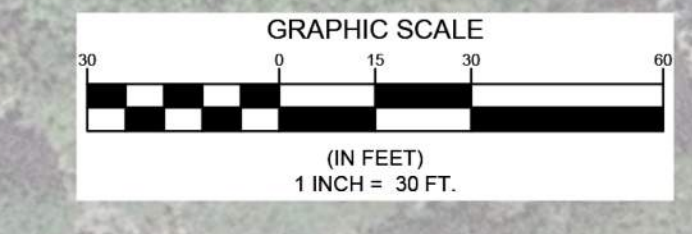


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N/F
MB PROPERTIES INC
31214 / 283
TM 18, LOT 32-1



NOT FOR CONSTRUCTION

PAUL D. OSTROWSKI, PE 11175
DATE

D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO
TECHNIQS
SEBAGOTECHNIQS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Brunswick

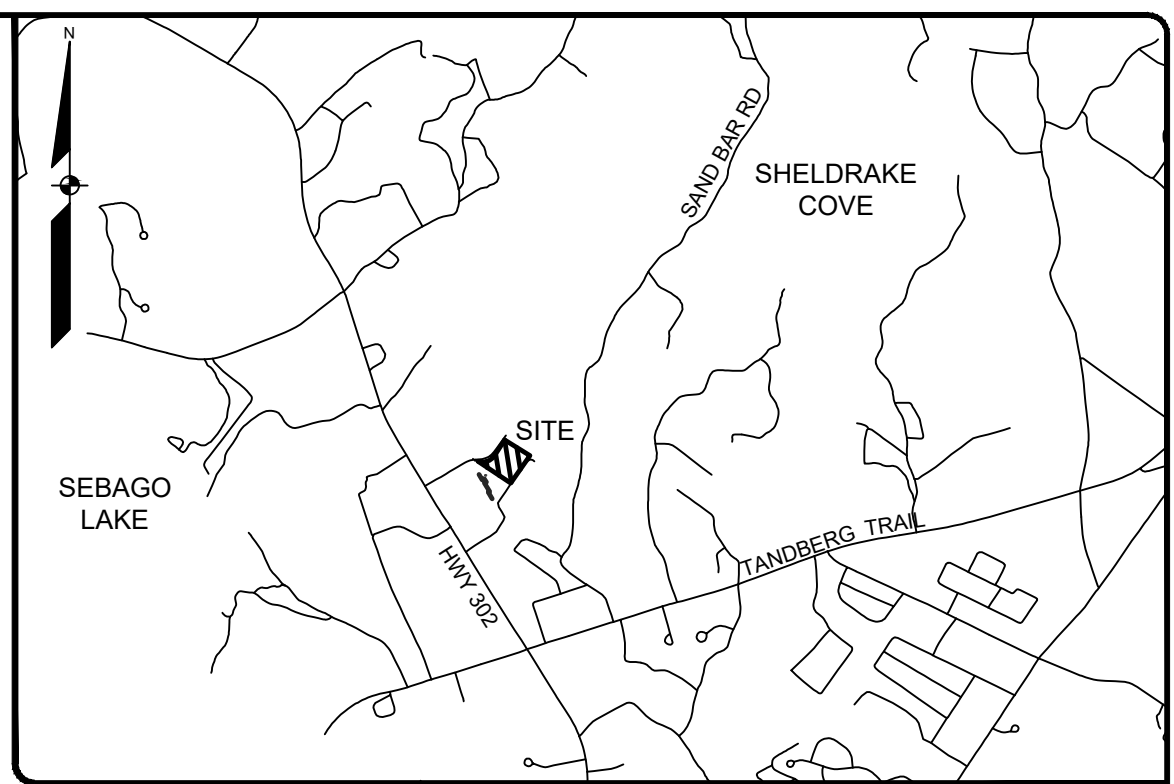
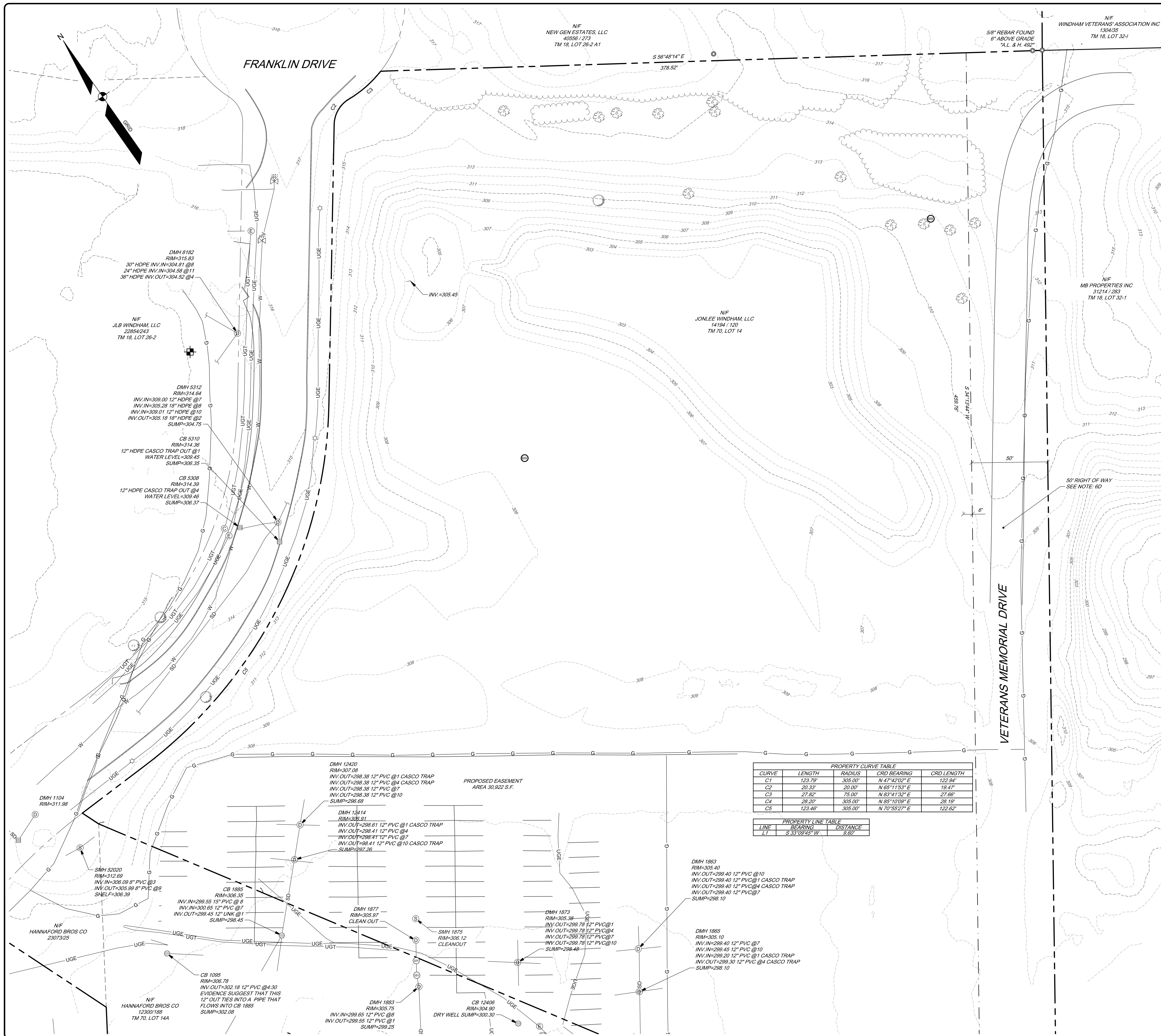
SITE PLAN RENDERING
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04092

