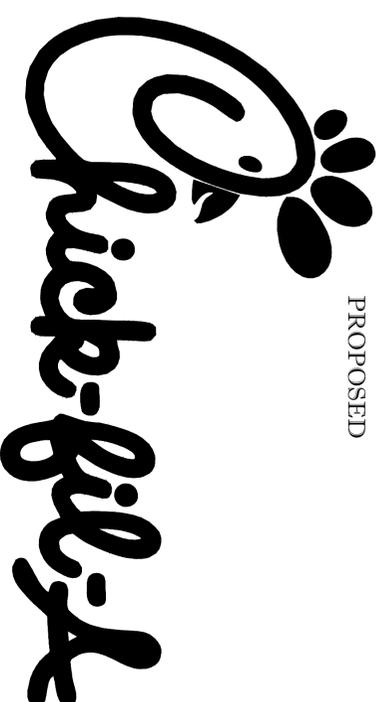
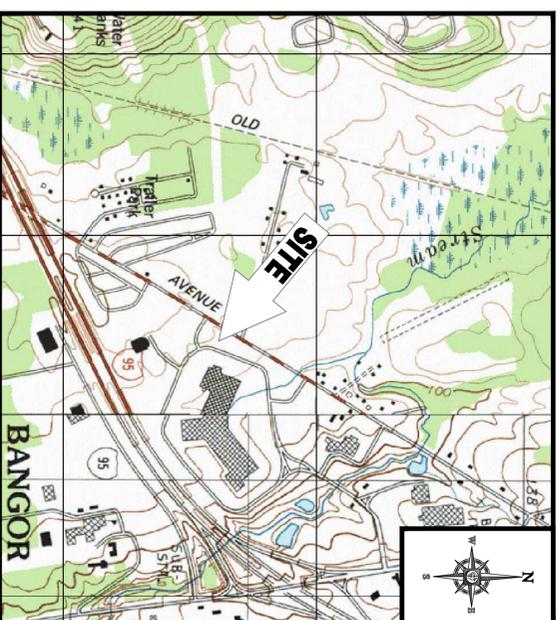


