

# DALFONSO ENGINEERING

August 19, 2024

Planning Board  
Town of Casco  
635 Meadow Road  
Casco, Maine 04105

Re: Meadow Country, LLC Ste Plan Application  
Supplemental Submittal  
605 Meadow Road, State Route 121 Casco

Dear Planning Board;


On behalf of Meadow Country, LLC we are submitting additional information for the site plan application for construction of a variety store and fuel station at 605 Meadow Road (Route 121). The application was submitted on July 19, 2024 and reviewed by for completeness at the August 12, 2024 planning board meeting.

The project includes a 2,000 square foot variety store and a fuel station consisting of three fuel islands with a total of 6 fueling positions. There were several items listed on the Site Plan Review Checklist that were not included in the original submittal or required additional information. Below is a list of the items included in this supplemental submittal:  
The documents include:

1. This submittal letter
2. Revised site plan checklist
3. Revised Site Plan
4. Revised Grading Plan
5. Revised septic design (HHE 200 Form)
6. Revised sign detail
7. MDOT Highway Entrance Permits
8. Enlarged lighting intensity plan
9. Plan of driveways within 200' of parcel
10. Plan showing neighboring wells

Should you have any questions or require additional information please contact me at [pjdal@maine.rr.com](mailto:pjdal@maine.rr.com).

Sincerely,  
Dalfonso Engineering



Peter Dalfonso, P.E.

cc: Ron Tabor

Attachments:

APPLICANT'S NAME Meadow Country LLC (Please print). DATE 8/19/2024

**CASCO SITE PLAN REVIEW SUBMISSIONS CHECKLIST**

*Unless expressly waived by the Planning Board, the following items are required for all applications for Site Plan Review.*

	<u>Applicant</u> (check complete)	<u>Planning Board</u> (date complete)
A. A fully executed and signed copy of the application for Site Plan Review.	<u>X</u>	<u>                    </u>
B. Fifteen (15) copies of a site plan showing the following at a scale not to exceed 50' to the inch.	<u>X</u>	<u>                    </u>
1. Owner's name, address and signature.	<u>X</u>	<u>                    </u>
2. Names and addresses of all abutters.	<u>X</u>	<u>                    </u>
3. Sketch map showing general location of site within town.	<u>X</u>	<u>                    </u>
4. Boundaries of contiguous properties under control of owner or applicant.	<u>X</u>	<u>                    </u>
5. Bearing and distances of all property lines and source of this information.	<u>X</u>	<u>                    </u>
6. Zoning classifications(s) and boundaries.	<u>X</u>	<u>                    </u>
7. Soil types and locations.	<u>X</u>	<u>                    </u>
8. The location of all building setbacks as required by zoning ordinance.	<u>X</u>	<u>                    </u>
9. The location, size and character of all signs and exterior lighting.	<u>X</u>	<u>                    </u>
10. The lot area of the parcel, street frontages, and zoning requirements for minimum lot.	<u>X</u>	<u>                    </u>
11. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs and exterior lighting, utilities, services areas, easements and landscaping.	<u>X</u>	<u>                    </u>

12. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.           X           \_\_\_\_\_  
*There are no buildings within 50' of the parcel*

13. Existing and proposed topography of the site at 2-foot contour intervals if major changes to existing topography are being proposed.           X           \_\_\_\_\_

C. A stormwater drainage plan showing:

1. The existing and proposed method of handling stormwater runoff.           X           \_\_\_\_\_

2. The direction of flow of runoff through use of arrows.           X           \_\_\_\_\_

3. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, culverts and storm sewers.           X           \_\_\_\_\_

4. Engineering calculations used to determine drainage requirements based on a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed.           X           \_\_\_\_\_

D. A utility plan showing provisions for water supply and wastewater disposal, including a completed HHE 200 form completed by a licensed site evaluator or Maine Certified Soils Scientist, and the size and location of all test pits, piping, holding tanks, leachfields, etc.           X           \_\_\_\_\_

E. A planting schedule keyed to the site plan and indicating the varieties of trees, shrubs and other plants to be planted on the site.           X           \_\_\_\_\_

F. Building plans, properly scaled, showing all elevations, together with a schedule detailing the type, color and texture of all proposed principal buildings and structures and all accessory buildings and structures.           X           \_\_\_\_\_

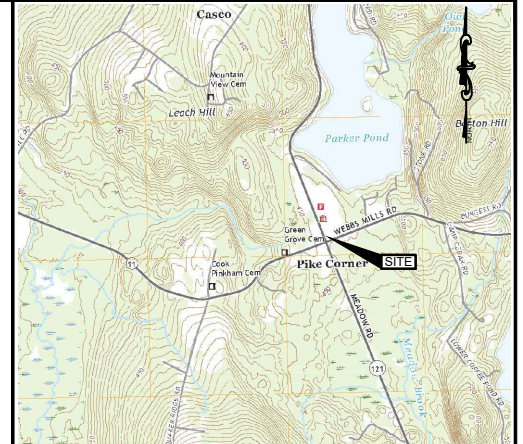
G. Copies of any proposed or existing easements, covenants, and deed restrictions.           X           \_\_\_\_\_

H. Copies of all applicable State approvals and permits.           X           \_\_\_\_\_

I. Other information as requested by the Planning Board. Please note below.



PLANT SCHEDULE		
KEY	PLANT INFORMATION	QUANTITY
AB	ABIES BALSAMEA 7-8' B&B / BALSAM FIR	6
AC	ACER RUBRUM RED SUNSET 2-2.5' B&B / SUNSET RED MAPLE	2
PG	PICEA GLAUCA DENSETA (HYV) 6-7' B&B / BLACK HILL SPRUCE	6
HY	HYDRANGEA PANICULATA LITTLE QUICK FIRE #3 / LITTLE QUICKFIRE HYDRANGEA	4
VP	VIBURNUM PLICATUM TOMENTOSUM SUMMER SNOWFLAKE #5 / SUMMER SNOWFLAKE VIBURNUM	4
PV	GRASS PANICUM VICARTUM HEAVY METAL #2 / HEAVY METAL SWITCH GRASS	6



LOCATION MAP  
 1"=2000'  
 USGS 7.5 MINUTE SERIES  
 NAPLES QUAD, 2021

**NOTES:**

- OWNERS OF RECORD: MEADOWCOUNTRY, LLC 218 PERLEY ROAD, NAPLES, MAINE 04055. BOOK 39869, PAGE 272, TAX MAP 37, LOT 4.
- PLAN REFERENCE: STANDARD BOUNDARY SURVEY LAND OF JAMES AND MARY JABBUSCH AND MEADOWCOUNTRY, LLC, 605 MEADOW ROAD/305 POLAND ROAD, CASCO, MAINE, BY LOST CORNER LAND SURVEYING LLC, JANUARY 5, 2023.
- ALL BEARINGS ARE REFERENCED TO APPROXIMATELY MAINE STATE GRID WEST ZONE NAD-83.
- ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
- LIDAR OBTAINED FROM NOAA.
- THE PROPERTY CONSISTS OF 37,678 SQUARE FEET LOCATED IN VILLAGE ZONE.
- SPACE AND BULK REQUIREMENTS:  
 MINIMUM LOT AREA 60,000 S.F.  
 MINIMUM ROAD FRONTAGE 150 FT.  
 MINIMUM FRONT YARD 40 FT.  
 MINIMUM SIDE AND REAR YARDS 15 FT.
- SITE SOILS CONSIST PREDOMINATELY OF PAXTON SERIES LOAMY SAND WHICH IS CLASSIFIED AS WELL DRAINED. SOILS AND WETLAND INFORMATION PROVIDED BY MAINELY SOILS, LLC.
- REMOVE SEPTIC TANK AND ANY LEACH BED ENCOUNTERED.
- PARKING REQUIREMENTS:  