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	03/30/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-201

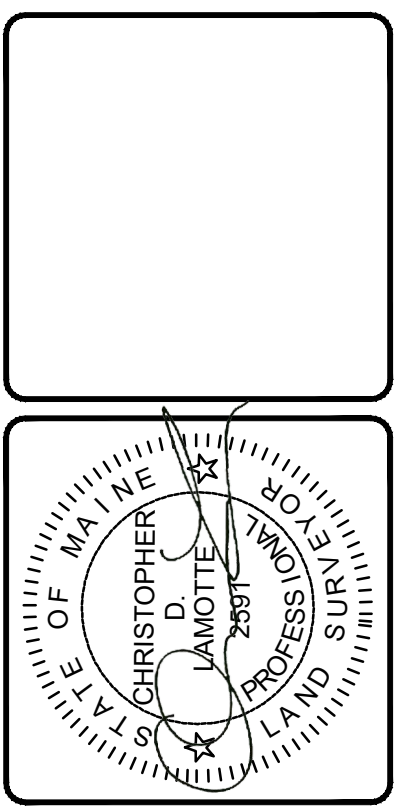
240431.LS.dwg, TMB Rendering



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC, BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCR) IN BOOK 14194, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT (C-1).
- TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 3.21 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATICTM SUAS BASED PHOTOGRAMMETRY & LIDAR.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BHM DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC. BY SEBAGO TECHINCS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCR IN PLAN BOOK 201, PAGE 428.
 - "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC, BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCR IN PLAN BOOK 202, PAGE 339.
 - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCR IN PLAN BOOK 205, PAGE 254.
- EASEMENT/ENCUMBRANCES:
 - SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCR IN BOOK 40488, PAGE 91.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCR IN BOOK 39713, PAGE 283.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCR IN BOOK 37440, PAGE 66.
 - SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCR IN BOOK 10767, PAGE 17.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOD18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK:
 - BM-1 BOX OUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.71(NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD (ASCE 38-02). UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.



REV.	BY	DATE	STATUS
B	CDL	3/02/2026	ISSUED TO CLIENT
A	CDL	2/27/2025	WORK SHEET FOR PROJECT DELIVERY

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS
 SEBAGOTECHINCS.COM
 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-202-2100
 South Portland, Bridgton, Sanford and Bath

EXISTING CONDITIONS PLAN
 OF:
NORTH WINDHAM FIRE STATION
 WINDHAM MAINE
 FOR:
JON SMITH
 20 MECHANIC STREET
 GORHAM, MAINE

DESIGNED	-
DRAWN	CDL / JMC
CHECKED	CDL
DATE	02/25/2025
SCALE	1" = 30'
PROJECT	240431-01

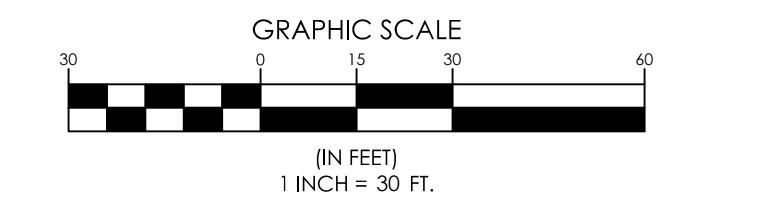
SHEET 1 OF 1

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	123.79'	305.00'	N 47°42'02" E	122.94'
C2	20.33'	20.00'	N 65°11'53" E	19.47'
C3	27.82'	75.00'	N 63°41'32" E	27.86'
C4	28.20'	305.00'	N 85°10'09" E	28.19'
C5	123.46'	305.00'	N 70°55'27" E	122.62'

LINE	BEARING	DISTANCE
L1	S 33°09'45" W	9.60'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	EASEMENT	---
---	DEED LINE/R.O.W.	---
○	IRON PIPE/ROD	●
C/L 1	CURVE/LINE NO.	C/L 1
N/F	NOW OR FORMERLY	
+	BENCHMARK	
---	EDGE OF PAVEMENT	
---	CURB LINE	
---	TREELINE	
---	CONTOURS	
○	DECIDUOUS TREE	
○	CONIFEROUS TREE	
+	SIGN	
G	GAS	
W	WATER	
⊙	WATER MANHOLE	
⊙	MONITORING WELL	
⊙	SANITARY MANHOLE	
SD	STORM DRAIN	
⊙	DRAINAGE MANHOLE	
⊙	CATCH BASIN	
⊙	ELECTRICAL MANHOLE	
⊙	LIGHT POLE	
⊙	COMMUNICATION MANHOLE	
---	UNDERGROUND COMMUNICATION	
---	UNDERGROUND ELECTRIC	



240431-01-EC.dwg, TAB:CDL

- NOTES:**
- DEED REFERENCE:
DEED BOOK 17473, PAGE 252-253
DEED BOOK 14194, PAGE 120-125
DEED BOOK 10638, PAGE 63
CUMBERLAND COUNTY REGISTRY OF DEEDS
 - OWNERS OF RECORD & TAX MAP REFERENCES:
(A) VERONICA P. SMITH & NELSON A. TONER
CO-TRUSTEES OF THE LAWRENCE E. SMITH
REVOCABLE TRUST 1/30/97
TAX MAP 18, LOT 26

(B) JONLEE WINDHAM, LLC.
TAX MAP 70, LOT 14

(C) VERONICA P. SMITH
TAX MAP 70, LOT 26-1
 - PLAN REFERENCES:
(A) BOUNDARY PLAN OF 6 PARCELS OF LAND
IN NORTH WINDHAM, MAINE
FOR: DAVID G. HILLS DEVELOPMENT CORP.
BY: H.E.B. CIVIL ENGINEERS
DATED: NOV. 11, 1988
PROJECT NO. 1-88088-167

(B) EXISTING CONDITIONS PLAN
FOR: WENDY'S INTERNATIONAL, INC.
BY: MIF DESIGN INTERNATIONAL CONSULTANTS, INC.
DATE: MAY 2000
PROJECT NO. 89799

(C) AMENDED SUBDIVISION PLAN - THE WINDHAM MALL
BY: ALIBERTI, LAROCHELLE & HODSON
ENGINEERING CORP., INC.
DATE: 10/08/91
PROJECT: 90-205
RECORDED: PLAN BOOK 191, PAGE 191 (C.C.R.D.)