SITE DEVELOPMENT PLANS

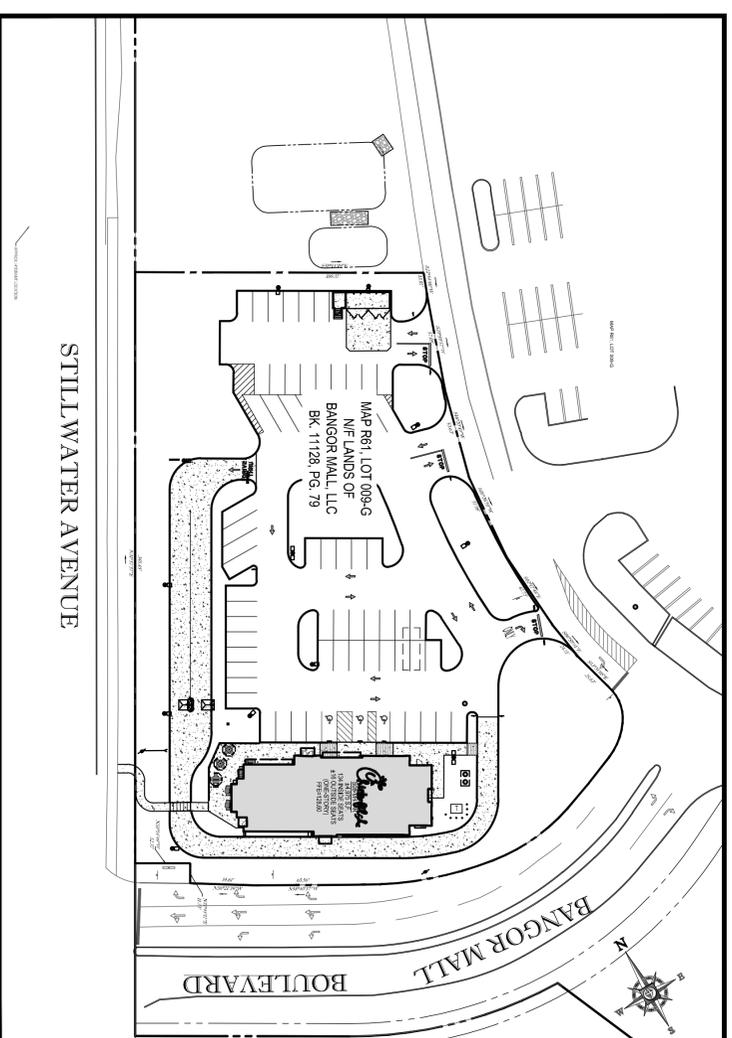
FOR:
PROPOSED



WITH DRIVE-THRU
LOCATION OF SITE:
663 STILLWATER AVENUE
CITY OF BANGOR
PENOBSCOT COUNTY, MAINE
MAP #R61, LOT #009-G



LOCATION MAP
SCALE: 1"=400'
PLAN REFERENCE: BANGOR MAINE USGS QUADRANGLE



AREA PLAN
SCALE: 1"=60'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-0.0 OF 18
GENERAL NOTES SHEET	C-1.0 OF 18
ALTAACSM LAND TITLE SURVEY (BY OTHERS)	C-1.1 OF 18
ALTAACSM LAND TITLE SURVEY (BY OTHERS)	C-1.2 OF 18
ALTAACSM LAND TITLE SURVEY (BY OTHERS)	C-1.3 OF 18
DEMOLITION PLAN	C-1.4 OF 18
SITE PLAN	C-2.0 OF 18
GRADING & DRAINAGE PLAN	C-3.0 OF 18
SOIL EROSION & SEDIMENT CONTROL PLAN	C-3.1 OF 18
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C-3.2 OF 18
CHICK-FIL-A STANDARD DETAILS	C-4.0 OF 18
CHICK-FIL-A STANDARD DETAILS	C-4.1 OF 18
CHICK-FIL-A STANDARD DETAILS	C-4.2 OF 18
CONSTRUCTION DETAIL SHEET	C-5.0 OF 18
PLUMBING SITE PLAN	PS-1.0 OF 18
LIGHTING PLAN (BY OTHERS)	ES-1.0 OF 18
LANDSCAPE PLAN	L-1.0 OF 18
LANDSCAPE NOTES & DETAILS SHEET	L-1.1 OF 18
SUBDIVISION PLAN OF LAND	1 OF 2
SUBDIVISION PLAN OF LAND	2 OF 2

SHEET INDEX



PREPARED BY
BOHLER ENGINEERING

#	DATE	COMMENT	BY
1	5/19/15	ISSUE DESIGN	KBS
2	5/29/15	PLANNING BOARD SUBMISSION	BFB
3	8/27/15	TWP & TOWN	JNF
4	10/5/15	TWP & TOWN COMMENTS	JNF
5	10/20/15	PB-RESUB	AD
6			
7			
8			
9			
10			
11			
12			
13			
14			

W.D. GOEBEL
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER NO. 20486
CONNECTION LICENSE NO. 2185
MAINE LICENSE NO. 2008
NEW YORK LICENSE NO. 52084
NEW HAMPSHIRE LICENSE NO. 52084

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LAND SURVEYING ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROFESSIONAL DESIGN
PLANNING SERVICES

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SOUTH BANGOR, MAINE 04409
PHONE: 207.688.4000
WWW.BOHLERENGINEERING.COM

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342 TRIMPTON ROAD
SOUTH BANGOR, MAINE 04409
PHONE: 207.688.4000
WWW.BOHLERENGINEERING.COM

STORE #03635
S08-VH-C-R
663 STILLWATER AVENUE
CITY OF BANGOR
PENOBSCOT COUNTY
MAINE
MAP #R61, LOT #009-G

SHEET TITLE
COVER SHEET

DWG EDITION: 02.4

Preliminary
 80% Submittal
 For Construction

Job No.: W141184
Store: 03635
Date: 04/17/15
Drawn By: KBS/CFD
Checked By: DM/LJGS

