

Subdivision Application

Land & Building Services
106 Western Ave.
Hampden, Maine 04444

207-862-4500
Danielle@hampdenmaine.gov

First Project Application

This application is for (*check one*):

- Sketch Plan
 Minor Final
 Major Preliminary
 Major Final

PROJECT NAME: BNA Monroe Property

APPLICANT (LANDOWNER):

Name: BNA Properties, LLC

Address: PO Box 345, Bangor, ME 04402

Phone: 249-9321 Cell: _____ Email: _____

AGENT (SUBDIVIDER):

Name of agent or representative: James Kiser, Kiser & Kiser Co

Address: PO Box 282, Hampden, ME 04444

Phone: 862-4700 Cell: _____ Email: jim@kiser-kiser.com

THE SITE:

Location: 175 Monroe Road Hampden tax map and lot number: TM 2, Lots 24 & 24-1

Zoning district: Rural Existing use of property: residential B-2 (two-family)

Legal interest in the parcel: Owns

Subdivision size (acres): 13.55 ac Proposed number of lots: 3 (one existing)

Proposal is for a Standard subdivision or a Cluster Housing development

Is there any portion of the property subject to the Shoreland Protection Ordinance? Yes No

Brief description of the proposed project: This project will create a 3 lot subdivision by creating 2 additional lots. One lot was created in 2019.

Brief description of proposed improvements: no proposed improvements are planned as part of the land division.

- 1. Will your project disturb one acre or more of land area?..... Yes No
- 2. Is your project within the Urbanized Area? Yes No

If **Yes to 1**, you will most likely require a State Storm Water Permit, contact the Maine Dept. of Environmental Protection.

If **Yes to both 1 and 2**, you will need to comply with the Town of Hampden Post Construction Storm Water Ordinance (available online).

FEES: Application fees are as stipulated in Section 2.12 of the Fees Ordinance, which include costs for public hearing notification. Note: Other fees may be incurred throughout the development process, including but not limited to: sewer connection or opening of a public way fees. Refer to the Fees Ordinance.

Application fee amount: \$140.00

Please note that this application must be submitted with plans in conformance with Article 300 of the Hampden Subdivision Ordinance. *Incomplete applications will delay processing. All fees must be paid for application to be processed.* All town ordinances are available at www.hampdenmaine.gov for review.

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the Zoning and Subdivision Ordinances and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses, structures, or site improvements.

SIGNATURES:

Owner: Brandis A. Cole 8/13/2020
Date

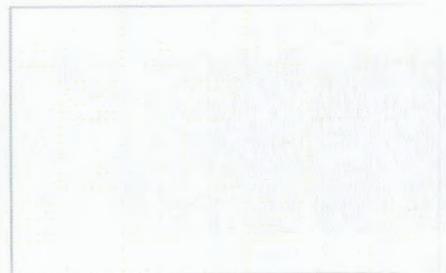
Applicant: _____
Date

***** OFFICE USE ONLY *****

Application Fee: \$ _____ Date Paid: _____ Check #: _____

Draw Account Deposit: \$ _____

Meeting or Public Hearing Date: _____



State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this eleventh day of August 2020.

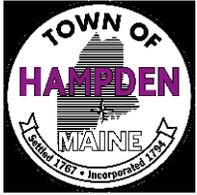


A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
BNA PROPERTIES, INC.	Clerk	NATE WICKLOW	20070458 D	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address		Address in Maine	
	27 ACORN DRIVE HAMPDEN, ME 04444			



