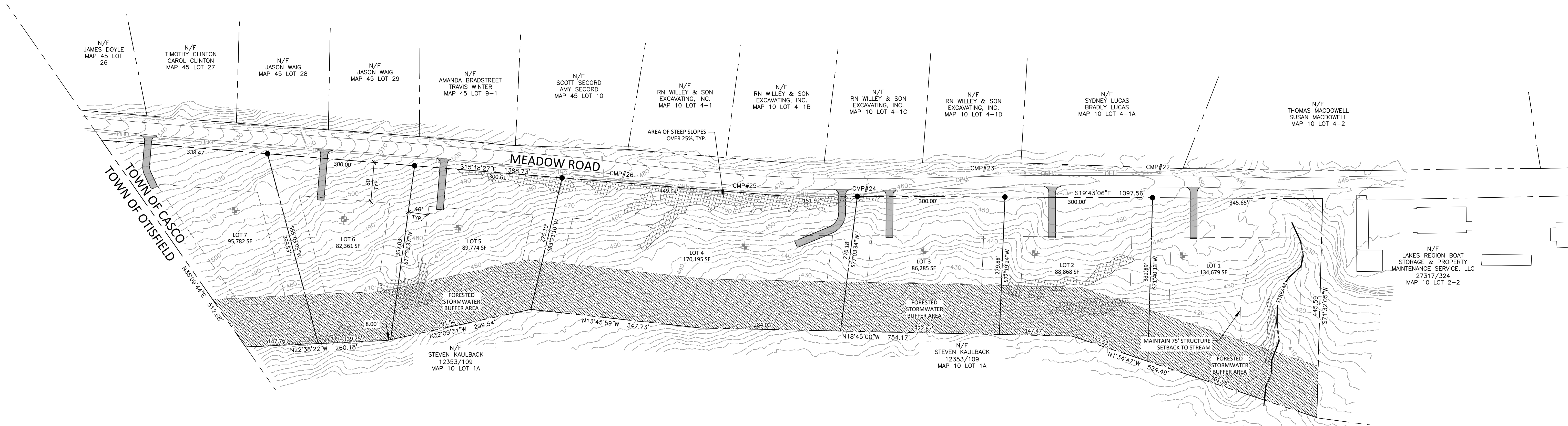
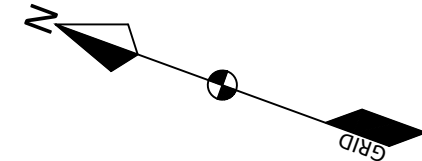


STANDARD RESIDENTIAL DRIVEWAY GRADING

NOTES:

1. DRIVEWAY SLOPE MAY EXCEED THE 12% MAXIMUM SLOPE, UP TO A SLOPE OF 15% FOR A MAX. DISTANCE OF 50'.
2. EACH PROPOSED DRIVEWAY IS SUBJECT TO A DRIVEWAY ENTRANCE PERMIT FROM MDOT. CONTRACTOR SHALL CONSTRUCT DRIVEWAYS IN COMPLIANCE WITH ALL THE MDOT REQUIREMENTS AND CONDITIONS SPECIFIED IN EACH LOT'S MDOT DRIVEWAY PERMIT.



LEGEND

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

NET RESIDENTIAL DENSITY CALCULATIONS:

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: 779 SF
- D. 100-YEAR FLOODPLAIN: 0 SF
- E. UNRECLAIMED EXCAVATIONS: 0 SF
- F. RESOURCE PROTECTION: 0 SF
- G. FILLED PONDS & WETLANDS: 0 SF
- H. RIGHTS-OF-WAY: 0 SF
- I. CLEAR CUT LAND: 0 SF
- J. VERY POORLY DRAINED SOILS: 0 SF

LAND DEDUCTED AT 50%:

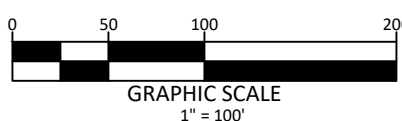
- K. POORLY DRAINED SOILS: 0 SF

TOTAL BUILDABLE AREA: 707,487 SF
15% DEDUCTED FOR ROADS & PARKING: 106,123 SF

TOTAL NET RESIDENTIAL AREA: 601,364 SF
REQUIRED NET AREA PER LOT: 80,000 SF
TOTAL NUMBER OF LOTS ALLOWED: 7.52 LOTS
TOTAL NUMBER OF LOTS PROPOSED: 7 LOTS

NET RESIDENTIAL AREA PER LOT:

LOT #	GROSS AREA (SF)	TOTAL LAND DEDUCTIONS (SF)	NET RESIDENTIAL AREA (SF)
LOT 1	134,679	2,647	132,032
LOT 2	88,868	8,590	80,278
LOT 3	86,285	401	85,881
LOT 4	170,195	18,358	151,837
LOT 5	89,774	7,299	82,475
LOT 6	82,361	2,357	80,004
LOT 7	95,782	805	94,977



GENERAL NOTES:

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 (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 COMMERCIAL DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:
 - MIN LOT SIZE: 80,000 SF
 - MIN STREET FRONTAGE: 300 FT
 - ON ROUTE 121: 200 FT
 - ON INTERNAL ROAD: 200 FT
 - MIN FRONT YARD: 80 FT
 - ON ROUTE 121: 55 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 VEGETATION IS ALLOWED WITHIN THE FORESTED BUFFER AREAS, EXCEPT FOR THE REMOVAL OF DEAD OR HAZARDOUS TREES.
11. ANY DEED CONVEYING A LOT IN THE SUBDIVISION SHALL INCLUDE A METES AND BOUNDS DESCRIPTION OF THE STORMWATER BUFFER LANGUAGE INDICATING THAT THE STORMWATER BUFFER MUST REMAIN UNDISTURBED FOREST EXCEPT FOR THE REMOVAL OF DEAD OR HAZARDOUS TREES.
12. THE DRIVEWAY LOCATIONS SHOWN HEREON ARE DEPICTED IN THE LOCATION APPROVED BY THE MAINE DEPARTMENT OF TRANSPORTATION ("MAINE DOT"). REFER TO DRIVEWAY ENTRANCE PERMIT APPROVAL LETTERS ISSUED BY THE MAINE DOT FOR ADDITIONAL INFORMATION. DRIVEWAYS MAY BE CONSTRUCTED IN A DIFFERENT LOCATION ONLY IF APPROVAL IS GRANTED BY THE MAINE DOT. DRIVEWAY CONSTRUCTION SHALL CONFORM TO THE STANDARD RESIDENTIAL DRIVEWAY GRADING DETAIL AND THE ASSOCIATED MAINE DOT ENTRANCE PERMIT.

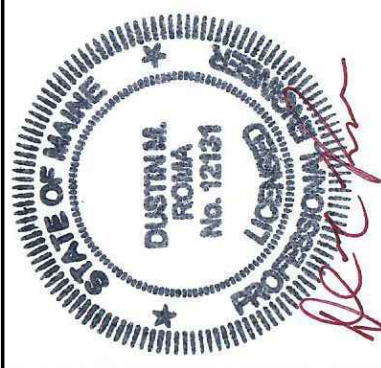
APPROVED - CASCO PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

RECEIVED _____ 20____
AT _____ h _____ m _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



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

REV	DATE	BY	DESCRIPTION

SUBDIVISION PLAN
MEADOW ROAD SUBDIVISION
CASCO, MAINE
FOR: **RN WILLEY & SONS EXCAVATING, INC.**
P.O. BOX 28
SOUTH CASCO, ME 04077

24043
JOB NUMBER:
1" = 100'
SCALE:
6-27-2025
DATE:
SHEET 1 OF 1
SB-1