

**PLANNING BOARD AGENDA
TUESDAY, OCTOBER 21, 2014, 7:00 P.M.
THIRD FLOOR COUNCIL CHAMBERS, CITY HALL**

PUBLIC HEARINGS

1. ZONE CHANGE

164 Longview Drive – Longview Plaza, LLC

To amend the Land Development Code by changing a portion of a parcel of land located at 164 Longview Drive from Shopping and Personal Service District to General Commercial and Service District. Said part of a parcel containing approximately 9.9 acres. Longview Plaza, LLC, applicant. C.O. # 14-315.

2. ZONING AMENDMENT

Chapter 165-103.1 – Technology and Service District – City of Bangor

Amending Chapter 165-103.1 – Technology and Service District to add drive-in business as a conditional use. City of Bangor, applicant. C.O. # 14-314.

3. ZONING AMENDMENT

Chapter 165-105 – Rural Residence and Agricultural District – City of Bangor, C.O. # 14-317.

Amending Chapter 165-105 – Rural Residence and Agricultural District to allow existing nonconforming mobile home parks to be reconstructed. City of Bangor, applicant. C.O. # 14-317.

NEW BUSINESS

4. FINAL SUBDIVISION PLAN

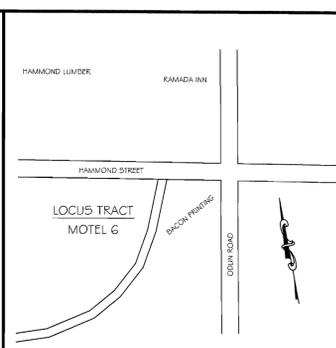
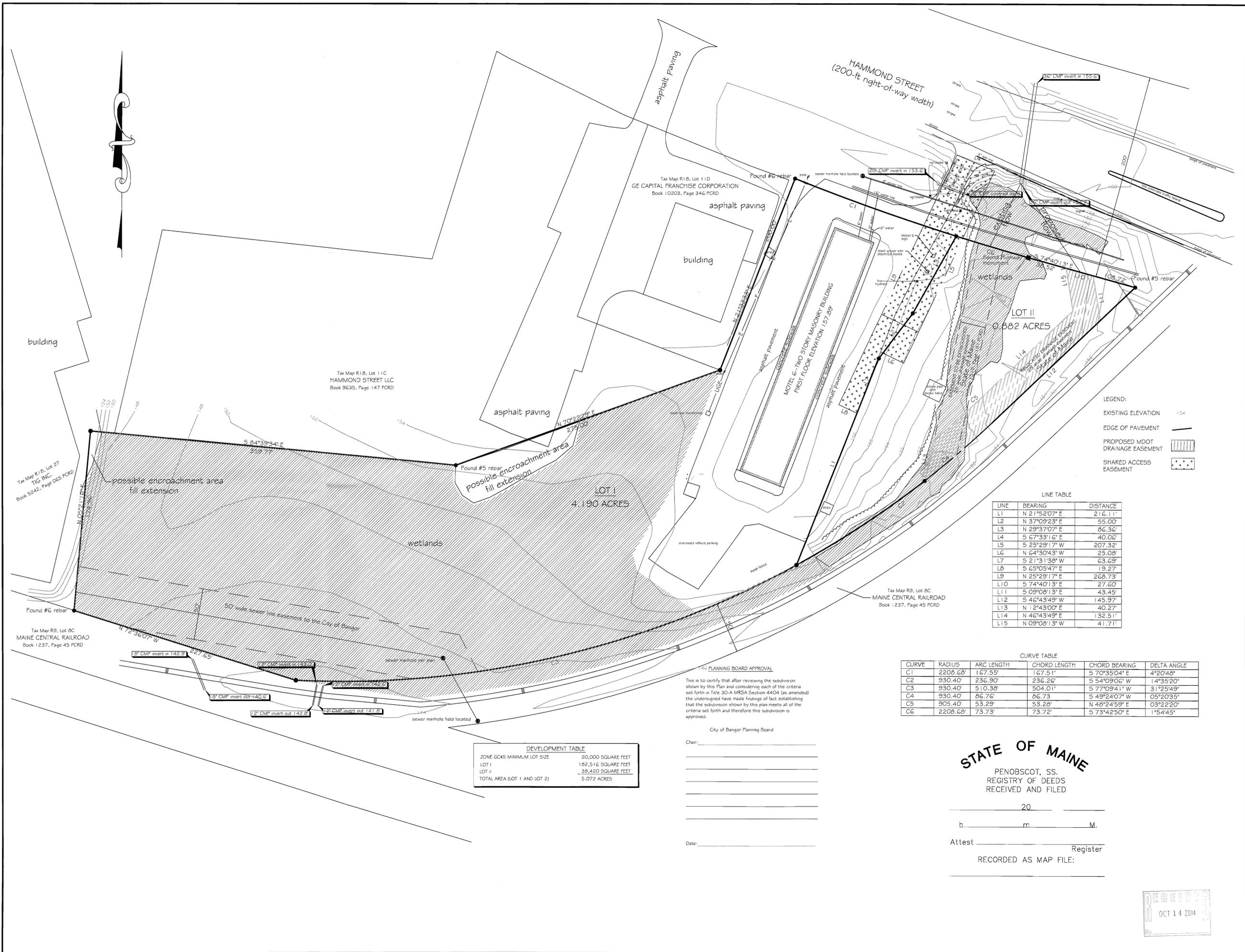
1100 Hammond Street – Kushi Realty Group, LLC

Final Subdivision Plan approval of a two-lot subdivision located at 1100 Hammond Street in a General Commercial and Service District. Kushi Realty Group, LLC, applicant.