Sheet
C-0.0



THE STATE OF MAINE BOARD OF PROFESSIONAL LAND SURVEYORS
 DARRIN J. HARDY
 LICENSE NO. 1016
 EXPIRES 12/31/2015

BOOK 1128, PAGE 79



SEE SHEET 1 OF 3 FOR SURVEY AREA DETAIL, NOTES & REFERENCES
 SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION & TITLE INFORMATION

FIELD DATE	1-9-15	ALTA/ASGN LAND TITLE SURVEY
FIELD BOOK NO.	CHICK-FIL-A	
FIELD BOOK PG.	14-07MA	
FIELD BOOK PG.	663 STILLWATER AVENUE	
FIELD BOOK PG.	MAP R61 LOT 009-G	
FIELD BOOK PG.	CITY OF BANGOR, PENOBSCOT COUNTY	
FIELD BOOK PG.	STATE OF MAINE	
FIELD CHARG.	48	
FIELD CHARG.	T.M./S.B.	
FIELD CHARG.	ASSOCIATES, INC.	
FIELD CHARG.	555 TITENHAME ROAD	
FIELD CHARG.	SCOTTSDALE, MAINE 04772	
FIELD CHARG.	J.M.B.	
FIELD CHARG.	585-848-3000	
FIELD CHARG.	585-848-3000 FAX	
FIELD CHARG.	MANITOWAY, NY 664-780411	
FIELD CHARG.	MT LATAURE, NY 663-2720	
FIELD CHARG.	585-848-3000	
FIELD CHARG.	585-848-3000 FAX	
FIELD CHARG.	WARREN, NJ 908-680099	
APPROVED	D.J.H.	DATE
DATE	3-12-15	SCALE
SCALE	1"=100'	FILE NO.
FILE NO.	CM14228	SHEET NO.
SHEET NO.	2	OF
OF	3	



DARRIN J. HARDY
 2371
 7/14/15

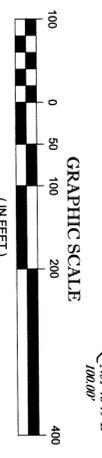
NO.	1	DESCRIPTION OF REVISION	T.M.	J.M.B.	G.L.H.	5-15-15
NO.	2	ADDED ADDITIONAL SIGHTED AREA	N.A.	R.O.N.	D.J.H.	6-29-15
NO.	2	REMOVED REVISION COMMENTS				

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYING, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 15, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2015.

