

Sep 09, 2014 - 9:15pm
 J:\2014\141118 - Bangor Humane Society Drawings & Drainage - Bangor - Bangor Humane Society\J. Drawings\CIVIL\141118Base.dwg

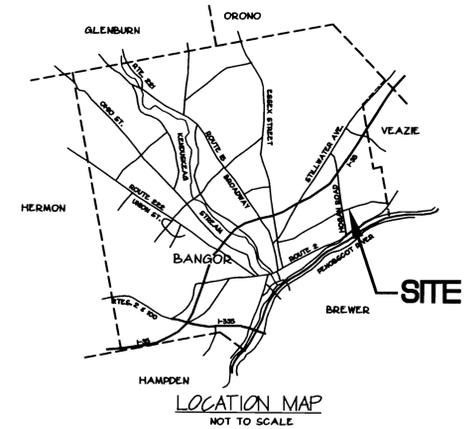


693 Mount Hope Avenue
 LAND USE DISTRICT: Government & Institutional Service
 EXISTING USE: Non Profit Organization-Animal Shelter
 PROPOSED USE: Non Profit Organization-Animal Shelter

| ZONING DISTRICT REQUIREMENTS | MINIMUM | EXISTING |
|------------------------------|---------|-----------|
| Lot Area (SF) | None | 1,167,400 |
| Minimum Lot Width (FT) | None | 780 |
| Front Yard Setback (FT) | 30 | 49 |
| Side Yard Setback (FT) | 20 | 68 |
| Rear Yard Setback (FT) | 30 | 1,275 |
| Maximum Building Height | 80 | 25 |
| Maximum Lot Coverage | 0.30 | 0.01 |
| Maximum Floor Area Ratio | 2 | 0.00 |

| PARKING REQUIREMENTS | MINIMUM | EXISTING |
|---------------------------------|---------|----------|
| Front Yard Parking Setback (FT) | 25 | 258 |
| Side Yard Parking Setback (FT) | 20 | 57 |
| Rear Yard Parking Setback (FT) | 20 | 20 |

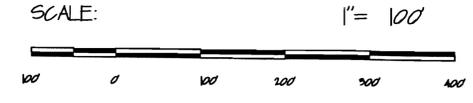
| AREA CALCULATIONS (SF) | MINIMUM | EXISTING |
|--------------------------------------|---------|----------|
| Main Building Footprint | | 11,970 |
| Cold Storage Building | | 1,725 |
| Total Building Footprint | | 13,695 |
| Impervious Surfaces | | |
| Parking Lot and Driveway | 20,415 | |
| Sidewalks | 1,954 | |
| Concrete Pads | 940 | |
| Gravel Exercise Area and Paths | 4,550 | |
| Total Impervious Surfaces | 27,859 | |
| Total Building & Impervious Surfaces | 41,554 | |



LEGEND

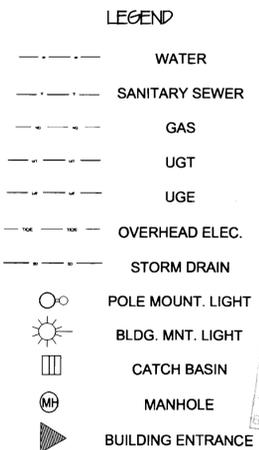
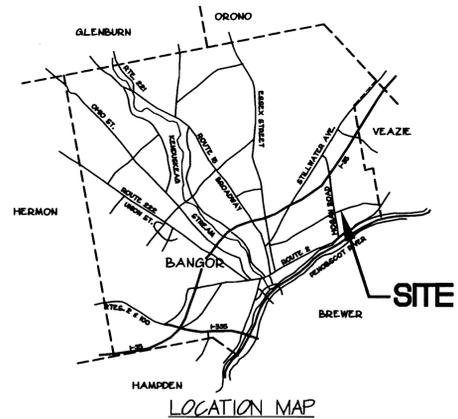
- WATER
- SANITARY SEWER
- GAS
- UGT
- UGE
- OVERHEAD ELEC.
- STORM DRAIN
- POLE MOUNT. LIGHT
- ☀ BLDG. MNT. LIGHT
- ☐ CATCH BASIN
- ⊙ MANHOLE
- ▲ BUILDING ENTRANCE

