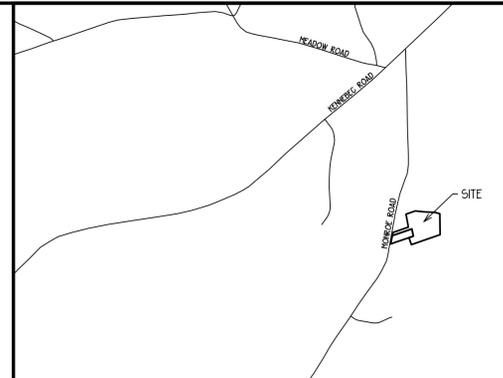


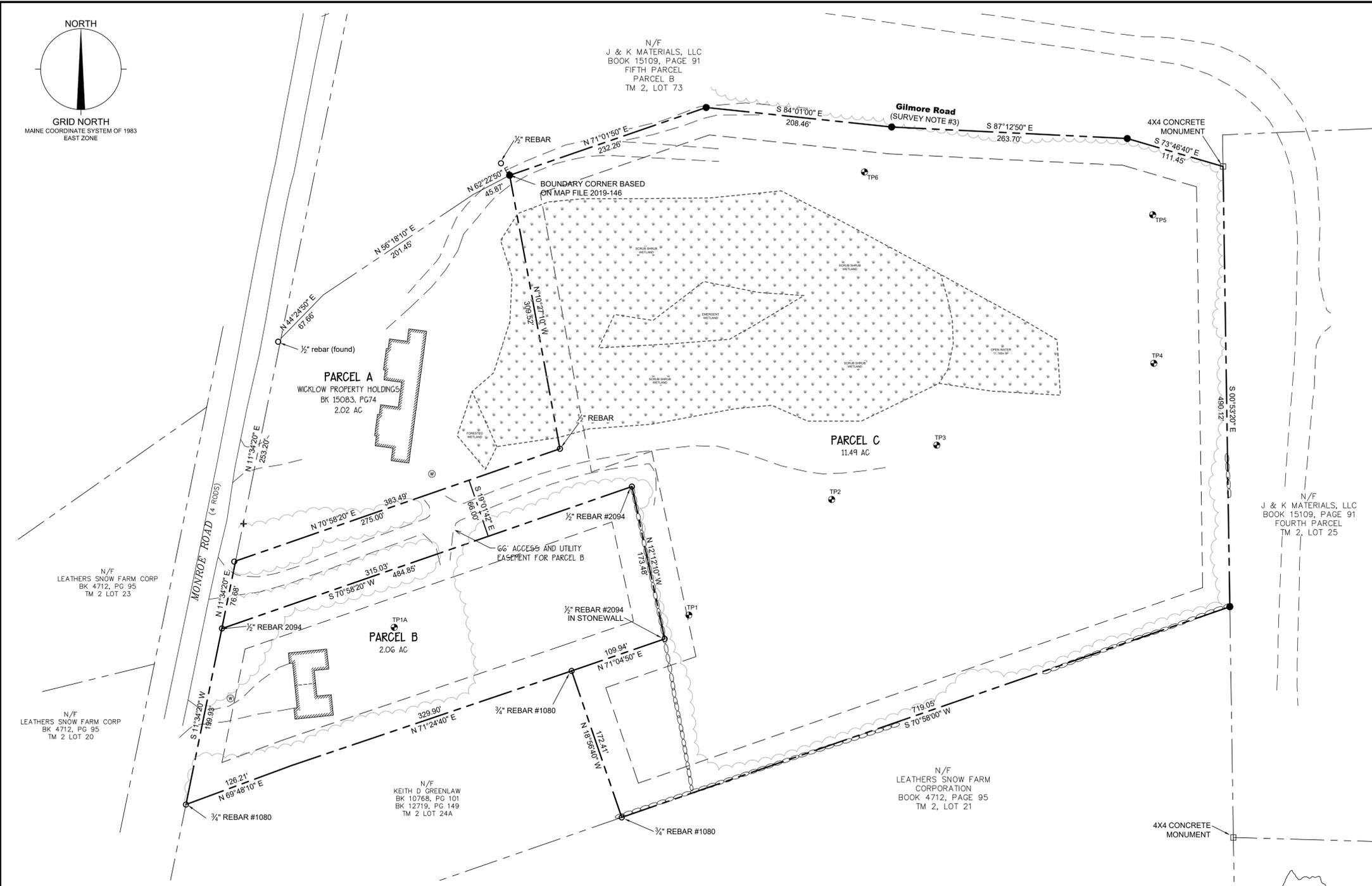
N/F
J & K MATERIALS, LLC
BOOK 15109, PAGE 91
FIFTH PARCEL
PARCEL B
TM 2, LOT 73



LOCATION MAP
NTS

LAND SUBDIVISION NOTES:

- RECORD OWNER OF PROPERTY IS BNA PROPERTIES, LLC, BANGOR, MAINE BY DEEDS RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, BOOK 15083, PAGE 74 AND BK15181, PG 325.
- THE PROPERTY IS SHOWN ON HAMPDEN'S TAX MAP 2 A5 LOT 24 AND LOT 24-1. THE TOTAL AREA OF THE PARCEL IS 13.55 AC.
- THE PROPERTY IS LOCATED IN THE RURAL DISTRICT.
DIMENSIONAL REQUIREMENTS:
MIN LOT SIZE 2 AC
MIN FRONTAGE 200 FT
STREET YARD 30 FT
OTHER YARD 30 FT
MAX HGT 35 FT
MAX BLDG COVERAGE 15%
MAX IMPERVIOUS SURFACE 25%
- BOUNDARY SURVEY PREPARED BY PLUSGA + DAY LAND SURVEYORS, BANGOR, MAINE.
- WETLANDS WERE REVIEWED BY SOILS SOLUTIONS, ORRINGTON, MAINE. TOTAL WETLAND ON THE PROPERTY IS 115,580 SF. NO WETLAND IMPACTS ARE PROPOSED.
- THE PROJECT WILL BE SERVED BY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND ON-SITE PRIVATE WELLS.
- THE PROPERTY IS SHOWN ON THE FLOOD RATE INSURANCE MAP FOR THE TOWN OF HAMPDEN, MAP NUMBER 230168, PANEL 20. THE PROPERTY IS SHOWN IN ZONE 'X', NON-FLOOD PRONE AREA.



N/F
LEATHERS SNOW FARM CORP
BK 4712, PG 95
TM 2 LOT 23

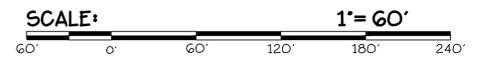
N/F
LEATHERS SNOW FARM CORP
BK 4712, PG 95
TM 2 LOT 20

N/F
KEITH D GREENLAW
BK 10768, PG 101
BK 12719, PG 149
TM 2 LOT 24A

N/F
LEATHERS SNOW FARM
CORPORATION
BOOK 4712, PAGE 95
TM 2, LOT 21

PLISGA & DAY
LAND SURVEYORS

72 MAIN STREET
BANGOR, MAINE
DATE: AUGUST 17, 2020
PROJ. NO. 19298
Email: info@WeMapIt.com
Phone: (207) 947-0019
Toll-Free: 1-800-734-0019
DRAWING FILE: #723_SITE PLAN
www.WeMapIt.com



LEGEND

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| --- | LOCUS/PROPOSED PROPERTY LINE |
| --- | ABUTTING PROPERTY LINE |
| --- | SETBACK |
| --- | CENTERLINE |
| □ | CONC MONUMENT |
| ○ | IRON PIPE/ROD FOUND |
| ● | #6 REBAR SET (CAP PLS 2404) |
| ~~~~~ | TREELINE EXIST |
| | EXISTING BUILDING |
| ▭ | PROPOSED BUILDING |
| ~~~~~ | WETLANDS |
| --- | EDGE EXIST PAVEMENT |
| --- | PROPOSED PAVEMENT |

SURVEY NOTES:

- SOURCE DEED TO SURVEYED PARCEL IS JESSICA NARUSKA TO NATHAN M WICKLOW NOV 23, 2016, BK 14350, PG 93 AS RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- THE NORTHERLY LINE IN BK 14350, PG 93 CALLS FOR "THE GILMORE ROAD". THIS CALL WOULD MAKE THE LINE OF THE CENTER OF THE GILMORE ROAD. THIS ROAD IS ALSO ASSUMED TO BE ABANDONED MAKING THE CENTERLINE OF THE ROAD THE BOUNDARY LINE. RIGHTS OF OTHERS TO USE OF THIS ROAD WAS NOT DETERMINED.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SUBMISSION INFORMATION FOR THE SUBDIVISION SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN M.R.S.A. TITLE 30-A, SECTION 4404 (AS AMENDED) AND IN THE HAMPDEN SUBDIVISION ORDINANCE, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS SUBDIVISION PLAN ALONG WITH ITS ADDITIONAL SUBMISSION INFORMATION HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

APPROVED: TOWN OF HAMPDEN PLANNING BOARD

STATE OF MAINE

PENOBSCOT, SS
REGISTRY OF DEEDS
RECEIVED AND FILED

20

h

m

M

ATTEST:

REGISTER

RECORDED AS MAP FILE:

DATED APPROVED:

DATED SIGNED:

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

DATE: AUGUST 17, 2020
JON P. PINKHAM
MAINE PROFESSIONAL SURVEYOR, LICENSE NUMBER 2404



| | | | |
|------|-----------|-----|-----------------|
| REV: | DATE: | BY: | COMMENTS: |
| | 17 AUG 20 | JRK | SCALE: AS NOTED |

SUBDIVISION PLAN
BNA MONROE PROPERTY
MONROE ROAD
HAMPDEN, MAINE

RECORD OWNER:
BNA PROPERTIES LLC
PO BOX 345
BANGOR, ME 04402



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