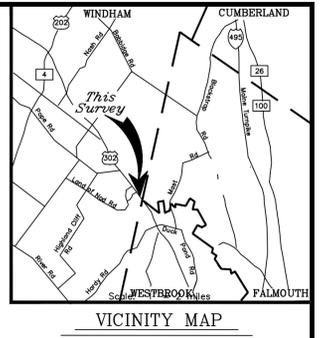


LEGEND

- ⊙ 5/8" Capped Rebar (#1328) Set
- Iron Pipe or Pin Found as Noted
- Stone Post Found as Noted
- ⊘ Utility Pole
- ▭ Stone Wall
- N/F Now or Formerly of
- (26,426/212) Deed Book and Page Reference

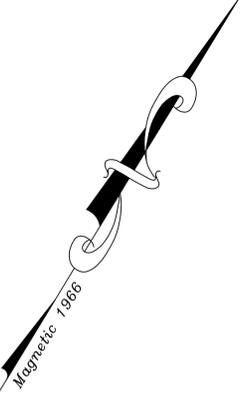


PLAN REFERENCES

1. "Plan of Land on Land of Nod Road & Vance Drive in Windham, Maine for Joanne Vance" dated August 2012 by Wayne T. Wood 7 Co.
2. "Boundary Survey ~ Partition of the Estate of Lena T. Cole for Kenneth M. Cole, III" dated July 31, 2008 by Survey, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 415.
3. "State of Maine Department of Transportation Right of Way Map State Highway 14 (U. S. Route 302) Westbrook-Windham Cumberland County Federal Aid Project No. F-NH-014P(58) Part II Sheets 6-8 of 46" dated July 2002 D.O.T. File No 3-481
4. "Land Along Bridgton Road ~ Route 302 ~ Westbrook, Maine ~ Belonging Now or Formerly to the Estate of Medio Dizenzo" dated February 2000 by Ross Boundary Surveys.
5. "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated January 1992 by Maine Survey Consultants, Inc.
6. "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28-1)
7. "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28-2)
8. "Standard Boundary Survey for Julie & Wayne Pennell located in Windham, Maine" dated July 1986 by D. A. Maxfield, Jr.
9. "Central Maine Power Company 38KV Section 103 ~ North Gorham - Prides Corner 639-T103-05 & 06" dated 1958.

NOTES

1. Owners of record are as shown on the individual lots of this survey as per deeds recorded in the Cumberland County Registry of Deeds as indicated on the lots.
2. All bearings are referenced to Magnetic North of the Year 1966 as per the plan in Plan Reference #1 above and are calculated from angles of an actual on the ground survey.
3. The subject parcels are shown on the Town of Windham Tax Map #7 as Lots #1, #3 and #3E and fall within the Farm District (F) and Commercial District III (C-3) Zones.



Plan of Land
On
Vance Drive & Roosevelt Trail
in
Windham, Maine
For
Donald & Joanne Vance
17 Vance Dr. ~ Windham, ME 04062

WAYNE T. WOOD & CO.

Gray, Maine 04039 (207)657-3330
 Drwn. By: K/LW/NTW Date
 Scale: 1" = 60' March 2013
 Checked By: WTW Job No.
 Bk.No. 130 213015