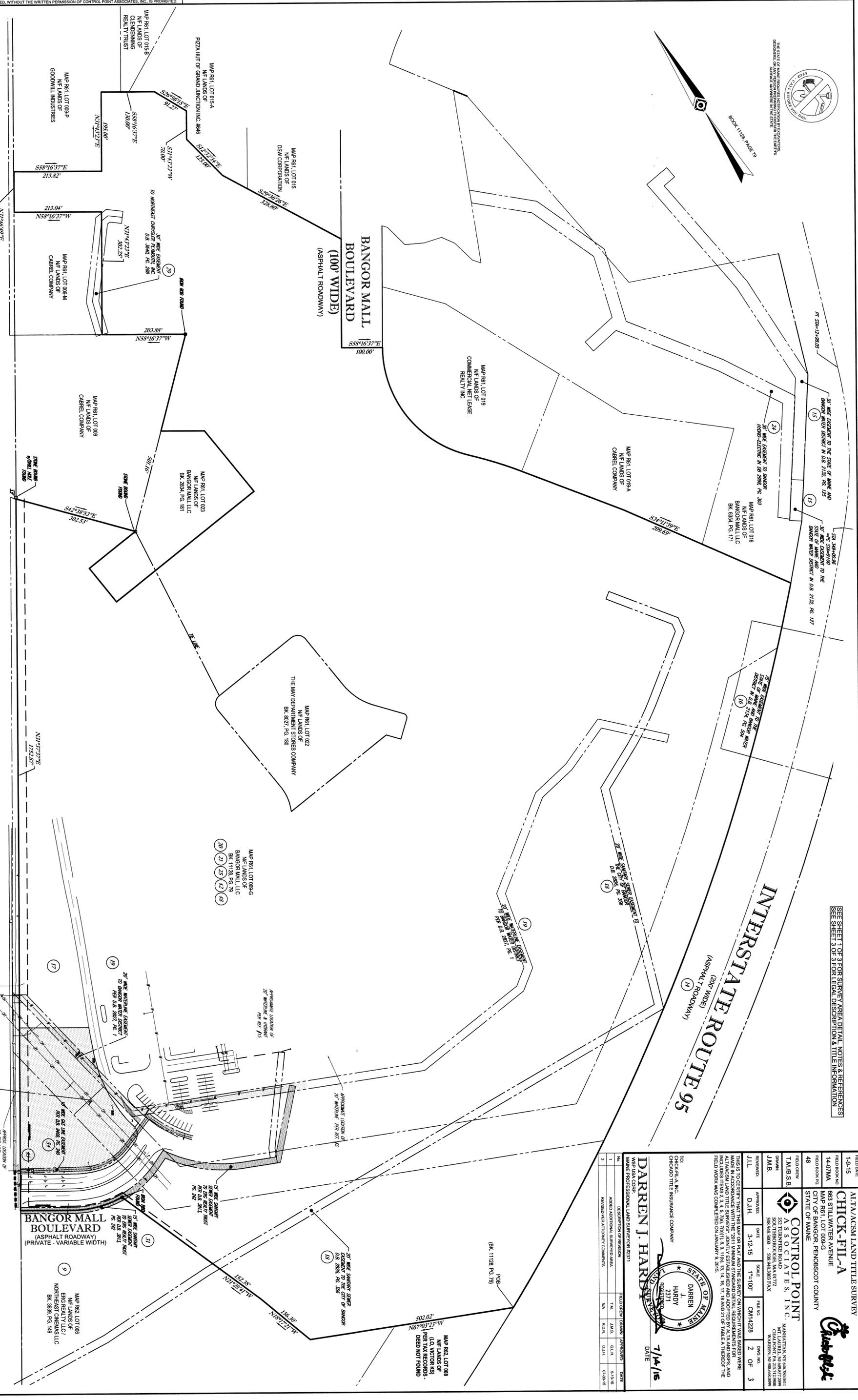
TO: CHECK-FIL-A, INC.
 CHICK-FIL-A TITLE INSURANCE COMPANY

DARRIN J. HARDY
 2371
 7/14/15

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED.
 THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



STILLWATER AVENUE
 (PUBLIC - 100' WIDE)
 (ASPHALT ROADWAY) (26) (9)





NE LANDS OF BANGOR MALL, LLC
BK. 11128 PG. 79

PROPOSED SUBDIVISION LINE - AREA=79,647 SF (1,828 AC)