BNA Property Land Subdivision

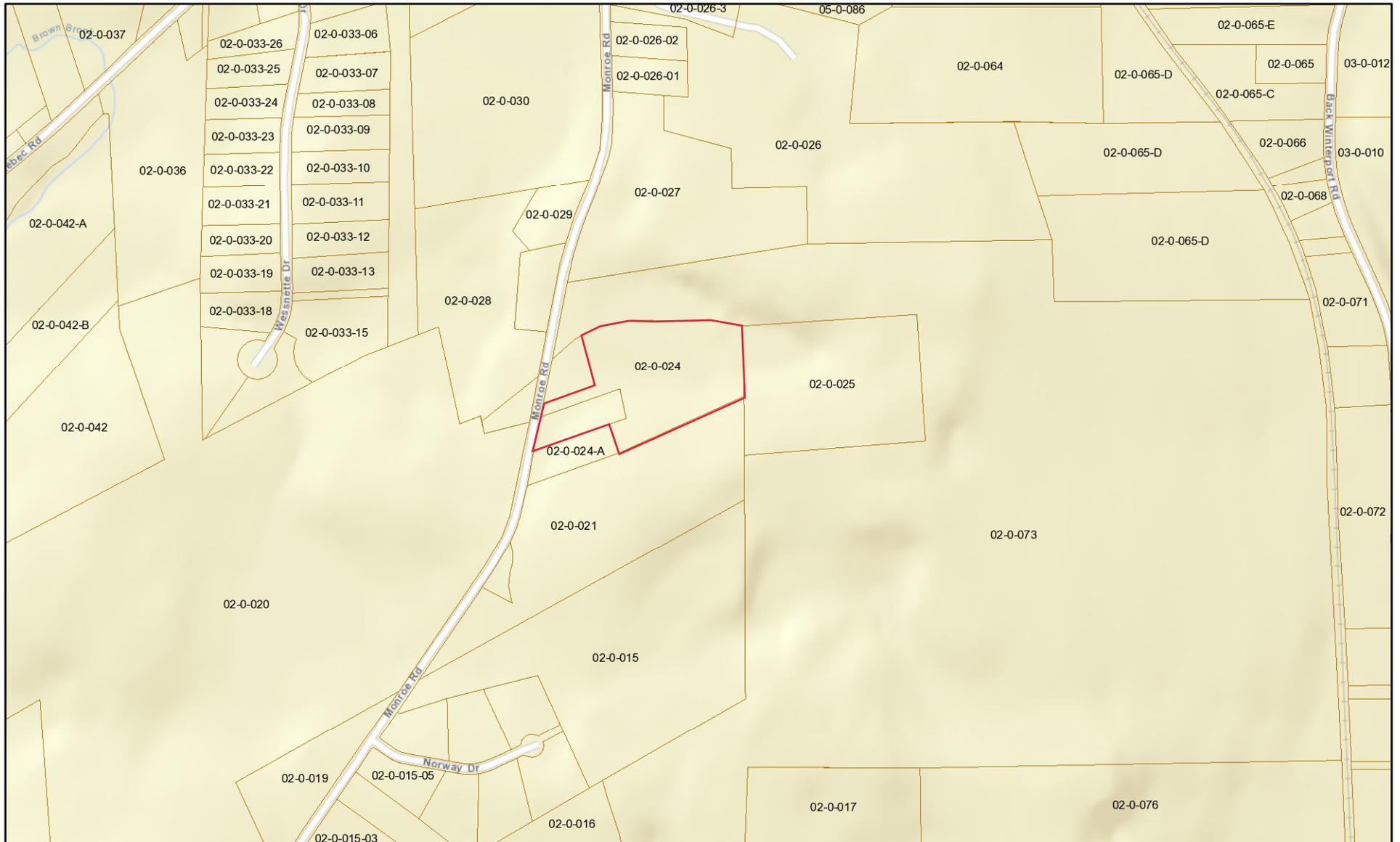
Hampden, ME



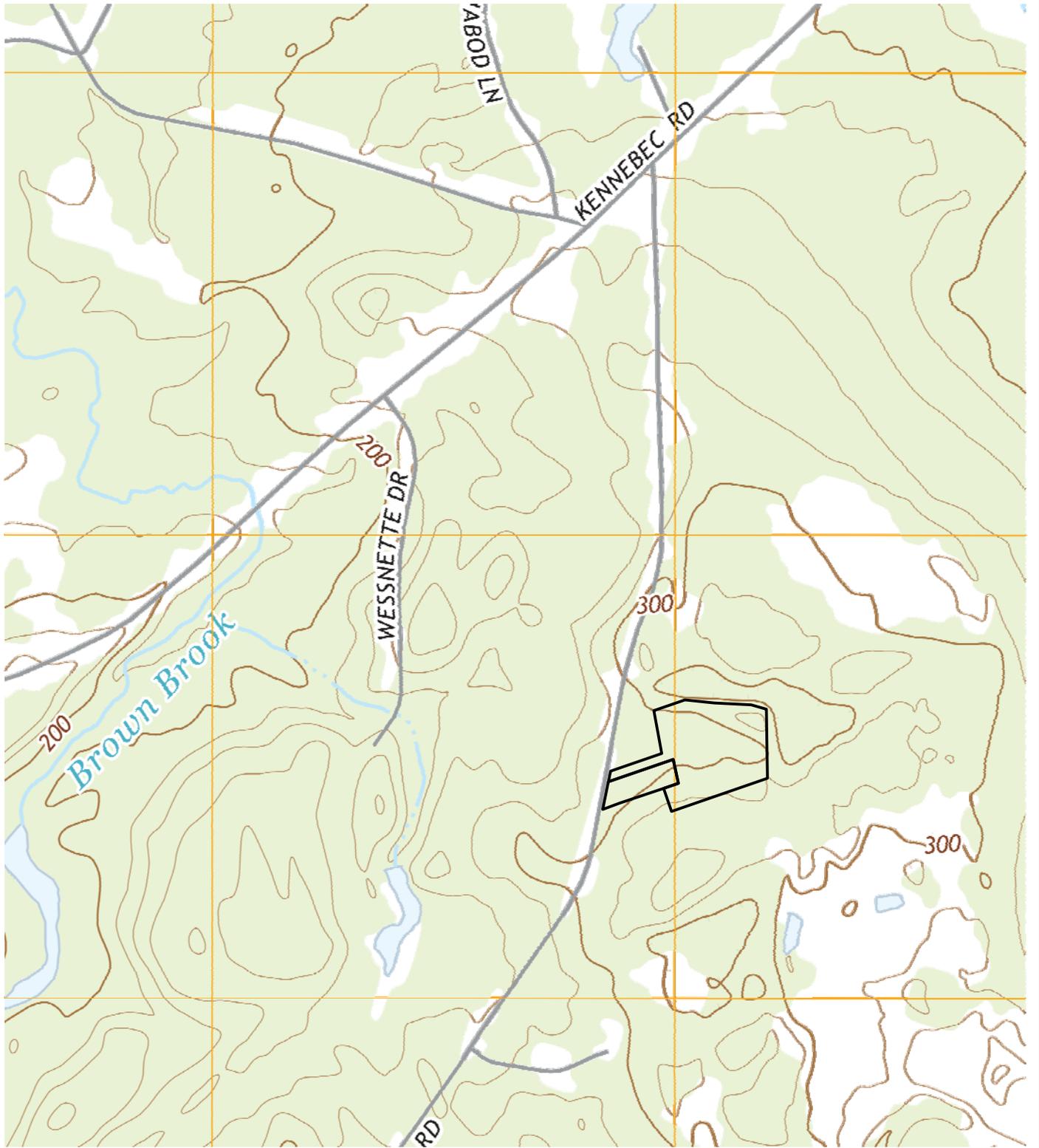
1 inch = 800 Feet



August 4, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



USGS MAAP: SNOWS MOUNTAIN
BNA MONROE PROPERTY
 HAMPDEN, MAINE



FOR:
BNA PROPERTIES INC
 BANGOR, ME

11 AUG 20



ENGINEERING & DEVELOPMENT CONSULTING
 PO BOX 282, HAMPDEN, MAINE 04444
 207-862-4700



**AERIAL PHOTO: DRONE FLIGHT
LAND SUBDIVISION**

MONROE ROAD, HAMPDEN

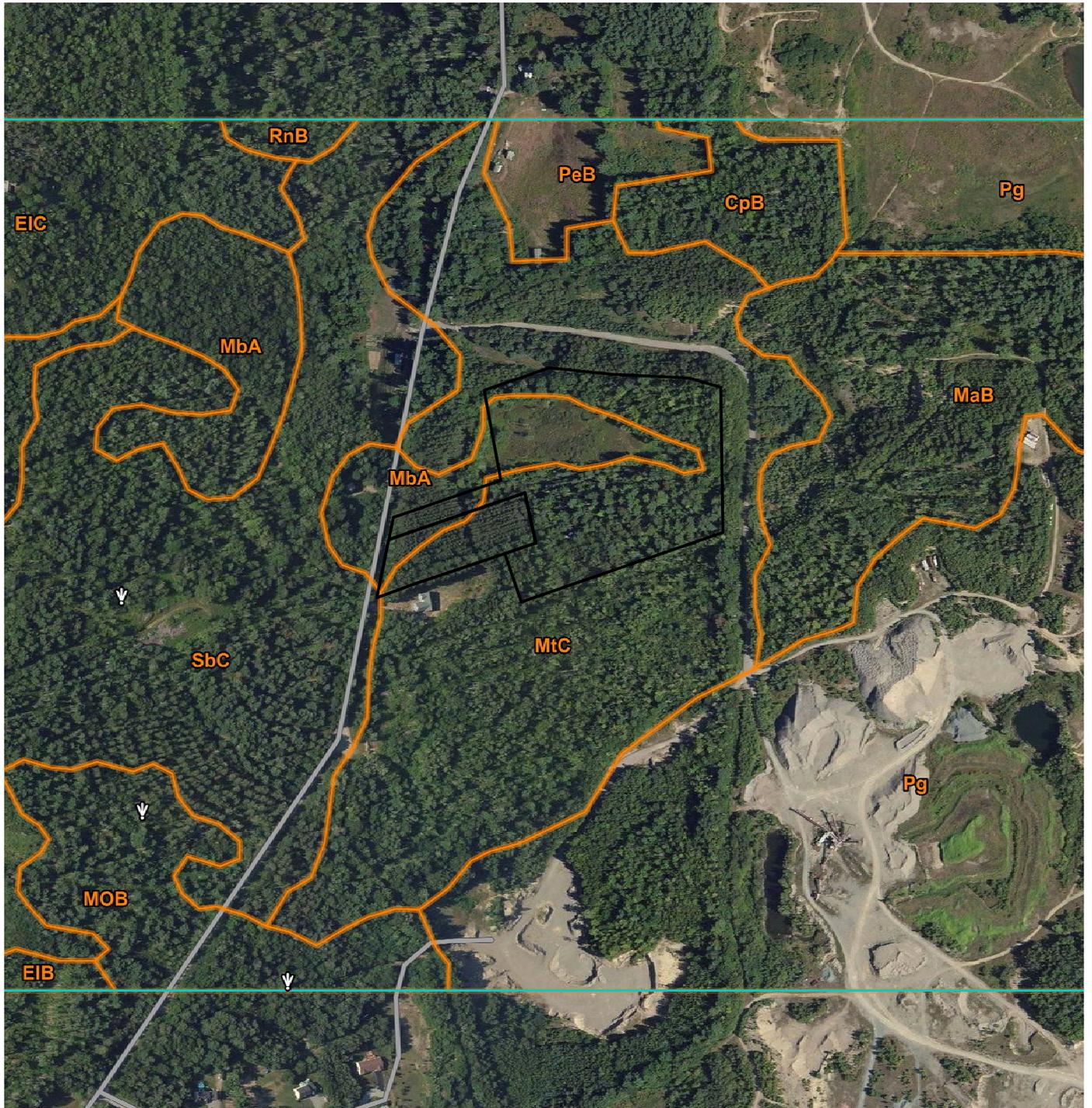
FOR:
BNA PROPERTIES INC
BANGOR, MAINE



11 AUG 20

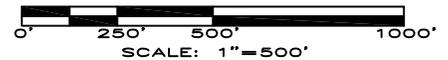


ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700



SOIL LEGEND

- MbA MONARDA-BURNHAM COMPLEX; STONY SILT LOAM
- MtC MONADNOCK-TUNBRIDGE ASSN; GRAVELY FINE SAND



SOILS MAP: MEDIUM INTENSITY
IBNA MONROE PROPERTY
 MONROE ROAD, HAMPDEN



FOR:
BNA PROPERTIES INC.
 BANGOR, ME

11 AUG 20



ENGINEERING & DEVELOPMENT CONSULTING
 PO BOX 282, HAMPDEN, MAINE 04444
 207-862-4700

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

HAMPDEN

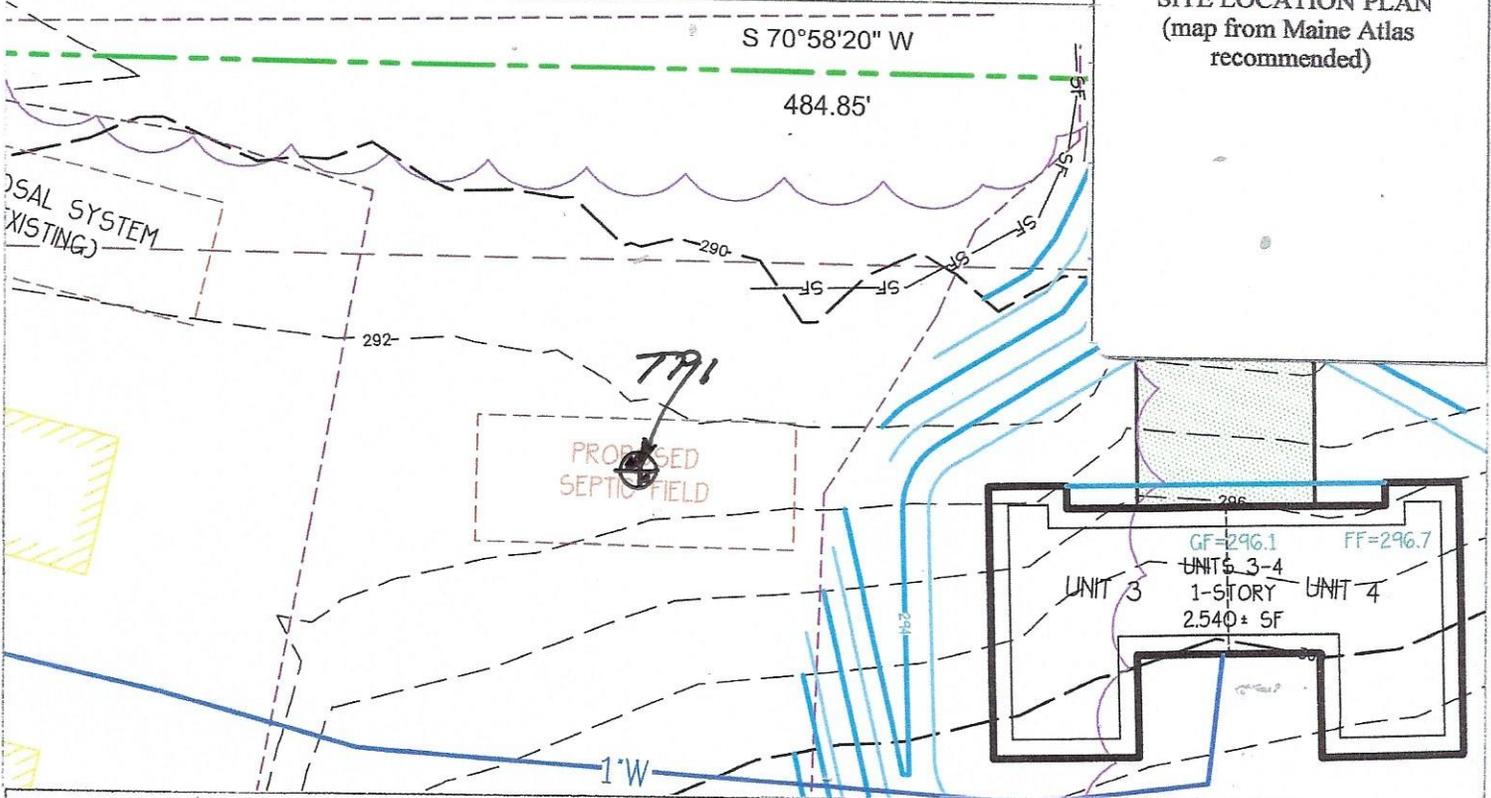
PINE GROVE DRIVE

BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = **30** ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole **TP 1A** Test Pit Boring
 < " Depth of Organic Horizon Above Mineral Soil

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FLUABLE	BROWN	NONE
10			STRONG BROWN	
20			LIGHT OLIV BROWN	
30	STONY SANDY LOAM			
40	LIMIT OF OBSERVATION = 35" ASSUMED RESTRICTIVE LAYER + GROUND WATER			
50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 3 C Profile Condition	Slope 8-15%	Limiting Factor 35"	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
--	-----------------------	-------------------------------	--

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
--	------------	----------------------	---

