



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

[illegible]

EXISTING		PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER PROPERTY LINE	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT LINE	---
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
---	CENTERLINE	---
	BUILDING	
---	EDGE OF PAVEMENT/CURB	
---	EDGE OF GRAVEL	
---	EDGE OF CONCRETE	---
	SIGN	
	EDGE OF WETLANDS	---
	EDGE OF WATER	---
---	CENTERLINE OF STREAM	---
---	FLOODPLAIN	---
---200---201---	CONTOUR LINE	---200---201---
	TREELINE	
	STONE WALL	---
	RETAINING WALL	---
TP-1 	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	WELL	
	UTILITY POLE	
	LIGHT POLE	
---	OVERHEAD UTILITIES	

TOTAL LOT AREA =	747,944 SF (17.17 ACRES)
LAND DEDUCTED AT 100%:	
A. STEEP SLOPES OVER 25%	39,678 SF
B. ISOLATED LAND:	0 SF
C. WATERBODIES & WETLANDS:	0 SF
D. 100-YEAR FLOODPLAIN:	0 SF
E. UNCLAIMED EXCAVATIONS:	0 SF
F. RESOURCE PROTECTION:	0 SF
G. FILLED PONDS & WETLANDS:	0 SF
H. RIGHTS-OF-WAY:	0 SF
I. LEAKY CUT LAND:	0 SF
J. VERY POORLY DRAINED SOILS:	0 SF
LAND DEDUCTED AT 50%:	
K. POORLY DRAINED SOILS:	0 SF
TOTAL BUILDABLE AREA:	708,266 SF
15% DEDUCTED FOR ROADS & PARKING:	106,240 SF
TOTAL NET RESIDENTIAL AREA:	602,026 SF
REQUIRED NET AREA PER LOT:	80,000 SF
TOTAL NUMBER OF LOTS ALLOWED:	7.52 LOTS
TOTAL NUMBER OF LOTS PROPOSED:	7 LOTS

1. THE OWNER OF RECORD OF THE PROPERTY IS RN WILLEY & SONS EXCAVATING, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 41383 PAGE 206.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 17 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF CASCO ASSESSORS MAP 10, LOT 2-3.
4. PLAN REFERENCES:
 - A) SURVEY PLAN OF HANCOCK LEASING SUBDIVISION MADE FOR HANCOCK LEASING, LLC, PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., DATED JULY 9, 2007 AND RECORDED IN CCRD PLAN BOOK 207 PAGE 410.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
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 COMMERCIAL DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	80,000 SF
MIN STREET FRONTAGE	
ON ROUTE 121:	300 FT
ON INTERNAL ROAD:	200 FT
MIN FRONT YARD	
ON ROUTE 121:	80 FT
ON INTERNAL ROAD:	55 FT
MIN SIDE/REAR YARD:	40 FT
MAX IMPERVIOUS COVERAGE:	40% (UP TO 75%, SEE ORDINANCE)
10. THE 100-FT FORESTED BUFFERS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NATURAL FORESTED STATE. NO CUTTING OF TREES OR REMOVAL OF VEGETATIONS ALLOWED WITHIN THE FORESTED BUFFER AREAS, EXCEPT FOR THE REMOVAL OF DEAD TREES.

[illegible]

STATE OF MAINE _____ COUNTY SS. REGISTRY OF DEEDS	
RECEIVED _____, 20____	
AT ____h ____m ____M AND RECORDED IN	
PLAN BOOK _____ PAGE _____	
ATTEST: _____	REGISTER

SUBDIVISION PLAN

MEADOW ROAD SUBDIVISION

FOR:
BARN WILLEY & SONS EXCAVATING, INC.
PO BOX 28
CASCO, MAINE 04013-0028

24043
JOB NUMBER:

1" = 100'

6-2-2025
DATE:

SHEET 1 OF 1

SB-1