

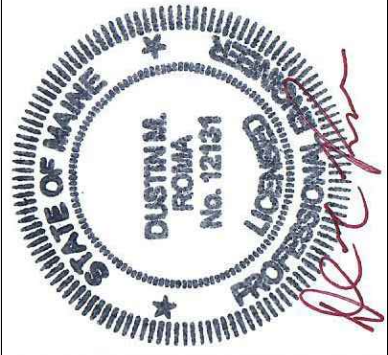
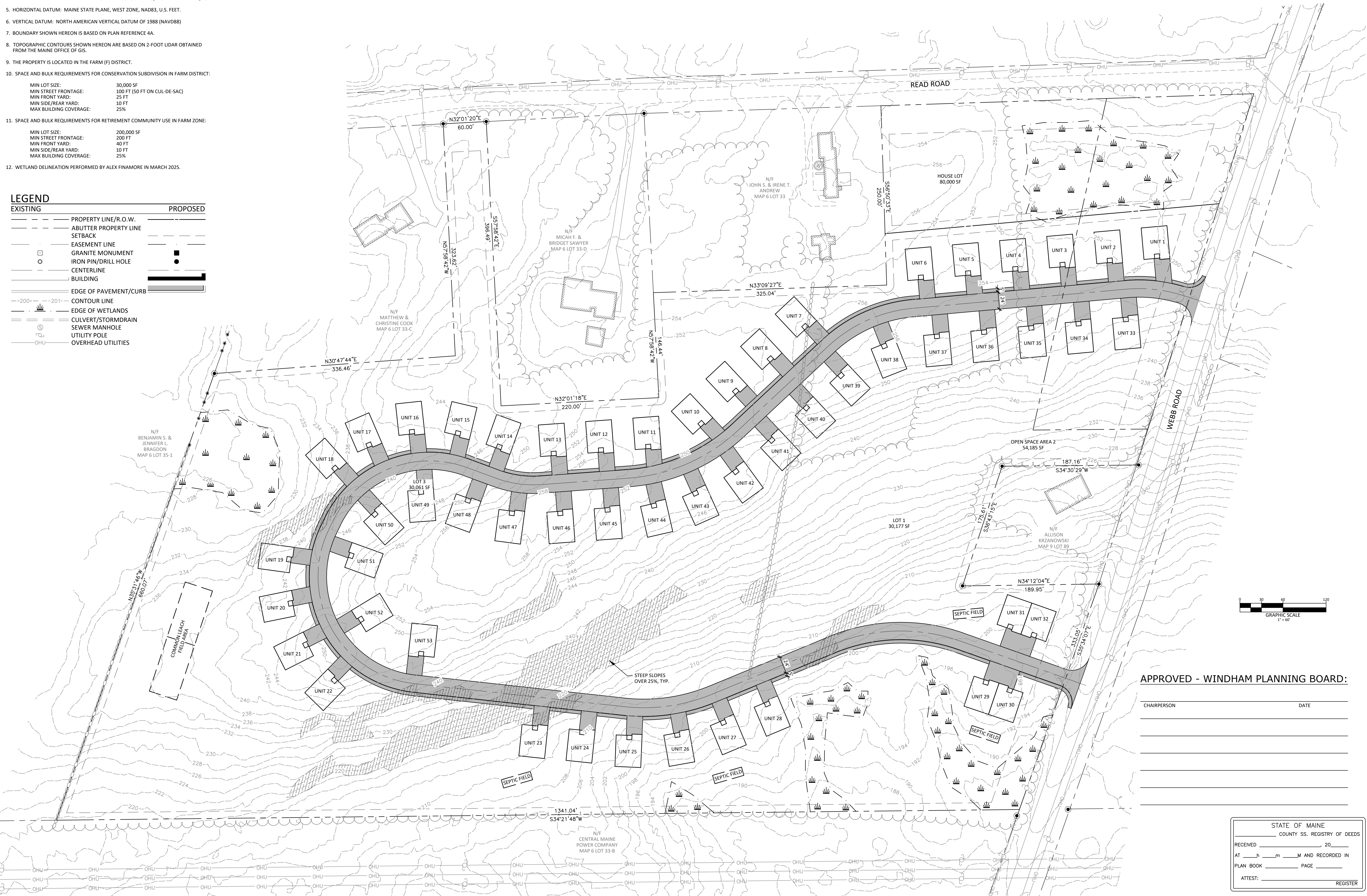
1. THE OWNER OF RECORD OF THE PARCEL IS ROBIE HOLDINGS LLC, BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41401 PAGE 225 & BOOK 41401 PAGE 260
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 25.17 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 6, LOT 33.
4. PLAN REFERENCES:
 - 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 PARCEL 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%

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' ---201'	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

[illegible]

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