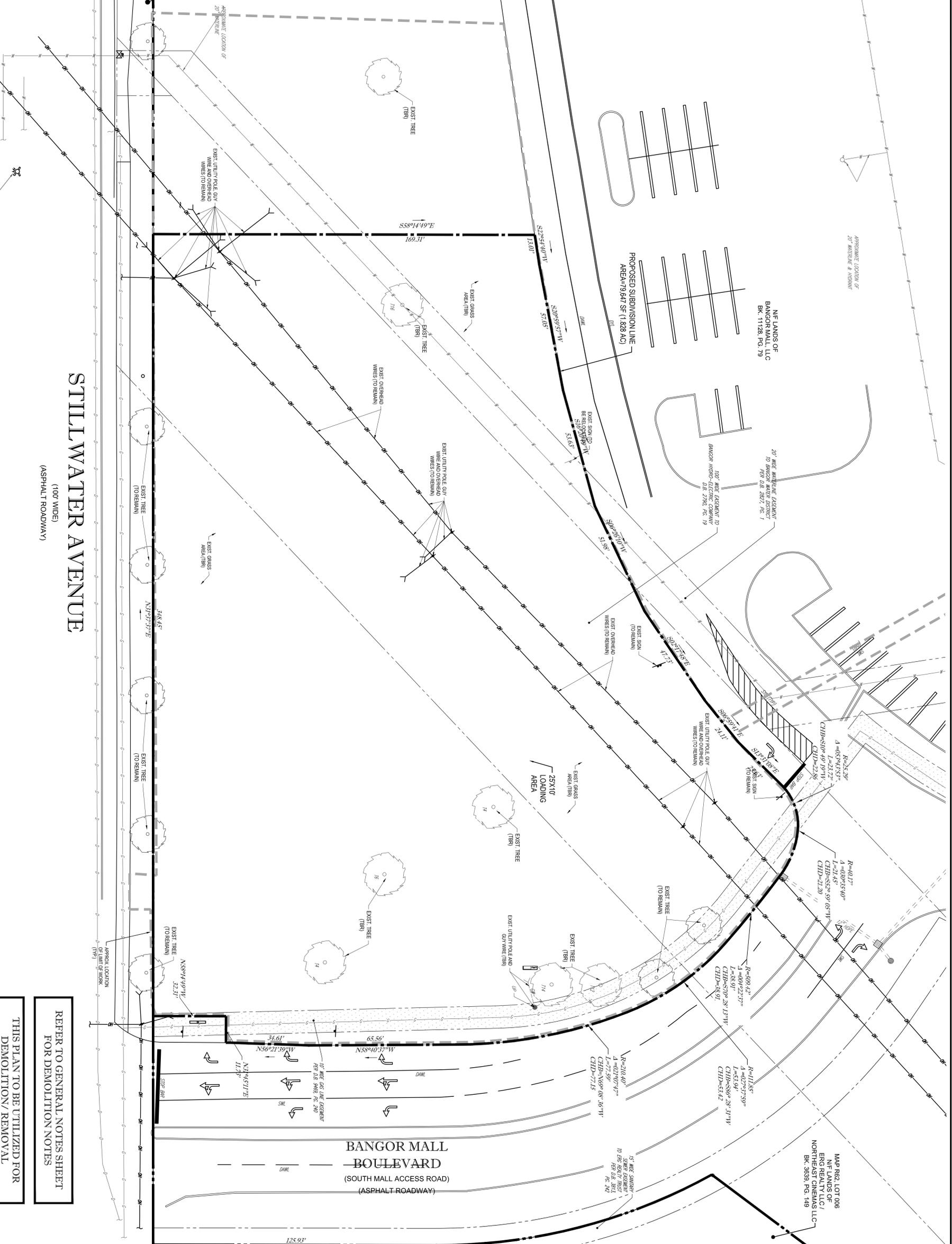
STILLWATER AVENUE

(100' WIDE)
(ASPHALT ROADWAY)

BANGOR MALL BOULEVARD
(SOUTH MALL ACCESS ROAD)
(ASPHALT ROADWAY)

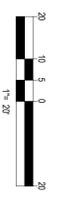
MAP REG. LOT 008
NE LANDS OF C /
NORTHEAST CINEMAS, LLC -
BK. 3639 PG. 149

811
Know what's below.
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REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



2500 Bangor Rd.
Bangor, Maine 04409-2998

#	DATE	COMMENT	BY
1	5/18/15	ISSUE PER NEW SURVEY MEAS	KBS
2	5/29/15	PLANNING BOARD SUBMISSION	BRB
3	8/27/15	TWP & TOWN COMMENTS	JNF
4	10/5/15	TWP & TOWN COMMENTS	JNF
5	10/20/15	FB-RESUB	AD

W.D. GOEBEL
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER NO. 20064
CONNECTION LICENSE NO. 2188
CONNECTION LICENSE NO. 2188
MAINE LICENSE NO. 20064
NEW YORK LICENSE NO. 20064

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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- TAMPA, FL
- WASHINGTON, DC

