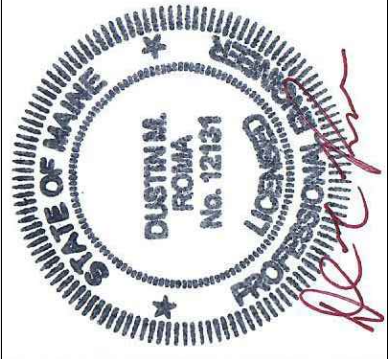
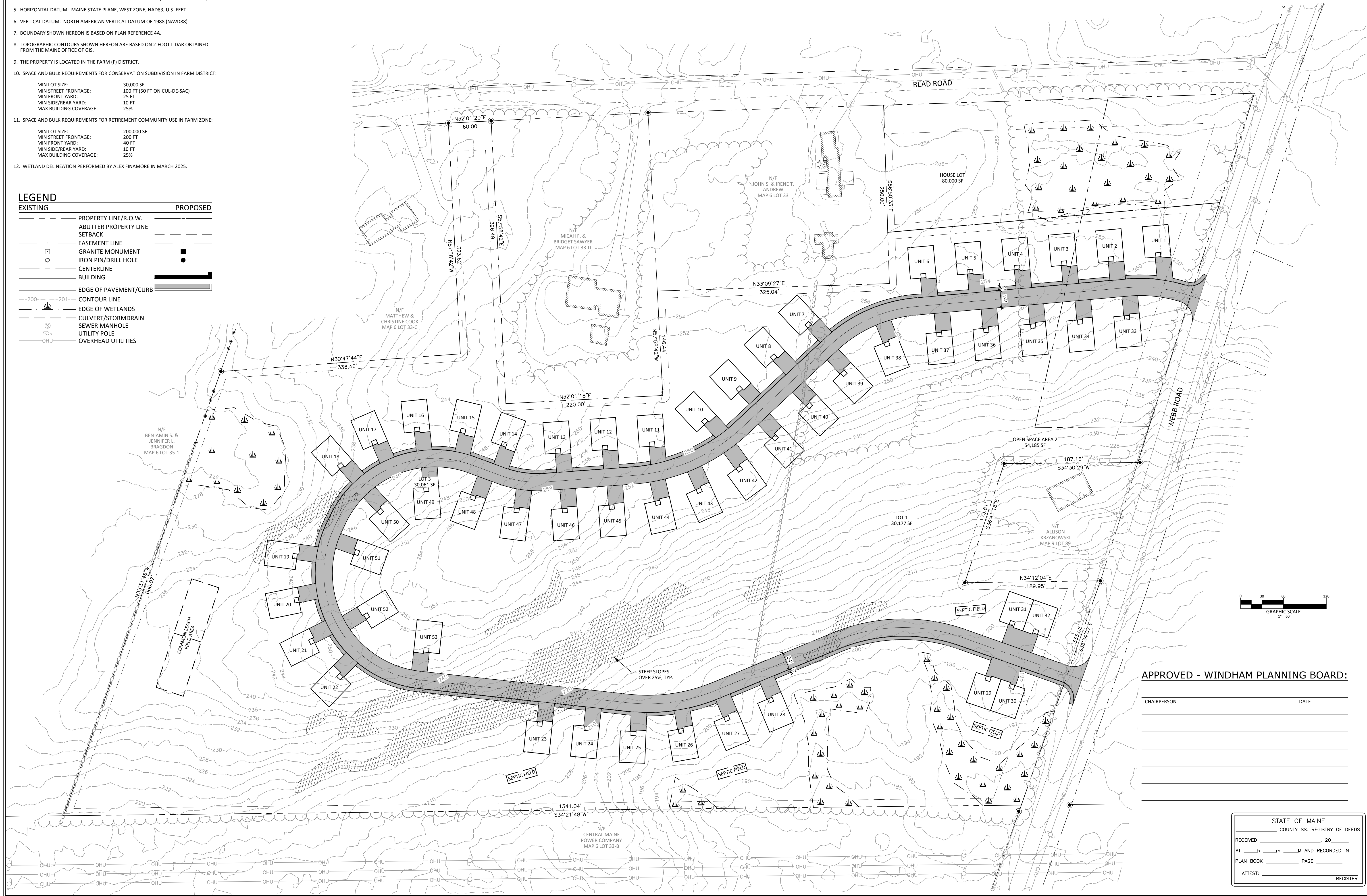


- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS ROBIE HOLDINGS LLC, BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41401 PAGE 225 & BOOK 41401 PAGE 260
  2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 25.17 ACRES.
  3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS 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 8, 2024.
  5. HORIZONTAL DATUM: MAINE 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.

LEGEND	
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
	CONTOUR LINE
	EDGE OF WETLANDS
	CULVERT/STORMDRAIN
	SEWER MANHOLE
	UTILITY POLE
	OVERHEAD UTILITIES



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION

**SUBDIVISION PLAN**  
WEBB ROAD PROPERTY  
WEBB ROAD  
WINDHAM, MAINE  
FOR: ROBIE HOLDINGS, LLC  
PO BOX 1508  
WINDHAM, ME 04062

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