REQUIRED	PROPOSED
1 SPACE PER 200 S.F.	10
	15
- BUILDING COVERAGE 3,728 SQFT (10%)
- SALVAGE EXISTING TRAFFIC ISLAND AND CURB WHERE POSSIBLE AND TIE NEW CURB INTO EXISTING.
- TBM (NORTHEAST CORNER OF CATCH BASIN FRAME) BASED ON LIDAR TOPO ASSUMED ELEVATION = 450.7'.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHKD
3	8/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
2	7/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
1	3/12/2024	SUBMITTED FOR TOWN REVIEW	DB	PJD

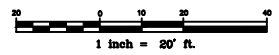
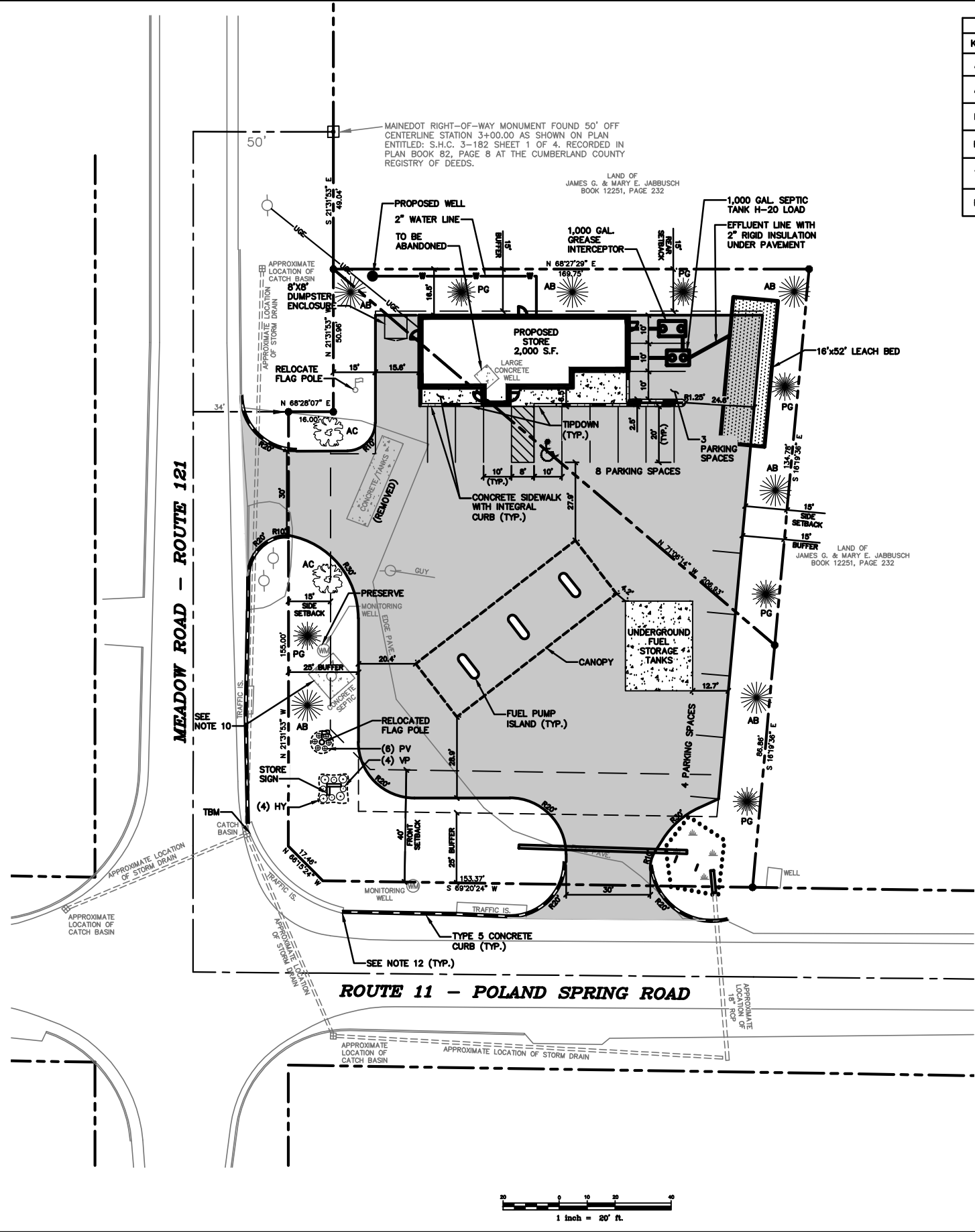
**SITE PLAN**  
 MEADOWCOUNTRY VARIETY  
 605 MEADOW ROAD  
 CASCO, MAINE 04015

Client: **MEADOWCOUNTRY LLC**  
 218 PERLEY ROAD  
 NAPLES, MAINE 04055

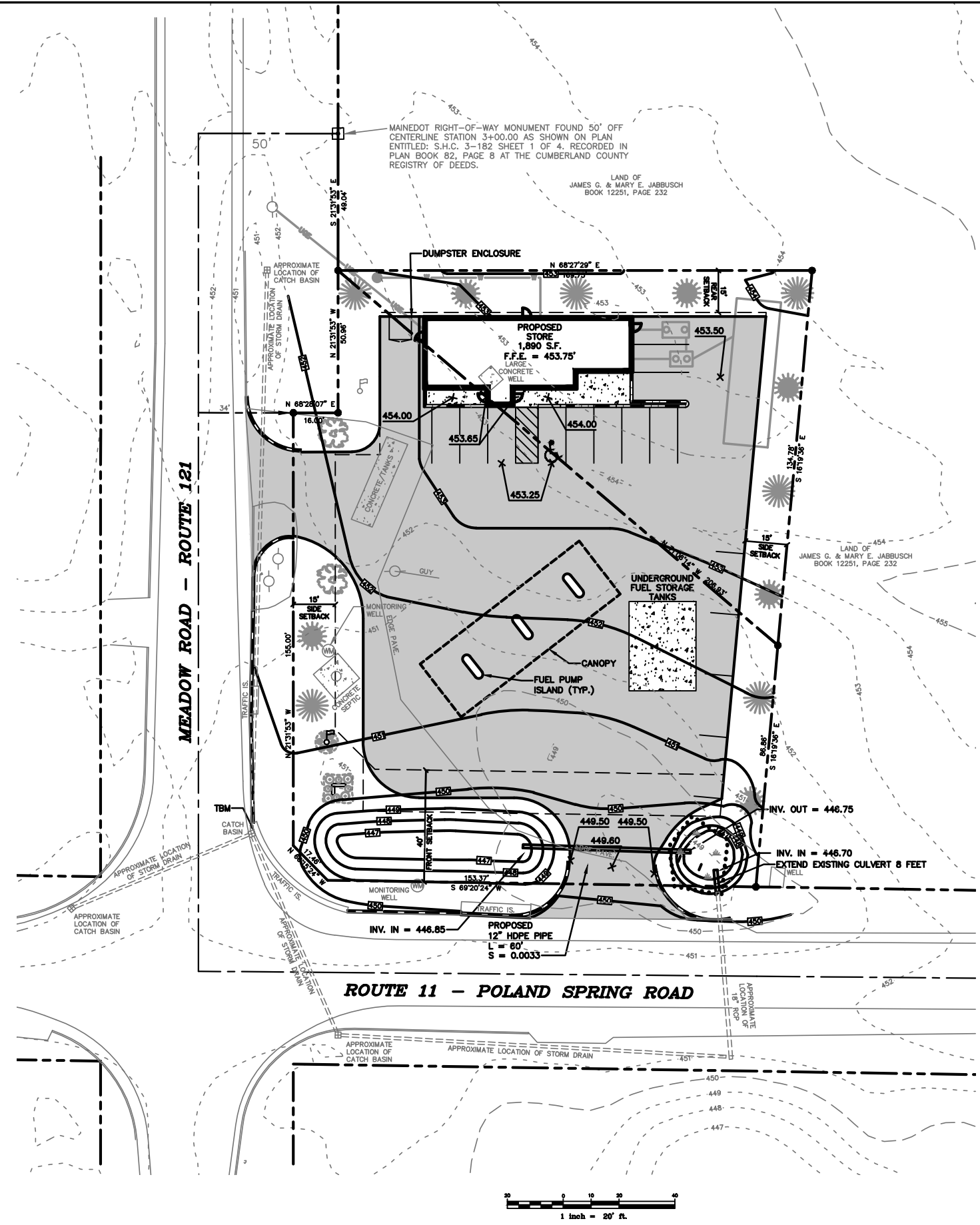
Prepared by: **Dalfonso Engineering**  
 CIVIL ENGINEERING SERVICES  
 17 Ledge Hill Road  
 Gorham, Maine 04038  
 Phone: 207-749-4801  
 Email: pjdal@maine.rr.com

