



Karen Cullen
Town of Hampden
106 Western Ave
Hampden, ME 04444

Sketch Plan Application, BNA Properties, Monroe Road

Dear Karen,

On behalf of BNA Properties, Inc., we are submitting the attached information for sketch plan review by staff and the planning board. This subdivision is for the further development the original 2 ac parcel and the remain land of BNA for a total of 13.55 ac parcel of land on the Monroe Road. The property had a 2 ac parcel of land divided off and developed with a 4 unit building in October of 2019. This proposal is for 26 units in 5 four-plex buildings and 2 two-plex buildings. The project will maintain the 40% open space under the multi-family housing provisions and will be a single owner rental facility. Lot 24-1 will be divided off to create a 3 lot minor subdivision and each parcel will have a multi-family subdivision.

The following is information on the project and/or included in the application.

1. Sketch plan of the project
2. The property currently has no covenants or restrictions.
3. USGS Map and Aerial Photo are attached
4. The Medium Intensity Soils Map is attached
5. The project will be served by on-site subsurface wastewater disposal systems and non-public drinking water wells.

We look forward to working with Staff and the Planning Board on this project and if you have any questions, please contact us.

Best regards,

James R. Kiser, PE
Kiser & Kiser Co.

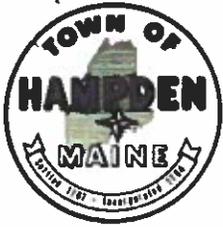
Enc.

C: BNA Properties, Inc.

Town of Hampden
RECEIVED

FEB 20 2020

Planning & Zoning
Office



Subdivision Application

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

207-862-4500
Danielle@hampdenmaine.gov

This application is for (check one):

- Sketch Plan
 Minor Final
 Major Preliminary
 Major Final

PROJECT NAME: Pine Ridge

APPLICANT (LANDOWNER):

Name: BNA Properties Inc

Address: PO Box 345, Bangor, ME 04402

Phone: 249-9321 Cell: _____ Email: natewicklow@yahoo.com

AGENT (SUBDIVIDER):

Name of agent or representative: Same Jim Kiser, Kiser & Kiser Co. (agent)

Address: PO Box 282, Hampden, ME 04444

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

THE SITE:

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

Zoning district: Rural Existing use of property: residential duplex

Legal interest in the parcel: ownership

Subdivision size (acres): 13.5 ac Proposed number of lots: 26 total dwelling units

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 is the expansion of the existing multi-family development on lot24-1 with an additional 24 units

Brief description of proposed improvements: The project will construct privately owned roadway, drainage system residential buildings (4-plex and duplex) along with a stormwater management system.

- 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: sketch no fee

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: _____ Date _____

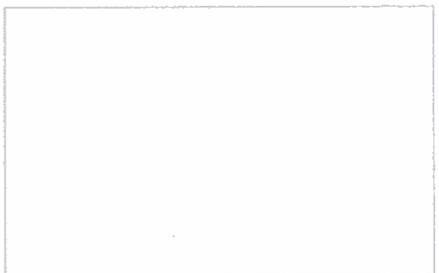
Applicant: *JLK* (agent) _____ Date 19 Feb 20

