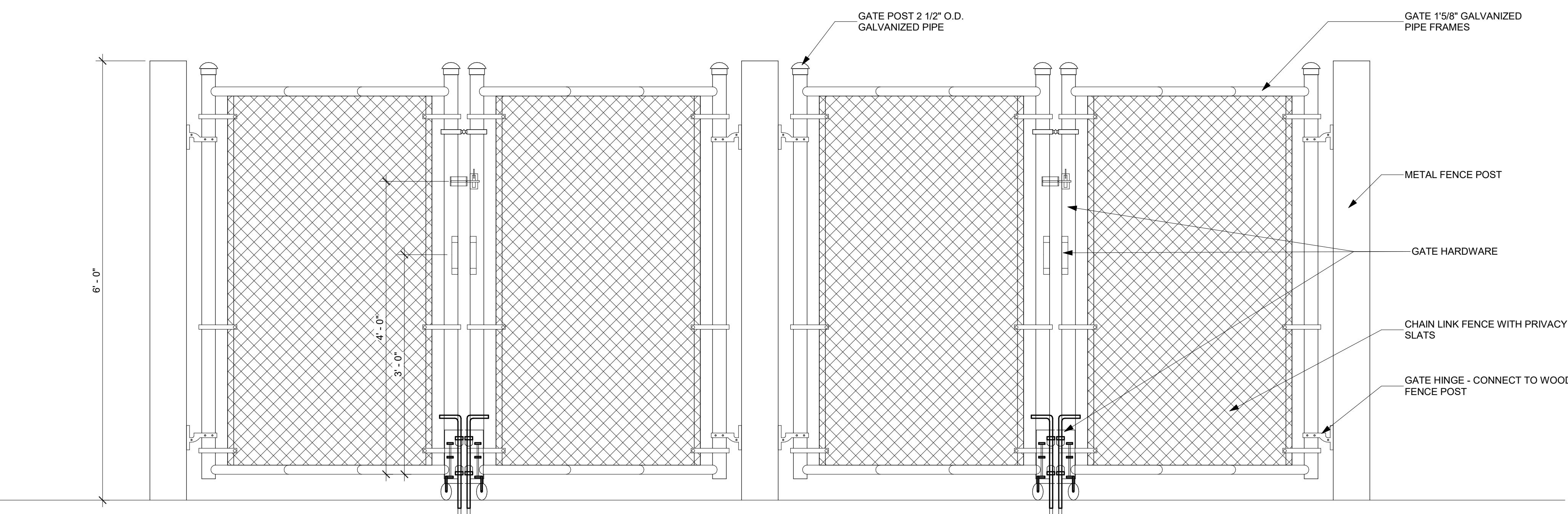


**1 FOUNDATION AT OVERHEAD DOOR**

SCALE: 1/2" = 1'-0" AS102

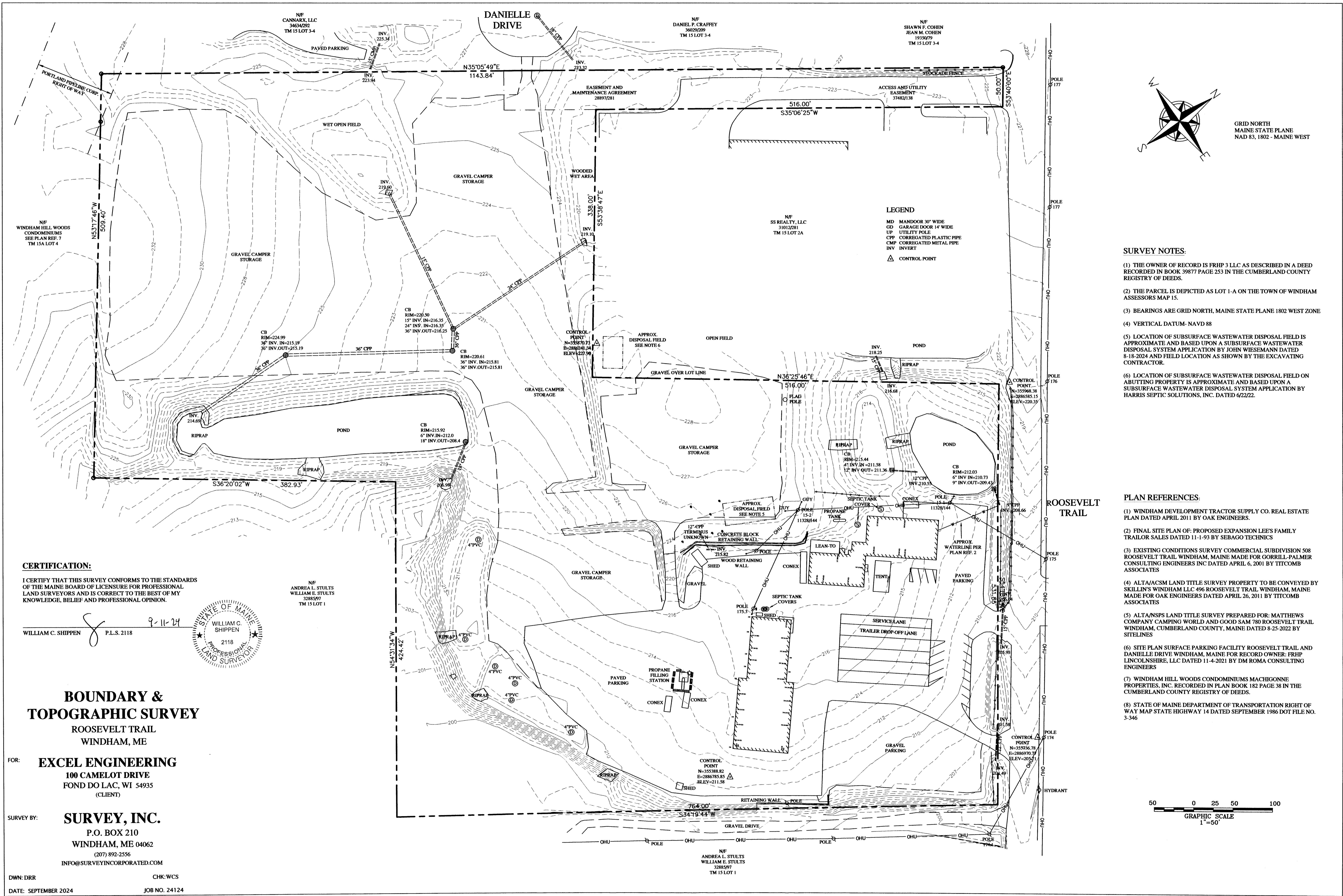
**2 FOUNDATION AT OVERHEAD DOOR**

SCALE: 1" = 1'-0" AS102

PROJECT NO. 2024-0241  
DRAWN BY LEF / MJHW  
CHECKED BY AMPISSUE DATE  
PEMB SET 2024.09.20  
BID SET 2025.01.20

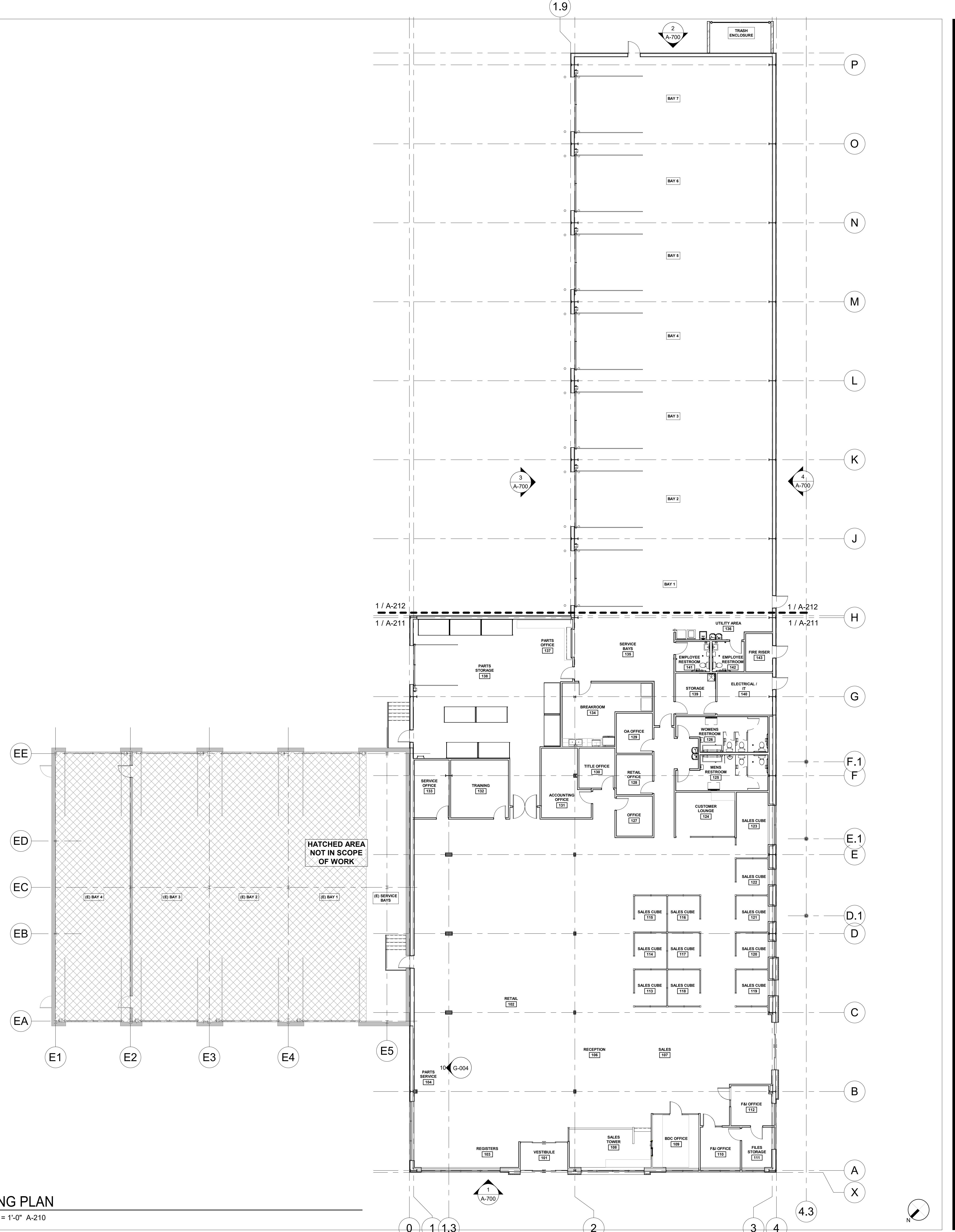
△ REVISION DATE

TITLE: TRASH ENCLOSURE DETAILS  
SHEET NUMBER: AS102



## **FLOOR PLAN GENERAL NOTES**

- A. FIELD VERIFY THAT EXISTING DOORS, FRAMES AND HARDWARE TO REMAIN ARE IN COMPLIANCE WITH ACCESSIBILITY CODES AND ORDINANCES.
- B. IF EXISTING EXTERIOR THRESHOLDS TO REMAIN EXCEED THE REQUIRED A.D.A. MAXIMUM HEIGHT OF 1/2", REMOVE AND REPLACE WITH ACCESSIBLE THRESHOLD WITH FLOOR LEVEL CHANGE AT ACCESSIBLE DOORWAYS TO HAVE BEVELED EDGES WITH A SLOPE NO GREATER THAN 1:2.
- C. PROVIDE AND INSTALL APPROVED FIRE STOPPING AT PENETRATIONS OF RATED WALL, FLOOR/CEILING, ROOF/CEILING AND ROOF ASSEMBLIES. FIRE STOPPING TO BE PROVIDED AND INSTALLED BY CONTRACTOR REQUIRING PENETRATION.
- D. FIREPROOFING, SEALANTS AND DAMPERS MAY NOT BE SHOWN ON SOME DRAWINGS FOR CLARITY; HOWEVER, ASSEMBLIES MUST BE INSTALLED AS REQUIRED TO MAINTAIN AND/OR PROVIDE RATINGS INDICATED ON DRAWINGS. PENETRATION SEALANTS OR ASSEMBLIES SHALL BE UL LISTED (OR EQUIVALENT) FOR APPROVED INSTALLATION WITHIN THE RATED ASSEMBLY NOTED ON THE PLANS.
- E. WALL TYPES WITH FIRE RATINGS SHALL CONTINUE FROM FLOOR TO FLOOR OR ROOF ABOVE, UNLESS NOTED OTHERWISE.
