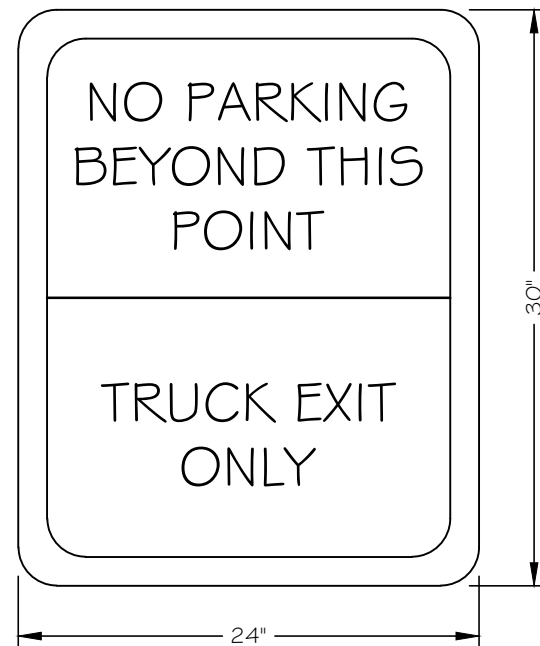


LOCATION PLAN

SCALE: 1" = 3,000'

DRAWINGS IN THIS APPROVAL:

C1.0	-	SITE PLAN
C2.0	-	EROSION CONTROL NOTES & DETAILS
C2.1	-	SITE DETAILS
D1.0	-	DRAINAGE ANALYSIS EXISTING CONDITIONS
D2.0	-	DRAINAGE ANALYSIS DEVELOPED CONDITIONS
A1.1	-	FLOOR PLANS
A2.1	-	ELEVATIONS
A3.1	-	SECTIONS



NO PARKING SIGN DETAIL

NOT TO SCALE

ZONING INFORMATION:

1. CLASSIFICATION: COMMERCIAL DISTRICT 1 (C1)
2. PERMITTED USES: RETAIL SALES
3. LOT AREA: NONE
4. LOT COVERAGE MAXIMUM: NONE
5. MAXIMUM BUILDING HEIGHT: NONE
6. MINIMUM STREET FRONTAGE: 100 FEET PROVIDED: 238± FEET
7. FRONT SETBACK: 10-20 FEET
8. SIDE SETBACK: 6 FEET
9. REAR SETBACK: 6 FEET

PARKING REQUIREMENTS: SECTION 812.2, C. 2. (a). No minimum number of parking spaces are required. The applicant should demonstrate that the number of spaces provided onsite will meet the needs of the anticipated uses on the property. Shared parking arrangements are encouraged.

*ZONING STANDARDS FROM TOWN OF WINDHAM LAND USE ORDINANCE, DATED SEP. 22, 2009, EFFECTIVE OCT. 22, 2009, AMENDED JUNE 12, 2018.

WAIVERS APPROVED:

- WAIVERS GRANTED AS PART OF THIS APPROVAL FOR SECTIONS 518.2.a AND 518.2.b:
- a) TO MAKE A SECOND CURB CUT ONTO ROOSEVELT TRAIL (ROUTE 302).
 - b) THE MAIN ENTRANCE/EXIT WILL BE 35 FEET WIDE WITH 25 FOOT RADIUS MAKING THE CURB CUT 65 FEET WIDE TO ACCOMMODATE TURNING TRUCKS. THE EXIT ONLY DRIVE WILL BE 22 FEET WIDE WITH 20 FOOT RADIUS MAKING THE CURB CUT 66 FEET WIDE TO ACCOMMODATE TURNING TRUCKS.

PLAN REFERENCES:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - 1.1. A PLAN TITLED "SKETCH PLAN-1", PREPARED BY ST. CLAIR ASSOCIATES OF 34 FOREST LANE, CUMBERLAND, ME 04021, DATED OCT. 11, 2017.
 - 1.2. FIELD OBSERVATIONS & GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC. ON JULY 12, 2018.
2. STREET ADDRESS: 989 ROOSEVELT TRAIL, WINDHAM, ME.
3. PARCEL SHOWN HEREON IS TOWN OF WINDHAM TAX MAP 021, LOT 018.
4. TOTAL AREA OF PARCEL: 34,491 5.F OR 0.79 ACRES
5. CURRENT ZONE: COMMERCIAL DISTRICT 1 (C1)

FLOOD ZONE INFORMATION:

