

GENERAL NOTES:

- RECORD OWNER OF THE MERGED PARCEL (LOT B AND LOT C) IS HANCOCK LEASING, L.L.C. BY DEED DATED JUNE 7, 2019 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 35700, PAGE 148.
- LOT B IS DEPICTED AS LOT 23 ON THE TOWN OF CASCO TAX MAP 43. LOT C IS DEPICTED AS LOT 24 ON THE TOWN OF CASCO TAX MAP 43.
- TOTAL AREA OF MERGED PARCEL (LOTS B AND C) : 86,179 S.F. (1.98 ACRES)
- THE PARCEL IS WITHIN THE VILLAGE DISTRICT (V), THE LIMITED COMMERCIAL-RESIDENTIAL DISTRICT (LCR) AND STREAM PROTECTION DISTRICT (SP).
- PERMITTED USES IN VILLAGE DISTRICT: ONE-FAMILY OR DUPLEX DWELLINGS, MANUFACTURED HOUSING THAT COMPLIES WITH PERFORMANCE STANDARDS HEREIN, ACCESSORY RESIDENTIAL STRUCTURES, HOME OCCUPATIONS THAT COMPLY WITH PERFORMANCE STANDARDS HEREIN, TIMBER HARVESTING AND AGRICULTURE.
- THE FOLLOWING USES REQUIRE SITE PLAN REVIEW IN THE VILLAGE DISTRICT: DWELLING, MULTIPLEX, PLANNED RESIDENTIAL DEVELOPMENTS THAT COMPLY WITH PERFORMANCE STANDARDS HEREIN, SCHOOLS, NURSING HOMES, CHURCHES, DAY-CARE CENTERS, COMMUNITY LIVING USE, RESIDENTIAL CARE FACILITIES, MUNICIPAL AND STATE FACILITIES, PRIVATE ASSEMBLY, PUBLIC ASSEMBLY, RETAIL OR CONVENIENCE STORES NOT TO EXCEED 2,000 SQUARE FEET OF FIRST FLOOR AREA, PROFESSIONAL BUILDINGS NOT TO EXCEED 3,000 SQUARE FEET OF GROSS FLOOR AREA, RESTAURANTS AND TAKE-OUT BUSINESSES, MOTOR VEHICLE SERVICE STATIONS, BED-AND-BREAKFAST ESTABLISHMENTS, VISUAL AND PERFORMING ARTS BUILDINGS, FUNERAL HOMES AND PUBLIC UTILITIES
- SPACE AND BULK CRITERIA FOR THE VILLAGE DISTRICT ARE AS FOLLOWS:

REQUIRED	PROVIDED
MINIMUM LOT SIZE:	80,000 S.F.
MINIMUM LAND AREA PER DWELLING UNIT	60,000 S.F. OF NET RESIDENTIAL AREA
MINIMUM ROAD FRONTAGE:	150'
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	15'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM IMPERVIOUS COVERAGE	20%
PROVIDED	86,179 S.F.
	73,252 S.F.
	703'
	20' **
	15'
	15'
	N/A
	9.7%
- SPACE AND BULK CRITERIA FOR THE LIMITED COMMERCIAL / RESIDENTIAL DISTRICT ARE AS FOLLOWS:

REQUIRED	PROVIDED
MINIMUM LOT SIZE:	80,000 S.F.
MINIMUM LAND AREA PER DWELLING UNIT	80,000 S.F. OF NET RESIDENTIAL AREA
MINIMUM ROAD FRONTAGE:	200'
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	25'
MINIMUM REAR YARD:	25'
FROM HIGH WATER LINE	100'
MAXIMUM IMPERVIOUS COVERAGE	20%
PROVIDED	86,179 S.F.
	N/A
	20' **
	25'
	25'
	250'+
	16.9%
- THE STREAM PROTECTION DISTRICT INCLUDES ALL LAND AREAS WITHIN 130 FEET, HORIZONTAL DISTANCE, OF THE NORMAL HIGH-WATER LINE OF A STREAM. THE SP DISTRICT SHALL APPLY IN THE LCR DISTRICT.
- REFER TO SHORELAND USE TABLE 1 FOR APPROVED USES IN THE LIMITED COMMERCIAL / RESIDENTIAL DISTRICT AND STREAM PROTECTION DISTRICT.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNIQS, INC. IN DECEMBER 2019.
- A WETLAND DELINEATION WAS NOT PERFORMED ON THIS PROJECT SITE. AVAILABLE NATIONAL WETLAND INVENTORY (NWI) WETLAND DATA SHOWS NO WETLAND ON-SITE.
- UTILITY INFORMATION DEPICTED HEREON IS BASED UPON PLAN REFERENCES A AND B. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-IT SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- PLAN REFERENCES:
 - "PLAN PREPARED FOR SPURWINK ASSOCIATES", DATED FEBRUARY 16, 1994, PREPARED BY REED SURVEYING, INC. AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 42.
 - "CONCEPT PLAN OF PROPERTY LOCATED ON 1002 MEADOW ROAD, TOWN OF CASCO, CUMBERLAND COUNTY, MAINE, PREPARED FOR SPURWINK, 899 RIVERSIDE STREET, PORTLAND, ME 04103.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CASCO, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230044 0010 B, HAVING AN EFFECTIVE DATE OF MAY 5, 1981.
- SOILS: SKB - SKERRY FINE SANDY LOAM, 0 TO 8% SLOPES, HYDROLOGIC GROUP C SOIL (CUMBERLAND COUNTY SOIL SURVEY).