- F. ALL EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE, KEY, OR EFFORT.
- G. A READILY VISIBLE SIGN SHALL BE ADJACENT TO THE MAIN PUBLIC DOORWAY STATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
- H. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18" OF WALKING SURFACE, GLAZING IN DOORS AND AT WINDOWS ADJACENT TO DOORS.
- I. DIMENSION NOTES:
  - a. ALL STRUCTURAL GRID DIMENSIONS ARE FROM CENTERLINE OF EXISTING STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.
  - b. ALL DIMENSIONS ARE TAKEN TO OUTSIDE FACE OF SHEATHING OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.
  - c. CLEAR SHALL MEAN DIMENSION BETWEEN FACE OF THE FURTHEST PROTRUDING FINISH MATERIAL AT EACH SIDE OF OPENING.
  - d. ALL DIMENSIONS ARE FROM INTERIOR FACE OF EXISTING EXTERIOR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
- J. THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL AS MEASURED TO THE JAMB, UNLESS NOTED OTHERWISE. INTERIOR DOORS PLACED IN MASONRY WALLS SHALL BE PLACED A MINIMUM OF 4" AND MAXIMUM OF 8" AWAY FROM INTERIOR WALLS TO COORDINATE WITH MASONRY COURSING, UNLESS NOTED OTHERWISE.
- K. GENERAL CONTRACTOR SHALL FIELD VERIFY SIZE AND LOCATIONS OF MECHANICAL EQUIPMENT PADS AND BASES, INCLUDING POWER AND/OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURER'S PRIOR TO PROCEEDING WITH THE WORK. INFORM THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS. CHANGES TO ACCOMMODATE FIELD CONDITIONS AND/OR SUBSTITUTIONS NOT COMMUNICATED IMMEDIATELY SHALL BE MADE WITHOUT CHARGE TO THE OWNER.