DATE: 1/23/2024  
 PROJ. #: 187  
 SCALE: 1" = 20'

**C-100**



C:\Users\pjdal\Documents\Projects\2024\Site Plan\2024\_Site Plan.dwg 1/23/2024 11:17:11 AM



**NOTES:**

- OWNERS OF RECORD: MEADOW COUNTRY, LLC 218 PERLEY ROAD, NAPLES, MAINE 04055. BOOK 39889, PAGE 272, TAX MAP 37, LOT 4.
- PLAN REFERENCE: STANDARD BOUNDARY SURVEY LAND OF JAMES AND MARY JABBUSCH AND MEADOW COUNTRY, LLC, 605 MEADOW ROAD/909 POLAND ROAD, CASCO, MAINE, BY LOST CORNER LAND SURVEYING LLC, JANUARY 5, 2023.
- ALL BEARINGS ARE REFERENCED TO APPROXIMATELY MAINE STATE GRID WEST ZONE NAD-83.
- ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
- LIDAR OBTAINED FROM NOAA.
- THE PROPERTY CONSISTS OF 37,678 SQUARE FEET LOCATED IN VILLAGE ZONE.
- SPACE AND BULK REQUIREMENTS:
 

MINIMUM LOT AREA	60,000 S.F.
MINIMUM ROAD FRONTAGE	150 FT.
MINIMUM FRONT YARD	40 FT.
MINIMUM SIDE AND REAR YARDS	15 FT.
- SITE SOILS CONSIST PREDOMINATELY OF PAXTON SERIES LOAMY SAND WHICH IS CLASSIFIED AS WELL DRAINED. SOILS AND WETLAND INFORMATION PROVIDED BY MAINLY SOILS, LLC.
- REMOVE SEPTIC TANK AND ANY LEACH BED ENCOUNTERED.
- PARKING REQUIREMENTS:
 

REQUIRED	PROPOSED
1 SPACE PER 200 S.F.	15
- BUILDING COVERAGE 3,728 SQFT (10%)
- SALVAGE EXISTING TRAFFIC ISLAND AND CURB WHERE POSSIBLE AND TIE NEW CURB INTO EXISTING.
- TBM (NORTHEAST CORNER OF CATCH BASIN FRAME) BASED ON LIDAR TOPO ASSUMED ELEVATION = 450.7'.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHKD
3	8/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
2	7/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
1	3/12/2024	SUBMITTED FOR TOWN REVIEW	DB	PJD

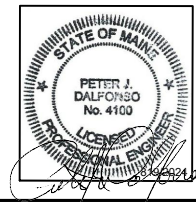
**GRADING PLAN**  
**MEADOWCOUNTRY VARIETY**  
**605 MEADOW ROAD**  
**CASCO, MAINE 04015**

Client: **MEADOWCOUNTRY LLC**  
 218 PERLEY ROAD  
 NAPLES, MAINE 04055

Prepared by: **Dalfonso Engineering**  
 CIVIL ENGINEERING SERVICES  
 17 Ledge Hill Road  
 Gorham, Maine 04038  
 Phone: 207-749-4801  
 Email: pjdal@maine.rr.com

DATE: 1/23/2024  
 PROJ. #: 187  
 SCALE: 1" = 20'

**C-101**



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

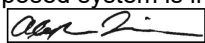
Maine Department of Human Services  
Division of Health Engineering, 10 SHS  
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	Casco	Town _____	Permit# _____
Street or Road	605 Meadow Road	Date Permit Issued / / Fee: \$ _____ Double Fee Charged [ ]	
Subdivision, Lot #		L.P.I. # _____	
		Local Plumbing Inspector _____	

OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System <b>shall not</b> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Name (last, first, MI)	Owner	
Tabor, Ron	× Applicant	
Mailing Address of Owner/Applicant	218 Perley Road Naples, ME 04055	
Daytime Tel. #		Municipal Tax Map # _____ Lot # _____
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION		
<b>TYPE OF APPLICATION</b> ×1. First Time System 2. Replacement System Type replaced: _____ Year installed: _____ 3. Expanded System a. Minor Expansion b. Major Expansion 4. Experimental System 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> ×1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> ×1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components
<b>SIZE OF PROPERTY</b> 0.86 SQ. FT. × ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: _____ ×3. Other: <u>gas station with takeout</u> food (specify) Current Use Seasonal Year Round × Undeveloped	<b>TYPE OF WATER SUPPLY</b> ×1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other
<b>SHORELAND ZONING</b> Yes × No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> ×1. Concrete × a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: <u>1,000</u> GAL. H-20 LOAD	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. Stone Bed 2. Stone Trench ×3. Proprietary Device × a. cluster array c. Linear b. regular load × d. H-20 load 4. Other: _____ SIZE: <u>1664</u> × sq. ft. lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> ×1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>504</u> gallons per day BASED ON: 1. Table 501.1 (dwelling unit(s)) ×2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities 6 employees × 12 gpd + 1 restroom @ 250gpd + takeout @ 1gal per meal × 182 meal per day 3. Section 503.0 (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>2 / C</u> at Observation Hole # TP-1 Depth <u>30"</u> of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> 1. Small---2.0 sq. ft. / gpd 2. Medium---2.6 sq. ft. / gpd ×3. Medium---Large 3.3 sq. ft. / gpd 4. Large---4.1 sq. ft. / gpd 5. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> 1. Not Required ×2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>43</u> d <u>59</u> m <u>0.68</u> s Lon. <u>70</u> d <u>31</u> m <u>1.80</u> s

SITE EVALUATOR STATEMENT		
I certify that on <u>2/9/2024</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
 Site Evaluator Signature	391 SE #	<u>8/17/2024</u> Date
Alexander A. Finamore	(207) 650-4313	alfinamore@yahoo.com
Site Evaluator Name Printed	Telephone Number	E-mail Address
<b>Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.</b>		