Site Evaluator Signature

#213 **8/17/2020**

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

HAMPDEN

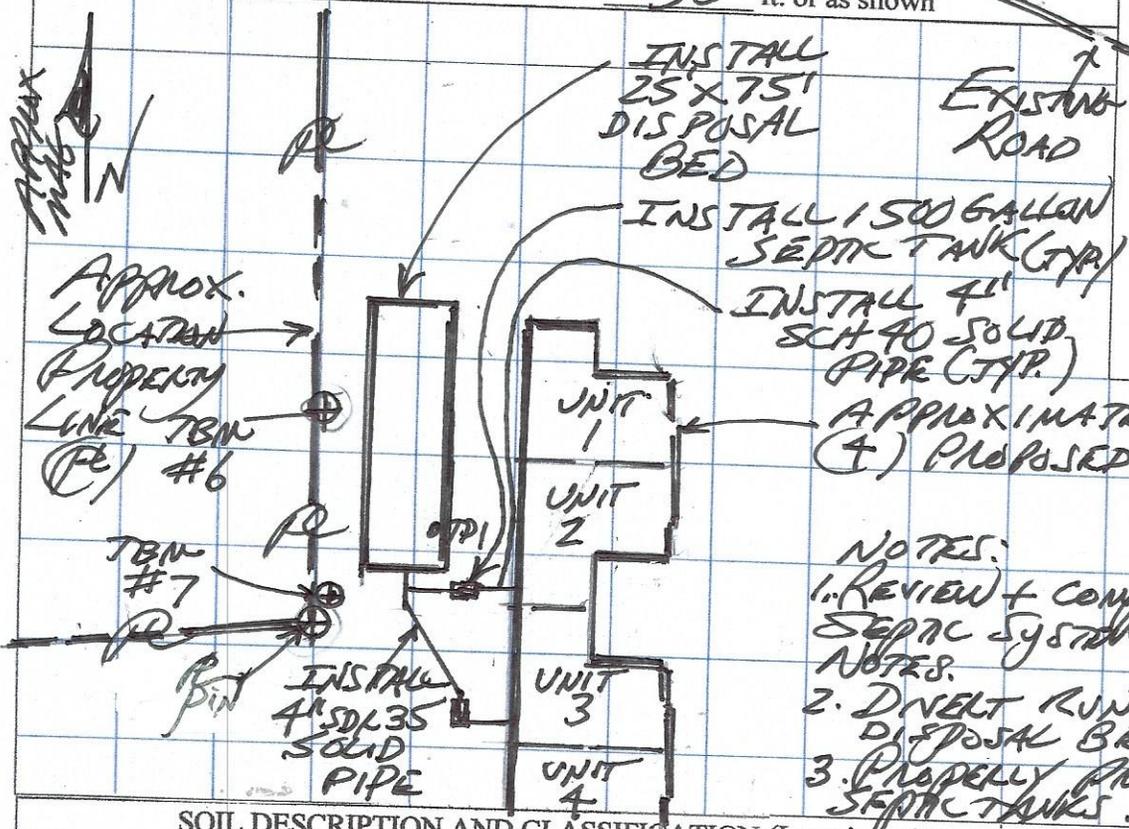
MONROE ROAD
 PINE GROVE ESTATES

BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



SEE ATTACHED COPY OF SITE PLAN

APPROXIMATE LOCATION (1) PROPOSED (2) BEDROOM UNITS

- NOTES:
1. REVIEW + COMPLY WITH ATTACHED SEPTIC SYSTEM USE & CONSTRUCTION NOTES.
 2. DIVERT RUNOFF AWAY FROM DISPOSAL BED.
 3. PROPERLY PROTECT PIPES + SEPTIC TANKS FROM FREEZING + CAUSING.

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

Observation Hole **TP 1** Test Pit Boring
 < 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SOILD		BROWN	NAVE
0	F.S. LOAM			
10	GOBBLY SANDY LOAM	FLUABLE	LIGHT YELLOWISH BROWN	
20	GRAVELLY LOAMY SAND		LIGHT OLIVE BROWN	
30				
40	BOULDER LOAMY SAND		OLIVE BROWN	
50				

LIMIT OF OBSERV = 49"

Soil Classification 4-B Profile Condition	Slope 1-8%	Limiting Factor 748" <input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input 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
--	-----------------	---