- L. ANY NEW EXTERIOR LANDINGS SHALL BE FLUSH WITH THE INTERIOR FINISHED FLOOR SLAB AND SLOPE AWAY FROM THE FACE OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
- M. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL ASSEMBLIES AND FOUNDATIONS, BETWEEN WALL AND ROOF ASSEMBLIES, BETWEEN WALLS PANELS, AT PENETRATIONS FOR UTILITY SERVICES, FLOOR ASSEMBLIES AND ROOF ASSEMBLIES OR ANY OTHER OPENING IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND/OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
- N. TRENCH CUT OR CORE EXISTING SLAB AS NECESSARY FOR UNDERGROUND UTILITIES. USE GROUND PENETRATING RADAR TO SCAN THE SLAB FOR HIDDEN CONDITIONS PRIOR TO TRENCH CUTTING OR CORE DRILLING. NOTIFY ARCHITECT IF ANY HIDDEN CONDITIONS ARE DISCOVERED THAT COULD IMPACT THE UNDERGROUND UTILITY CONDITIONS OR ROUTING OR WHERE TRENCH CUTTING OR CORE DRILLING MAY ADVERSELY IMPACT THE INTEGRITY OF THE SLAB. IF REQUIRED, ALL SAW-CUTTING AND CORING LOCATIONS SHALL BE COORDINATED WITH THE OWNER AND/OR LANDLORD PRIOR TO COMMENCING WORK.
- O. IF CONCRETE FLOOR SLAB TRENCHING IS DETERMINED TO DEVIATE FROM THE PLUMBING PLANS, THE GENERAL CONTRACTOR IS REQUIRED TO SUBMIT AN UPDATED TRENCHING PLAN TO THE ARCHITECT FOR APPROVAL IMMEDIATELY PRIOR TO COMMENCING THE WORK.
- P. WHENEVER POSSIBLE, SAW CUTS SHALL BE LOCATED INSIDE THE PROPOSED COOKING AND SERVICE AREAS SCHEDULED TO RECEIVE FLOOR TILE AND SHALL NOT OCCUR IN PROPOSED SEATING AREAS OR PASSAGEWAYS.