**4 ROOSEVELT TRAIL
SITE REDEVELOPMENT**

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

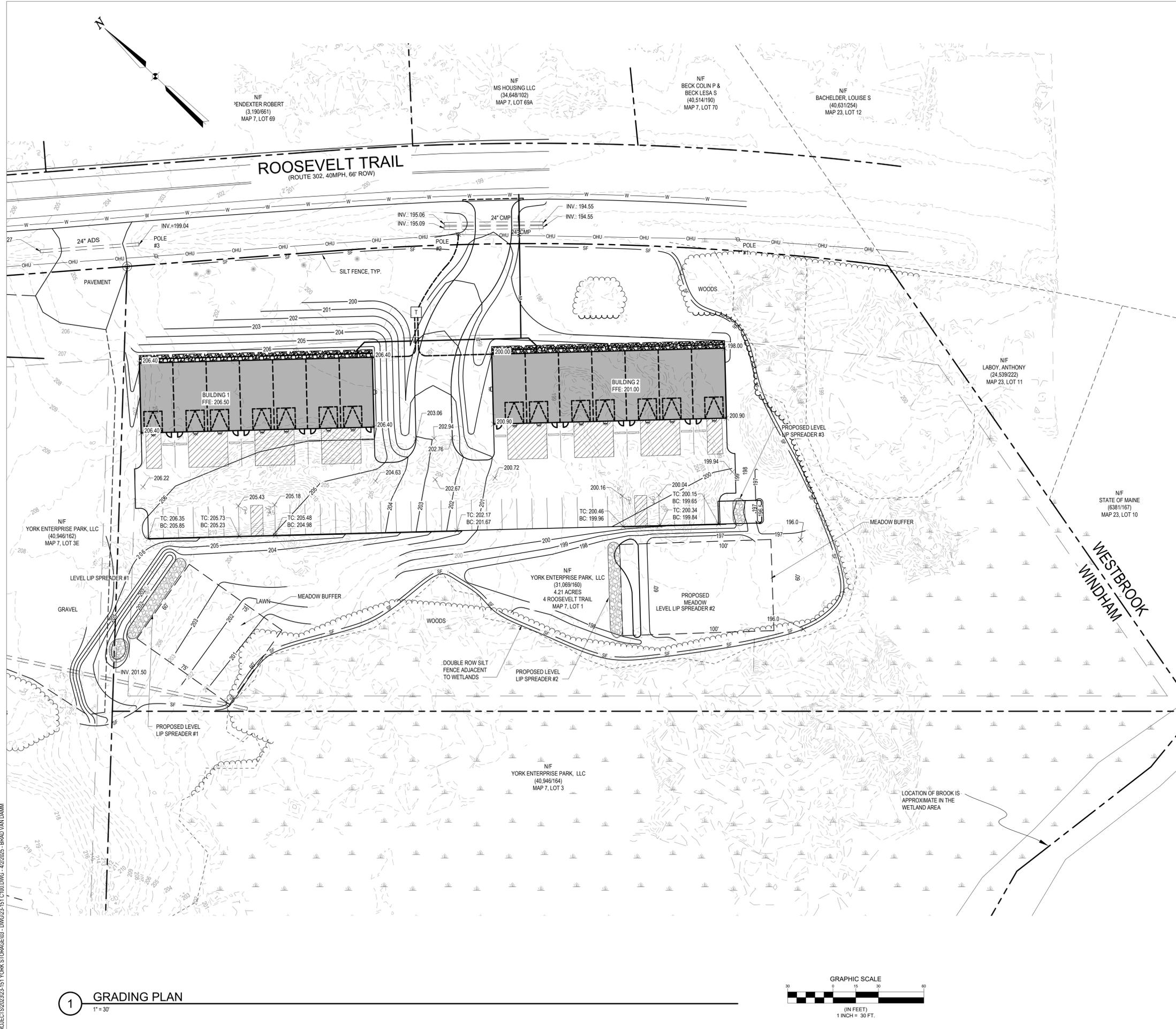
ISSUED	DESCRIPTION	BY	DATE
		A	4/7/2025

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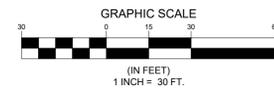
GRADING PLAN

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

C102

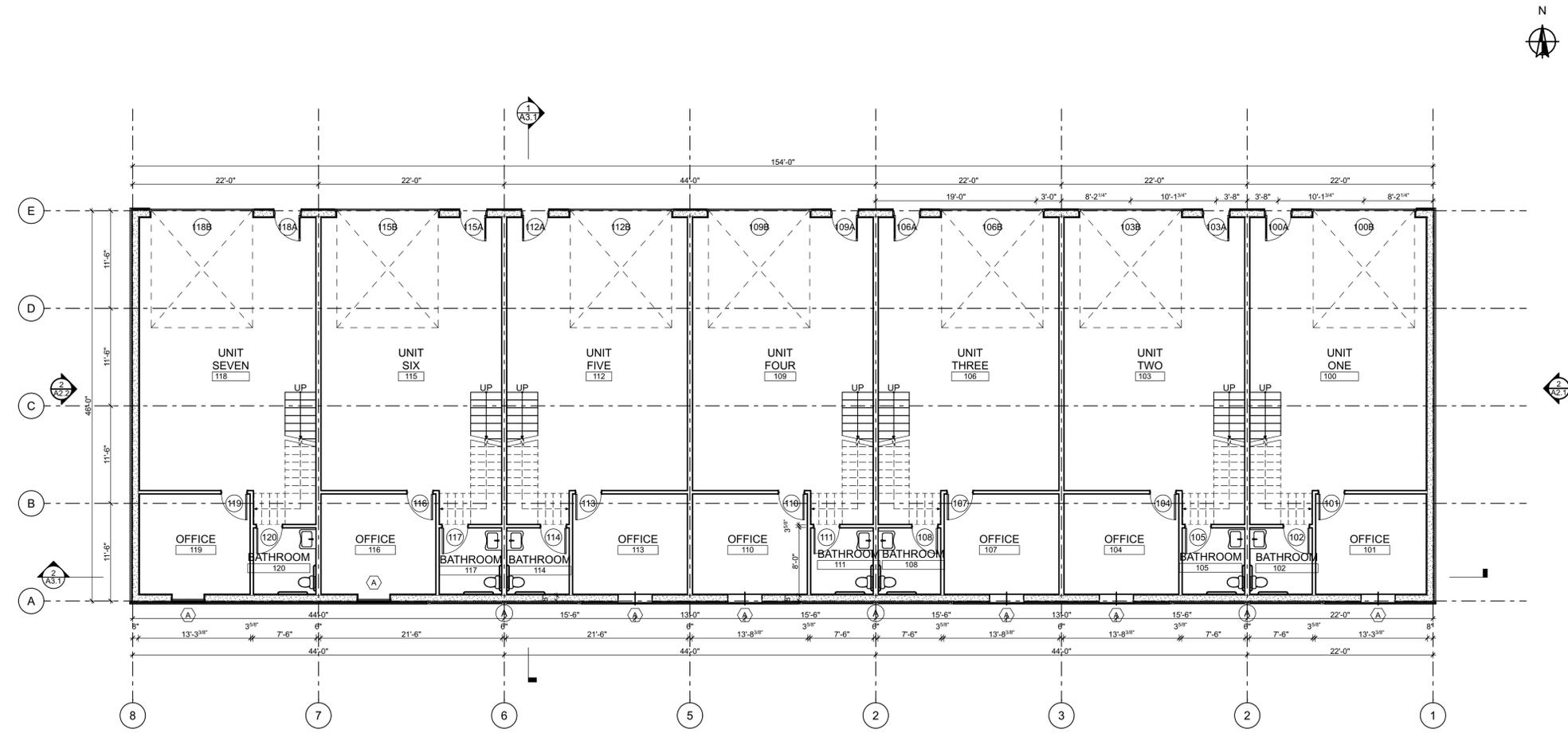
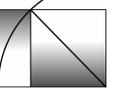
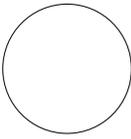


EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
○	IRON PIN FOUND/SET	○
○	IRON ROD FOUND	○
⊙	CAPPED IRON ROD FOUND	⊙
⊙	DRILL HOLE FOUND	⊙
□	GRANITE MONUMENT FOUND	□
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTER LINE	---
---	"NO CUT" BUFFER	---
---	WETLANDS	---
---	EDGE OF ROAD/TRAVELED WAY	---
⊙	SOIL TEST PIT	⊙
---	CONTOUR	---
⊙	SPOT GRADE	⊙
⊙	GAS SHUT-OFF	⊙
⊙	UTILITY POLE	⊙
---	OVERHEAD UTILITIES	---
---	UNDERGROUND ELECTRICAL	---
⊙	ELECTRICAL TRANSFORMER	⊙
⊙	FIRE HYDRANT	⊙
---	WATER LINE	---
---	WATER GATE	---
---	SEWER LINE	---
⊙	SEWER MANHOLE	⊙
⊙	DRAINAGE MANHOLE	⊙
⊙	CATCH BASIN	⊙
---	STORMDRAIN	---
---	UNDERDRAIN	---
---	SILT FENCE	---
---	TEMP. STONE CHECK DAM	---
---	GRADING AND FLOW DIRECTION	---
---	HAY BALES	---
---	EROSION CONTROL BLANKET	---
---	STORMWATER BOUNDARY	---
---	STORMWATER FLOW (T ₁)	---
---	FACE OF LEDGE OUTCROP	---
⊙	BIRCH	⊙
⊙	MAPLE	⊙
---	TREE LINE	---
---	SITE LIGHTING (BAYSIDE FIXTURE)	---
---	STONE WALL	---



1 GRADING PLAN
1" = 30'

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C100.DWG - 4/7/2025 - BRAD VAN DAMM



