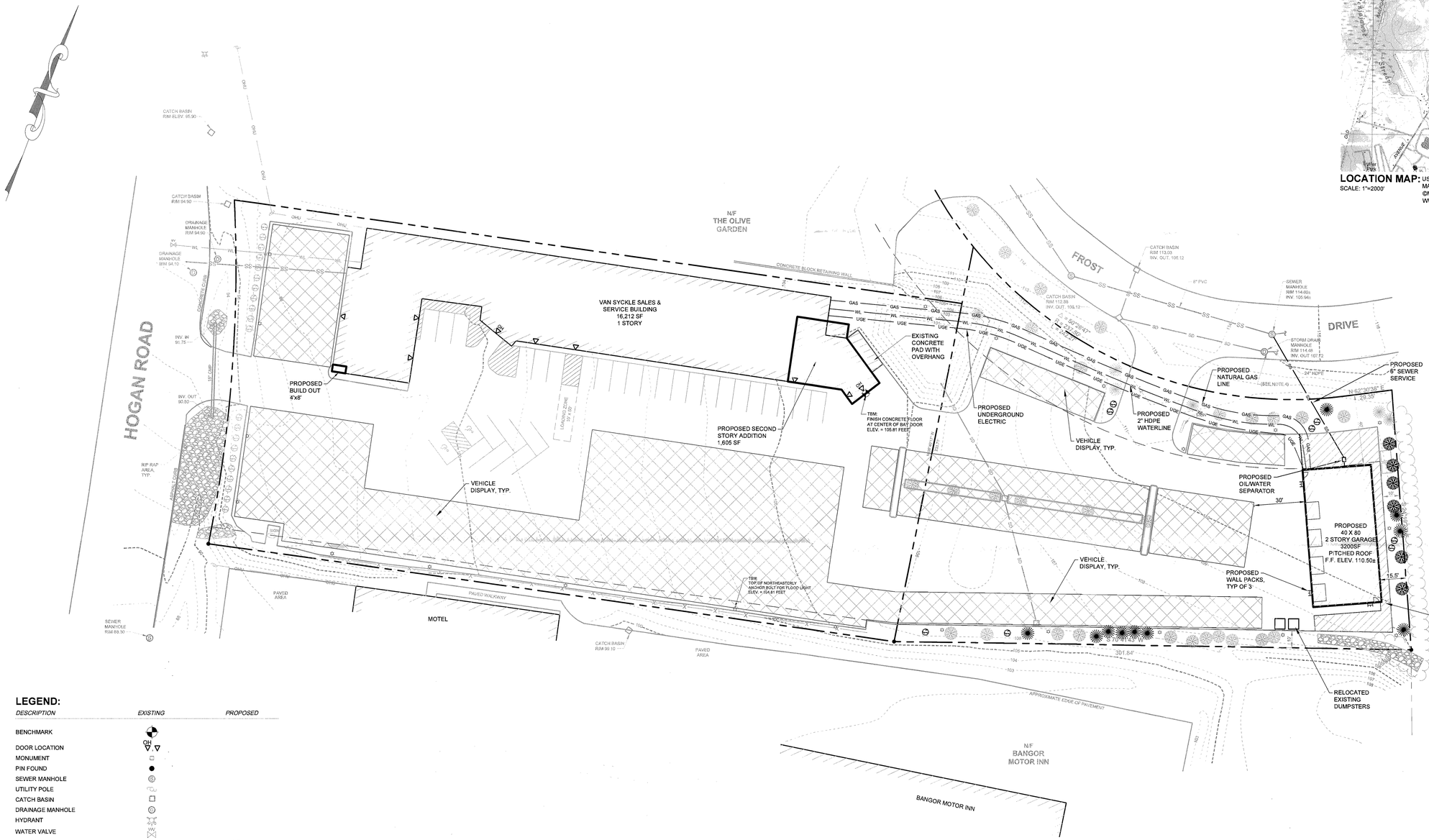

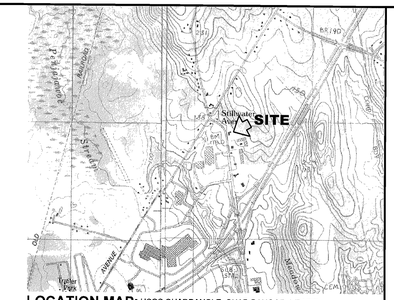

LOCATION MAP: USGS QUADRANGLE: QUAD BANGOR, VEAZIE
SCALE: 1"=2000'
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LEGEND:

DESCRIPTION	EXISTING	PROPOSED
BENCHMARK		
DOOR LOCATION	OH	
MONUMENT		
PIN FOUND		
SEWER MANHOLE		
UTILITY POLE		
CATCH BASIN		
DRAINAGE MANHOLE		
HYDRANT		
WATER VALVE	WV	
DECIDUOUS TREES		
CONIFEROUS TREES		
SHRUBS		
PROPERTY LINE		
OVERHEAD UTILITY LINE	OHU	
UNDERGROUND ELECTRIC		UGE
STORMDRAIN	SD	
SANITARY SEWER	SS	SS
WATERLINE	WL	WL
EDGE OF PAVEMENT		
SETBACK		
FENCE	X X	
MINOR FOOT CONTOUR	98	
MAJOR FOOT CONTOUR	100	
TREELINE		
GAS LINE		GAS
DISPLAY AREA		
PAVEMENT REMOVAL		

NOTES:

1) THIS PLAN DEPICTS TOPOGRAPHY AS FOUND AND SURVEYED BY CES, INC. ON JULY 28, 1999 AND ON APRIL 25, 2000. ADDITIONAL EXISTING CONDITIONS WERE OBTAINED BY ON-SITE RECONNAISSANCE.

