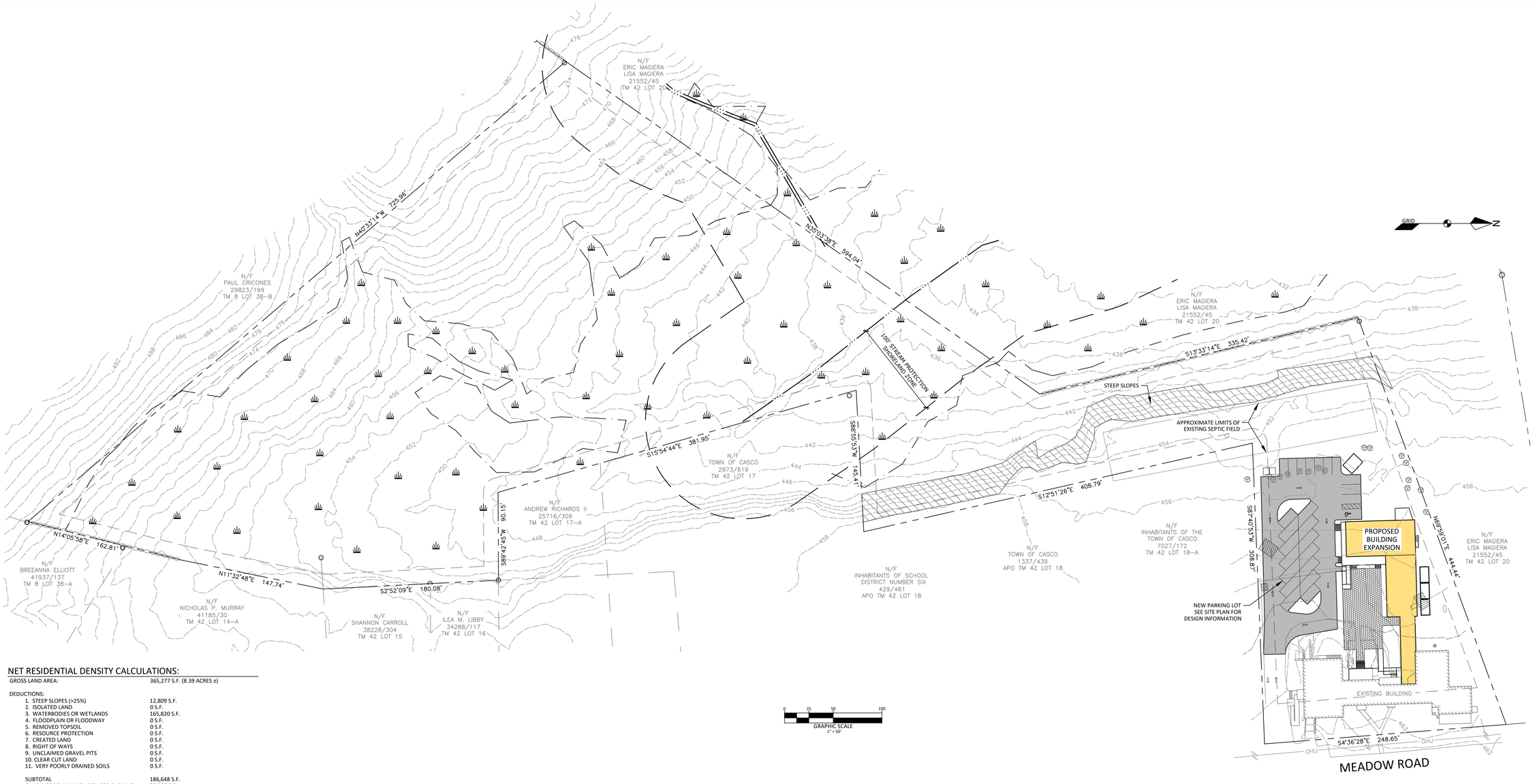

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	365,277 S.F. (8.39 ACRES ±)
DEDUCTIONS:	
1. STEEP SLOPES (>25%)	12,809 S.F.
2. ISOLATED LAND	0 S.F.
3. WATERBODIES OR WETLANDS	165,820 S.F.
4. FLOODPLAIN OR FLOODWAY	0 S.F.
5. REMOVED TOPSOIL	0 S.F.
6. RESOURCE PROTECTION	0 S.F.
7. CREATED LAND	0 S.F.
8. RIGHT OF WAYS	0 S.F.
9. UNCLAIMED GRAVEL PITS	0 S.F.
10. CLEAR CUT LAND	0 S.F.
11. VERY POORLY DRAINED SOILS	0 S.F.
SUBTOTAL	186,648 S.F.
C. 15% OF REMAINING AREA FOR PARKING	27,997 S.F.
TOTAL NET RESIDENTIAL AREA:	158,651 S.F. (3.64 ACRES)

REQUIRED NET RESIDENTIAL AREA FOR PROPOSED EXPANSION

PROPOSED NUMBER OF BEDS:	45 BEDS
REQUIRED NET RESIDENTIAL AREA FOR 45 BEDS:	285,000 S.F. (6.54 ACRES)
	(60,000 S.F. + 45 BEDS x 5,000 S.F.)

MAX ALLOWABLE BEDS BASED ON ACTUAL NET RESIDENTIAL AREA

REQUIRED NET RESIDENTIAL AREA FOR NURSING HOME: MIN. LOT AREA + 5,000 SF/BED

TOTAL NET RESIDENTIAL AREA:	158,651 S.F.
DEDUCT MIN. LOT AREA	60,000 S.F.
REMAINING NET RESIDENTIAL AREA:	98,651 S.F.
MAXIMUM ALLOWABLE BEDS (98,651 S.F. ÷ 5,000 S.F.):	19.7 BEDS (REQUIRING VARIANCE)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	SIGN	
	EDGE OF WETLANDS	
-200- -201-	CONTOUR LINE	
	TREELINE	
S	SEWER MANHOLE	
S	SANITARY SEWER PIPE	
W	WELL	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS 960 MEADOW ROAD HOLDING, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34762 PAGE 137.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 8.39 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF CASCO ASSESSORS MAP 42, LOT 19.