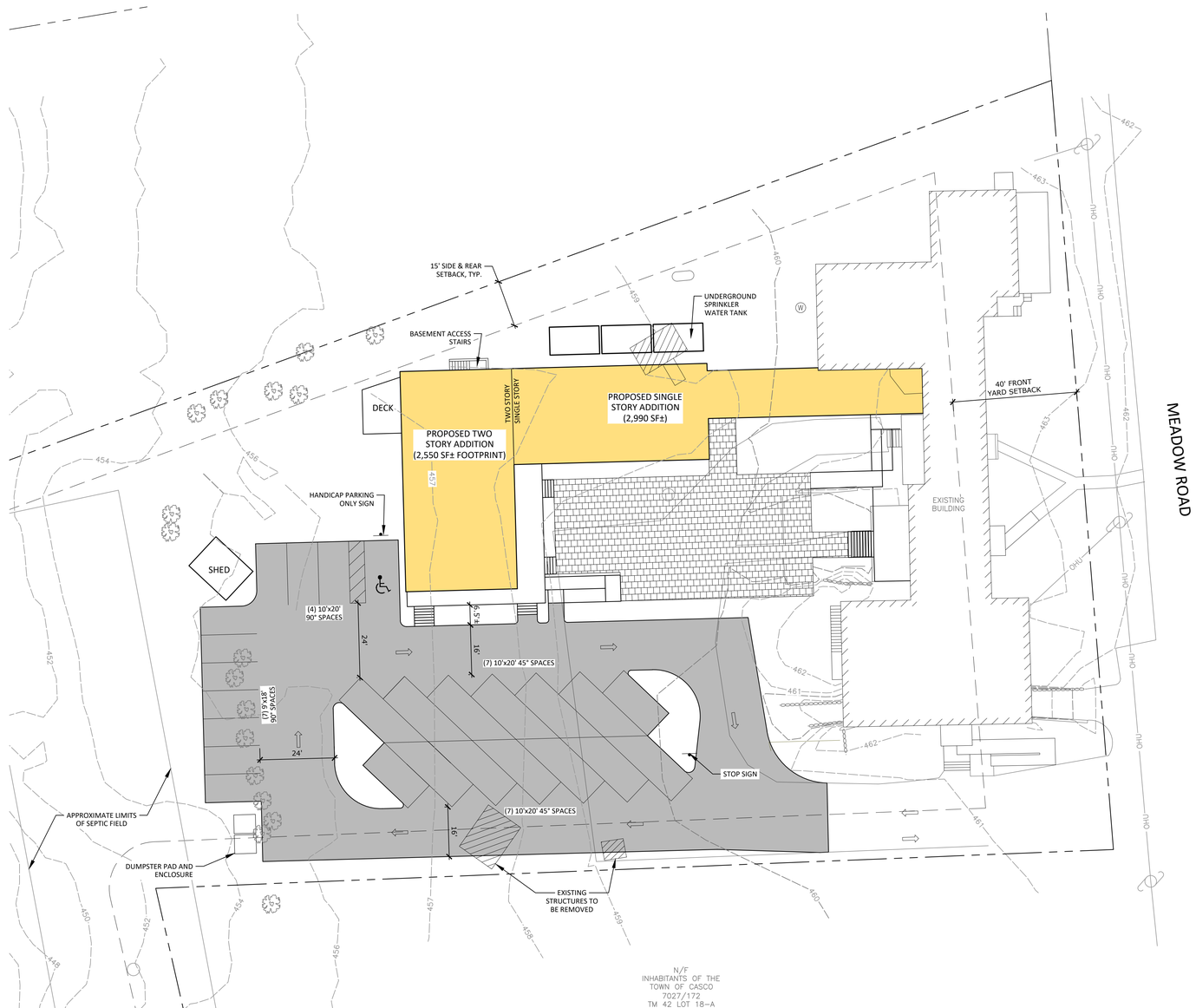

GENERAL NOTES:

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 8.4 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.
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 FT 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

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	CONTOUR LINE	201
	TREELINE	
	SEWER MANHOLE	
S	SANITARY SEWER PIPE	
	WELL	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

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

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

SKETCH PLAN

COUNTRY VILLAGE ASSISTED LIVING FACILITY

960 MEADOW ROAD
CASCO, MAINE

FOR:
960 MEADOW ROAD HOLDING, LLC

OWNER ADDRESS
TOWN, STATE, ZIP

19063 JOB NUMBER:
1" = 20' SCALE:
2-23-2026 DATE:
SHEET 1 OF 1
SK-1