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

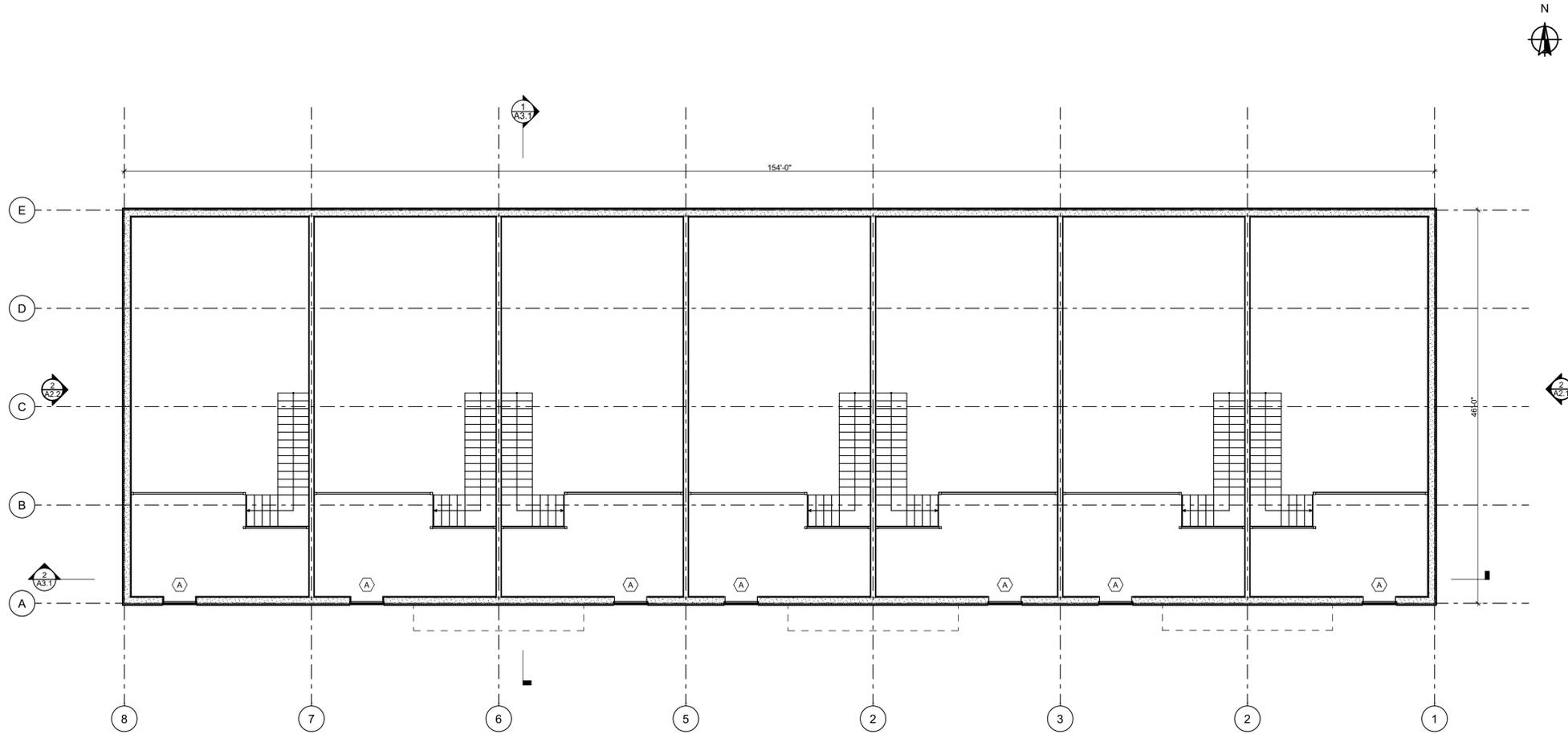
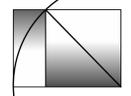
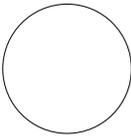
MARK	DATE	DESCRIPTION

DATE: 12/10/24
 CHECKED BY: JAD
 DRAWN BY: NPC
 JOB: YRW
 SHEET TITLE:

FIRST FLOOR PLAN

PROGRESS SET FOR
 REVIEW ONLY 12.10.24

A1.1



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

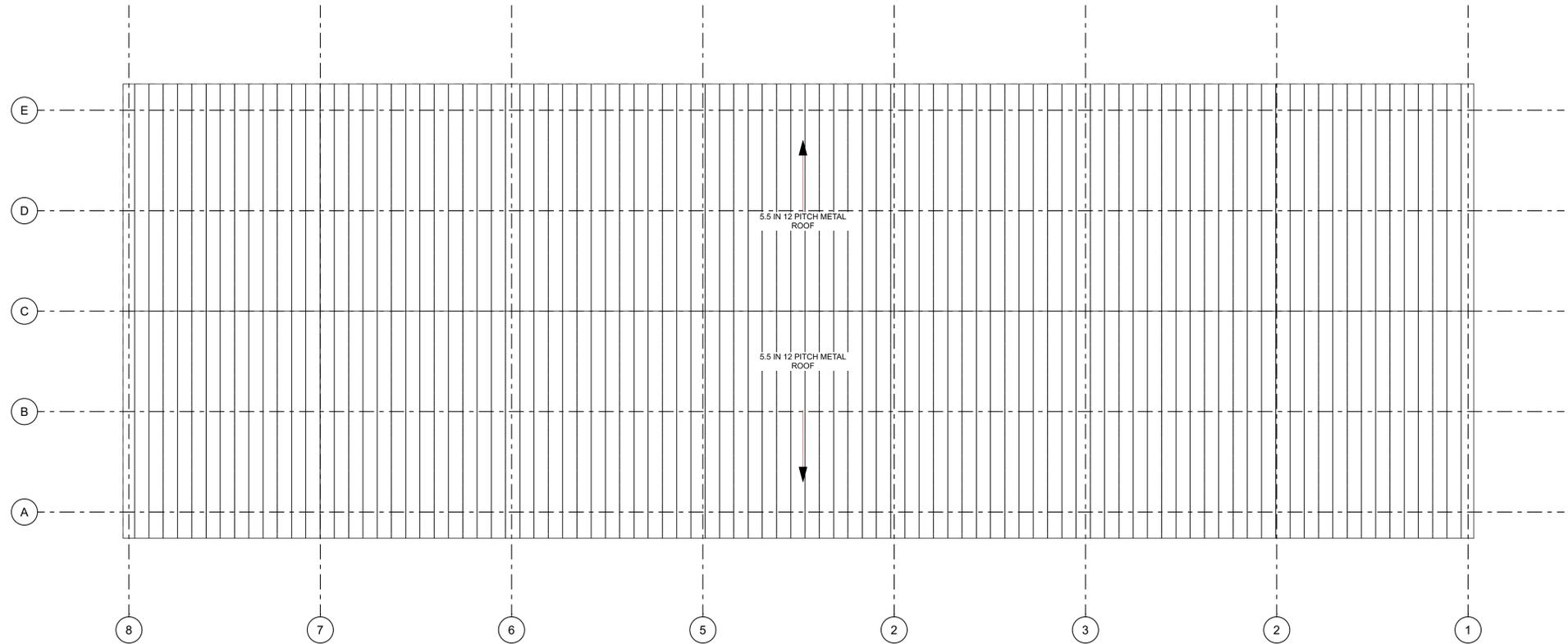
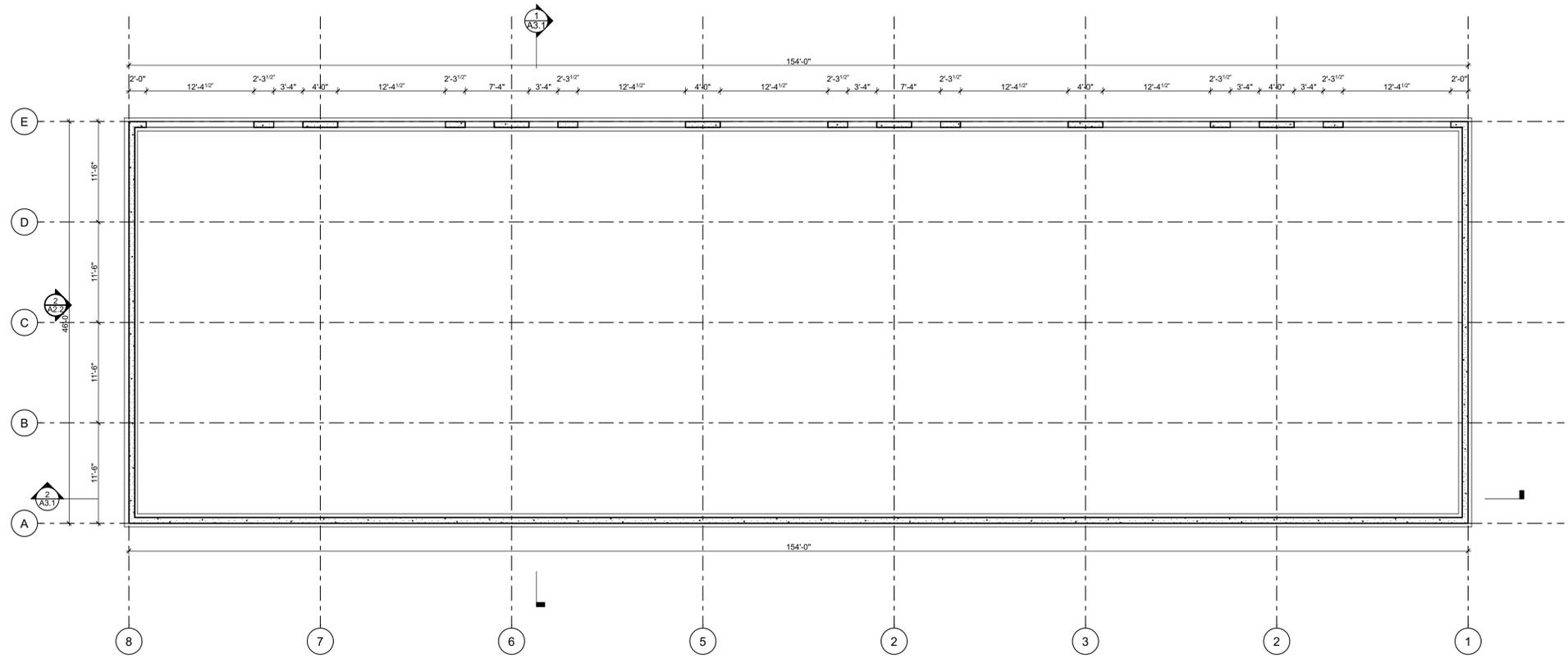
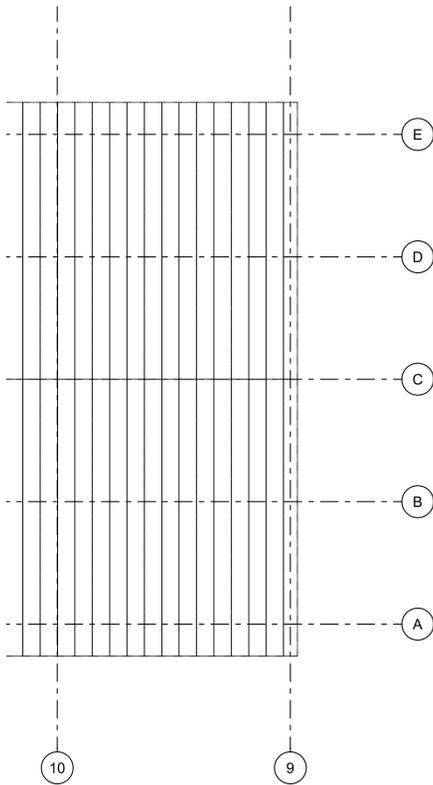
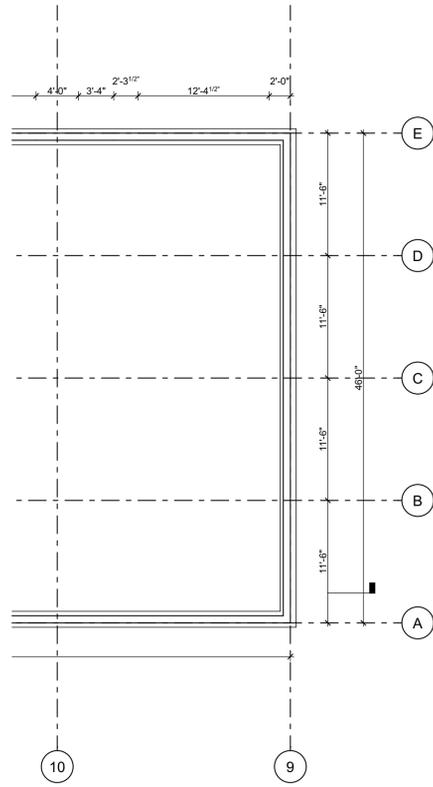
MARK	DATE	DESCRIPTION

