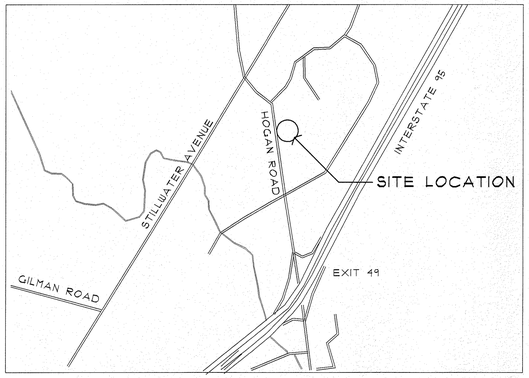
LOCATION MAP:



LEGEND:

- UTILITY POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- IRON ROD
- W — WATER
- SS — SANITARY SEWER
- SD — STORM DRAIN
- G — NATURAL GAS
- UGE¢T — UNDERGROUND ELECTRICAL
- 112 — EXISTING CONTOURS
- PROPERTY LINE
- SETBACK LINE
- 1000 WATT METAL HALIDE FLOOD LIGHTING (EXISTING)
- DISPLAY AREA
- IMPERVIOUS AREA CHANGE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- W(N) — NEW WATER
- SS(N) — NEW SANITARY SEWER
- SD(N) — NEW STORM DRAIN
- G(N) — NEW NATURAL GAS
- UGE¢T(N) — NEW UNDERGROUND ELECTRICAL
- 112 — NEW CONTOURS
- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- NEW SHRUB

DEVELOPMENT TABLE:

	Parcel 1 Existing	Parcel 2 Existing	Parcel 3 Existing	Parcel 3 Proposed	Allowed
Lot area:	18,587.5 SF	3,687.5 SF	46,227 SF	46,227 SF	10,000 Min.
Building footprint:	16,091 SF	NA	NA	2,644 SF	NA
Lot coverage:	20.5%	NA	NA	5.7%	35%
Floor area ratio:	.205	NA	NA	.057	.40
Impervious area:	70,530 SF	1,845 SF	34,492 SF	34,454 SF	NA
Impervious area ratio:	.894	.500	.746	.745	.75
Building height:	26'	NA	NA	26'	26'

ZONING:

ZONE: GENERAL COMMERCIAL & SERVICE (GC&S)

EXISTING USE: AUTOMOBILE SALES/SERVICE

SETBACKS

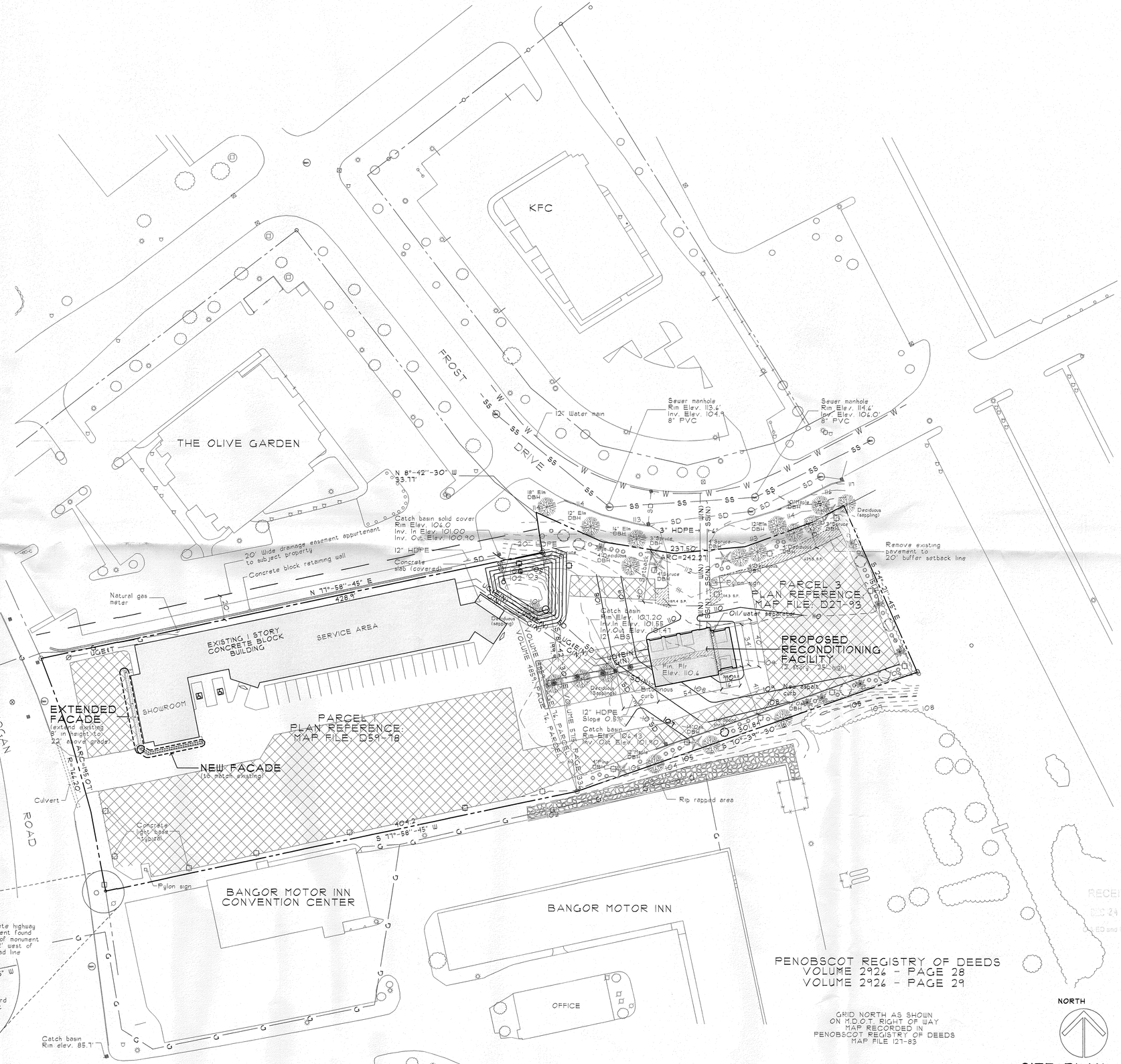
FRONT: 40'