(D) STANDARD BOUNDARY SURVEY
FOR: MARVIN MAYBERRY
BY: LEWIS & WASINA, INC.
DATED: 2-12-01
RECORDED: PLAN BOOK 201, PAGE 428 (C.C.R.D.)

(E) STANDARD BOUNDARY SURVEY
FOR: NORWAY SAVINGS BANK
BY: SEBAGO TECHNICS
DATED: 6-22-94

(F) GRADING, DRAINAGE, & UTILITY PLAN
FOR: WINDHAM MALL ASSOCIATES
BY: SQUAW BAY CORP.
DATED: 06/91

(G) MAINE DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP
D.O.T. FILE NO. 3-407
SHEET 8 OF 13

(H) AMENDED SUBDIVISION PLAN OF THE WINDHAM MALL
FOR: JONLEE WINDHAM, LLC.
BY: LAND SERVICES, INC.
DATED: FEBRUARY 8, 2002
RECORDED: PLAN BOOK 202, PAGE 339 (C.C.R.D.)

(I) WINDHAM MALL
FOR: ANALYTICAL SERVICES, INC.
BY: ALIBERTI, LAROCHELLE & HODSON
ENGINEERING CORP., INC.
DATED: MAY 31, 1978
RECORDED: PLAN BOOK 119, PAGE 74 (C.C.R.D.)