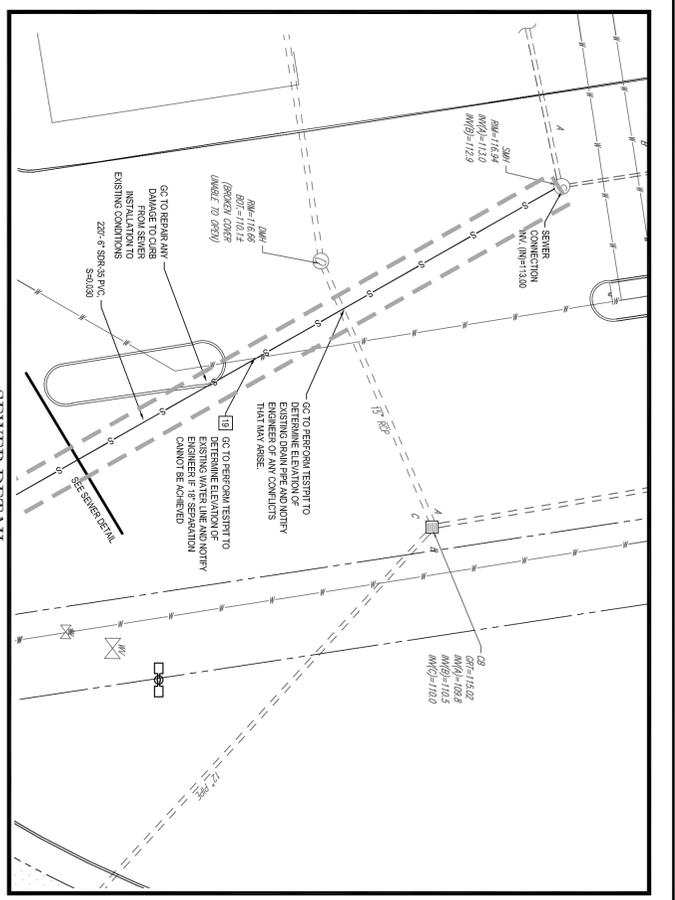
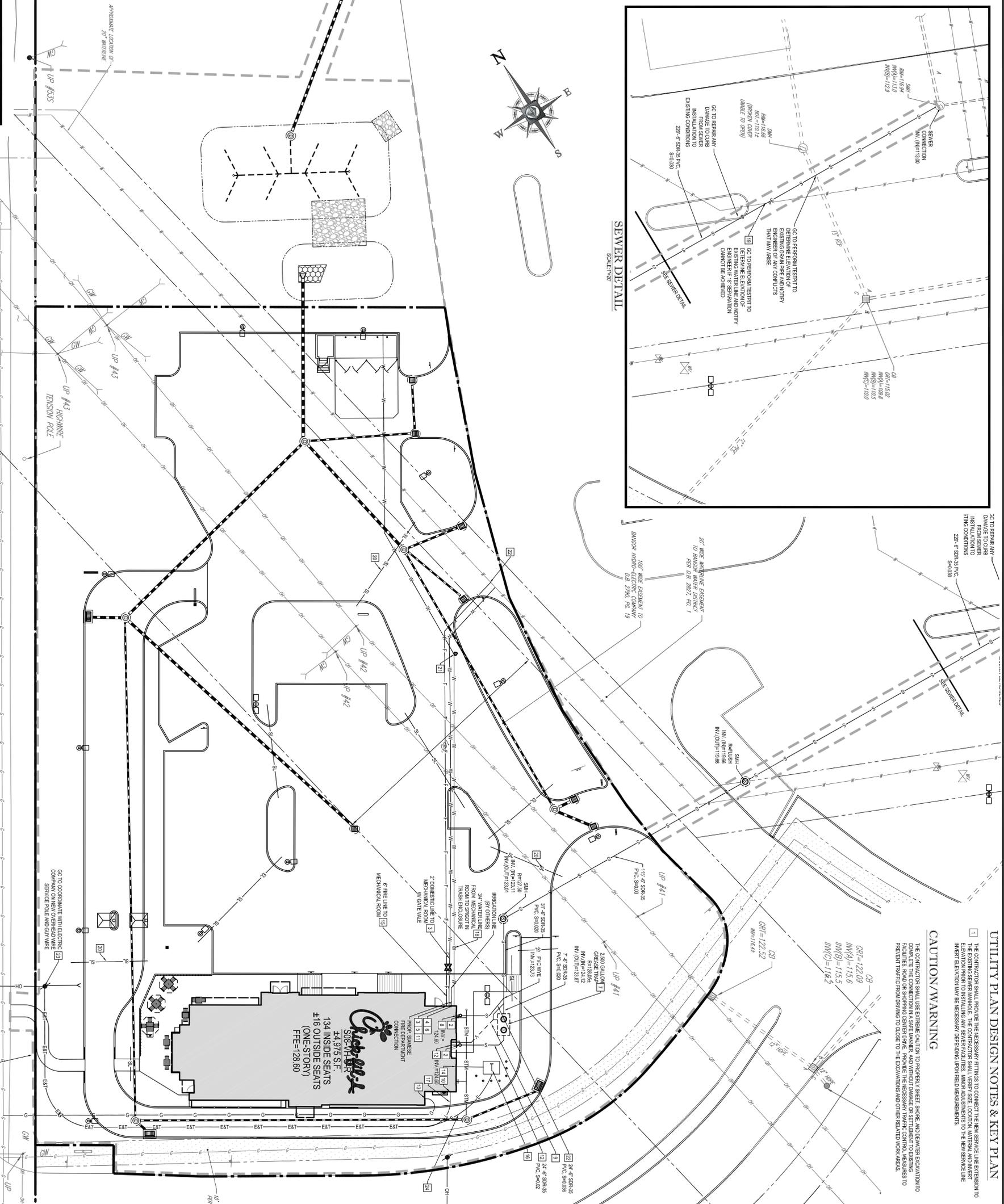
345 THUNDER ROAD
SOUTH BEND, MA 01772
PHONE: (508) 480-0000
FAX: (508) 480-0000
www.bohlerengineering.com

