

THE OWNER OF RECORD OF THE PROPERTY IS ROBIE HOLDINGS LLC, BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41401 PAGE 225 & BOOK 41401 PAGE 260

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 25.17 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 6, LOT 33.

4. PLAN REFERENCES:

A) "BOUNDARY SURVEY & LOT DIVISION", PREPARED FOR JOHN S. & IRENE T. ANDREW, PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. DATED APRIL 04, 2024.

5. HORIZONTAL DATUM: MAIN STATE PLANE, WEST ZONE, NAD83, U.S. FEET.

6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.

8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.

9. THE PROPERTY IS LOCATED IN THE FARM (F) DISTRICT.

10. SPACE AND BULK REQUIREMENTS FOR CONSERVATION SUBDIVISION IN FARM DISTRICT:

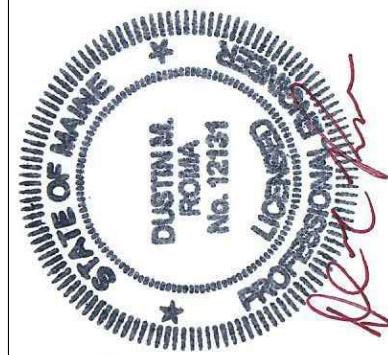
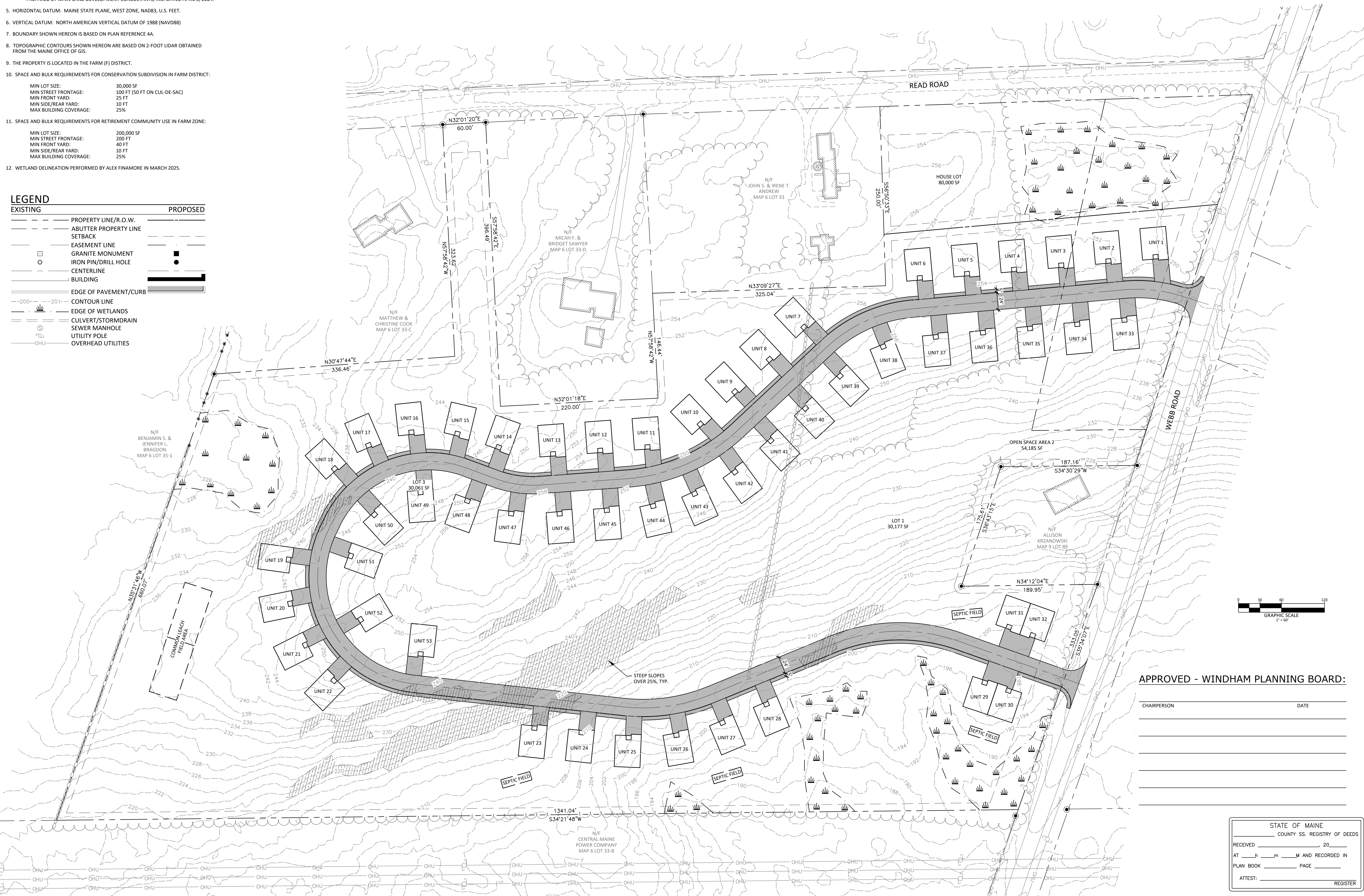
|                        |                              |
|------------------------|------------------------------|
| MIN LOT SIZE:          | 30,000 SF                    |
| MIN STREET FRONTAGE:   | 100 FT (50 FT ON CUL-DE-SAC) |
| MIN FRONT YARD:        | 25 FT                        |
| MIN SIDE/REAR YARD:    | 10 FT                        |
| MAX BUILDING COVERAGE: | 25%                          |

11. SPACE AND BULK REQUIREMENTS FOR RETIREMENT COMMUNITY USE IN FARM ZONE:

|                        |            |
|------------------------|------------|
| MIN LOT SIZE:          | 200,000 SF |
| MIN STREET FRONTAGE:   | 200 FT     |
| MIN FRONT YARD:        | 40 FT      |
| MIN SIDE/REAR YARD:    | 10 FT      |
| MAX BUILDING COVERAGE: | 25%        |

12. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE IN MARCH 2025.

| EXISTING   |                       | PROPOSED |
|------------|-----------------------|----------|
| ---        | PROPERTY LINE/R.O.W.  | ---      |
| ---        | ABUTTER PROPERTY LINE | ---      |
| ---        | SETBACK               | ---      |
| ---        | EASEMENT LINE         | ---      |
| □          | GRANITE MONUMENT      | ●        |
| ○          | IRON PIN/DRILL HOLE   | ■        |
| ---        | CENTERLINE            | ---      |
| ---        | BUILDING              | █        |
| ---        | EDGE OF PAVEMENT/CURB | █        |
| ---200'--- | CONTOUR LINE          | ---      |
| ---        | EDGE OF WETLANDS      | ---      |
| ---        | CULVERT/STORMDRAIN    | ---      |
| ⊙          | SEWER MANHOLE         | ---      |
| ○          | UTILITY POLE          | ---      |
| OHU        | OVERHEAD UTILITIES    | ---      |



**DM ROMA**  
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(207) 591-5055

[illegible]

## SUBDIVISION PLAN

WEBB ROAD PROPERTY  
WEBB ROAD  
WINDHAM, MAINE

FOR:  
ROBIE HOLDINGS, LLC  
PO BOX 1508  
WINDHAM, ME 04996

25007  
JOB NUMBER:  
1" = 60'  
SCALE:  
5-12-2025  
DATE:  
SHEET 1 OF 1  
SB-1