Site Evaluator Signature

#213 8/05/2020

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

HAMPDEN

Street, Road, Subdivision

MONKOE ROAD
 PINE GLOVE ESTATES

Owner's Name

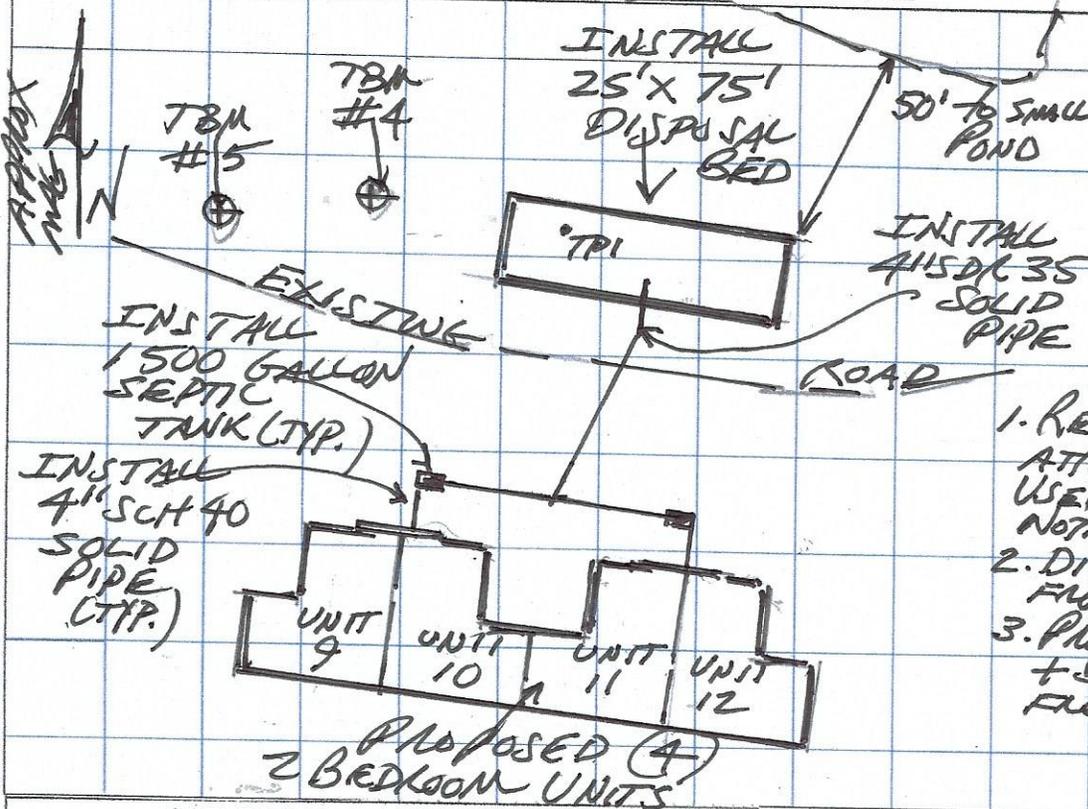
BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)

SEE ATTACHED COPY OF SITE PLAN



- NOTES:
1. REVIEW + COMPLY WITH ATTACHED SEPTIC SYSTEM USE & CONSTRUCTION NOTES.
 2. DIVERT RUNOFF AWAY FROM DISPOSAL BED.
 3. PROPERLY PROTECT PIPES + SEPTIC TANKS FROM FREEZING + CRUSHING.

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

Observation Hole **TP 3** Test Pit Boring
 < 1" Depth of Organic Horizon Above Mineral Soil

Observation Hole _____ Test Pit Boring
 _____" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	COBBLY SANDY LOAM	FLUENT	LIGHT YELL BROWN	NONE
10	COBBLY LOAM		LIGHT OLIVE BROWN	
20	FINE SAND			
30	GRAV. V. GRAV. LOAMY SAND		OLIVE BROWN	
40				
50				

LIMIT OF OBSERV = 48"

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 4 B Profile Condition	Slope 1-5%	Limiting Factor > 48"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
--	----------------------	------------------------------------	--

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
--	------------	----------------------	---

Site Evaluator Signature

#213 SE #

8/05/2020 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

HAMPDEN

Street, Road, Subdivision

MONROE ROAD
 PINE GLOVE ESTATES

Owner's Name

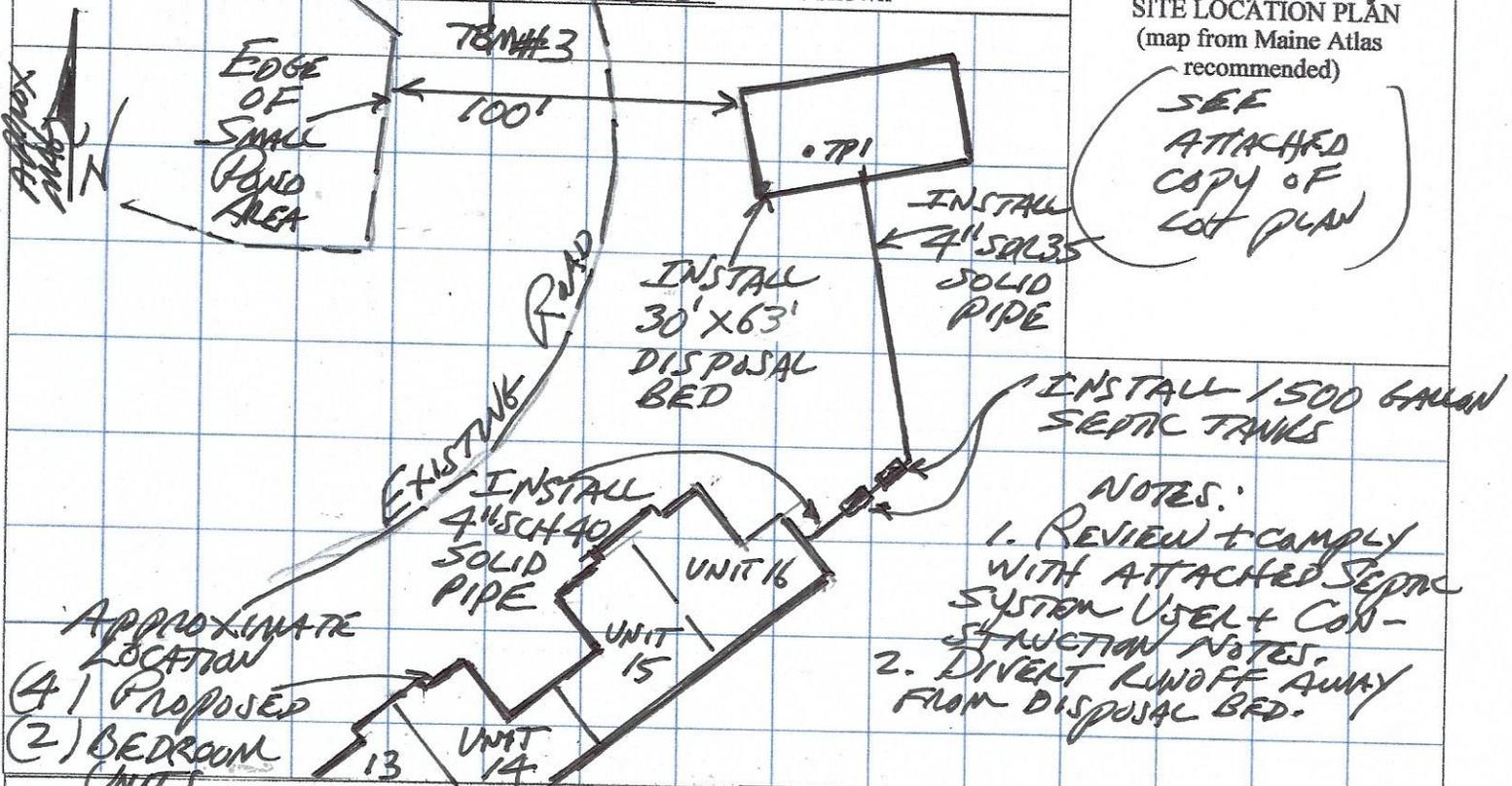
BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)