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
 Division of Health Engineering, 10 SHS  
 (207) 287-5672 FAX (207) 287-3165

Town, City, Plantation  
 Casco

Street, Road, Subdivision  
 605 Meadow Road

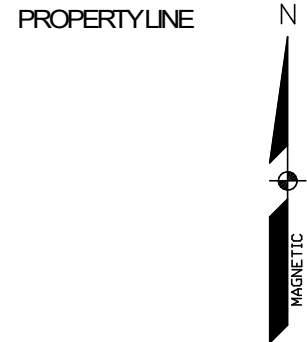
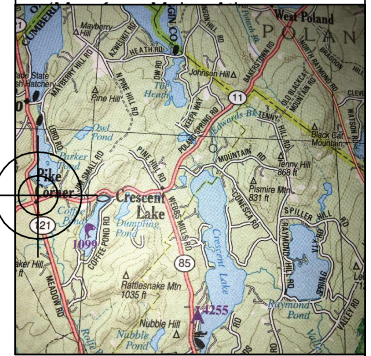
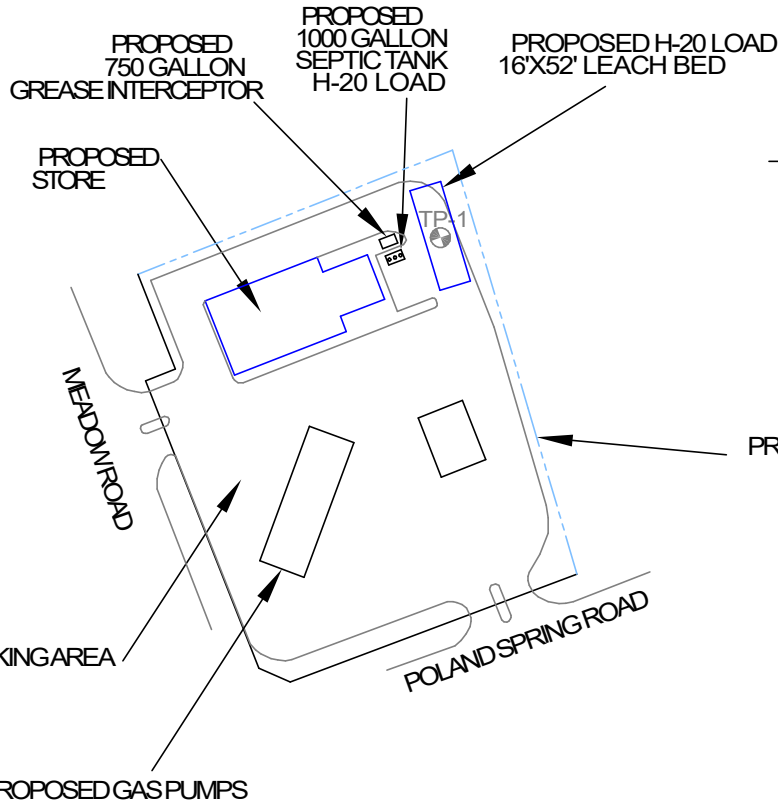
Owner or Applicant Name  
 Ron Tabor

CIRF = CAPPED IRON ROD FOUND

**SITE PLAN**

Scale 1" =  Ft. 100  
 or as shown

**SITE LOCATION PLAN**



**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole TP-1  Test pit  Boring  
 0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			LIGHT YELLOWISH BROWN	NONE OBSERVED
10	GRAVELLY COARSE SAND	LOOSE	YELLOWISH BROWN	
20			PALE BROWN	
48	LIMIT OF EXCAVATION = 48"			

Soil Classification <u>5</u> <u>B</u> Profile Condition	Slope <u>0</u> %	Limiting Factor <u>&gt;48</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
---	---------------------	------------------------------------	--

Observation Hole \_\_\_\_\_  Test pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

*[Signature]*

Site Evaluator Signature

391  
 SE #

8/17/2024  
 Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, 10 SHS  
 (207) 287-5672 FAX (207) 287-3165

Town, City, Plantation  
 Casco

Street, Road, Subdivision  
 605 Meadow Road

Owner or Applicant Name  
 Ron Tabor

## SUBSURFACE WASTEWATER DISPOSAL PLAN

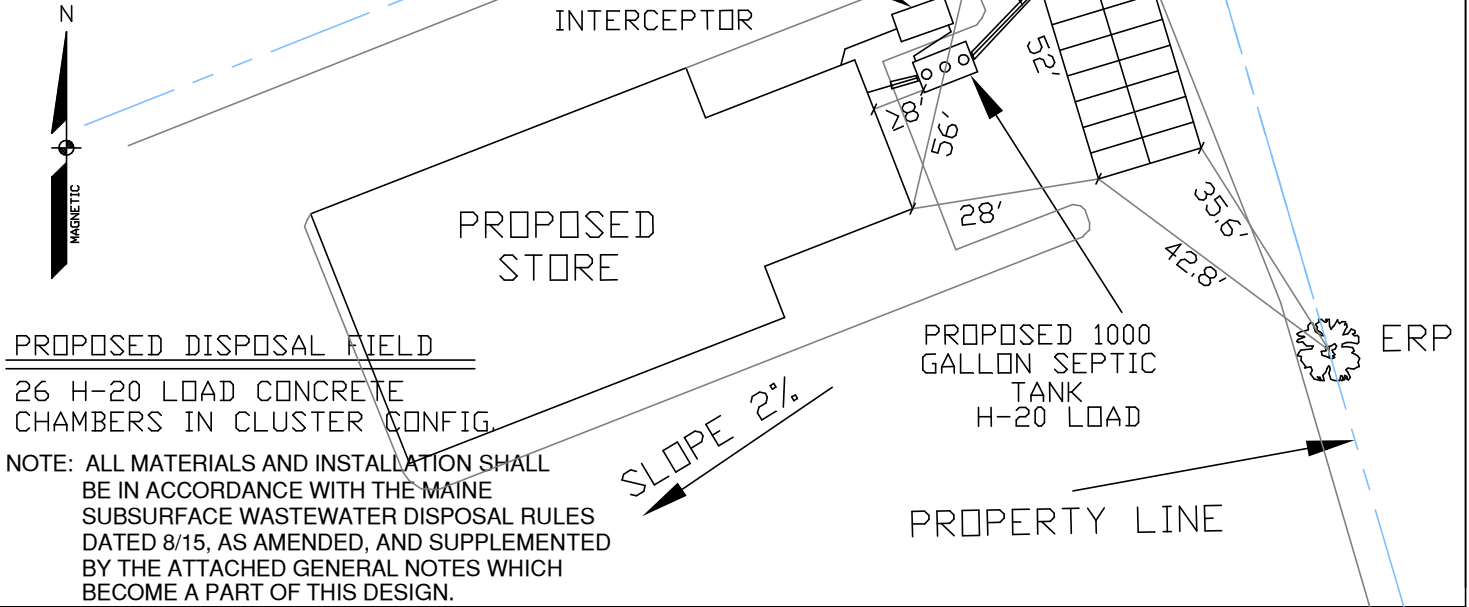
Scale 1" = FT. 30

NOTE: ALLOW FOR POSITIVE DRAINAGE AROUND THE LEACHFIELD.

NOTE: IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.