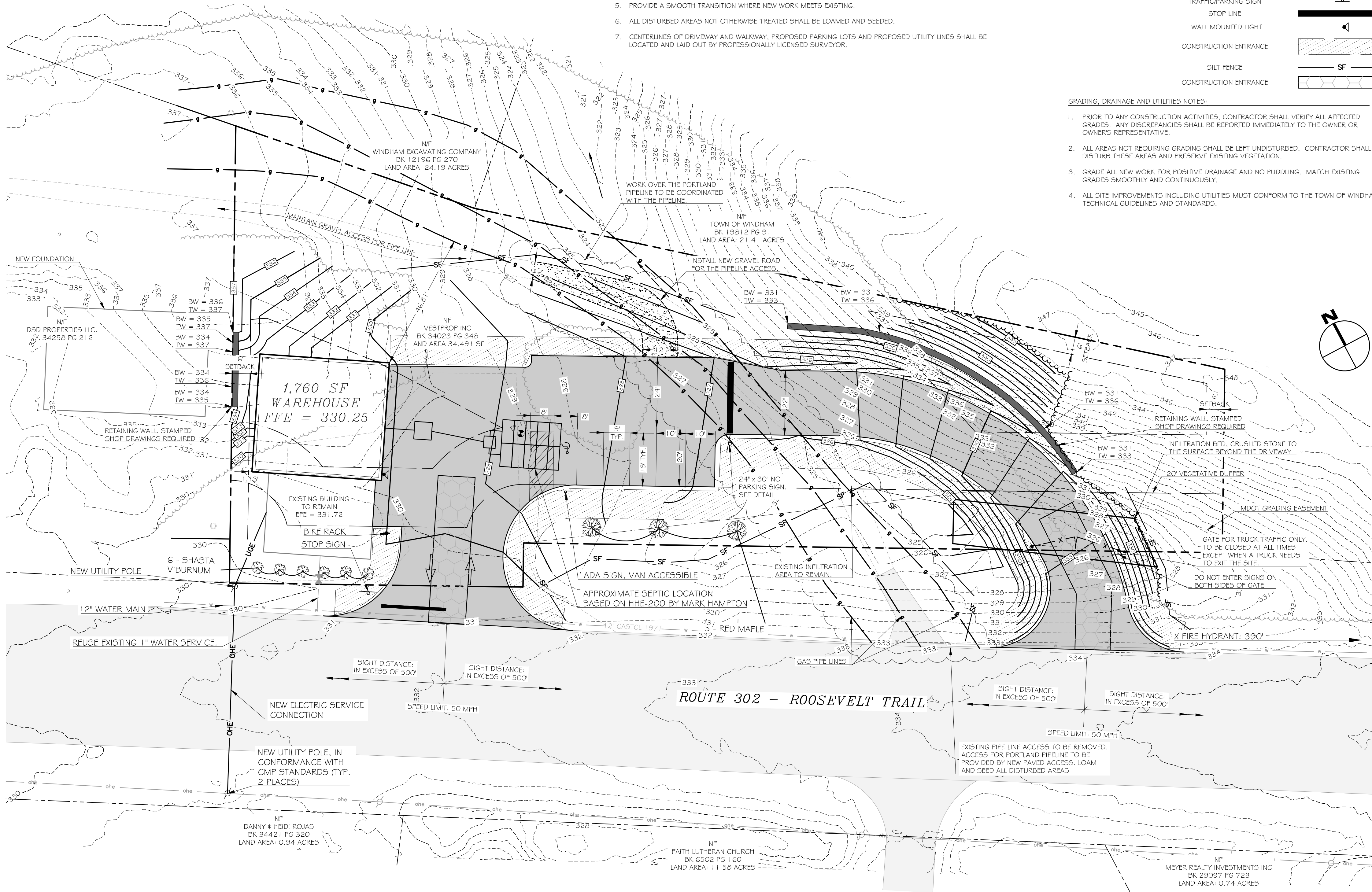
1. CLASSIFICATION: ZONE C
2. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230189 0015 B
3. EFFECTIVE DATE: SEP. 2, 1981

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE TOWN OF WINDHAM STREET OPENING PERMIT REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
4. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOADED AND SEED.
7. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.



GRADING, DRAINAGE AND UTILITIES NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
3. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
4. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WINDHAM TECHNICAL GUIDELINES AND STANDARDS.

NOTE: NO SPRINKLER SYSTEM IS REQUIRED PER LETTER FROM FIRE MARSHAL DATED 10/04/2018.

APPROVED: TOWN OF WINDHAM PLANNING BOARD.

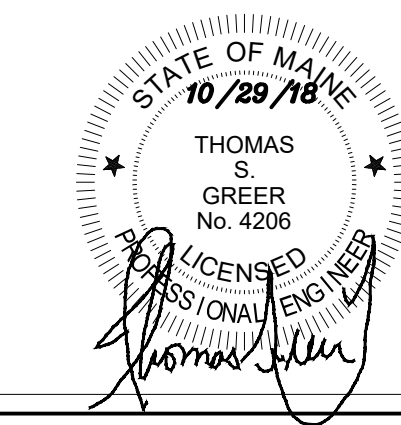
APPROVED BY: _____ DATE: _____

WALSH

ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2018



Lumber Warehouse

989 Roosevelt Trail
Windham, Maine 04092

989 Roosevelt Trail LLC

61 Cato Lane
Nantucket, MA 02554

Rev.	Date	Description	Drawn	Check
1	10/1/18	Town Submittal	JWG	TSG
2	10/10/18	TOWN REVIEW COMMENTS	JWG	TSG
3	10/26/18	TOWN REVIEW COMMENTS	JWG	TSG

Sheet Title:

Site Plan

Job No.: 419 Sheet No.:

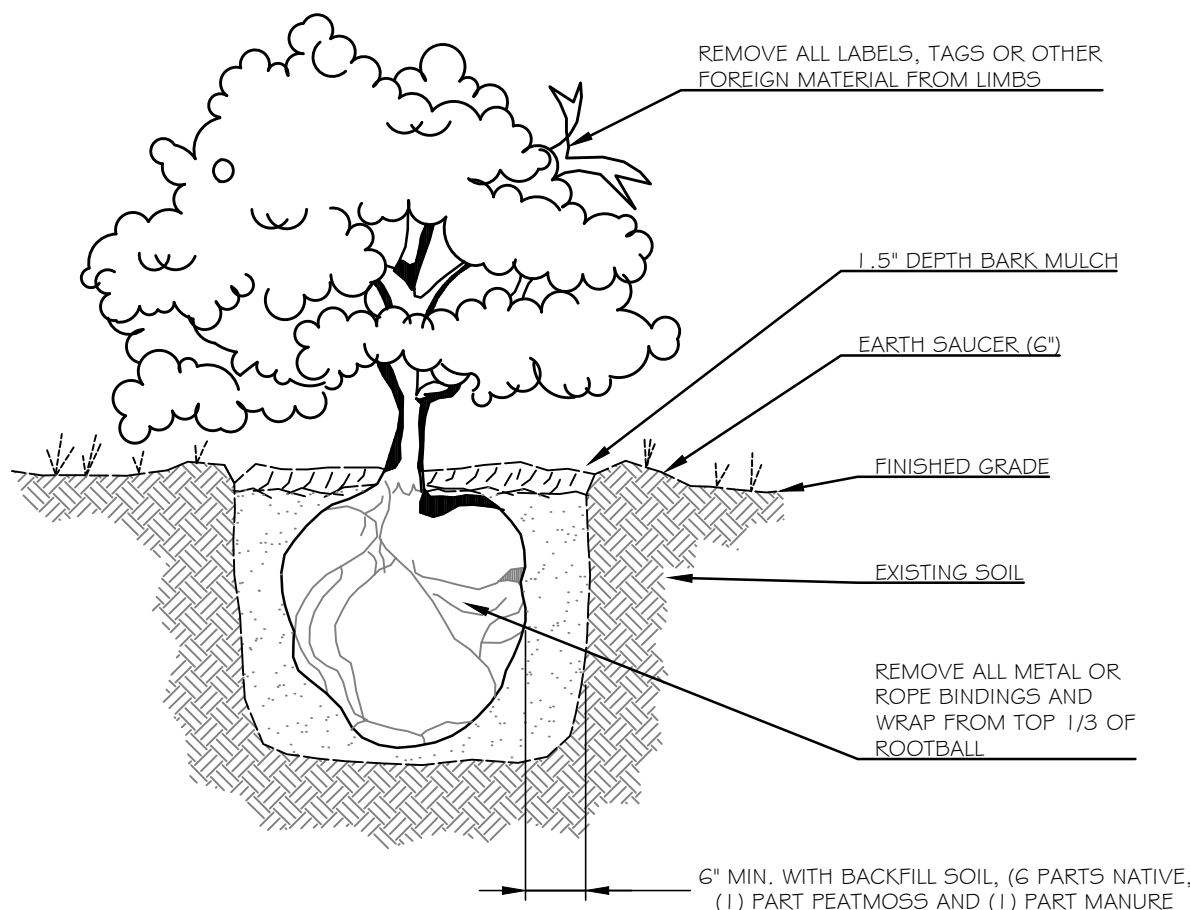
Date: 9/10/18

Scale: 1"=20'

