

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 41520 PAGE 17
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 21.43 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 6, LOT 33-F.
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 (NAVD88)
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.

NET RESIDENTIAL DENSITY CALCULATIONS

CONSERVATION SUBDIVISION LOT:

GROSS LAND AREA: 933,646 S.F. (21.43 ACRES)
DEDUCT RETAINED LAND AREA: 576,653 S.F. (13.23 ACRES)
CONSERVATION SUBDIVISION PARCEL: 356,993 S.F. (8.20 ACRES)

DEDUCTIONS:
1. RIGHT-OF-WAY 32,516 S.F.
2. STEEP SLOPES (OVER 25%) 27,125 S.F. (EXCLUDING WITHIN 1)

3. 100-YEAR FLOOD PLAIN 0 S.F.
4. RESOURCE PROTECTION DISTRICT 0 S.F.
5. VERY POORLY DRAINED SOILS 21,838 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: 275,514 S.F. (6.32 ACRES)
REQUIRED NET AREA PER DWELLING: 60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 4.6
NUMBER OF LOTS PROPOSED: 4

NET RESIDENTIAL DENSITY CALCULATIONS

OVERALL LOT:

GROSS LAND AREA: 933,646 S.F. (21.43 ACRES)

DEDUCTIONS:
1. RIGHT-OF-WAY 75,000 S.F. (ASSUMED 1,400 FEET OF ROAD NEEDED)
2. STEEP SLOPES (OVER 25%) 38,364 S.F. (EXCLUDING WITHIN 1)

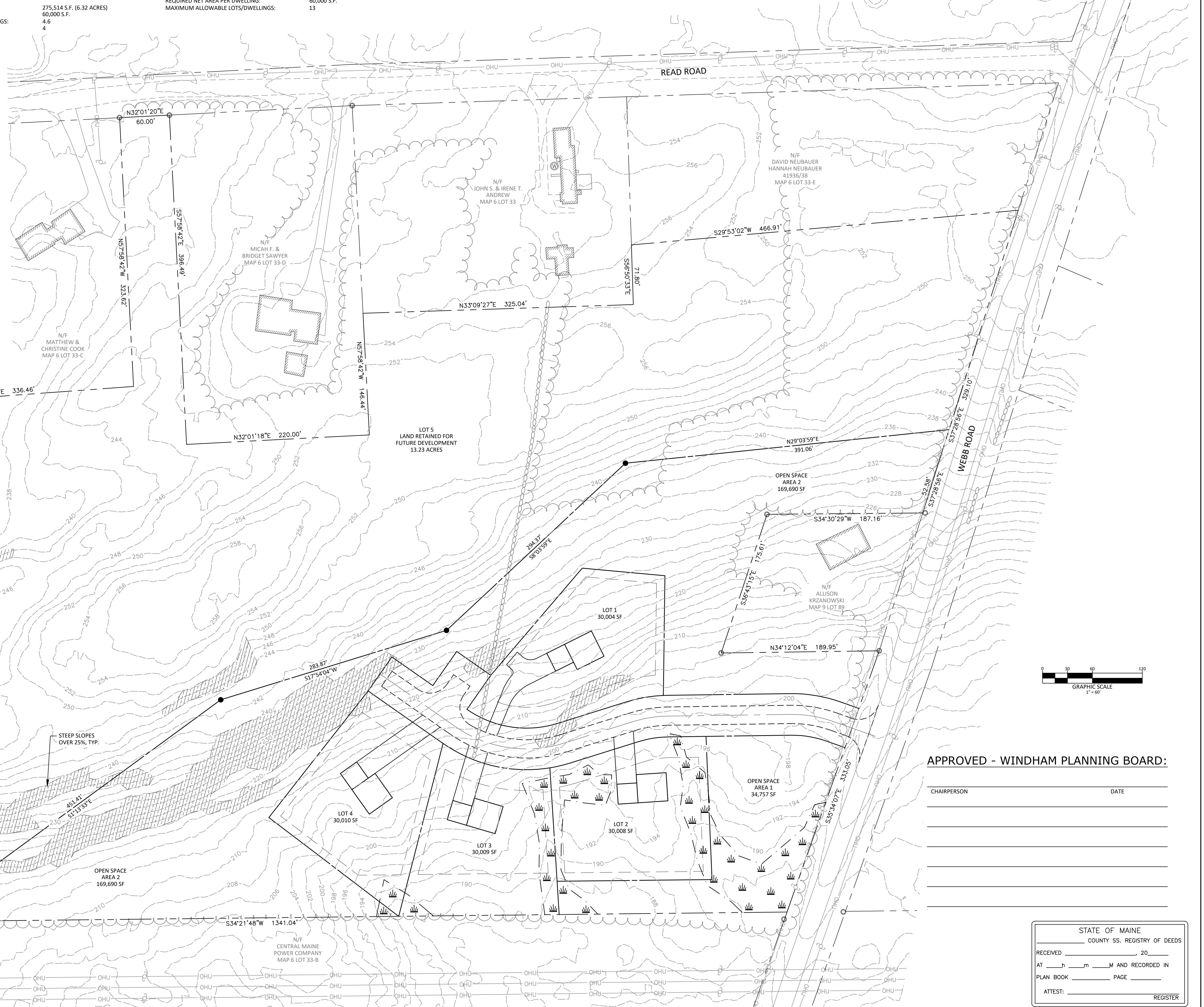
3. 100-YEAR FLOOD PLAIN 0 S.F.
4. RESOURCE PROTECTION DISTRICT 36,254 S.F.
5. VERY POORLY DRAINED SOILS 0 S.F.
6. SURFACE WATERBODIES 0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT 0 S.F.
8. ENDANGERED BOTANICAL RESOURCES 0 S.F.

TOTAL NET AREA: 783,528 S.F. (17.99 ACRES)
REQUIRED NET AREA PER DWELLING: 60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 13

OPEN SPACE CALCULATIONS FOR CONSERVATION

SUBDIVISION IN FARM ZONE (OVERALL LOT):

TOTAL NET RESIDENTIAL AREA DEDUCTIONS: 3.44 AC.
50% NET RESIDENTIAL AREA: 9.00 AC.
TOTAL OPEN SPACE REQUIRED: 12.44 AC.



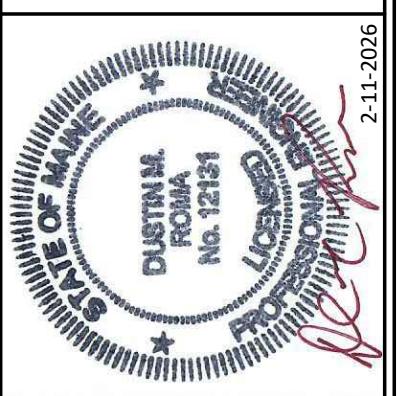
APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____ AT _____ h _____ m _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

25007
JOB NUMBER:
1" = 60'
SCALE:
2-11-2026
DATE:
SHEET 1 OF 1
SB-1

NOT FOR
CONSTRUCTION



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 116
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