SIDE: 10'

REAR: 25'

NOTES:

1. THIS PLAN DEPICTS TOPOGRAPHY AS FOUND AND SURVEYED BY PLISGA & DAY LAND SURVEYORS ON 11/18/2015.



SITE PLAN

SCALE: 1"=40'

JAMES FRANCIS SMITH
ARCHITECT
22 STATE STREET BANGOR, MAINE 04401

RENOVATION/ADDITION TO
VAN SYCKLE KIA
729 HOGAN ROAD
BANGOR, MAINE

11-27-15
12-17-15
14404

1

LEGEND:

- UTILITY POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
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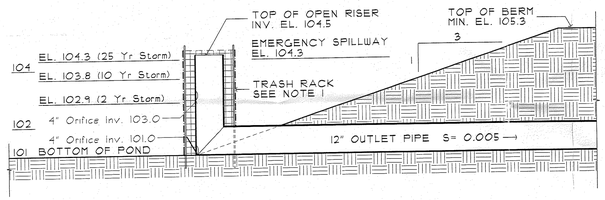
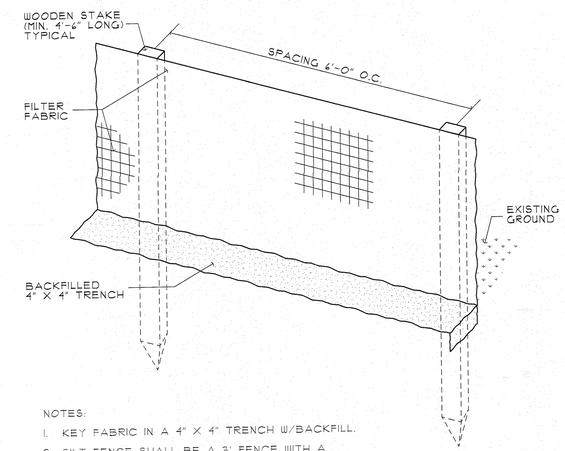


NOTES:

1. TRASH RACK WITH A MAXIMUM OPENING OF TWO INCH (2") MESH SCREEN SET SIX INCHES (6") OFF THE RISER SECTION SUPPORTD WITH NO. 4 REBAR INCLUDING STUBS TO RISER TO HOLD RACH IN POSITION.
2. EMERGENCY SPILLWAY TO BE SET WITH INVERT ELEVATION OF 104.3 AND CAPABLE TO CONVEY 25 YEAR STORM INFLOW.