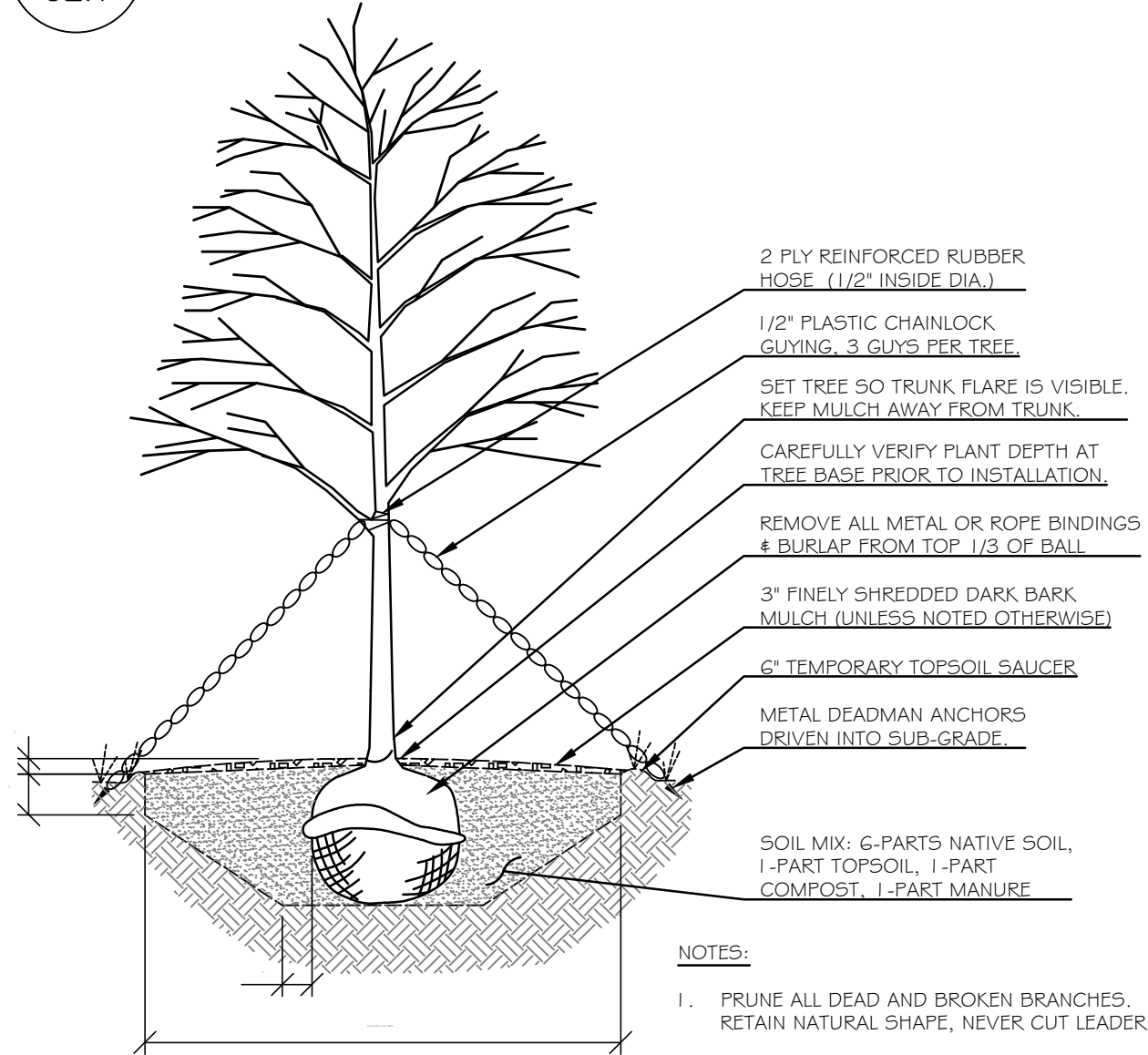
Drawn: NGC/JWG

Checked: TSG

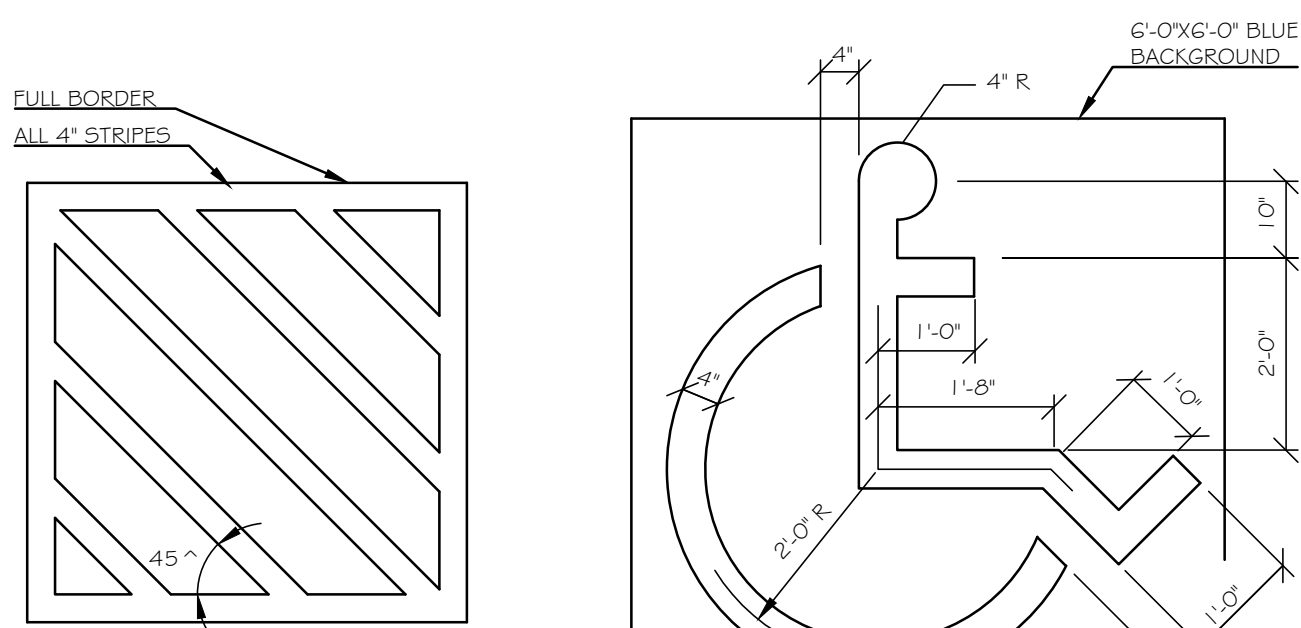
C1.0



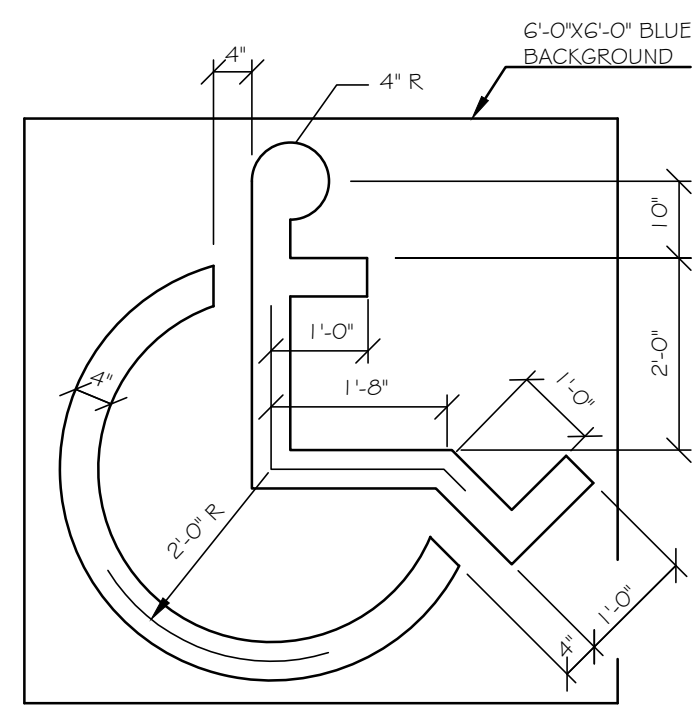