DATE: 12/10/24
CHECKED BY: JAD
DRAWN BY: NPC
JOB: YRW
SHEET TITLE:

MEZZANINE PLAN

PROGRESS SET FOR
REVIEW ONLY 12.10.24

A1.2

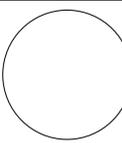


2
A1.3 **BASEMENT PLAN**
SCALE: 1/8" = 1'-0"

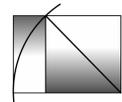
1
A1.3 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



KR HORIZONS, LLC
12 ROOSEVELT TRAIL, WINDHAM, MAINE



**WHIPPLE
CALLENDER
ARCHITECTS**



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

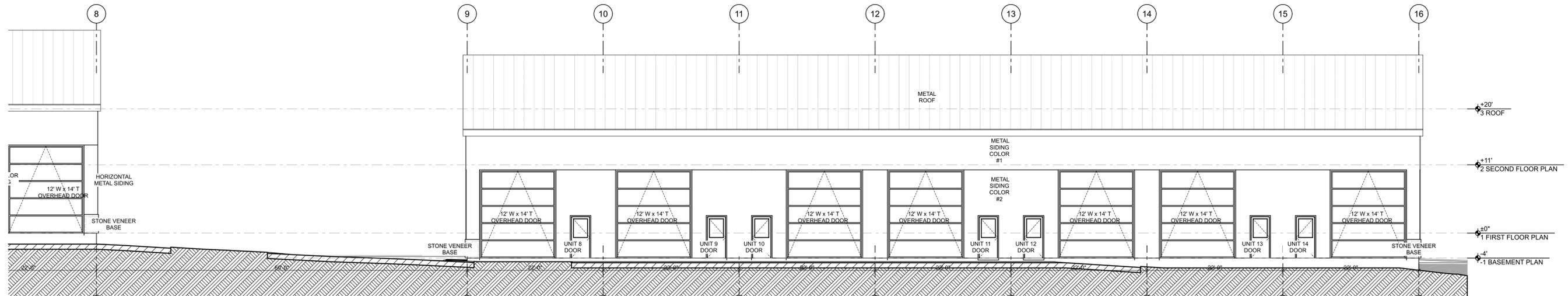
MARK	DATE	DESCRIPTION

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CHECKED BY: JAD
DRAWN BY: NPC
JOB: YRW
SHEET TITLE:

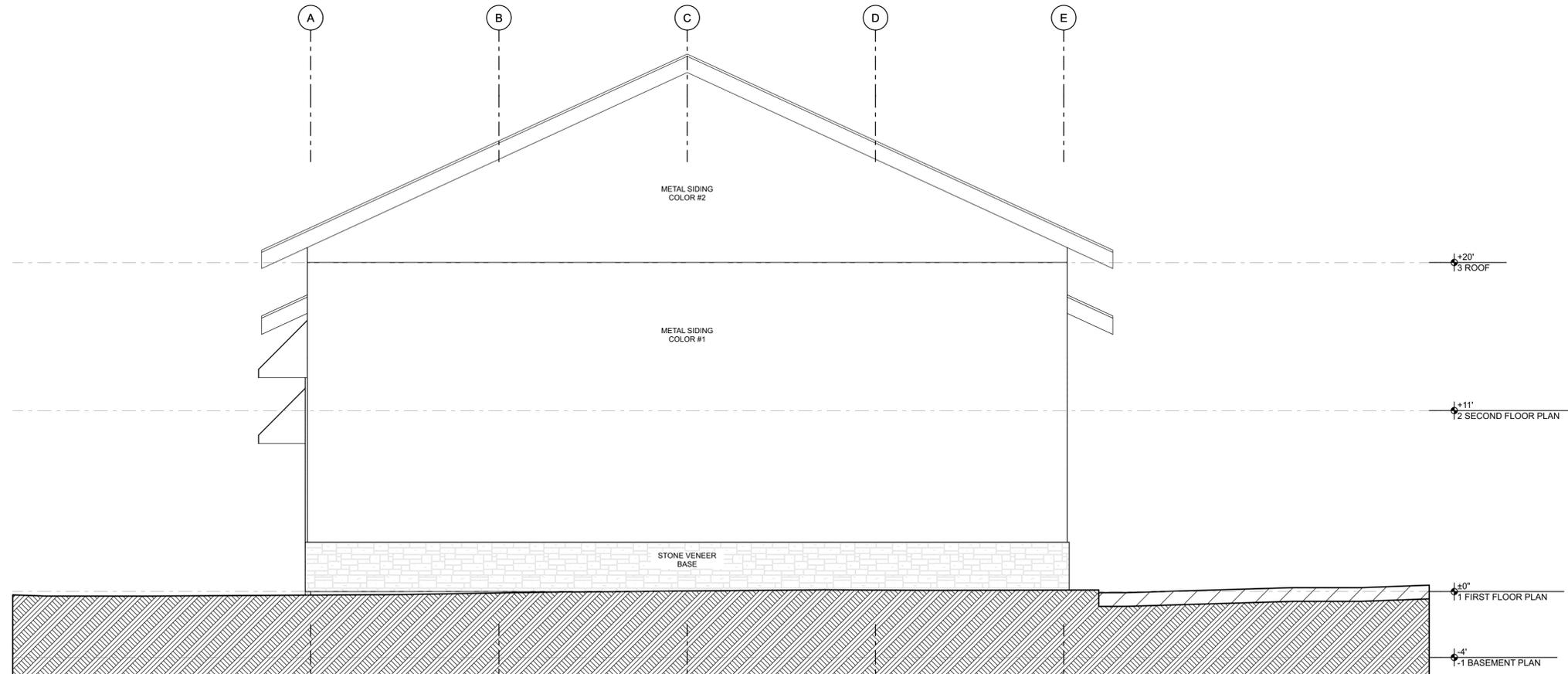
**FOUNDATION AND ROOF
PLAN**

**PROGRESS SET FOR
REVIEW ONLY 12.10.24**

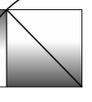
A1.3



1
A2.1
ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2
A2.1
ELEVATION - EAST
SCALE: 1/4" = 1'-0"

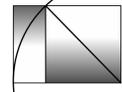
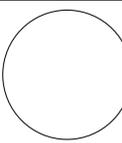


DATE	DESCRIPTION

DATE: 12/10/24
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JOB: YRW
SHEET TITLE:

ELEVATIONS - NORTH & EAST

PROGRESS SET FOR REVIEW ONLY 12.10.24

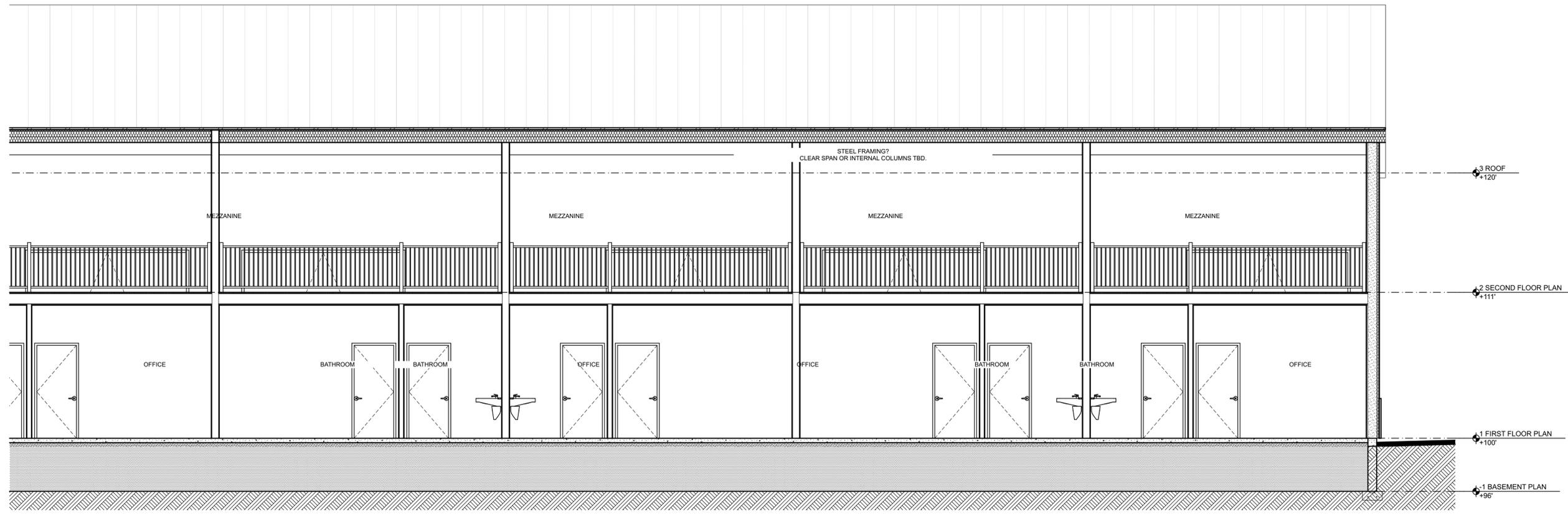


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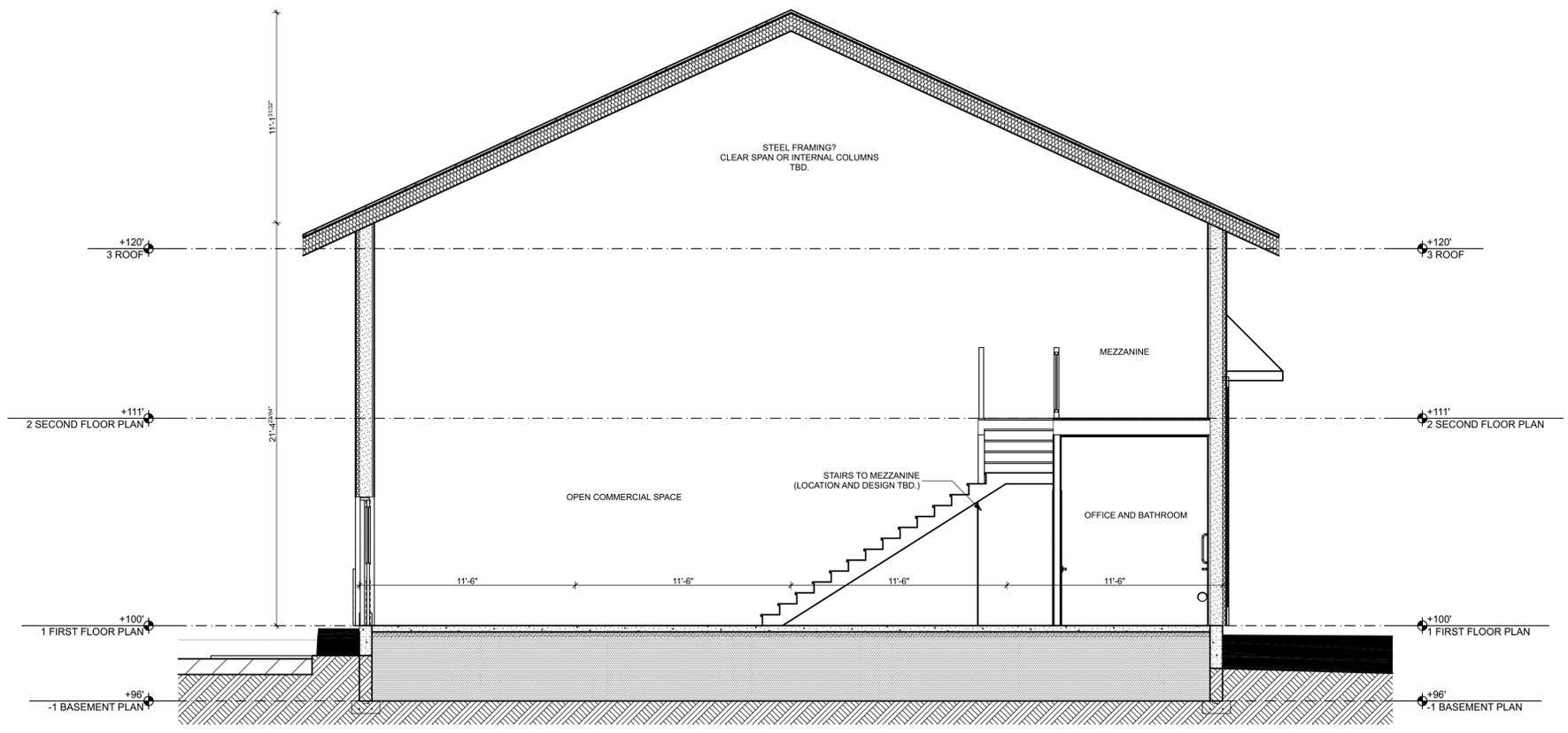
DATE: 12/10/24
 CHECKED BY: JAD
 DRAWN BY: NPC
 JOB: YRW
 SHEET TITLE:

SECTIONS

PROGRESS SET FOR
 REVIEW ONLY 12.10.24



2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"