SEE
 ATTACHED
 COPY OF
 LOT PLAN



- NOTES:
1. REVIEW + COMPLY WITH ATTACHED SEPTIC SYSTEM USE + CONSTRUCTION NOTES.
 2. DIVERT RUNOFF AWAY FROM DISPOSAL BED.

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

Observation Hole **TP 4** Test Pit Boring
 < " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY SAND	FRACTIONAL	OLIVE BROWN	NONE
10	VERY HEAVY LOAM SAND			
20				
30				
40				
50	LIMIT OF OBSERV = 48"			

Soil Classification 5 B Profile Condition	Slope 0-1%	Limiting Factor > 48"	<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
---	-----------------	--------------------------	---

Site Evaluator Signature

#213 8/05/2020
 SE # Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

HAMPDEN

MONROE ROAD
 PINE GROVE ESTATES

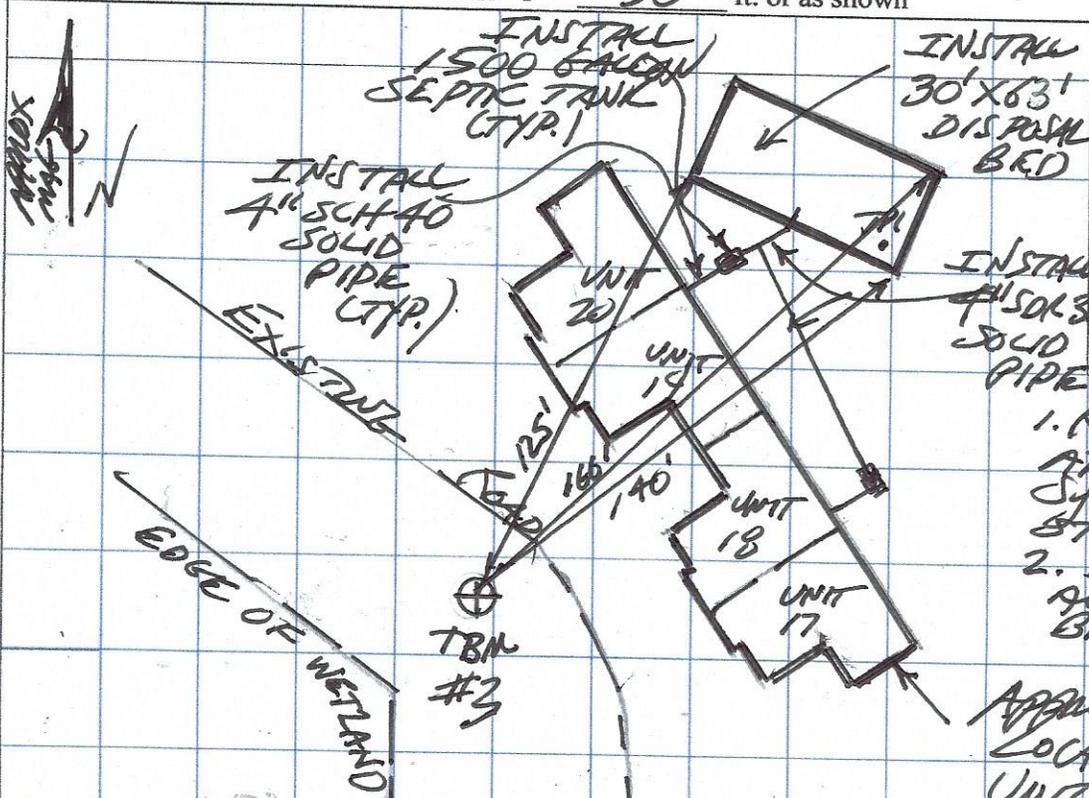
BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)

SEE ATTACHED COPY OF LOT PLAN



- NOTES:
1. REVIEW & COMPLY WITH ATTACHED SEPTIC SYSTEM USE & CONSTRUCTION NOTES.
 2. DIVERT RUNOFF AWAY FROM DISPOSAL BED.