2 SHRUB PLANTING INSTALLATION
C2.1 NOT TO SCALE



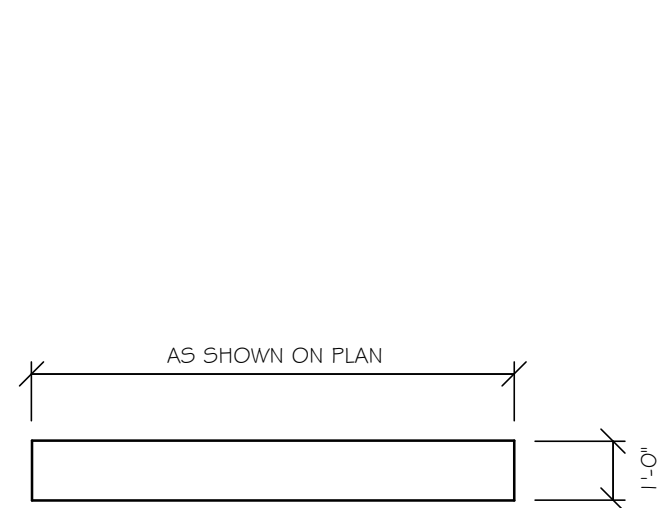
3 DECIDUOUS TREE PLANTING INSTALLATION
C2.1 NOT TO SCALE