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF 960 MEADOW ROAD, CASCO, MAINE FOR 960 MEADOW ROAD HOLDING, LLC AS PREPARED BY SURVEY, INC. DATED FEBRUARY 2020 AND REVISED THROUGH OCTOBER 2023.
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 INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH 2 FOOT CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE VILLAGE DISTRICT AND STREAM PROTECTION DISTRICT.
10. SPACE AND BULK REQUIREMENTS: V DISTRICT

MIN LOT SIZE:	60,00 SF
MAX BUILDING COVERAGE:	20%
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE/REAR YARD:	15 FT
MAX BUILDING HEIGHT:	35 FT

11. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES, INC. IN FEBRUARY 2020 AND FIELD LOCATED BY SURVEY, INC.
12. PARKING SUMMARY
    NUMBER OF TOTAL BEDS = 45 BEDS
    AVERAGE EMPLOYEE OCCUPANCY=8 EMPLOYEES

    REQUIRED NUMBER OF SPACES FOR NURSING HOME USE = 1 SPACE/3 BEDS AND 1 SPACE PER EMPLOYEE BASED ON EXPECTED AVERAGE EMPLOYEE OCCUPANCY.
    REQUIRED NUMBER OF SPACES = 1/3 SPACE X 45 BEDS + 1 SPACE X 8 EMPLOYEES = 23 SPACES
    PROPOSED NUMBER OF SPACES=25 SPACES

APPROVED - CASCO PLANNING BOARD:

CHAIRPERSON DATE

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	2-23-26	JRH	ISSUED FOR ZBA REVIEW

OVERALL SITE PLAN

COUNTRY VILLAGE ASSISTED LIVING FACILITY EXPANSION

MEADOW ROAD
CASCO, MAINE

FOR:
960 MEADOW ROAD HOLDING, LLC
960 MEADOW ROAD
CASCO, MAINE 04015

19063
JOB NUMBER:

1" = 50'
SCALE:

2-23-2026
DATE:

SHEET 1 OF 1

SK-1