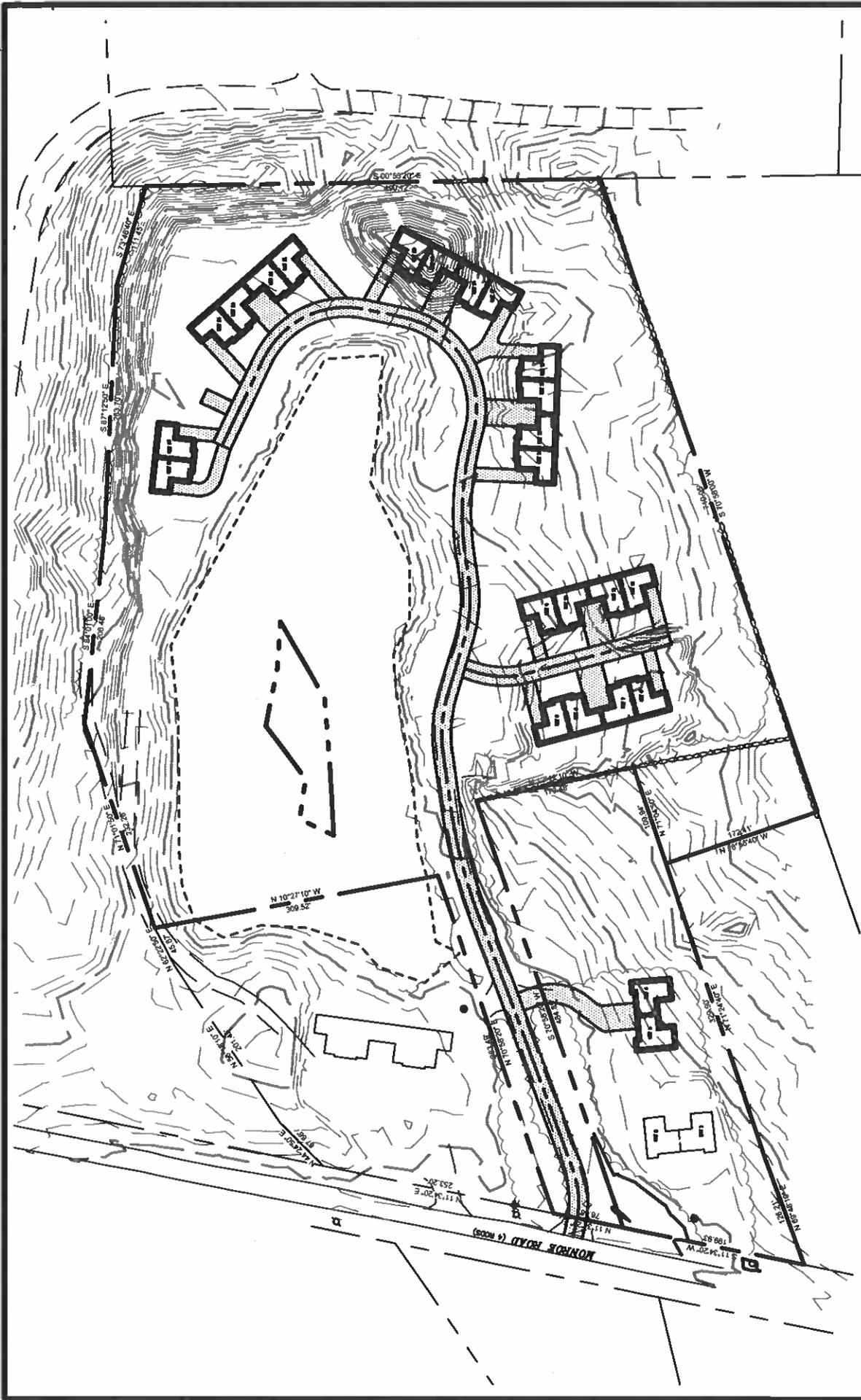
***** OFFICE USE ONLY *****

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

Draw Account Deposit: \$ _____

Meeting or Public Hearing Date: _____



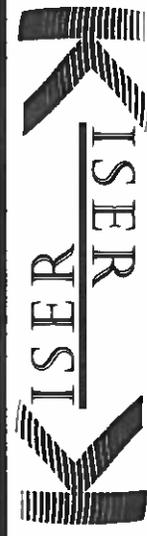


SKETCH PLAN: PINE RIDGE
 MONROE ROAD, HAMPDEN

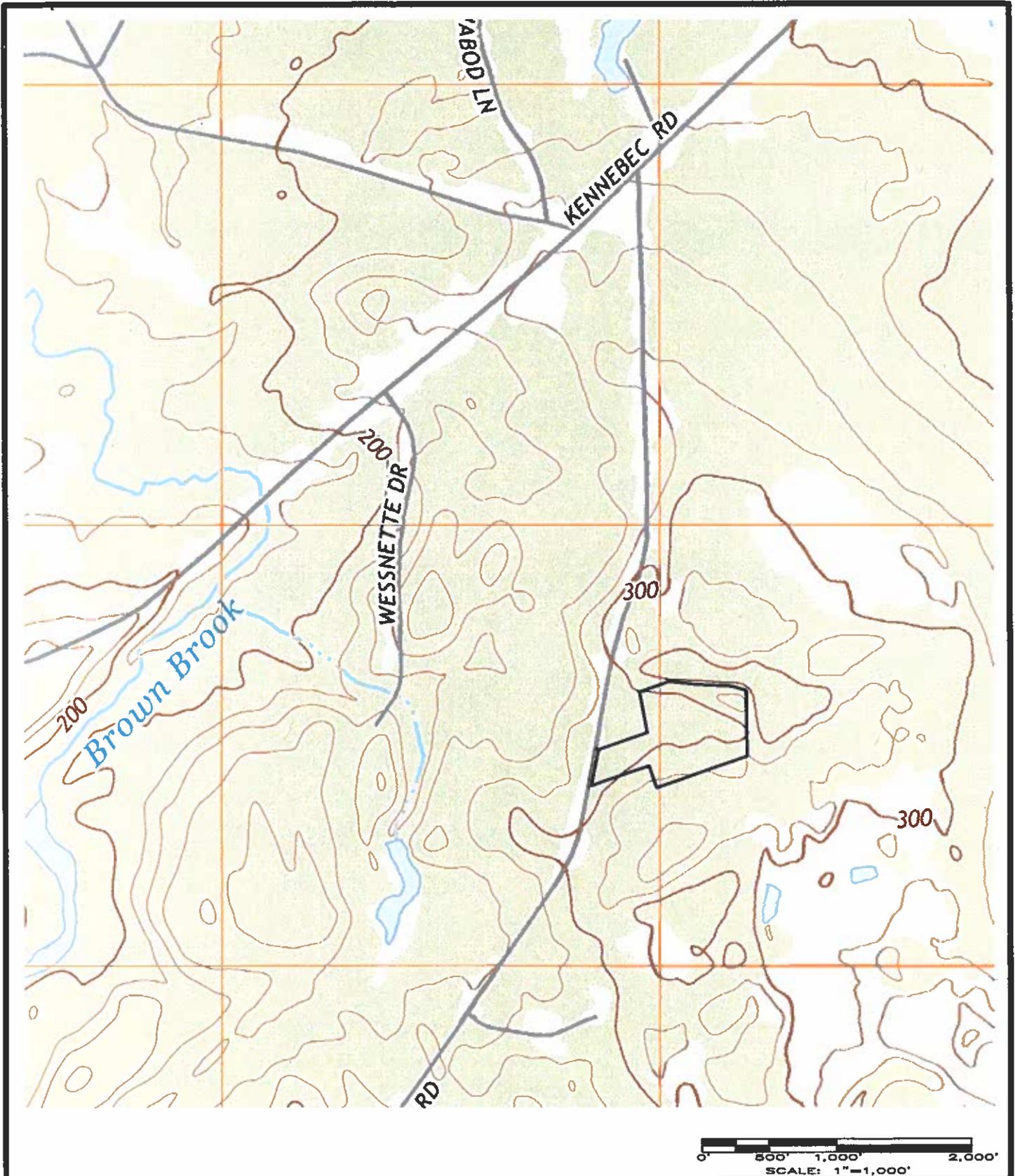
FOR:
BNA PROPERTIES INC
 BANGOR, MAINE



18 FEB 20



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



USGS MAAP: SNOWS MOUNTAIN
 PINE RIDGE
 BANGOR, MAINE



FOR:
BNA PROPERTIES INC
 BANGOR, ME

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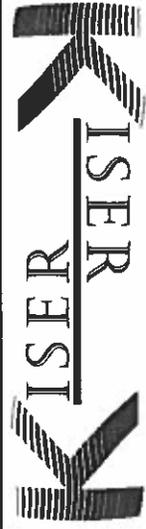