- Q. INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF ROOF/CEILING ASSEMBLY ABOVE UNLESS NOTED OTHERWISE.
- R. PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN GYPSUM BOARD SURFACES AT 30'-0" ON CENTER MAXIMUM.
- S. PROVIDE SOUND BATT INSULATION AT INTERIOR PARTITION WALLS TO ROOF/CEILING ASSEMBLY AT LOCATIONS INDICATED ON PLAN.
- T. USE 5/8" WATER RESISTANT GYPSUM BOARD INSIDE TOILETS TO 8'-0" MINIMUM ABOVE FINISHED FLOOR ELEVATION.
- U. GENERAL CONTRACTOR TO INSTALL METAL CORNER BEADS AT OUTSIDE CORNERS OF GYPSUM BOARD SURFACES, UNLESS NOTED OTHERWISE.
- V. PROVIDE AND INSTALL NON-COMBUSTIBLE OR FIRE RETARDANT BLOCKING AND/OR BACKING FOR ATTACHMENT OF WALL-HUNG OR SUSPENDED ITEMS AS REQUIRED.
- W. GENERAL CONTRACTOR TO COORDINATE AND INSTALL WALL BLOCKING AND BACKING AS REQUIRED FOR ALL KITCHEN, DINING AND TOILET EQUIPMENT AND ACCESSORIES.
- X. GENERAL CONTRACTOR TO COORDINATE, PROVIDE AND INSTALL NECESSARY BLOCKING FOR OWNER CONTRACTED SIGNAGE AND TABLE SUPPORTS.
- Y. PROVIDE WOOD BLOCKING (OR STEEL STUD) ABOVE GYPSUM BOARD CEILINGS AS REQUIRED FOR MISCELLANEOUS SUSPENDED ITEMS (E.G. CURTAIN TRACKS, WINDOW SHADES, ACOUSTICAL BAFFLES, ETC.).
- Z. CARPENTER TO PROVIDE FURRED CHASE AND/OR SOFFIT AS REQUIRED TO CONCEAL MECHANICAL DUCTS, PIPING AND ELECTRICAL WIRING. REFER TO AND COORDINATE WITH ENGINEERED CONSTRUCTION DOCUMENTS BY OTHERS TO VERIFY SIZE AND LOCATIONS REQUIRED. COORDINATE WITH ARCHITECT TO DETERMINE FINISHED SIZE, HEIGHT, PROFILE AND FINISH MATERIAL.