ERP = ELEVATION REFERENCE POINT  
 TP = TEST PIT

NOTE: SCARIFY NATIVE SOIL PRIOR TO INSTALLATION OF CRUSHED STONE



PROPOSED DISPOSAL FIELD  
 26 H-20 LOAD CONCRETE CHAMBERS IN CLUSTER CONFIG.

NOTE: ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES DATED 8/15, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.

### BACKFILL REQUIREMENTS

Depth of Fill (Upslope)	0"
Depth of Fill (Downslope)	0"

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-52"
Top of Concrete Chamber	-60"
Bottom of Disposal Area (Bottom of Stone)	-79"

### ELEVATION REFERENCE POINT

Location & Description	Nail up 64'
Reference Elevation	=0"

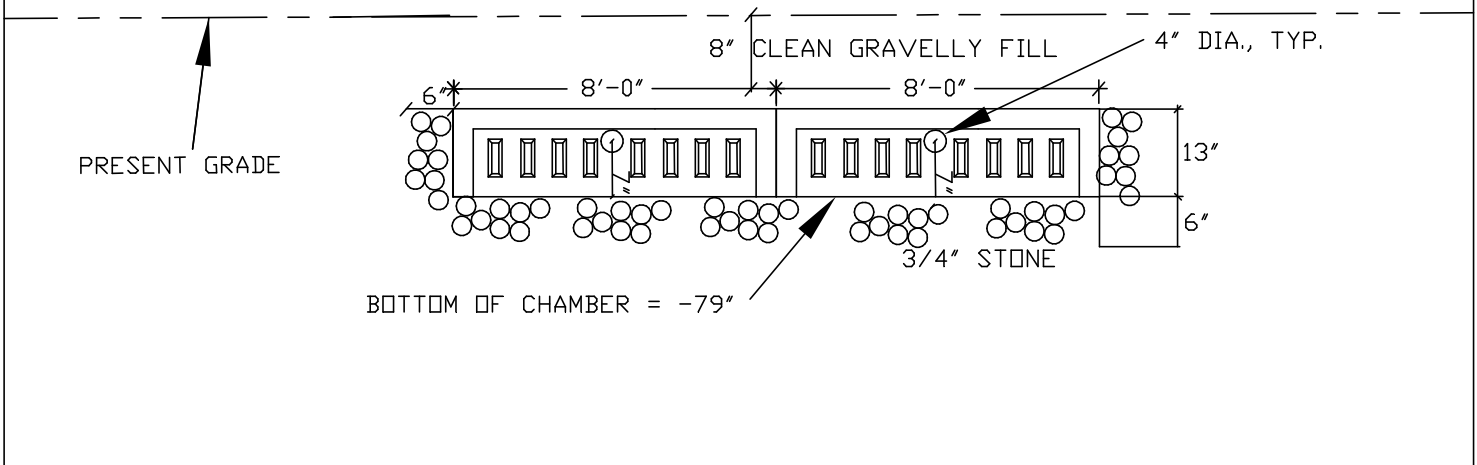
## DISPOSAL FIELD CROSS SECTION

### CROSS SECTION A-A'

24" SEPARATION USED IN DESIGN

SCALE:

VERTICAL: 1" = 3'  
 HORIZONTAL: 1" = 5'



*Alan P.*

Site Evaluator Signature

391

SE #

8/17/2024

Date

Page 3 of 3  
 HHE-200 Rev. 2/2011

General Notes  
(attachment to form HHE-200)  
<1,000 gpd Septic System

The nature of the site evaluation profession is one of interpretation of soil and site conditions. We, in the field, attempt to both provide a satisfactory service to the client, and comply by the rules by which we are bound – The Maine Subsurface Wastewater Disposal Rules. If at any time you, the client, are not satisfied with the services provided or the results found, it is your right to hire another site evaluator for a second opinion.

Property information is supplied by the owner, applicant or representative. Such information presented herein shall be verified as correct by the owner or applicant prior to signing this application.

All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 8/15, as amended.

All work should be performed under dry conditions only (for disposal area).

No vehicular or equipment traffic to be allowed on disposal area. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.

Backfill, if required, is to be gravelly coarse sand to coarse sand texture and to be free of foreign debris. If backfill is coarser than original soil, then mix top 4" of backfill and original soil with rototiller.

No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the application.

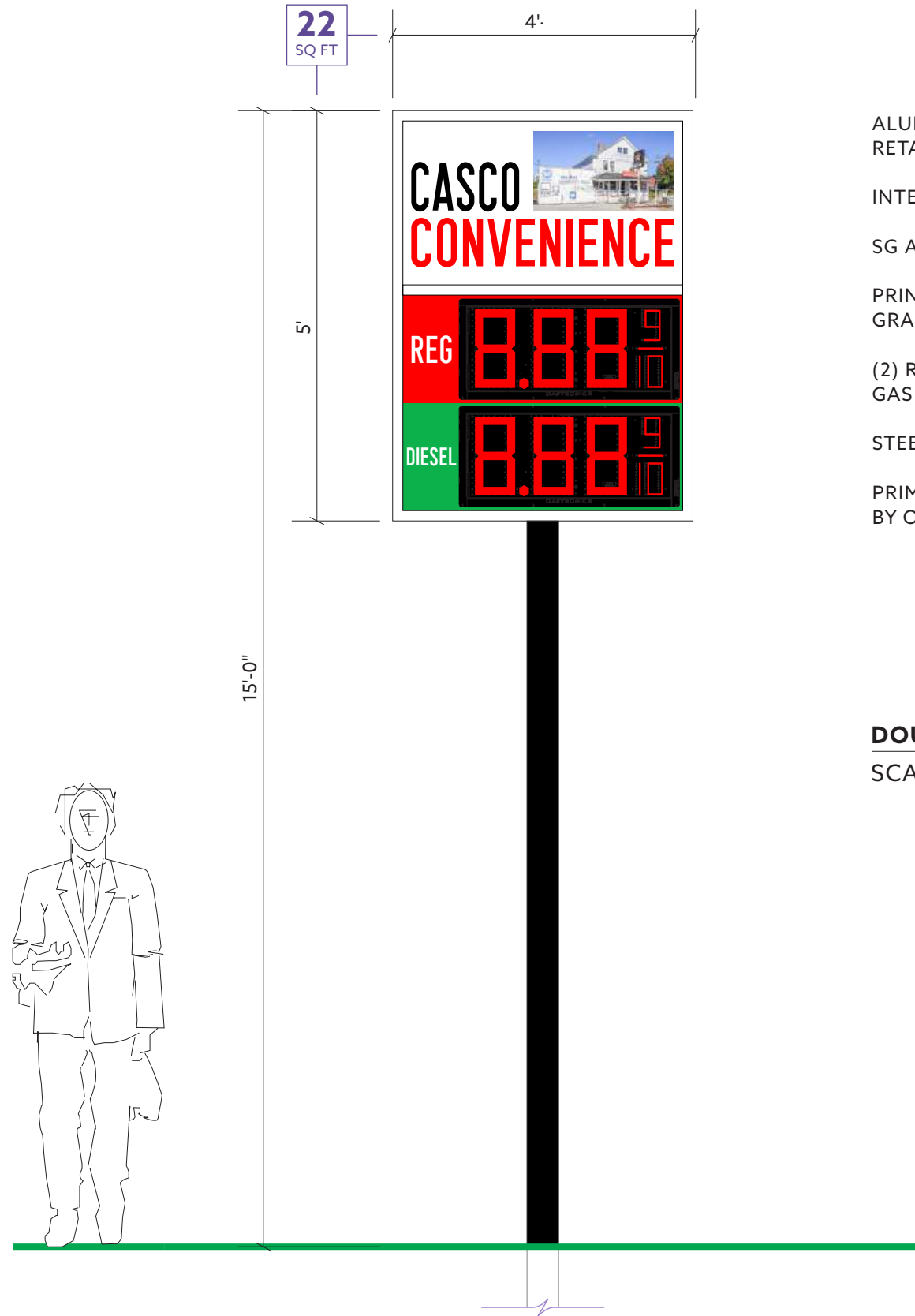
The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall be no smaller than ¾ inch and no larger than 2 ½ inches in size (per Section 11.F.2 of the Maine subsurface Wastewater Disposal Rules).

