



SUBDIVISION NOTES:

- RECORD OWNER OF PROPERTY IS BNA PROPERTIES, INC. BANGOR, MAINE BY DEED RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, BOOK 15181, PAGE 325.
- THE PROPERTY IS SHOWN ON HAMPDEN'S TAX MAP 2 AS LOT 24-1. THE TOTAL AREA OF THE PARCEL IS 2.06 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 PLISGA + DAY LAND SURVEYORS, BANGOR, MAINE.
- 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.
- THE PROPERTY HAS AN ACCESS AND UTILITY EASEMENT ACROSS THE 66' WIDE PINE GROVE DRIVE ON PARCEL C OF BNA PROPERTIES SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAN 'SUBDIVISION PLAN, BNA MONROE PROPERTY' PREPARED BY KISER + KISER COMPANY AND TO BE RECORDED.

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

PARCEL A
WICKLOW PROPERTY HOLDINGS
BK 15083, PG 74
SEE ALSO
PARCEL A WICKLOW PROPERTY
MAP FILE 2019-146

PARCEL C
BNA PROPERTIES, INC.
BK 15297, PG 252

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

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)X(EPOCH2010.0000). 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.
- FIELDWORK 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.

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

ATTEST: _____
REGISTER

RECORDED AS MAP FILE: _____

DATE: OCTOBER 2, 2020
JON P. PINKHAM
MAINE PROFESSIONAL SURVEYOR, LICENSE NUMBER 2404

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

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.

**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: #734_SITE PLAN PARCEL B
www.WeMapIt.com



| REV. | DATE: | BY: | COMMENTS: |
|------|----------|-----|-----------------|
| | 2 OCT 20 | JRK | SCALE: AS NOTED |

**SUBDIVISION PLAN
BNA PARCEL B**
MONROE ROAD
HAMPDEN, MAINE

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



KISER
ENGINEERING & DEVELOPMENT CONSULTING
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207-862-4700