- AA. VERIFY LOCATION, SIZE AND WALL THICKNESS REQUIRED TO RECESS MECHANICAL, PLUMBING AND ELECTRICAL ITEMS AND MAINTAIN FIRE RATING REQUIREMENTS OF THE WALL (IF REQUIRED) AT BUILT-INS UNLESS NOTED OTHERWISE: UNIT HEATERS, CONVECTORS, ELECTRICAL PANELS, FIRE EXTINGUISHERS, CABINETS, DUCTS, PIPING AND OTHER SUCH ITEMS REQUIRING RECESSES.
- BB. 1X TRIM AS NOTED SHALL BE OF A CLEAR, MODIFY STAIN GRADE PINE, UNLESS NOTED OTHERWISE.
- CC. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL INSTALL WHAT IS REQUIRED FOR ANY CEILING AND/OR WALL ACCESS PANELS. OTHERS SHALL INSTALL OR BUILD IN SUCH ACCESS PANELS, UNLESS NOTED OTHERWISE.
- DD. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF REQUIRED ACCESS PANELS WITH TRADE REQUIRING THE SAME. ACCESS PANELS SHALL BE PROVIDED BY THE TRADE REQUIRING ACCESS. LOCATIONS TO BE PRELIMINARILY LOCATED IN GYPSUM BOARD CEILINGS AND RECEIVE APPROVAL FROM THE ARCHITECT'S FIELD REPRESENTATIVE PRIOR TO INSTALLATION.
- EE. GENERAL CONTRACTOR SHALL SNAKE AND CLEAR FLOOR DRAINS PRIOR TO TURN OVER. CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF ANY GROUT FROM FLOOR DRAIN COVERS.
- FF. GAS PIPING ON THE EXTERIOR, UNDER FLOOR, AND BELOW EXISTING ROOF/CEILING, ASSEMBLY SHALL BE GALVANIZED.
- GG. USE ONLY NON-CORROSIVE FASTENERS ON PRESSURE TREATED LUMBER.
- HH. PROVIDE AND INSTALL ESCUTCHEON PLATES AT KITCHEN AND TOILET WALL PENETRATIONS.
- II. PROVIDE AND INSTALL ACCESSIBLE SIGNAGE (TOILETS, ETC.) AS REQUIRED BY LOCAL CODES, ORDINANCES AND LAWS.