- NOTES**
- Existing site information taken from drawings created by the City of Bangor GIS office. Base information created through aerial photography interpretation. Additional information was gathered from aerial photographs and on-site measurements, and a plan "Proposed Revised Site Plan, Bangor Humane Society, Bangor, Maine, dated April 3, 1997 prepared by CES, Brewer, Maine.
 - The purpose of this plan is to show current site conditions of Lot 21-D, Tax Map R71. The Property is located in the Government and Institutional Service District.
 - Site development was approved by the Bangor Planning Board on July 19, 1995 and April 15, 1997.
 - This plan does not represent a Boundary Survey nor was one performed. Property lines are approximate and are shown for graphical purposes only. No record research was conducted. Bearings and Distances shown are Deed referenced taken from Book 1913, Pages 341-343, and Book 1976, Pages 30-31., Penobscot Registry, City of Bangor Sewer Easement taken from Book 3158, Pages 341-342.
 - All trees shown hereon are landscaped trees, unless the size is indicated.
 - The location shown on this plan for above ground and underground utilities including water, electricity, telephone, communication, sanitary sewer, and storm water are approximate and should be field verified. Federal and State laws require anyone performing any sort of excavation, including digging, boring, backfilling, or grading to notify "Dig Safe" (1-888-344-7233), and any applicable utility company at least 72 hours prior to beginning work.
 - Any property lines, easement lines, and other real property descriptions depicted on this plan are for the use of the Client or their agent(s) and any permitting or review agencies. They do not define legal rights or meet legal requirements for a land survey, and shall not be used in lieu of a survey as the basis for any land transfer or establishment of any property right.



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|---|--|---|-----------------------|--|---|
| REVISIONS NO. DATE DESCRIPTION 1 9/9/2014 GENERAL REVISIONS PER PLANNING REVIEW | PROJECT NAME BANGOR HUMANE SOCIETY 693 Mount Hope Avenue Bangor, Maine 04401 | PROJECT NO. 141118 DRAWING NO. 141118Base.dwg FIELDBOOK N/A SCALE AS SHOWN DATE ISSUED: August 15, 2014 CLIENT: Bangor Humane Society Bangor, Maine 04401 | Overall Existing Site | | <p style="text-align: center;">C1A</p> |
|---|--|---|-----------------------|--|---|

Sep 08, 2014 - 3:16pm
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NOTES

- Existing site information taken from drawings created by the City of Bangor GIS office. Base information created through aerial photography interpretation. Additional information was gathered from aerial photographs and on-site measurements; and a plan "Proposed Revised Site Plan, Bangor Humane Society, Bangor, Maine, dated April 3, 1997 prepared by CES, Brewer, Maine.
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SCALE: 1" = 30'



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|--|--|
| REVISIONS NO. DATE DESCRIPTION 1 10/20/14 GENERAL REVISIONS PER PLANNING REVIEW | |
| PROJECT NAME: BANGOR HUMANE SOCIETY 643 Mount Hope Avenue Bangor, Maine Existing Site | PROJECT NO. 14118 DRAWING NO. 14118Base.dwg FILEBOOK: N/A SCALE: As Shown DATE ISSUED: SEP 9 2014 CLIENT: Bangor Humane Society 643 Mount Hope Avenue Bangor, Maine 04401 |
| DESIGNED: FSM DRAWN: FSM CHECKED: KGE APPROVED: SEB | PLAN DATE: August 15, 2014 DATE ISSUED: |
| Plymouth Engineering, Inc. P.O. Box 46 30 Lower Detroit Road Plymouth, Maine 04869 Tel: (207) 287-2071 Fax: (207) 287-2130 info@plymouthengineering.com www.plymouthengineering.com | |
| FOR PERMIT ONLY NOT FOR CONSTRUCTION LICENSED PROFESSIONAL ENGINEER FRED S. MARSHALL 22 DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION | |
| SHEET 2 OF 5 C1B | |