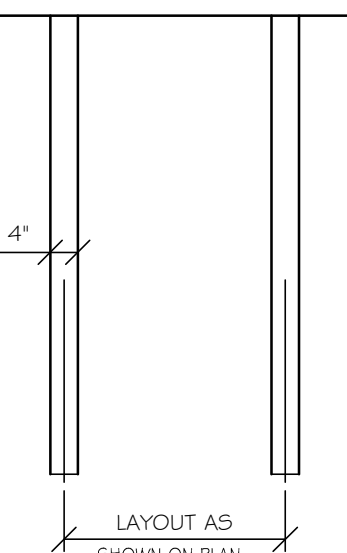
NO PARKING



BARRIER FREE STALL SYMBOL

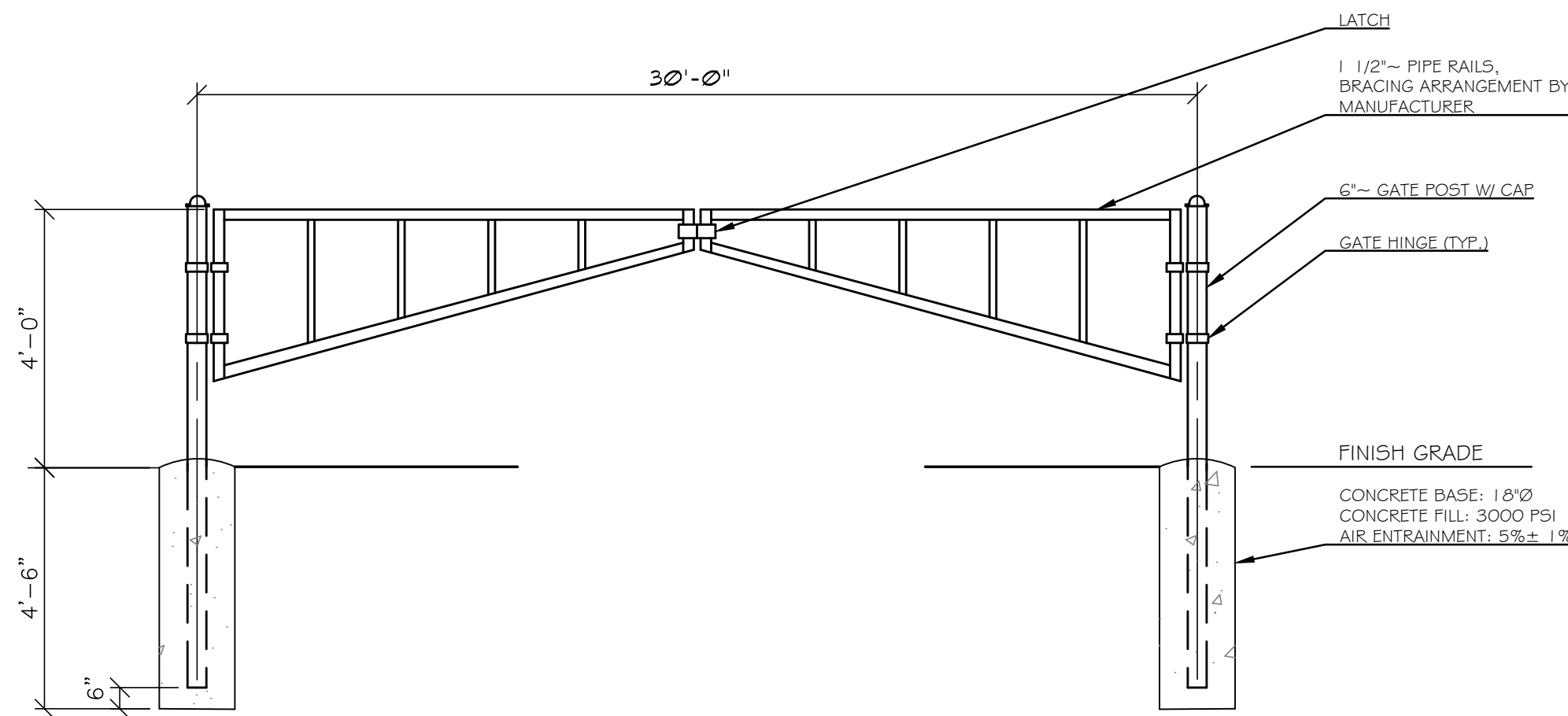


STOP LINE

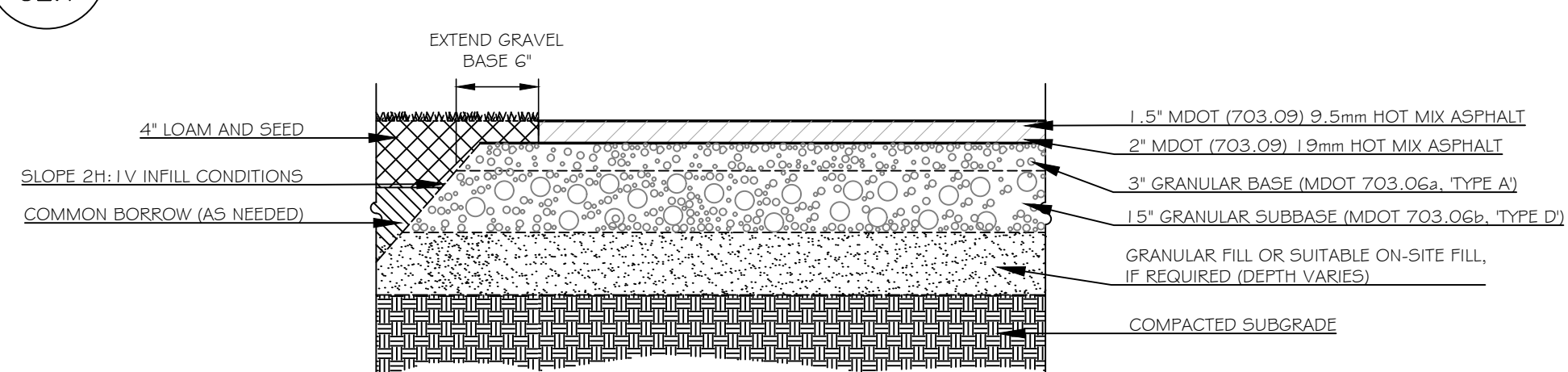


PARKING SPACE

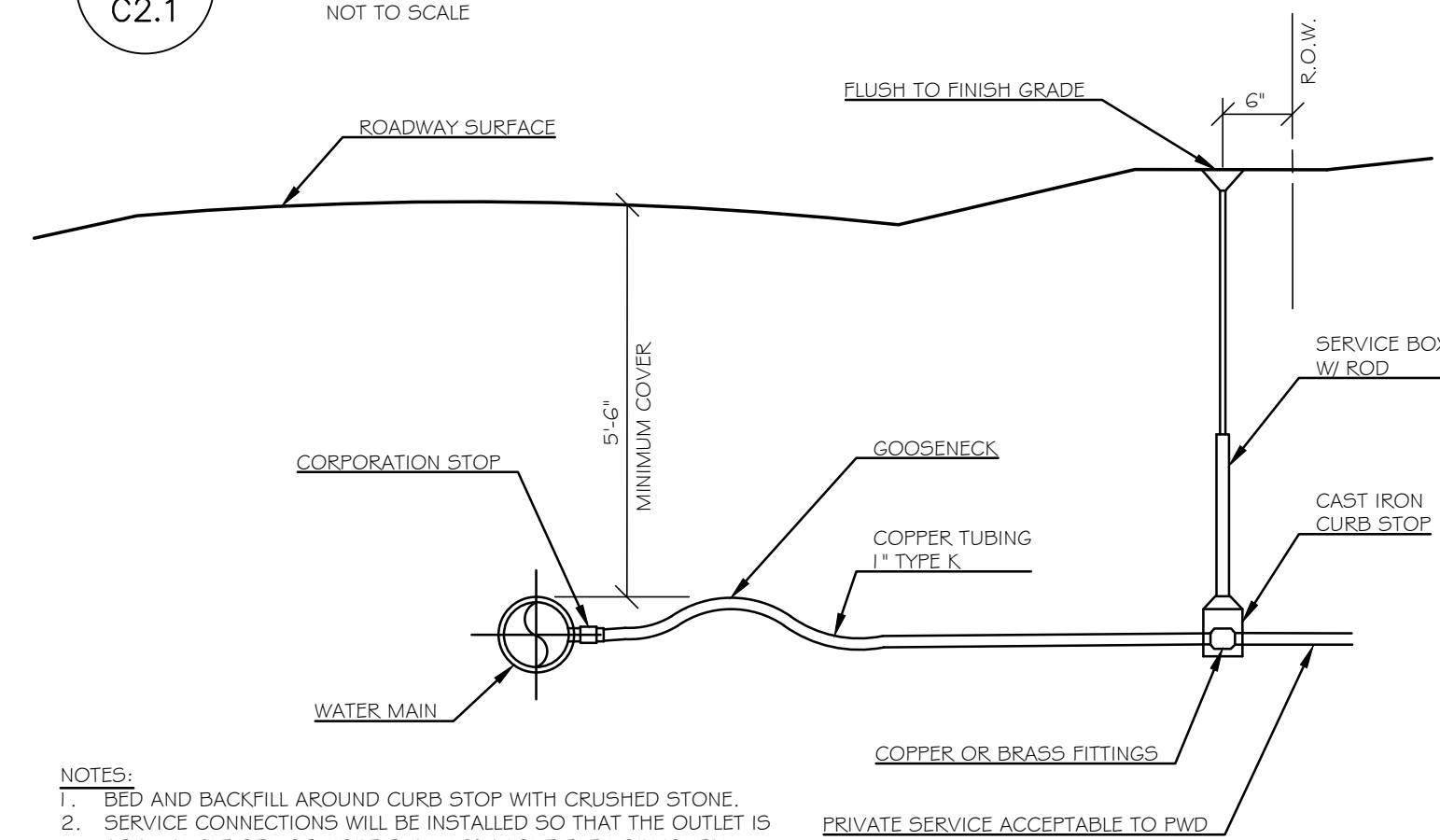
7 STRIPING DETAILS
C2.1 NOT TO SCALE



1 BAR GATE DETAIL
C2.1 NOT TO SCALE

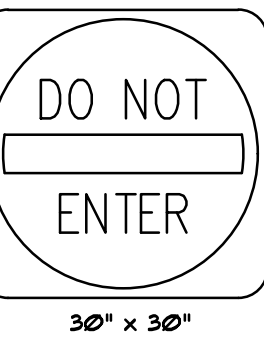


4 DRIVEWAY PAVEMENT SECTION
C2.1 NOT TO SCALE

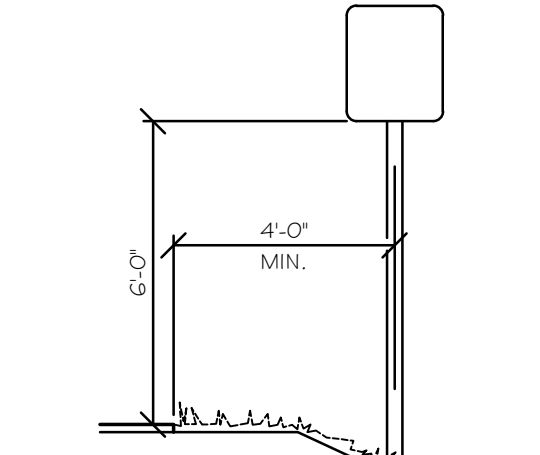


NOTES:
1. BED AND BACKFILL AROUND CURB STOP WITH CRUSHED STONE.
2. SERVICE CONNECTIONS WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 10° ABOVE THE HORIZONTAL.
3. PUT GOOSENECK IN SERVICE LINE PRIOR TO CONNECTING TO MAIN AND CURB STOP.