APPROVAL OF MINUTES

5. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.



VICINITY MAP
NOT TO SCALE

REVISIONS:
9-29-14: revised LC for Curve 5 in Curve Table.
10-6-14: revised geometry for drainage easement, listed acreage.
10-12-14: revisions as requested by the City of Bangor.

LEGEND:
P.C.R.D. PENOBSCOT COUNTY REGISTRY OF DEEDS
#6 REBAR WITH SURVEYORS CAP MARKED
"KING PLS 232" TO BE SET UNLESS
OTHERWISE NOTED

PLAN REFERENCES:
1. Maine State Highway Commission Right-of-Way Map, S. H. C. File No. 10-101, Sheet 7 of 9, dated January 1955, recorded under Volume 22, Page 99 of the Plan Records of the Penobscot County Registry of Deeds.
2. ALTA ACSM Land Title Survey, Class A of the Chateau Suisse International, Inc. Property, by Piasa 4 Day Surveyors, revised January 23, 1991, recorded under file D22-91 of the Plan Files at the Penobscot County Registry of Deeds.

NOTES:
1. The basis of bearing orientation is magnetic north, as observed in the field on July 23, 2013.
2. The locus tract lies in unshaded zone 'X' (areas determined to be outside 500-year flood plain) per the Flood Insurance Rate Map, City of Bangor, Maine, Penobscot County.
3. Hammond Street has a 200-foot right-of-way width per plan reference #1.
4. The location of the underground utilities are approximate only and are based upon information provided by others.
5. Wetlands as delineated by Moyses Environmental Services, are based upon information provided by others.
6. Elevations are referenced to the Bangor City Datum.
7. Both parcels lie within the General Commercial and Services zone.
8. Some contour information obtained from the City of Bangor GIS.

LEGEND:
EXISTING ELEVATION 154
EDGE OF PAVEMENT
PROPOSED MDOT DRAINAGE EASEMENT
SHARED ACCESS EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21°52'07" E	216.11'
L2	N 37°09'23" E	55.00'
L3	N 29°37'07" E	86.36'
L4	S 67°33'16" E	40.06'
L5	S 25°29'17" W	207.32'
L6	N 64°30'43" W	25.08'
L7	S 21°31'38" W	63.69'
L8	S 65°05'47" E	19.27'
L9	N 25°29'17" E	268.73'
L10	S 74°40'13" E	27.60'
L11	S 09°08'13" E	43.45'
L12	S 46°43'49" W	145.97'
L13	N 12°43'00" E	40.27'
L14	N 46°43'49" E	132.51'
L15	N 09°08'13" W	41.71'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2208.68'	167.55'	167.51'	S 70°35'04" E	4°20'48"
C2	930.40'	236.90'	236.26'	S 54°09'06" W	14°35'20"
C3	930.40'	510.38'	504.01'	S 77°09'41" W	31°25'49"
C4	930.40'	86.76'	86.73'	S 49°24'07" W	05°20'35"
C5	905.40'	53.29'	53.28'	N 48°24'59" E	03°22'20"
C6	2208.68'	73.73'	73.72'	S 73°42'50" E	1°54'45"

DEVELOPMENT TABLE

ZONE GC45 MINIMUM LOT SIZE	20,000 SQUARE FEET
LOT I	182,516 SQUARE FEET
LOT II	38,420 SQUARE FEET
TOTAL AREA (LOT I AND LOT 2)	5.072 ACRES

PLANNING BOARD APPROVAL
This is to certify that after reviewing the subdivision shown by the Plan and considering each of the criteria set forth in Title 30-A M.R.S.A. Section 4404 (as amended) the undersigned have made findings of fact establishing that the subdivision shown by this plan meets all of the criteria set forth and therefore this subdivision is approved.

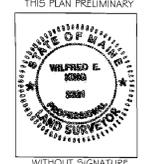
City of Bangor Planning Board
Chair: _____

Date: _____

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

20 _____
h _____ m _____ M.
Attest _____ Register
RECORDED AS MAP FILE: _____

RECEIVED
OCT 14 2014



TITLE: KUSHI REALTY GROUP SUBDIVISION
ACREAGE: 5.072 ACRES
OWNER AND SUBDIVIDER: KUSHI REALTY GROUP, LLC
LOCATION: HAMMOND STREET
TOWN: BANGOR COUNTY: PENOBSCOT STATE: MAINE
DEED OF RECORD: BOOK 12444, PAGE 167 PCRD
TAX MAP # LOT: TAX MAP R18, LOT 11B
OWNER ADDRESS: 1100 HAMMOND STREET BANGOR, MAINE
SCALE: 1" = 40'
DATE: AUGUST 18, 2014
PROJECT NO.: 2013-012

W. E. KING SURVEYOR, LLC
LAND & HYDROGRAPHIC
SURVEY SERVICES
OLD TOWN AIRPORT TERMINAL BUILDING
P. O. BOX 388
OLD TOWN, MAINE 04468
TELEPHONE 207.949.2429
EMAIL WILLY@MAINESURVEYSERVICES.COM
WEBSITE WWW.MAINESURVEYSERVICES.COM

CERTIFICATION:
I, Wilfred E. King, a Professional Land Surveyor of the State of Maine, do hereby certify that this map is a true representation of a survey completed on the ground under my direct supervision; and that this survey conforms to the Standards of Practice as set forth by the Board of Licensure for Professional Land Surveyors of the State of Maine.

THIS PLAN PRELIMINARY

WITHOUT SIGNATURE