# CAMPING WORLD

480 ROOSEVELT TRAIL  
WINDHAM, ME 04062

NOT FOR  
INSTRUCTION

IT NO. 2024-0241  
BY LEF / MJHW

DATE  
ET 2024.09.1

\_\_\_\_\_

VISION DATE

\_\_\_\_\_

---

---

---

---

---

---

---

---

## BUILDING PLAN

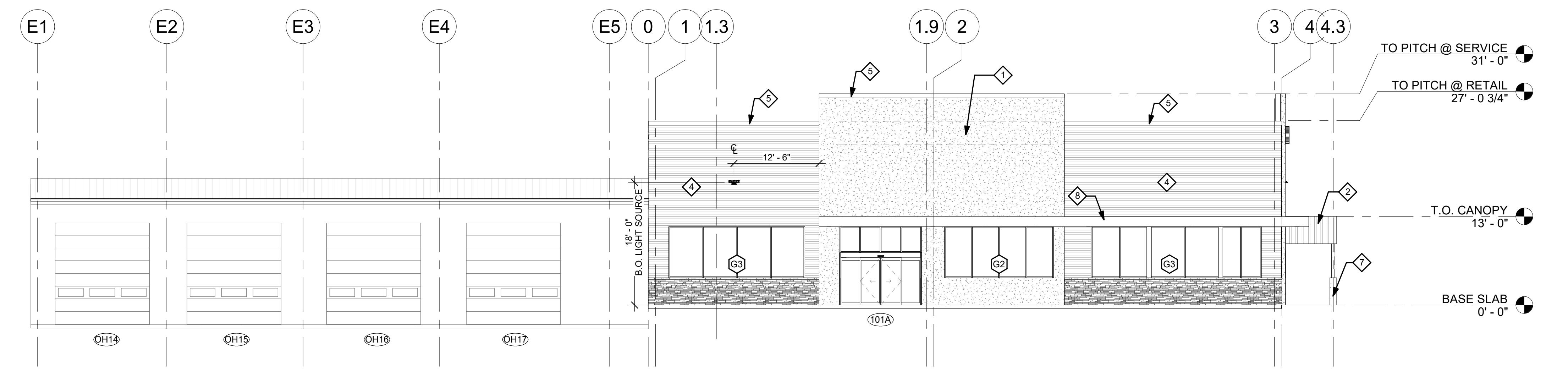
BER:

▲ 210

**A-Z 10**

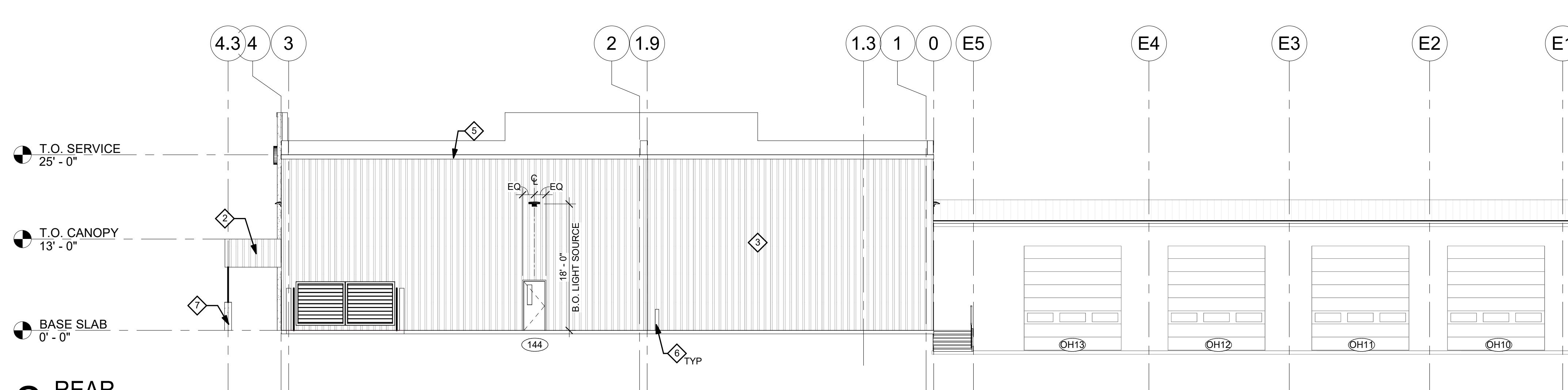
**EXTERIOR ELEVATIONS GENERAL NOTES**

A. EXTERIOR SIGNAGE LOCATIONS, SIZES, AND DESCRIPTIONS SHOWN FOR REFERENCE ONLY. PERMIT AND INSTALL BY OTHERS.  
B. PROVIDE BLOCKING, SUPPORTS, AND UTILITIES FOR EXTERIOR SIGNAGE AS REQUIRED.