2) ELEVATIONS ARE BASED ON A FINISH FLOOR ELEVATION OF 100.0 FEET OF THE DEALERSHIP SHOWROOM AS DEPICTED ON PLAN REFERENCE #1.

3) THE LOCATION OF PROPERTY LINES SHOWN ON THIS PLAN ARE NOT THE RESULT OF A STANDARD BOUNDARY SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. (SEE PLAN REFERENCE #2)

4) BANGOR RECORDS IMPLY A DAYLIGHTED STORM DRAIN CULVERT OUTLET FROM THE STORM DRAIN MANHOLE DISCHARGES ONTO THE EASTERN PORTION OF THIS SITE. FIELD RECONNAISSANCE DID NOT LOCATE THE OUTFALL.

5) THIS SITE IS ZONED GC & S, GENERAL COMMERCIAL & SERVICE.

PLAN REFERENCES:

1) PLAN ENTITLED "SITE PLAN VAN SYCKLE LINCOLN-MERCURY HOGAN ROAD - BANGOR, MAINE", PREPARED BY PLISGA & DAY LAND SURVEYORS.

2) BOUNDARY INFORMATION OBTAINED FROM A PLAN ENTITLED "WEBBER INTERSTATE PARK, SPRINGER AND LONGMEADOW DRIVES, BANGOR, PENOBSCOT COUNTY", PREPARED BY JAMES W. SEWALL COMPANY.

3) INVERT ELEVATIONS AND STORM DRAIN INFORMATION SHOWN HEREON WERE OBTAINED FROM A PLAN ENTITLED "FINAL SUBDIVISION, WEBBER INTERSTATE PARK, SPRINGER DRIVE AND FOREST DRIVE PLAN AND PROFILE", PREPARED BY JAMES W. SEWALL COMPANY AND RECEIVED BY THE CITY OF BANGOR SEPTEMBER 3, 1991.

4) "POST DEVELOPMENT HYDROLOGY PLAN, VAN SYCKLE LINCOLN-MERCURY, HOGAN ROAD, BANGOR, PENOBSCOT COUNTY, MAINE. PLAN PREPARED BY CES, INC. DATED MAY 5, 2000.

DEVELOPMENT TABLE

DESCRIPTION	EXISTING	PROPOSED	TOTAL	ALLOWED
LOT AREA	128,618 SF	NA	128,618 SF	10,000 (MIN)
BUILDING FOOTPRINT	16,212 SF	3,232 SF	19,444 SF	NA
LOT COVERAGE	12.6%	2.5%	15.1%	35%
FLOOR AREA RATIO	0.126	0.025	0.151	0.6
IMPERVIOUS AREA	107,777 SF	32 SF	107,809 SF	NA
BUILDING HEIGHT	26'	32'	-	40'

IMPERVIOUS AREA RATIO:
FRONT LOT = .88
BACK LOT = .72
ALLOWED = .75

ZONING:

ZONE DESIGNATION = GC&S
(GENERAL COMMERCIAL & SERVICE DISTRICT)

SETBACKS:

FRONT: 40'
SIDE: 10'
REAR: 25'

PARKING:

15 CUSTOMER SALES/PARTS/SERVICE SPACES
16 EMPLOYEE SPACES

PROPOSED SITE PLAN
FOR
VAN SYCKLE KIA
BANGOR, MAINE

RECEIVED
AUG 28 2014
C & ED and Planning

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Waterville
44 Main Street
Suite 204
Waterville, ME
T: 207-680-5502
F: 207-680-2204

Lewiston
640 Main Street
Blue Water Ctr
T: 207-795-6009
F: 207-795-6128

Presque Isle
167 Main Street
PO Box 827
Presque Isle, ME
T: 207-764-4414
F: 207-764-4414

Bar Harbor
1386 State Hwy 102
Bar Harbor, ME
T: 207-288-0587
F: 207-288-0588

Brewer
445 Wilson Main Street
PO Box 639
Brewer, ME
T: 207-989-4024
F: 207-989-4681

Machias
81 Dublin Street
PO Box 1287
Machias, ME
T: 207-255-3370
F: 207-255-8367

CES
Engineers • Environmental Scientists • Surveyors

PROJECT TITLE
VAN SYCKLE KIA
BANGOR, MAINE

SHEET TITLE
PROPOSED SITE PLAN

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
R1	CITY COMMENTS	2014-08-28	WAB	SMT
R2				
R3				
R4				
R5				
R6				

STATE OF MAINE
SEAN M. THIES
No. 10139
8-28-2014
LICENSED
PROFESSIONAL ENGINEER

SCALE	1"=30'
DATE	2014-08-06
DRAWN BY: WAB	CHECKED BY: SMT
DESIGNED BY: SMT	APPROVED BY: SMT
JOB NUMBER	10009.005
DRAWING NUMBER	C101

P:\10009-DAVID_MERRITT\05-VAN SYCKLE BANGOR-SMT\02-CAD_DRAWINGS\CIVIL\SITE_DWGS\10009.005-C-SP.DWG 8/28/2014 9:27 AM