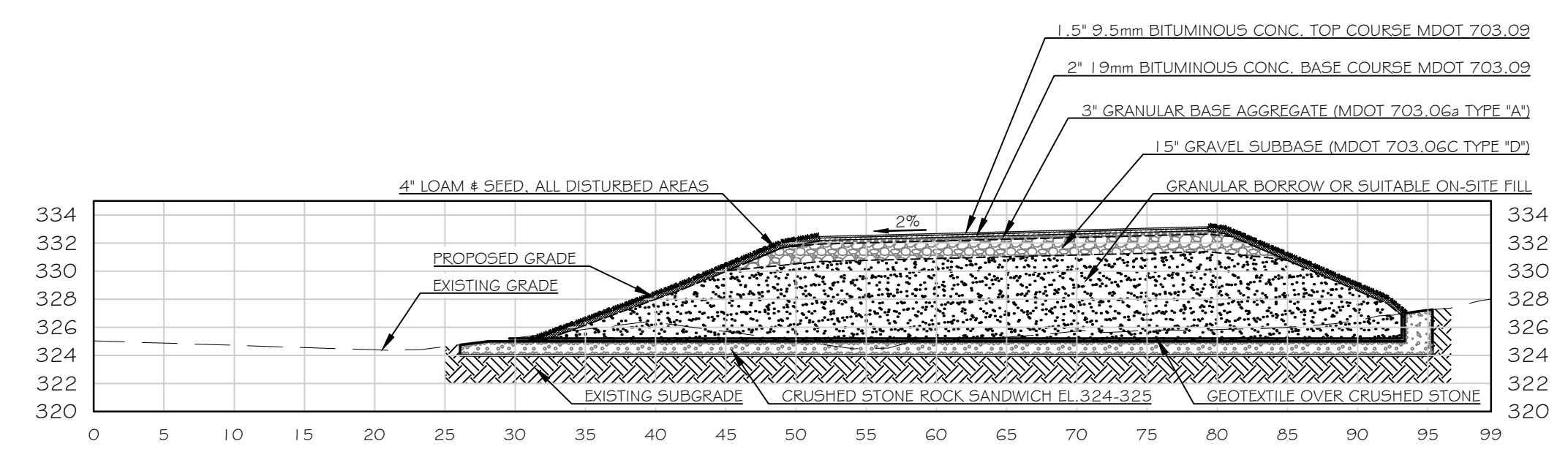
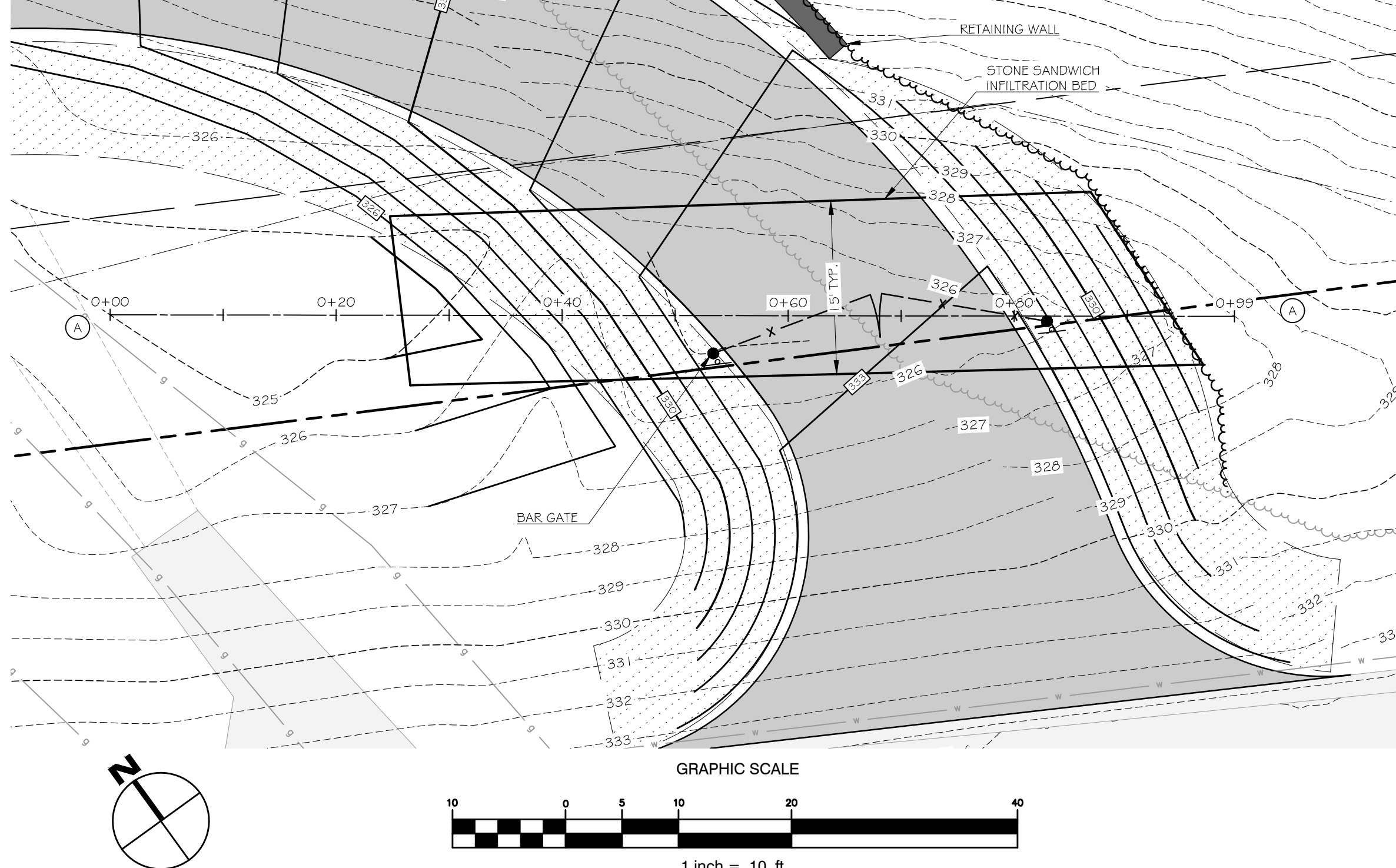
5 TYPICAL SERVICE CONNECTION DETAIL
C2.1 NOT TO SCALE



6 SIGN LEGEND
C2.1 NOT TO SCALE



NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.06. ALTERNATE POSTS MAY BE 4"x4" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.



8 SECTION A-A - ROCK SANDWICH
C2.1 SCALE: 1" = 10'

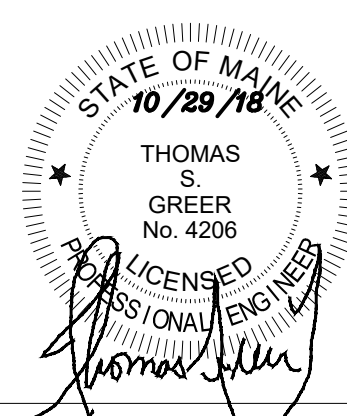


9 PARKING LAYOUT
C2.1 SCALE: 1" = 10'

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2018



Lumber Warehouse
989 Roosevelt Trail
Windham, Maine 04092

989 Roosevelt Trail LLC
61 Cato Lane
Nantucket, MA 02554

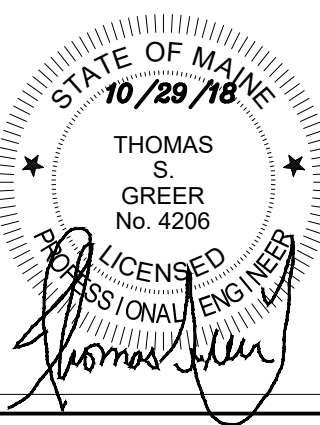
Rev.	Date	Description	Drawn	Check
1	10/1/18	Town Submittal	JWG	TSG
2	10/10/18	TOWN REVIEW COMMENTS	JWG	TSG
3	10/26/18	TOWN REVIEW COMMENTS	JWG	TSG

Sheet Title:

Site Details

Job No.:	419	Sheet No.:
Date:	9/10/18	
Scale:	1"=20'	
Drawn:	NGC/JWG	
Checked:	TSG	