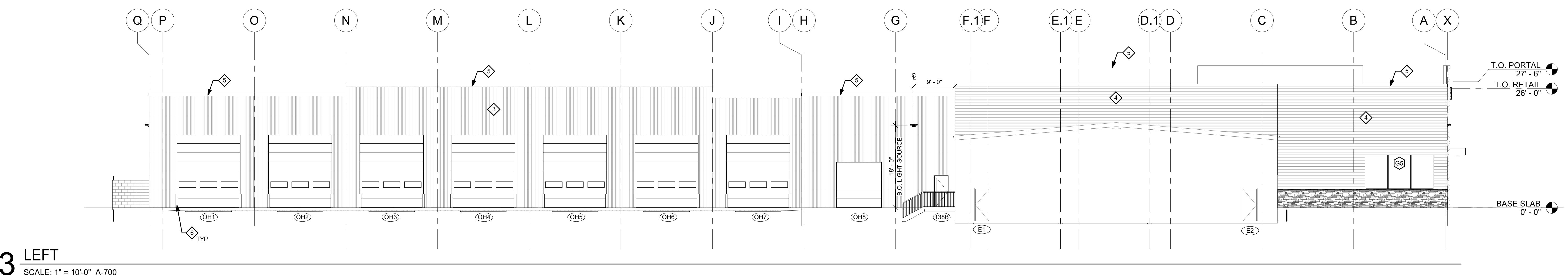
1 FRONT

SCALE: 1" = 10'-0" A-700



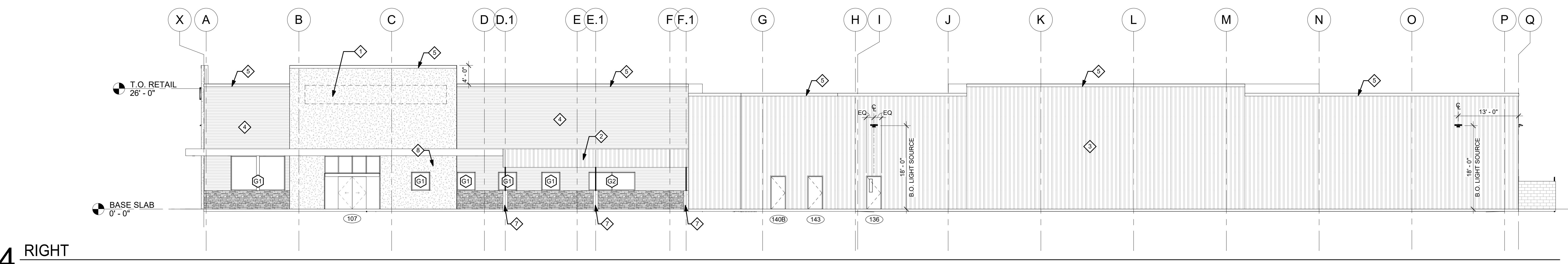
2 REAR

SCALE: 1" = 10'-0" A-700



3 LEFT

SCALE: 1" = 10'-0" A-700



4 RIGHT

SCALE: 1" = 10'-0" A-700

PROJECT NO.	2024-0241
DRAWN BY	LEF / MJHW
CHECKED BY	<P.M. INITIALS>
ISSUE	DATE
PEMB SET	2024.09.20
REVISION	DATE
TITLE: EXTERIOR ELEVATIONS	
SHEET NUMBER: A-700	



CAMPING WORLD

480 ROOSEVELT TRAIL

WINDHAM, ME 04062

NOT FOR  
CONSTRUCTION

PROJECT NO. 2024-0241  
DRAWN BY LEF / MJHW  
CHECKED BY <P.M. INITIALS>

ISSUE DATE  
PEMB SET 2024.09.20

REVISION DATE

EXTERIOR  
RENDERING

SHEET NUMBER

A-701

Façade Requirements: Required to have transparent openings 40% of the horizontal length of the ground floor.  
- Total Length of Front Façade: 93'-0"  
- Length of transparent openings provided: 73'-0" (78%)