NET RESIDENTIAL AREA CALCULATION:

- TOTAL PROPERTY AREA - 86,179 S.F.
- (0.00 S.F.) - LAND WITH SUSTAINED SLOPE OF 25% OR MORE
 - (0.00 S.F.) - LAND THAT IS CUT OFF FROM THE MAIN PARCEL BY A ROAD, BY EXISTING LAND USES OR WHERE NO MEANS OF ACCESS HAS BEEN PROVIDED, SO THAT THE LAND IS ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES OR COMMON USES.
 - (0.00 S.F.) - LAND SITUATED BELOW THE NORMAL HIGH-WATER LINE OF ANY WATER BODY OR OF ANY INLAND WETLAND.
 - (0.00 S.F.) - LAND WITHIN THE ONE-HUNDRED-YEAR FLOODPLAIN AS IDENTIFIED BY FEDERAL FLOOD BOUNDARY AND FLOODWAY MAPS OR FEDERAL FLOOD INSURANCE RATE MAPS.
 - (0.00 S.F.) - LAND WHERE TOPSOIL HAS BEEN REMOVED WITHOUT A PERMIT, OR WHERE TOPSOIL REMOVAL HAS TAKEN PLACE WITHOUT ACCEPTABLE RECLAMATION PROCEDURES.
 - (0.00 S.F.) - LAND WITHIN A RESOURCE PROTECTION SUBDISTRICT.
 - (0.00 S.F.) - LAND WHICH HAS BEEN CREATED BY FILLING OR DRAINING A POND OR WETLAND.
 - (0.00 S.F.) - LAND WHICH IS PART OF A RIGHT-OF-WAY OR EASEMENT, EXCLUDING GAS PIPELINE OR TRANSMISSION LINE RIGHTS-OF-WAY AND EASEMENTS BUT INCLUDING RIGHTS-OF-WAY AND EASEMENTS REQUIRED FOR IMPROVEMENTS TO PROJECTS.
 - (0.00 S.F.) - LAND AREA CONSISTING OF UNRECLAIMED GRAVEL PITS.
 - (0.00 S.F.) - LAND THAT HAS BEEN CLEAR-CUT AS DEFINED.
 - (0.00 S.F.) - VERY POORLY DRAINED SOILS AS MEASURED FROM A HIGH-INTENSITY SOILS MAP (SEE SUBSECTION E) PREPARED BY A MAINE CERTIFIED SOIL SCIENTIST IN ACCORDANCE WITH THE NATIONAL COOPERATIVE SOIL SURVEY CLASSIFICATION. THESE SOILS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING (PREVIOUSLY USED MESC SOIL NAMES IN PARENTHESES):
 - (0.00 S.F.) - 50% POORLY DRAINED SOILS AND SOMEWHAT POORLY DRAINED SOILS AS MEASURED FROM A HIGH-INTENSITY SOILS MAP (SEE SUBSECTION E) PREPARED BY A MAINE CERTIFIED SOIL SCIENTIST IN ACCORDANCE WITH THE NATIONAL COOPERATIVE SOIL SURVEY CLASSIFICATION. THESE SOILS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING (PREVIOUSLY USED MESC SOIL NAMES IN PARENTHESES):
 - (12,927 S.F.) - 15% REDUCTION (OF SUBTOTAL)
- TOTAL NET RESIDENTIAL AREA (NRA): 86,179 S.F. - 12,927 S.F. = 73,252 S.F.

DISTRICT AREA CALCULATIONS

PARCEL AREA WITHIN VILLAGE DISTRICT = 51,792 S.F. ±
 PARCEL AREA WITHIN LIMITED COMMERCIAL / RESIDENTIAL DISTRICT = 27,567 S.F. ±
 PARCEL AREA WITHIN LIMITED STREAM PROTECTION DISTRICT = 6,820 S.F. ±

NOT FOR CONSTRUCTION



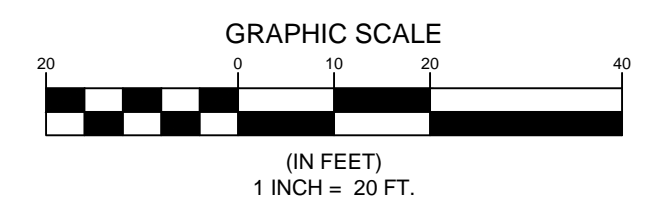
REV.	BY	DATE	STATUS
E	CAB	02/10/2021	ADJUSTED TAX MAP INFORMATION UNDER GENERAL NOTES
D	CAB	12/18/2020	FOR CONTRACT ZONE RESUBMISSION
C	CAB	09/22/2020	FOR CONTRACT ZONE RESUBMISSION
B	CAB	02/14/2020	RESUBMITTED TO TOWN
A	CAB	01/07/2020	FOR PRELIMINARY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.



SITE PLAN
 OF:
OLD MILL FARMS
 MEADOW ROAD & EDES FALLS ROAD
 CASCO, MAINE 04015
 FOR:
HANCOCK LEASING, LLC
 1267 ISLAND SPRINGS ROAD
 CASCO, MAINE 04015

DESIGNED	CAB
DRAWN	MKO
CHECKED	CAB
DATE	09/22/2020
SCALE	1" = 20'
PROJECT	19352



19352.dwg, Tab 51