Minimum separation distances required (unless reduced by variance or special circumstance).

- a) Wells with water usage of 2000 or more gpd or public water supply wells:
    - Disposal Fields: 300'
    - Septic Tanks and Holding Tanks: 100'
  - b) Any well to disposal area: 100'
  - c) Any well to septic tank: 100'
  - d) Septic tank or disposal area to lake, river, stream or brook: 100' for major watercourse,  
50' for minor watercourse
  - e) House to treatment tank: 8'
  - f) House to disposal area: 20'
- For all other separation distances, use separations for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B.

Location of septic system near a wetland may require a separate permit. As such, the owner, prior to construction of the septic system, shall hire a professional to evaluate proximity of adjacent wetlands and prepare necessary permit applications.

0. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency, higher potential for failure, and larger septic tanks.
1. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.
2. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
3. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.



ALUMINUM EXTRUSION CABINET & RETAINER SYSTEM, PAINTED

INTERNAL LED ILLUMINATION, WHITE

SG ACRYLIC FACES, WHITE TRANSLUCENT

PRINT AND/OR CUT TRANSLUCENT VINYL GRAPHICS

(2) RED & (2) GREEN 12" NUMERAL LED GAS PRICERS

STEEL POLE SET IN CONCRETE BASE

PRIMARY ELECTRICAL TO SIGN LOCATION BY OWNER

**DOUBLE FACE INT. ILLUM. ID**

SCALE: 3/8"=1'-0" (1) REQUIRED

# NEOKRAFT SIGNS

**Neokraft Signs, Inc.**  
647 Pleasant St | 70 Commercial St  
Lewiston, Maine 04240  
207.782.9654 | neokraft.com

*Custom Sign Fabrication*

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

**PRESENTATION**

**ATLUS  
CONSTRUCTION  
@14040-1**

ACCT ID:	013881
LOCATION:	HARRISON, MAINE
DRAWING NO:	1 OF 1
DRAWN BY:	SYSKO REP.: YORK
DATE:	07.18.2024
REVISED:	07.18.2024
QUOTE:	@14040-1
GEN REF:	

**CUSTOMER APPROVAL**

Drawing does not present exact color matches; refer to specified colors. By signing below, customer is responsible for art choices, spelling, punctuation. Changes after start of production may incur additional charges.

×



# Maine Department of Transportation

Janet T. Mills  
Governor

## Driveway/Entrance Permit

Bruce A. Van Note  
Commissioner

Permit Number: 39844 - Entrance ID: 1

**OWNER**  
Name: Meadow Country LLC  
Address: 218 Perley Road  
Naples, ME 04055  
Telephone: (207)289-0072

Date Printed: August 16, 2024

**LOCATION**  
Route: 0011X, Poland Spring Road  
Municipality: Casco  
County: Cumberland  
Tax Map: 37 Lot Number: 4  
Culvert Size: 15 inches  
Culvert Type: plastic  
Culvert Length: 60 feet  
Date of Permit: August 16, 2024  
Approved Entrance Width: 30 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Gas Station and Convenience Store** at a point **135 feet East** from **Route 121**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.983123N, -70.517045W.

S - In the town of Casco on the northerly side of Route 11, the centerline being approximately 135 feet easterly of the centerline of Route 121 approximately 27 feet westerly of utility pole 82.

S - The entrance shall be constructed as shown on the plan titled "Meadowcountry Variety" Site Plan and Grading Plan drawn by Dalfonso Engineering with a revision date of August 19, 2024.

S - The culvert shall be HDPE smoothbore plastic pipe. The property owner must contact MaineDOT at (207) 998-4281 prior to culvert and entrance installation to review procedures and arrange an inspection.

Approved by: Van Note Date: 8-16-24

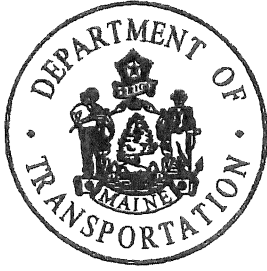
## STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

## FURTHER CONDITION OF THE PERMIT

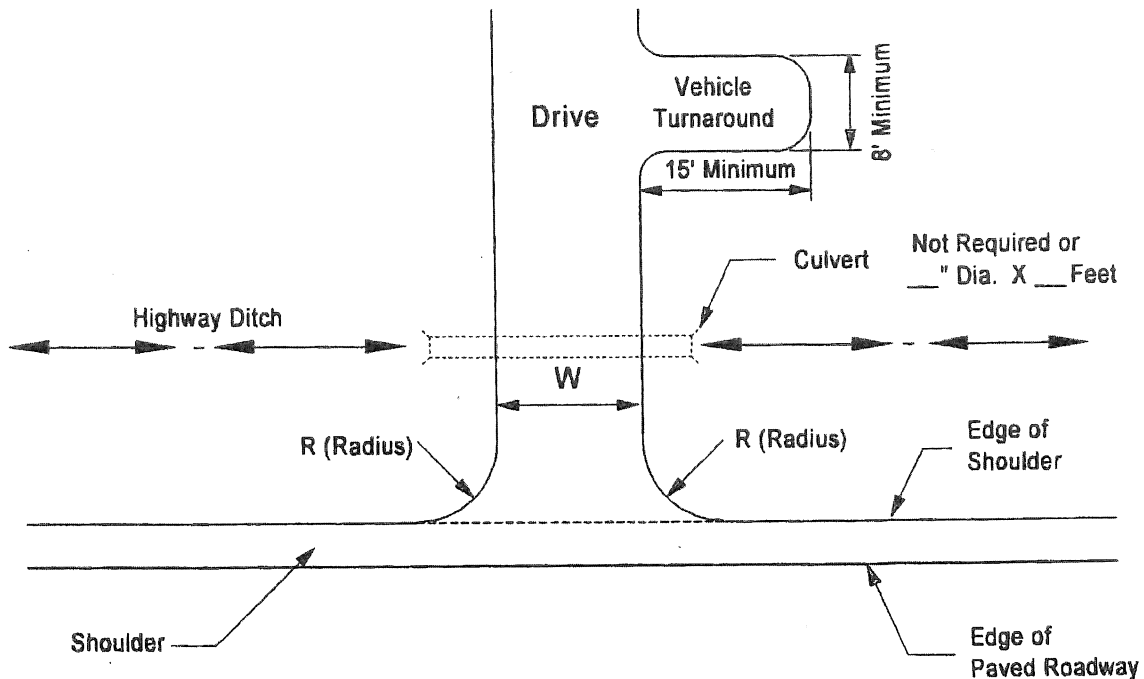
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine  
Department of Transportation  
**Entrance / Driveway Details**