APPROXIMATE PROPOSED LOCATION (A) & BEDROOM UNITS

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

Observation Hole **TP 5** Test Pit Boring
 < 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	COBBLY SANDY SAND	FANBLE	LIGHT OLIVE BROWN	NONE
10				
20	VERY GRAVELLY SAND		OLIVE BROWN	
30				
40	LIMIT OF OBSERV = 48"			
50				

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 5 B Profile Condition	Slope 0.3%	Limiting Factor 18"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
--	----------------------	-------------------------------	--

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
--	------------	----------------------	---


 Site Evaluator Signature

#213 8/05/2020
 SE # Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

HAMPDEN

Street, Road, Subdivision

MONROE ROAD
 PINE GROVE ESTATES

Owner's Name

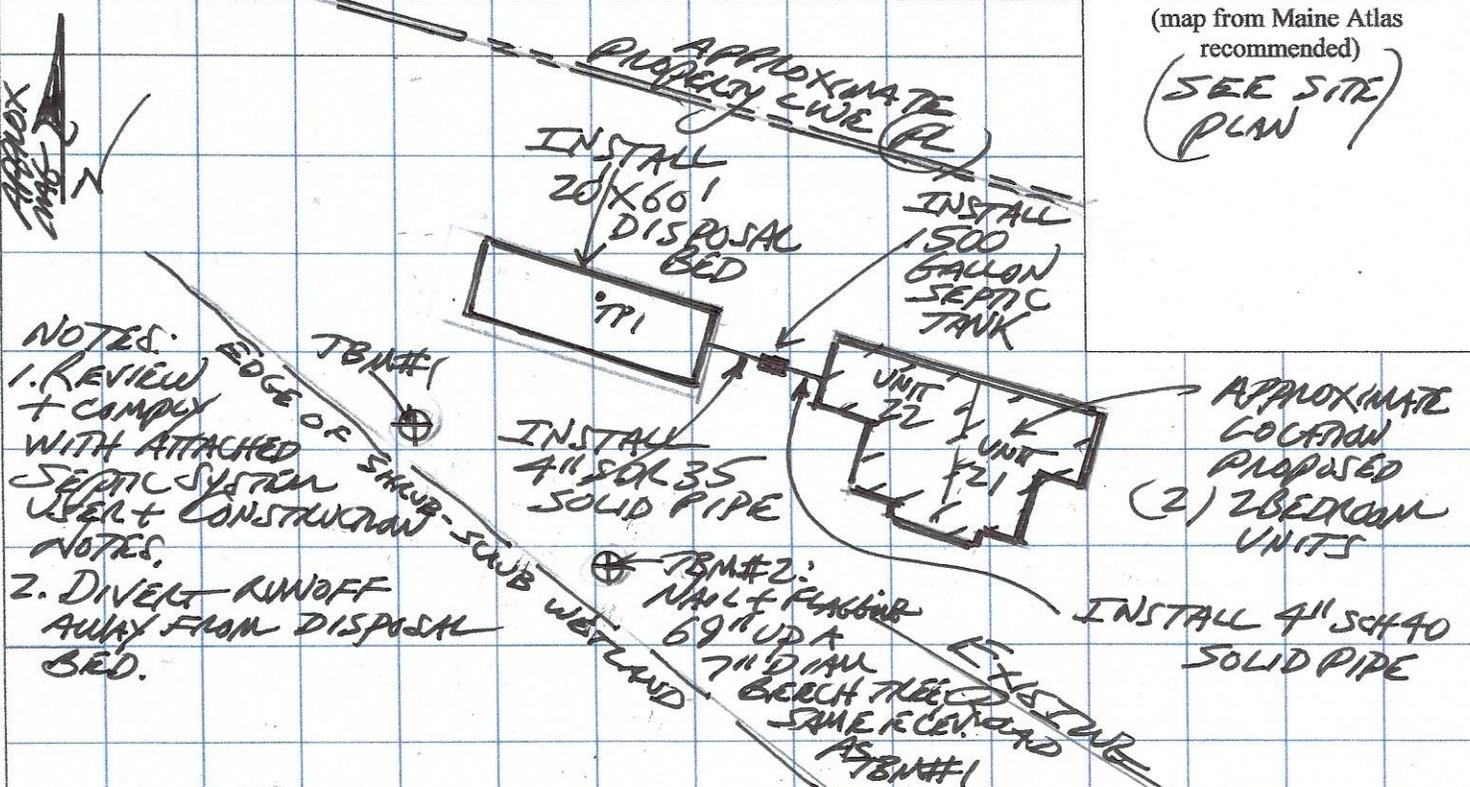
BNA PROPERTIES, LLC

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)

(SEE SITE PLAN)



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

Observation Hole **TP 6** Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
COBBLY LOAMY SAND	FRABLE	LIGHT OLIVE BROWN	NONE
GRAVELLY + V. GRAY. LOAMY SAND + SAND		OLIVE BROWN	
LIMIT OF OBSERV = 48"			

Texture	Consistency	Color	Mottling

Soil Classification 5 B Profile Condition	Slope 0-3%	Limiting Factor > 48" Pit Depth	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
--	----------------------	---	--

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
--	------------	----------------------	---

Site Evaluator Signature

#213 SE #

8/05/2020 Date