STORE #03635
S08-VH-C-R
683 STILLWATER AVENUE
CITY OF BANGOR
PENOBSCOT COUNTY
MAINE
MAP #861 LOT #009-G

SHEET TITLE
DEMOLITION PLAN
DWG. EDITION: 02.4

Job No. : W141184
Store : 03635
Date : 04/17/15
Drawn By : KBS/CFD
Checked By : DM/LJGS

C-1.4
Sheet



UTILITY PLAN DESIGN NOTES & KEY PLAN

1 THE CONTRACTOR SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SERVICE MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION.

CAUTION/WARNING

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PREVENT GASES AND SPARKS ESCAPING TO THE STREET FROM THE EXISTING SERVICE MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION.

UTILITY PLAN DESIGN NOTES & KEY PLAN

2 INSTALL CLEANOUT. USE TRAFFIC WATER CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED.

3 WATER METER FOR DOMESTIC WATER SUPPLY.

CONTRACTOR SHALL COORDINATE WITH THE WATER COMPANY FOR INSTALLATION OF WATER METER. WATER METER AND METER BOX. CONTRACTOR'S BID PRICE SHALL INCLUDE THE METER, METER BOX, WATER METER SERVICE LINE FROM THE METER TO THE BUILDING, AND ALL NECESSARY FITTINGS AND MATERIALS. CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION.

4 WATER METER FOR IRRIGATION WATER SUPPLY FROM PRIVATE DRINKING WELL. ON-SITE IRRIGATION LINES AND WATERERS SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR AS INDICATED ON THE IRRIGATION PLAN.

5 BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE.

6 THE CONTRACTOR SHALL INSTALL A BACKFLOW PREVENTER (BFP), WATS, OR APPROVED EQUIVALENT FOR EACH WATER SERVICE LINE AS INDICATED ON THE DRAWINGS. INSTALLATION SHALL INCLUDE BOX VALVE AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE WITH THE WATER COMPANY FOR INSTALLATION OF WATER METER. WATER METER AND METER BOX. CONTRACTOR'S BID PRICE SHALL INCLUDE THE METER, METER BOX, WATER METER SERVICE LINE FROM THE METER TO THE BUILDING, AND ALL NECESSARY FITTINGS AND MATERIALS. CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION.