PLAN

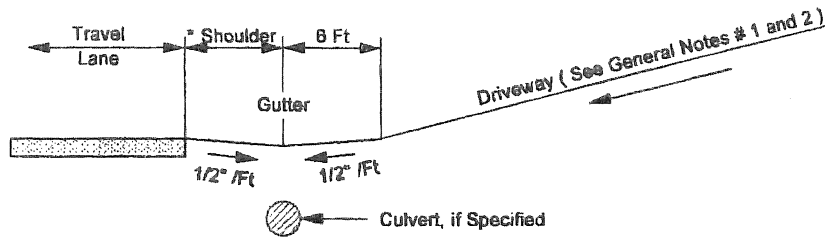


GENERAL NOTES -

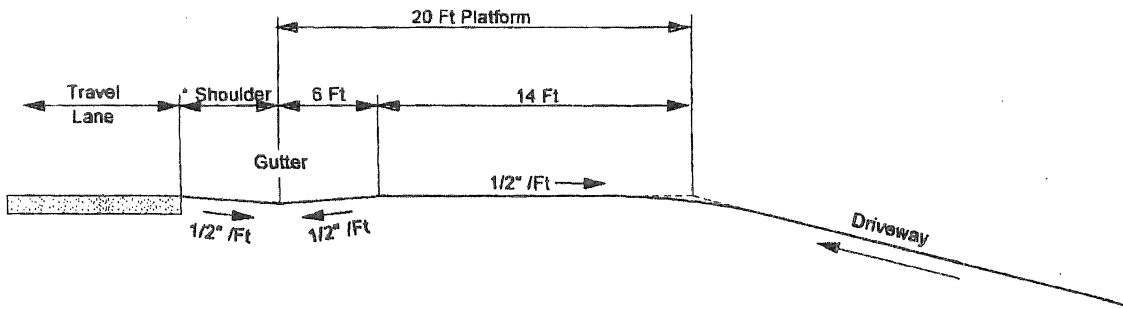
1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ( 1/2" PER FT. MINIMUM ).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

# MDOT Entrance / Driveway Details, Continued

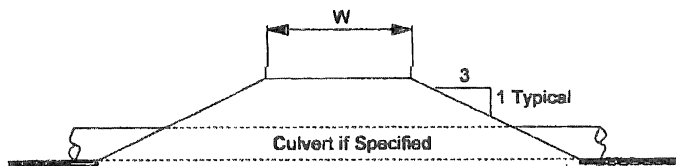
## PROFILE Details



NOTE :  
Grade of Existing Shoulder Should Be Maintained To Create A Gutter  
With a Minimum Of Three Inches Below The Edge Of Traveled Way.  
\* Distance Of The Gutter From The Edge Of Traveled Way Should Be  
The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section





# Maine Department of Transportation

Janet T. Mills  
Governor

## Driveway/Entrance Permit

Bruce A. Van Note  
Commissioner

Permit Number: 39203 - Entrance ID: 1

### LOCATION

**OWNER**  
Name: Meadowcountry LLC  
Address: 218 Perley Road  
Naples, ME 04055  
Telephone: (207)289-0072

Route: 0121X, Meadow Road  
Municipality: Casco  
County: Cumberland  
Tax Map: 37 Lot Number: 004  
Culvert Size: inches  
Culvert Type: N/R  
Culvert Length: feet  
Date of Permit: August 16, 2024  
Approved Entrance Width: 30 feet

Date Printed: August 16, 2024

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Gas Station and Convenience Store** at a point **165 feet North** from **Route 11**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:


This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.983435N, -70.517757W.

S - In the town of Casco on the easterly side of Route 121, the centerline being approximately 165 feet northerly of the centerline of Route 11 approximately 47 feet southerly of utility pole 553.

S - The entrance shall be constructed as shown on the plan titled "Meadowcountry Variety" Site Plan and Grading Plan drawn by Dalonso Engineering with a revision date of August 19, 2024.

Approved by:  Date: 8-16-24



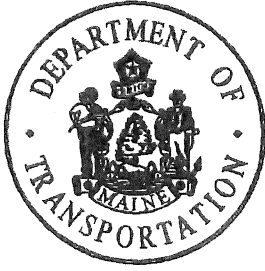
## **STANDARD CONDITIONS AND APPROVAL**

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

## **FURTHER CONDITION OF THE PERMIT**

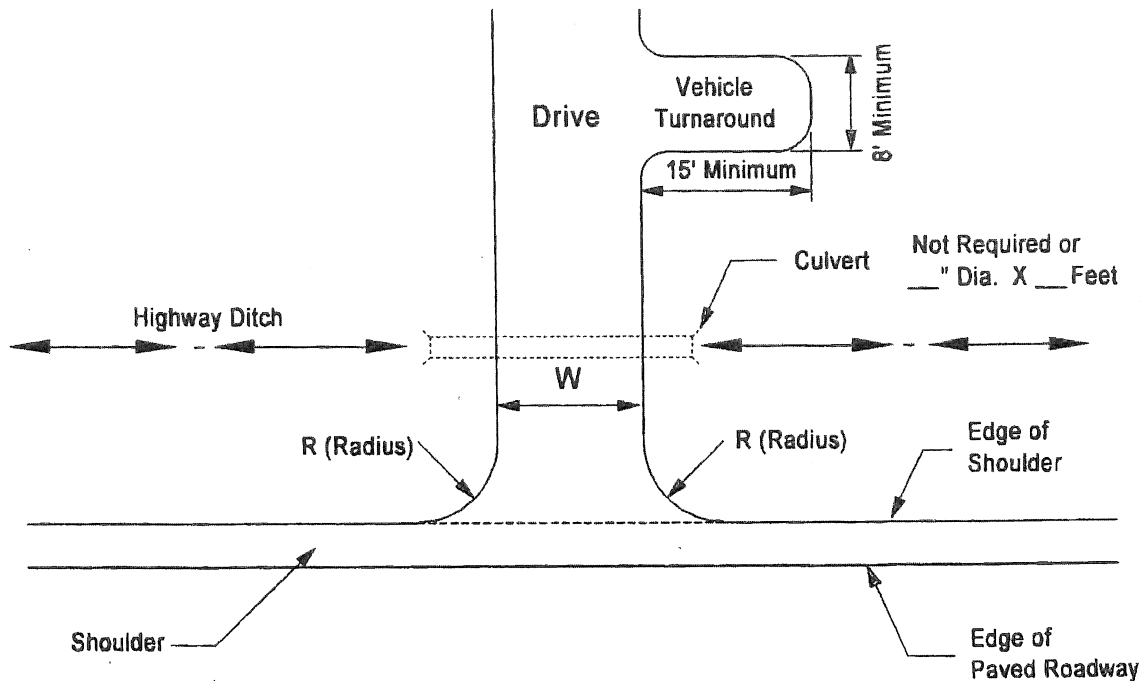
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine  
Department of Transportation  
**Entrance / Driveway Details**

PLAN

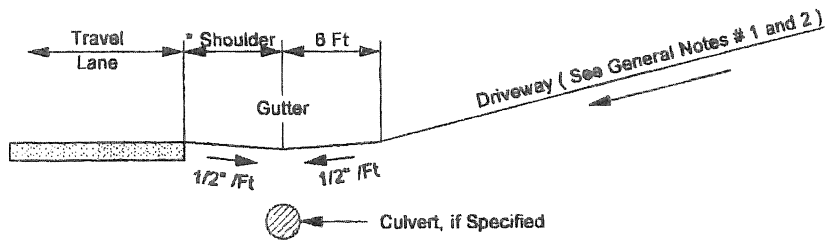


GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ( 1/2" PER FT. MINIMUM ).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