DETENTION POND OUTLET DETAIL

SCALE: N.T.S.

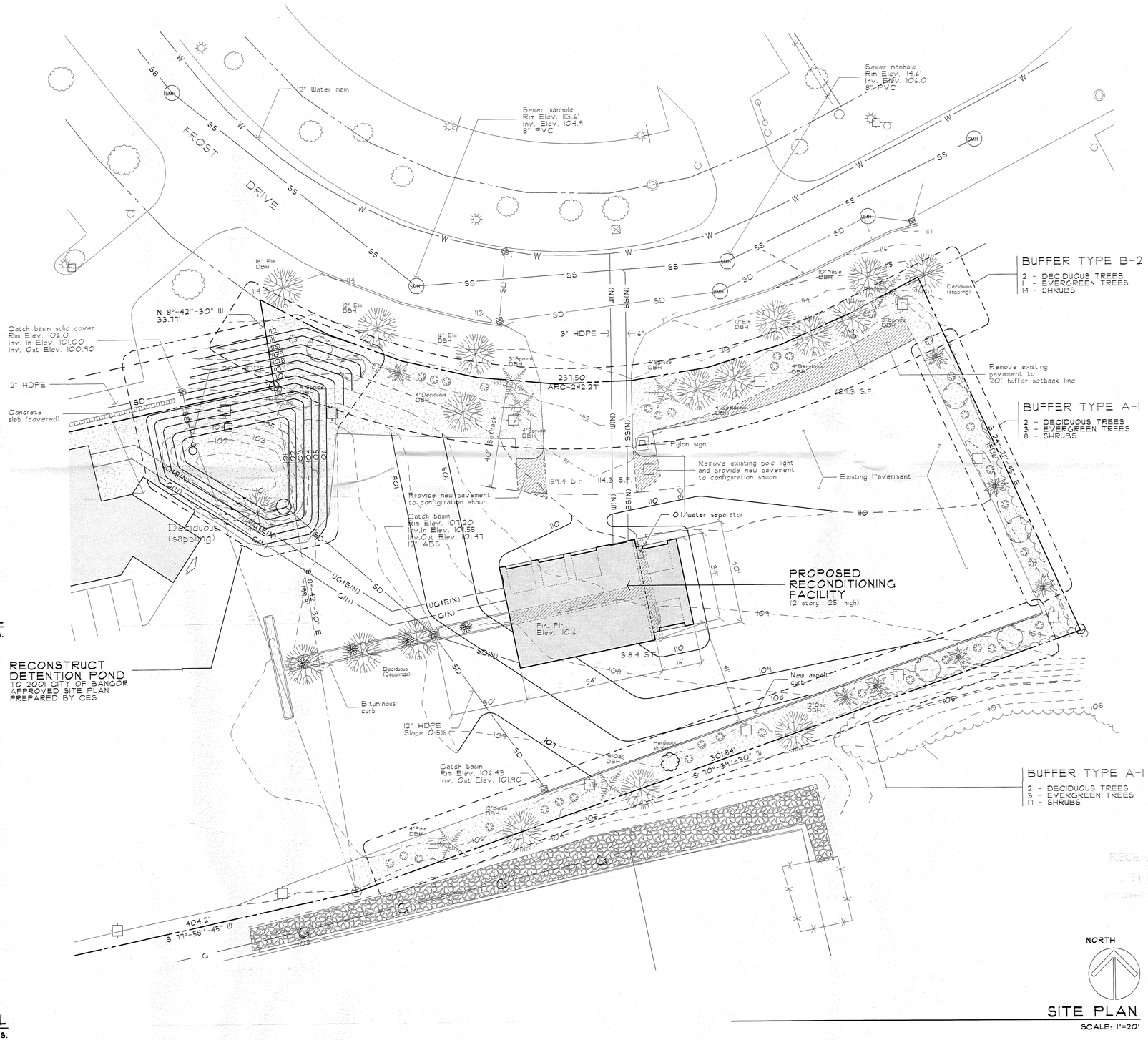


NOTES:

1. KEY FABRIC IN A 4" X 4" TRENCH W/BACKFILL.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=20'

JAMES FRANCIS SMITH ARCHITECT

22 STATE STREET BANGOR, MAINE 04401

RENOVATION/ADDITION TO VAN SYCKLE KIA

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2