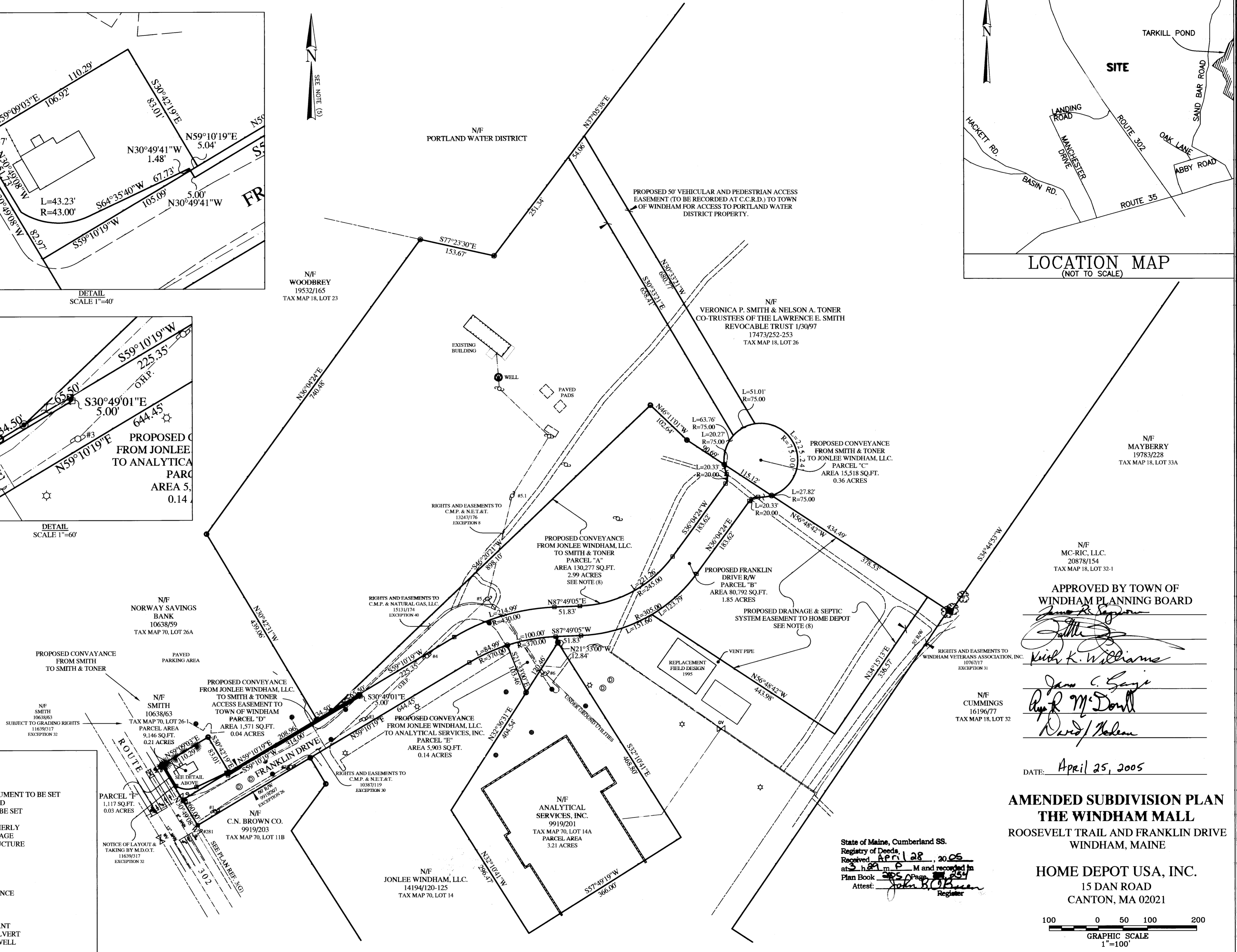
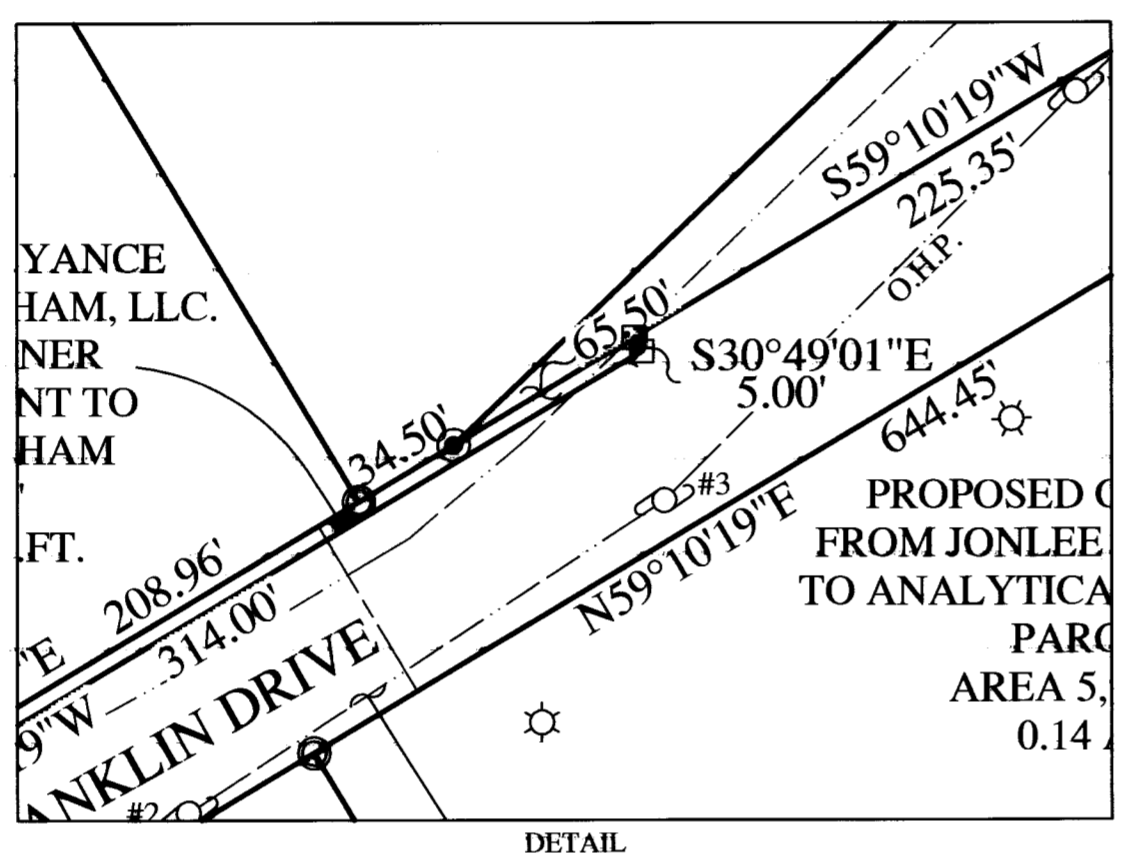
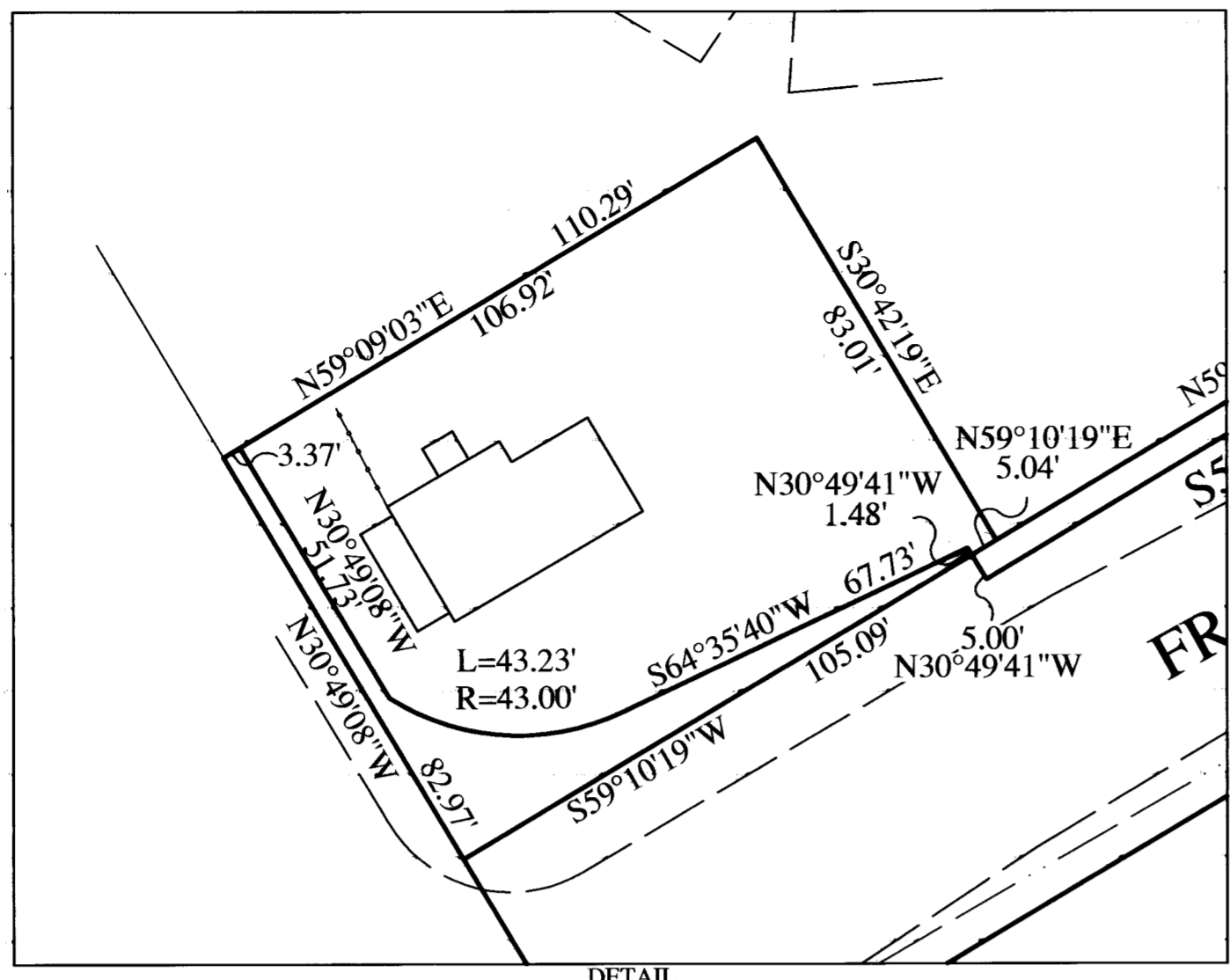
(J) THE WINDHAM MALL
FOR: REDSTONE INVESTMENTS
BY: A.R.C.C. LAND SURVEYORS, INC.
DATED: JUNE 10, 1999
 - UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY
THIS SURVEY. THE APPROPRIATE UTILITIES AND/OR DIG SAFE
SHOULD BE CONTACTED BEFORE ANY EXCAVATION.
 - NORTH REFERENCE:
MAINE 2000 ZONE W
NAD 83 (1992) 2 ZONE
 - PURPOSE OF PROPOSED CONVEYANCES
(A) TO CREATE A CONTINUOUS RIGHT-OF-WAY FOR THE PROPOSED
FRANKLIN DRIVE WITH PARCEL "B" FROM TAX MAP 70, LOT 14,
PARCEL "C" FROM MAP 18, LOT 26 & PARCEL "F" FROM TAX MAP 70,
LOT 26-1.