AERIAL PHOTO: FINE RIDGE
MONROE ROAD, HAMPDEN

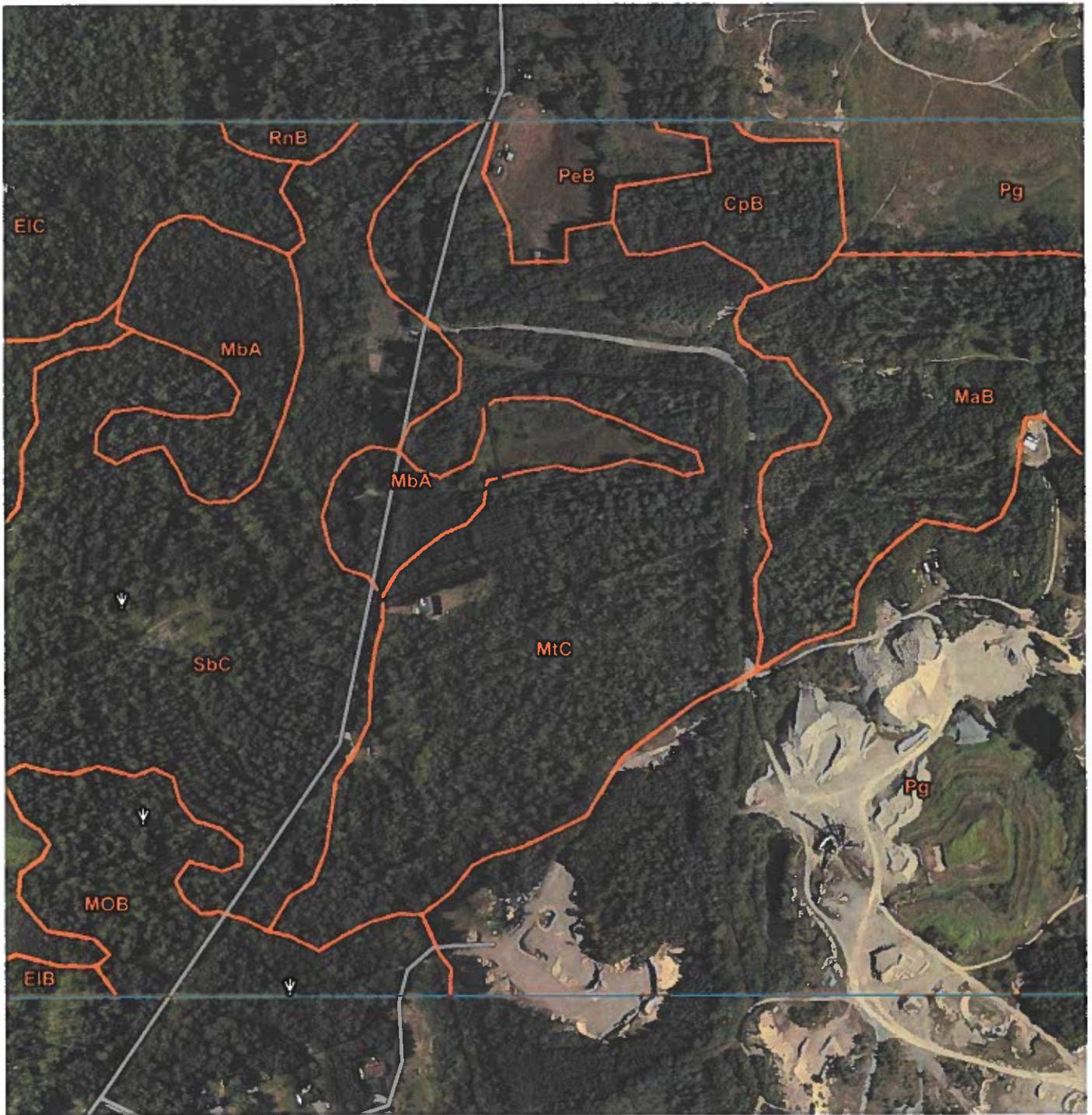
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SOIL LEGEND

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



**SOILS MAP: MEDIUM INTENSITY
 PINE RIDGE**

MONROE ROAD, HAMPDEN



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 BANGOR, ME

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