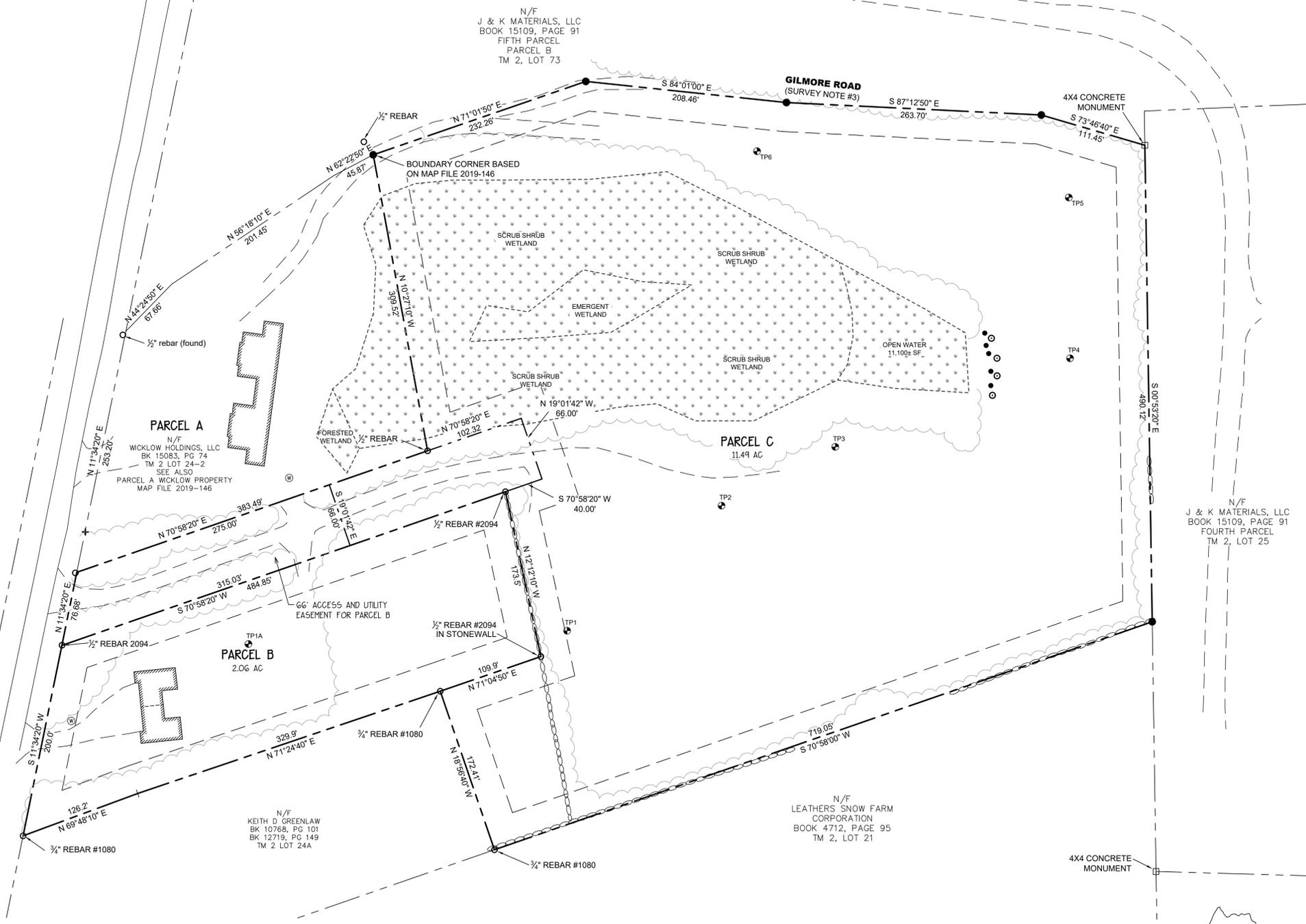


LOCATION MAP
NTS

LAND SUBDIVISION NOTES:

- RECORD OWNER OF PROPERTY IS BNA PROPERTIES, INC. BANGOR, MAINE BY DEEDS RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, BOOK 15247, PAGE 252 AND BOOK 15181, 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.



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**
- DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
 - COORDINATE VALUES AND NORTH ORIENTATION REFERENCE THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE WITH UNITS OF U.S. SURVEY FEET. THE SYSTEM IS DERIVED BY NET RTK GPS OBSERVATION WHICH VALUES REFERENCE NAD_83(2011)EPOCH(2010.0000). COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.
 - THIS PORTION OF GILMORE ROAD, ALSO KNOWN AS LINCOLN ROAD, WAS APPARENTLY ABANDONED. REFER TO PLAN VOLUME 25, PAGE 68. REFER ALSO TO A DISCONTINUANCE BY THE TOWN OF HAMPDEN MARCH 1947. THE ORIGINAL LOCATION OF SAID GILMORE ROAD CANNOT BE ASCERTAINED. THE BOUNDARY LINE SHOWN IS A SUGGESTION FOR A NEW BOUNDARY TO BE DETERMINED BY BOUNDARY LINE AGREEMENT. A BOUNDARY LINE AGREEMENT IS RECOMMENDED.
 - FIELDMETHOD COMPLETED BETWEEN DECEMBER 2019 AND JANUARY 2020 USING A TRIMBLE R10 NET RTK UNDER SNOW AND ICE CONDITIONS. OTHER MAPPING SHOWN HEREON WERE MAPPED USING DRONE PHOTOS AND PROCESSED POINT CLOUD OF SAID PHOTOS.

- PLAN REFERENCES**
- "SURVEY PLAN, THE LANE CONSTRUCTION CORP. LAND", BY JAMES W. SEWALL COMPANY, DATED NOVEMBER 25, 1968, RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS PLAN VOLUME 25, PAGE 68.
 - "SUBDIVISION PLAN, PARCEL A, WICKLOW PROPERTY", DATED OCTOBER 2, 2019, BY KISER + KISER CO, RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS AS MAP FILE 2019-146.

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

DATE APPROVED: _____
 DATED SIGNED: _____

STATE OF MAINE
 PENOBSCOT, SS
 REGISTRY OF DEEDS
 RECEIVED AND FILED

____ 20 ____
 ____ h ____ m ____ M

ATTEST: _____ REGISTER
 RECORDED AS MAP FILE: _____

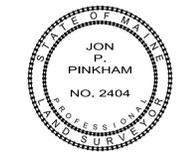
**PLISGA & DAY
 LAND SURVEYORS**
 72 MAIN STREET
 BANGOR, MAINE
 DATE: AUGUST 17, 2020
 PROJ. NO. 19298

Email: info@WeMapIt.com
 Phone: (207) 947-0019
 Toll-Free: 1-800-734-0019

DRAWING FILE: #723_SITE PLAN
www.WeMapIt.com

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.



REV:	DATE:	BY:	COMMENTS:
	2 OCT 20	JRK	SCALE: AS NOTED
PROJ. NO: 723			

**SUBDIVISION PLAN
 BNA MONROE PROPERTY**
 MONROE ROAD
 HAMPDEN, MAINE

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

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

STATE OF MAINE
 JAMES R. KISER
 No. 5936
 LICENSED PROFESSIONAL ENGINEER

SHEET 1-1