C2.1



Lumber Warehouse

989 Roosevelt Trail
Windham, Maine 04092

989 Roosevelt Trail LLC

61 Cato Lane
Nantucket, MA 02554

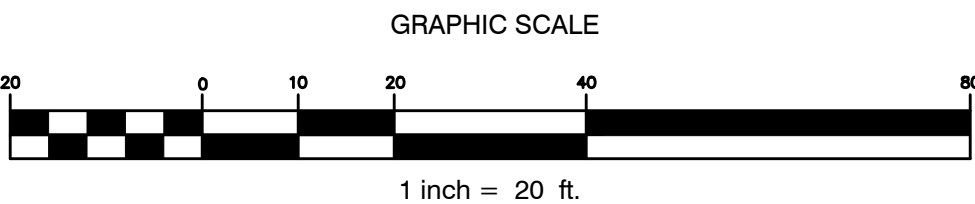
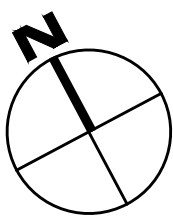
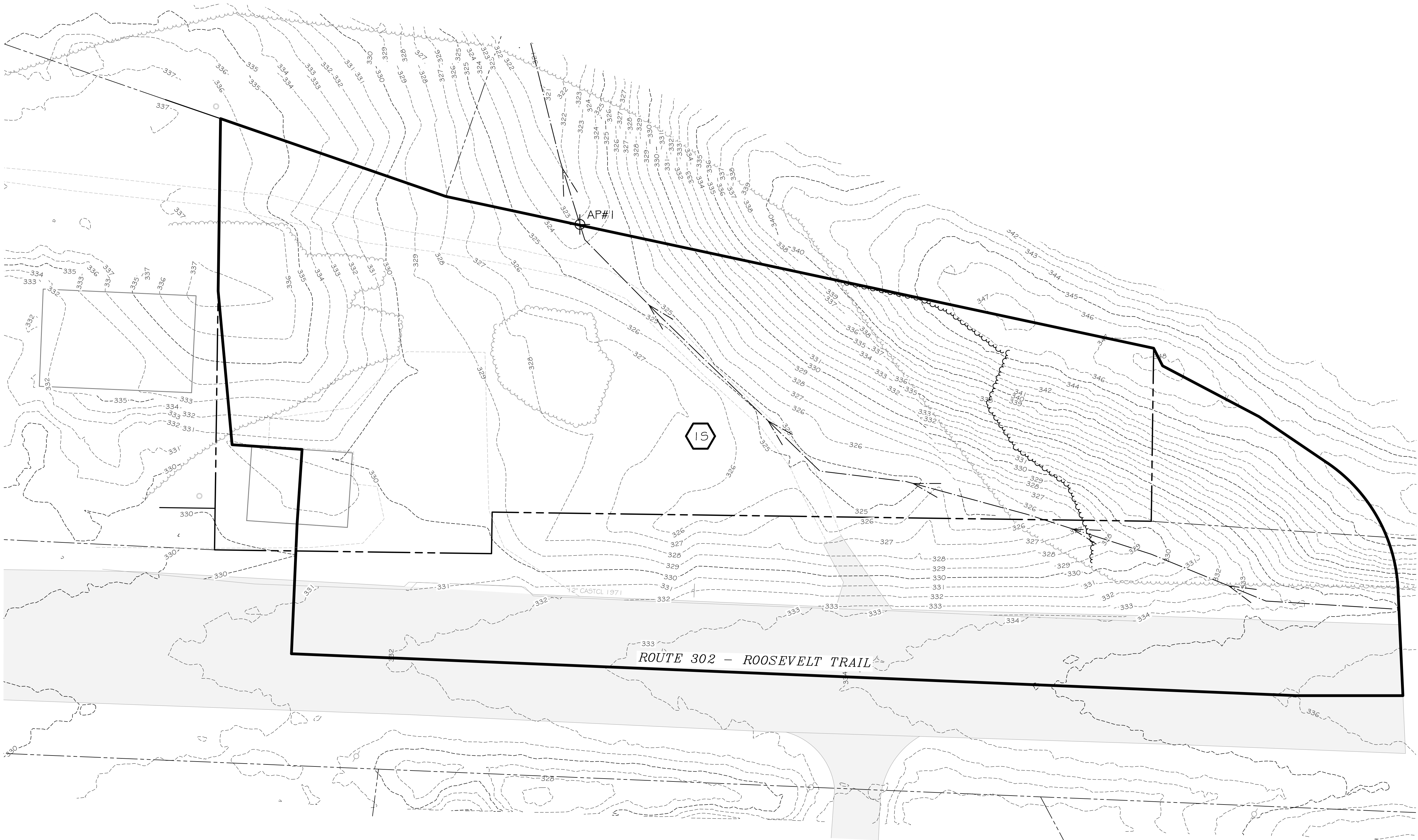
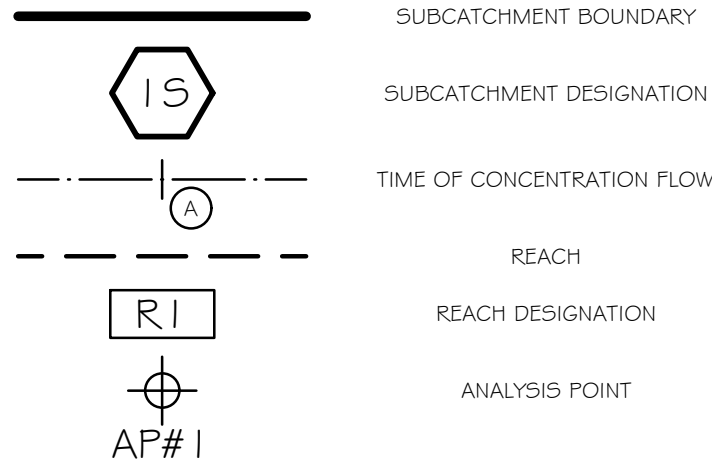
Rev.	Date	Description	Drawn	Check
1	10/1/18	Town Submittal	JWG	TSG
2	10/10/18	TOWN REVIEW COMMENTS	JWG	TSG
3	10/26/18	TOWN REVIEW COMMENTS	JWG	TSG

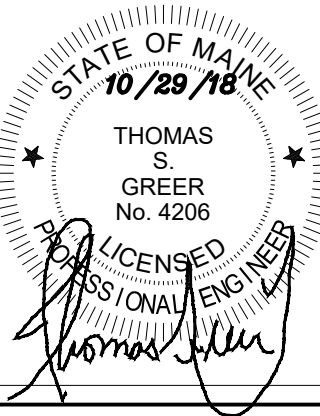
Sheet Title:
**Drainage Analysis
Existing Conditions**

Job No.:	419	Sheet No.:	
Date:	9/10/18		
Scale:	1"=20'		
Drawn:	NGC/JWG		
Checked:	TSG		

D1.0

DRAINAGE LEGEND - PRE DEVELOPMENT





Lumber Warehouse

989 Roosevelt Trail
Windham, Maine 04092

989 Roosevelt Trail LLC

61 Cato Lane
Nantucket, MA 02554

Rev.	Date	Description	Drawn	Check
1	10/1/18	Town Submittal	JWG	TSG
2	10/10/18	TOWN REVIEW COMMENTS	JWG	TSG
3	10/26/18	TOWN REVIEW COMMENTS	JWG	TSG

Sheet Title:

Drainage Analysis
Developed
Conditions

Job No.: 419
Date: 9/10/18
Scale: 1"=20'
Drawn: NGC/JWG
Checked: TSG

D2.0

DRAINAGE LEGEND - POST DEVELOPMENT

