

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.

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	— — — — —

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

OVERALL LOT:

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

DEDUCTIONS:

1. RIGHT-OF-WAY
2. STEEP SLOPES (OVER 25%)
3. 100-YEAR FLOOD PLAIN
4. RESOURCE PROTECTION DISTRICT
5. VERY POORLY DRAINED SOILS
6. SURFACE WATERBODIES
7. SIGNIFICANT WILDLIFE HABITAT
8. ENDANGERED BOTANICAL RESOURCES

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

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:	<u>12.44 AC</u>

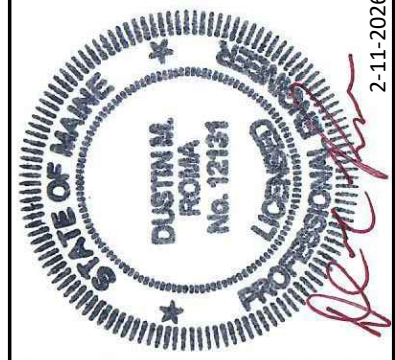


APPROVED - WINDHAM PLANNING BOARD:

[illegible]

STATE OF MAINE	
_____ COUNTY SS. REGISTRY OF DEEDS	
RECEIVED _____,	20 _____
AT _____h _____m _____M	AND RECORDED IN
PLAN BOOK _____	PAGE _____
ATTEST: _____	REGISTER

NOT FOR
CONSTRUCTION



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

25007
JOB NUMBER:

$$1'' = 60'$$

2-11-2026

SHEET 1 OF 1

SB-1

- GENERAL NOTES:**
- 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
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 21.43 ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 6, LOT 33.
 - PLAN REFERENCES:
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 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
 - THE PROPERTY IS LOCATED IN THE FARM (F) DISTRICT.
 - 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%
 - 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%
 - 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

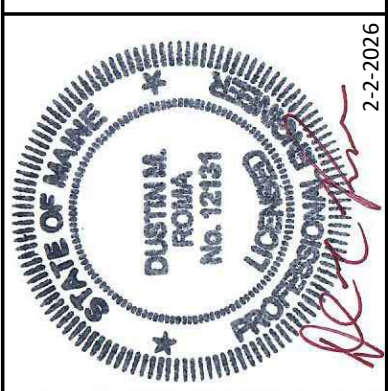
NET RESIDENTIAL DENSITY CALCULATIONS	
CONSERVATION SUBDIVISION LOT:	
GROSS LAND AREA:	933,646 S.F. (21.43 ACRES)
DEDUCT RETAINED LAND AREA:	576,653 S.F. (13.23 ACRES)
CONSERVATION SUBDIVISION PARCEL:	356,993 S.F. (8.20 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	32,516 S.F.
2. STEEP SLOPES (OVER 25%)	27,125 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

OPEN SPACE CALCULATIONS FOR CONSERVATION	
SUBDIVISION IN FARM ZONE:	
TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	1.88 AC.
50% NET RESIDENTIAL AREA:	3.16 AC.
TOTAL OPEN SPACE REQUIRED:	5.04 AC.
TOTAL OPEN SPACE PROVIDED:	4.69 AC.



PRIMARY CONSERVATION AREAS:		
	1. FLOODPLAINS =	0 SF
	2. WETLANDS =	21,838 SF
	3. STEEP SLOPES OVER 25% =	28,495 SF
	4. RESOURCE PROTECTION =	0 SF
TOTAL PRIMARY CONSERVATION AREAS =		50,333 SF (1.16 ACRES)

NOT FOR
CONSTRUCTION



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

REV	DATE	BY	DESCRIPTION

RESOURCE INVENTORY MAP
WEBB ROAD PROPERTY
WEBB ROAD
WINDHAM, MAINE
FOR: ROBIE HOLDINGS, LLC
PO BOX 1508
WINDHAM, ME 04062

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