(B) TO ADJUST TAX MAP 70, LOT 26-1 BY REMOVING PARCEL "F"

(C) TO ADJUST TAX MAP 18, LOT 26 BY ADDING PARCEL "A" FROM TAX
MAP 70, LOT 14, ADDING PARCEL "D" FROM TAX MAP 70, LOT 14,
ADDING TAX MAP 70, LOT 26-1, AND REMOVING PARCEL "C" FROM TAX
MAP 18, LOT 26.

(D) TO ADJUST TAX MAP 70, LOT 14 BY REMOVING PARCEL "A",
PARCEL "D", PARCEL "E", AND ADDING PARCEL "C" AND PARCEL "F".

(E) TO ADJUST TAX MAP 70, LOT 14A BY ADDING PARCEL "E".
 - EXCEPTIONS SHOWN ON THIS PLAN FROM FIRST AMERICAN TITLE
INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE NO. CC-
4156, SCHEDULE B - SECTION 2, PAGES 4-11, EFFECTIVE DATE NOV. 26,
2004 @ 4:30PM
 - PARCEL SUBJECT TO AGREEMENT RECORDED IN DEED BOOK 9919,
PAGE 253 (C.C.R.D.)
 - PROPERTY IS SUBJECT TO EASEMENTS AND/OR
RIGHT-OF-WAYS OF RECORD
 - THE PURPOSE OF THIS PLAN IS TO AMEND A PORTION OF PLAN
RECORDED IN PLAN BOOK 202, PAGE 339 (C.C.R.D.), SEE NOTE 3(H).



LEGEND:

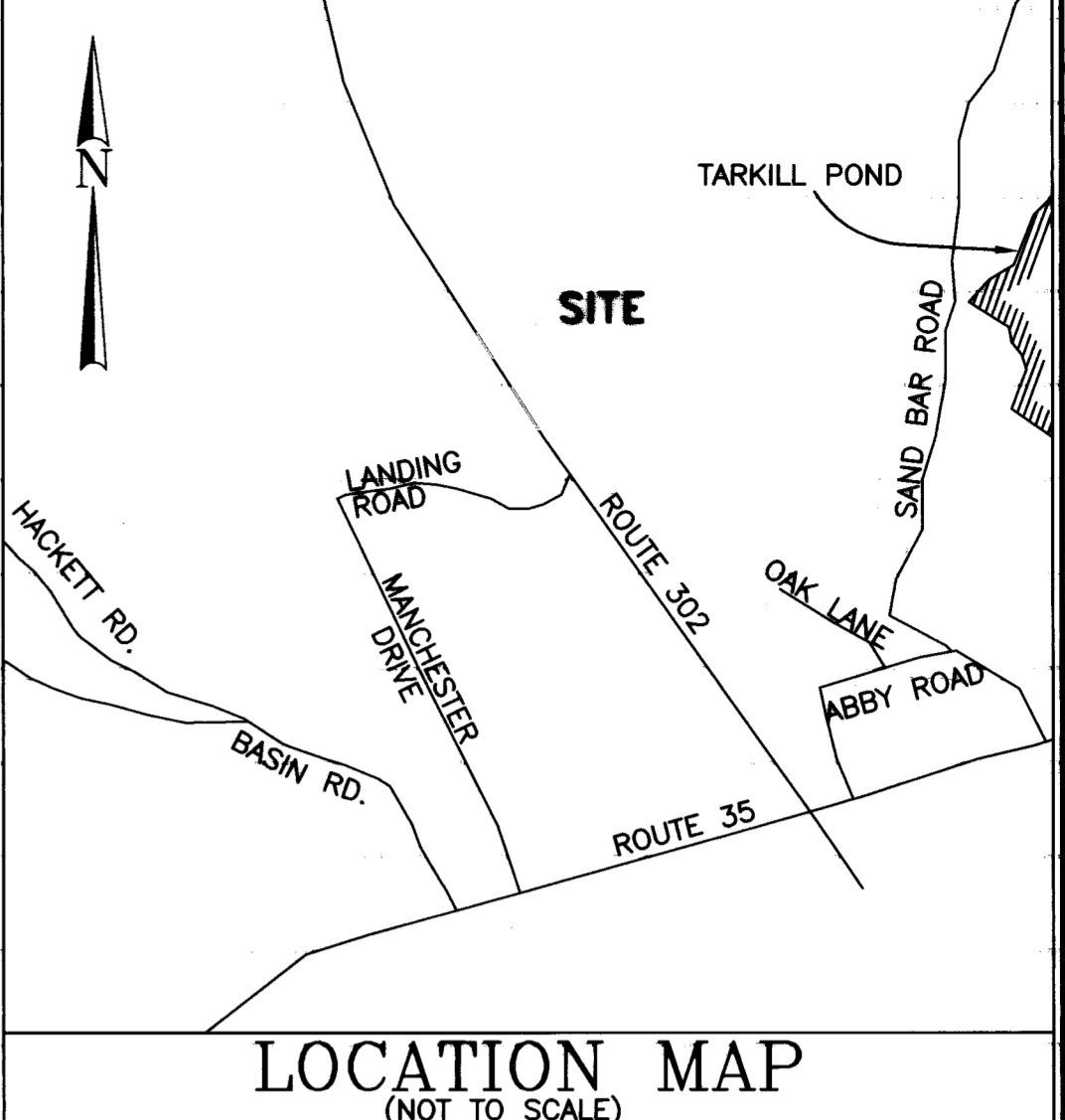
- GRANITE MONUMENT TO BE SET
- IRON PIN FOUND
- 5/8" REBAR TO BE SET
- UTILITY POLE
- N/F NOW OR FORMERLY
- 123/45 DEED BOOK/PAGE
- EXISTING STRUCTURE
- STONE WALL
- CATCH BASIN
- CATCH HOLE
- TREE
- CHAIN POLE
- LIGHT LINK FENCE
- WETLANDS
- GAS VALVE
- WATER VALVE
- WATER HYDRANT
- DRAINAGE CULVERT
- MONITORING WELL
- BENCH MARK
- UTILITY POLE NUMBER
- OVER HEAD POWER LINE
- ABUTTING PROPERTY LINE
- EDGE OF ROAD LINE
- GAS LINE
- WATER LINE
- DRAINAGE LINE
- PIPE LINE EASEMENT LINE
- POLE LINE EASEMENT LINE
- ROAD RIGHT-OF-WAY LINE
- COUNTOUR MAJOR LINE
- COUNTOUR MINOR LINE
- PAINTED ROAD CENTER LINE