# MDOT Entrance / Driveway Details, Continued

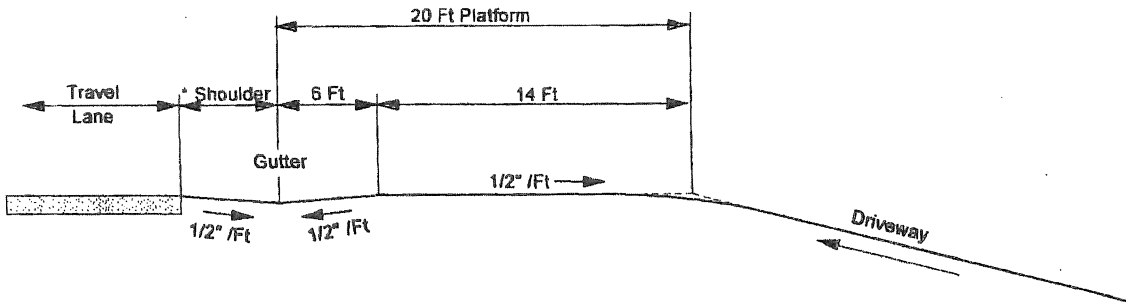
## PROFILE Details



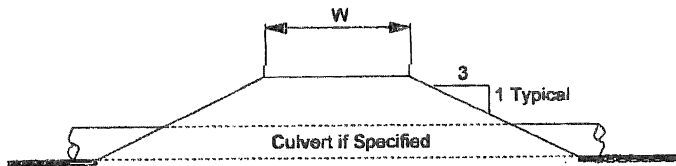
**NOTE :**

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.

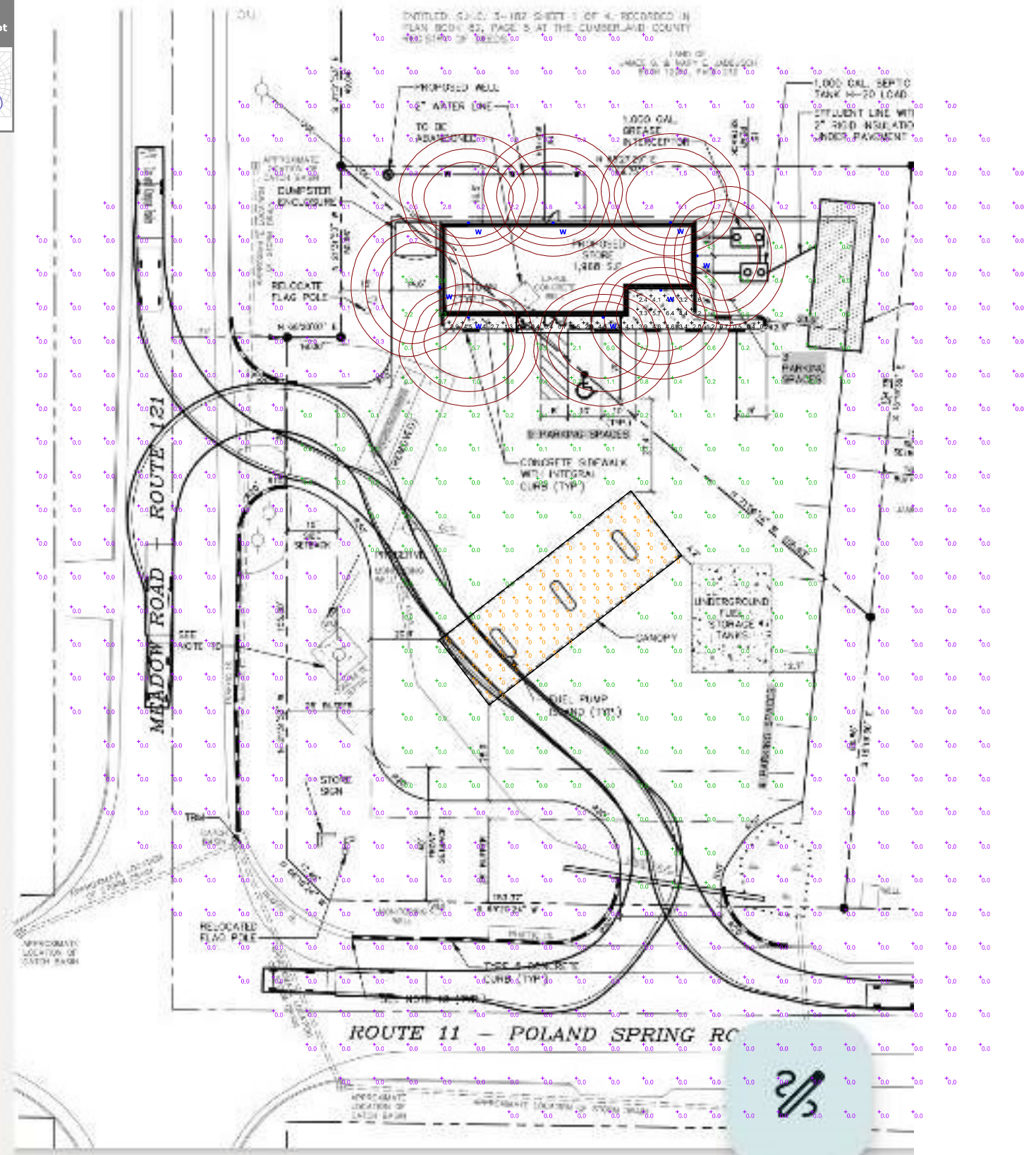
\* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section



Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
	W	8	Lithonia Lighting	ARC1 LED P2 30K MVOLT DDBXD	ARC1 LED Wallpack; mounted at 12ft	LED	ARC1_LED_P2_30K.ies	2035	0.9	16.7843	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1	



### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	6.2 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.3 fc	6.0 fc	0.0 fc	N/A	N/A
Sidewalk in Front of Store	+	2.8 fc	6.4 fc	0.2 fc	32.0:1	14.0:1
Under Canopy	+	0 fc	0 fc	0 fc	N/A	N/A

## CASCO SERVICE STATION Site Lighting Layout

**Designer**  
 Heidi G. Connors  
 Visible Light, Inc.  
 24 Stickney Terrace  
 Suite 6  
 Hampton, NH 03842  
**Date**  
 07/17/2024  
**Scale**  
 1"=20'  
**Drawing No.**  
 Summary

Intersections and driveways within 200FT

**Legend**

- 📍 605 Meadow Rd
- 🌳 Casco Community Park
- 🏢 Casco Town Office
- 🛒 Kindred Farms Market & Bakery



Google Earth

Image © 2024 Airbus



500 ft

# Maine Well Database

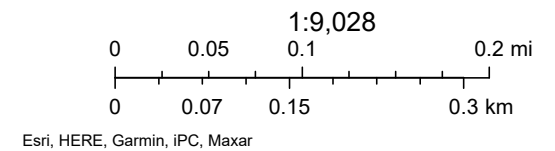


8/16/2024, 10:24:50 AM

Well Depth (ft)     *Data base wells*

● 50.1 - 100	● 150.1 - 200	● 300.1 - 400
● 250.1 - 300	● 500.1 - 600	

X= wells not in data base (located by Ron Tabor)





Meadow Country Canopy  
Sample 9/19/2024