GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ROBIE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41093 PAGE 243.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 22.75 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 19, LOT 104.
4. PLAN REFERENCES:
   A. BOUNDARY SURVEY OF 411 AND 421 FALMOUTH ROAD FOR ROBIE HOLDINGS, LLC, PREPARED BY SURVEY, INC. DATED JANUARY 2025.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON 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 VILLAGE RESIDENTIAL DISTRICT AND FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

	VR ZONE	F ZONE
MIN LOT SIZE:	40,000 SF	80,000 SF
MIN STREET FRONTAGE:	100 FT	200 FT
MIN FRONT YARD:	30 FT	40 FT
MIN SIDE/REAR YARD:	15 FT	10 FT
MAX BUILDING COVERAGE:	20%	25%

10. WETLAND LIMITS SHOWN ARE BASED ON A FIELD DELINEATION PERFORMED IN OCTOBER 2024 BY ALEX FINAMORE WITH MAINELY SOILS LLC.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA WITHIN VR ZONE:	209,977 S.F. +/- (4.82 ACRES ±)
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	48,446 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA WITHIN VR ZONE:	161,531 S.F.
REQUIRED NET AREA PER DWELLING:	30,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	5.38
GROSS LAND AREA WITHIN FARM ZONE:	781,320 S.F. +/- (17.93 ACRES ±)
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	12,002 S.F.
3. 100-YEAR FLOOD PLAIN	1,046 S.F. (ADDITIONAL IN SECTION 5)
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	190,799 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA WITHIN FARM ZONE:	577,473 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	9.62
MAXIMUM TOTAL ALLOWABLE LOTS/DWELLINGS:	14
TOTAL NUMBER OF DWELLINGS PROPOSED:	13

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	ZONING BOUNDARY	
	GRANITE MONUMENT	■
	IRON PIN/DRILL HOLE	●
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
	FLOODPLAIN	
200 201	CONTOUR LINE	200 201
	TREELINE	
	STONE WALL	
	RETAINING WALL	
TP-1	TEST PIT	
	CATCHBASIN	
D	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
UD	UNDERDRAIN	UD
W	WATER MAIN	W
	WATER METER PIT	
WV	WATER VALVE	
	HYDRANT	
	AIR RELEASE	
W	WELL	W
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	OHU

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE
_____ COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____h ____m ____M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

GRAPHIC SCALE 1" = 80'

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

REV	DATE	DESCRIPTION	BY
A	5-19-25	ISSUED FOR REVIEW	DMR

SUBDIVISION PLAN

SHEPHERD LANE SUBDIVISION
421 FALMOUTH ROAD
WINDHAM, MAINE

FOR:
ROBIE HOLDINGS, LLC
PO BOX 1308
WINDHAM, ME 04062

24057
JOB NUMBER:

1" = 80'
SCALE:

5-28-2025
DATE:

SHEET 3 OF 7

SB-1