REV.	DATE	REVISIONS	BY
1	01/10/05	ADDED PROPOSED 50' ACCESS EASEMENT, UPDATE NOTE 6C & 6D UPDATE TAX MAP/PLOT INFORMATION, & PLAN REF.	MLC
2	04/01/05	ADD PARCEL "F", ADJUST BEARINGS & DIST. ON FRANKLIN DRIVE R.O.W., CHANGE 50' ACCESS EASEMENT NOTE, CHANGE NOTE 6, INCREASE SCALE OF DETAIL. ADD NOTE (10).	MLC

PLAN RECORDED IN PLAN BOOK _____ PAGE _____
CUMBERLAND COUNTY REGISTRY OF DEEDS
DATE: _____ TIME: _____

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF
THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND
SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE,
BELIEF AND PROFESSIONAL OPINION.

Robert N. Farthing
ROBERT N. FARTHING P.L.S. 586

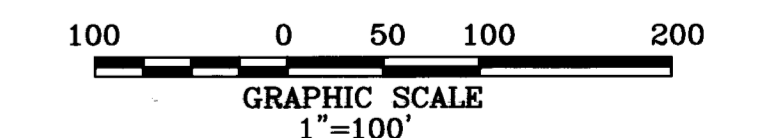


APPROVED BY TOWN OF
WINDHAM PLANNING BOARD
James R. Sweeney
John J. Sweeney
Kurt K. Williams
James C. Sarge
Raymond M. Donnell
David J. Nelson

DATE: April 25, 2005

**AMENDED SUBDIVISION PLAN
THE WINDHAM MALL**
ROOSEVELT TRAIL AND FRANKLIN DRIVE
WINDHAM, MAINE

HOME DEPOT USA, INC.
15 DAN ROAD
CANTON, MA 02021



SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2557 FAX
SURVEY.INC@VERIZON.NET

PLAN BY: MLC @ SURVEY, INC.
DATE: APRIL 6, 2005 JOB NO. 04-100

State of Maine, Cumberland SS.
Registry of Deeds
Registered April 28, 2005
at 2:58 p.m. and recorded in
Plan Book 202, Page 339
Attest: *John B. O'Brien*
Register