- 7 SERVICE TAP TO BE INSTALLED BY STATE UTILITY CONTRACTOR. COORDINATE WITH UTILITY CONTRACTOR FOR SERVICE TAP LOCATION. SERVICE TAP SHALL BE INSTALLED IN THE MAIN BUILDING OUTLET VALVE. (SEE ARCHITECT PLUMBING PLAN).
- 8 GAS SERVICE LINE AND WATER INSTALLATION LOCATION. SEE ARCHITECT'S PLUMBING PLAN FOR GAS SERVICE LINE INSTALLATION.
- 9 ELECTRICAL SERVICE LINE CONNECTION AT BUILDING. CONTRACTOR SHALL INSTALL 6" DIA. DIAMETER SERVICE LINE TO BE CONDUIT WITH PULL WIRE FROM EXISTING ELECTRICAL FACILITIES WITHIN THE RIGHT-OF-WAY TO THE TRANSPORTER & ELECTRICAL PULL BOX LOCATED BEHIND THE CHINA & SERVICE AREA. CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION.
- 10 FWP WATER LINE FOR SPRINKLER SYSTEM AND DOMESTIC WATER SUPPLY.
- 11 APPROX. LOCATION OF TRANSPORTER AND CONC. AND PAVING E.G.C. SERVICE AGREEMENT / PERSON GO TO COORDINATE BALLAD PLACEMENT AND INSTALLATION WITH ELECTRIC COMPANY.
- 12 INSTALL 2" SPS-40 PFC CONDUIT WITH PULL WIRE AND PULL BOX FOR TELEPHONE SERVICE LINE INSTALLATION. USE LONG SWEET BENDS AT 90° AND 45° BENDS TO AVOID SHARP CHANGES IN DIRECTION. COORDINATE WITH TELEPHONE COMPANY FOR SPECIFIC LOCATION OF CONDUIT AT THE EXISTING FORESTAL.
- 13 3/4" C.W. TO DISPATCHER POST FRONT.
- 14 MAINTAIN 12" SEPARATION BETWEEN WATERS AND SEWER LINE.
- 15 4" SCHED. P.W. BLANK CONDUITS.
- 16 THURSTLOCKS.
- 17 TAPPINGS SLEEVE AND GATE VALVE.
- 18 APPROXIMATE LOCATION OF NEW UTILITY POLE. PROVIDE ELECTRIC SERVICE AGREEMENT / PERSON GO TO COORDINATE BALLAD PLACEMENT AND INSTALLATION WITH ELECTRIC COMPANY.
- 19 PROPOSED PRIMARY ELECTRICAL SERVICE. GO TO COORDINATE WITH ELECTRIC COMPANY AND ENGINEER IN CONDUIT.

BANGOR MALL BOULEVARD
(SOUTH MALL ACCESS ROAD)
(ASPHALT ROADWAY)

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

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ORLANDO, FL
TAMPA, FL
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W.D. GOEBEL
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LICENSED PROFESSIONAL ENGINEER, NO. 1354
CONCRETE & STRUCTURAL
100 W. MAIN STREET, SUITE 200
WALTON, MASSACHUSETTS 01974
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FAX: 508-885-0000

811
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Job No. : W141184
Store : 03635
Date : 04/17/15
Drawn By : KJSC/CD
Checked By : DM/L/GSS

PS-1.0

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332 TRUMBULL ROAD
SOUTH BOSTON, MA 01772
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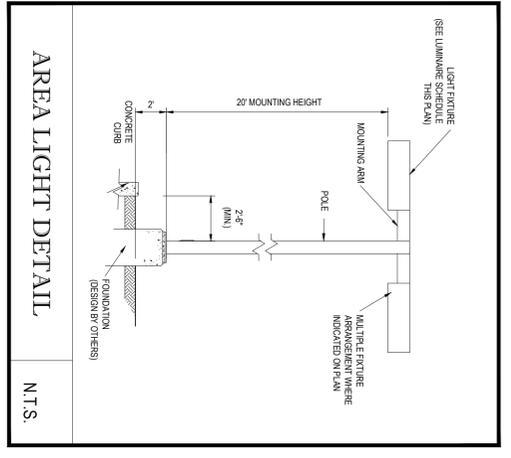
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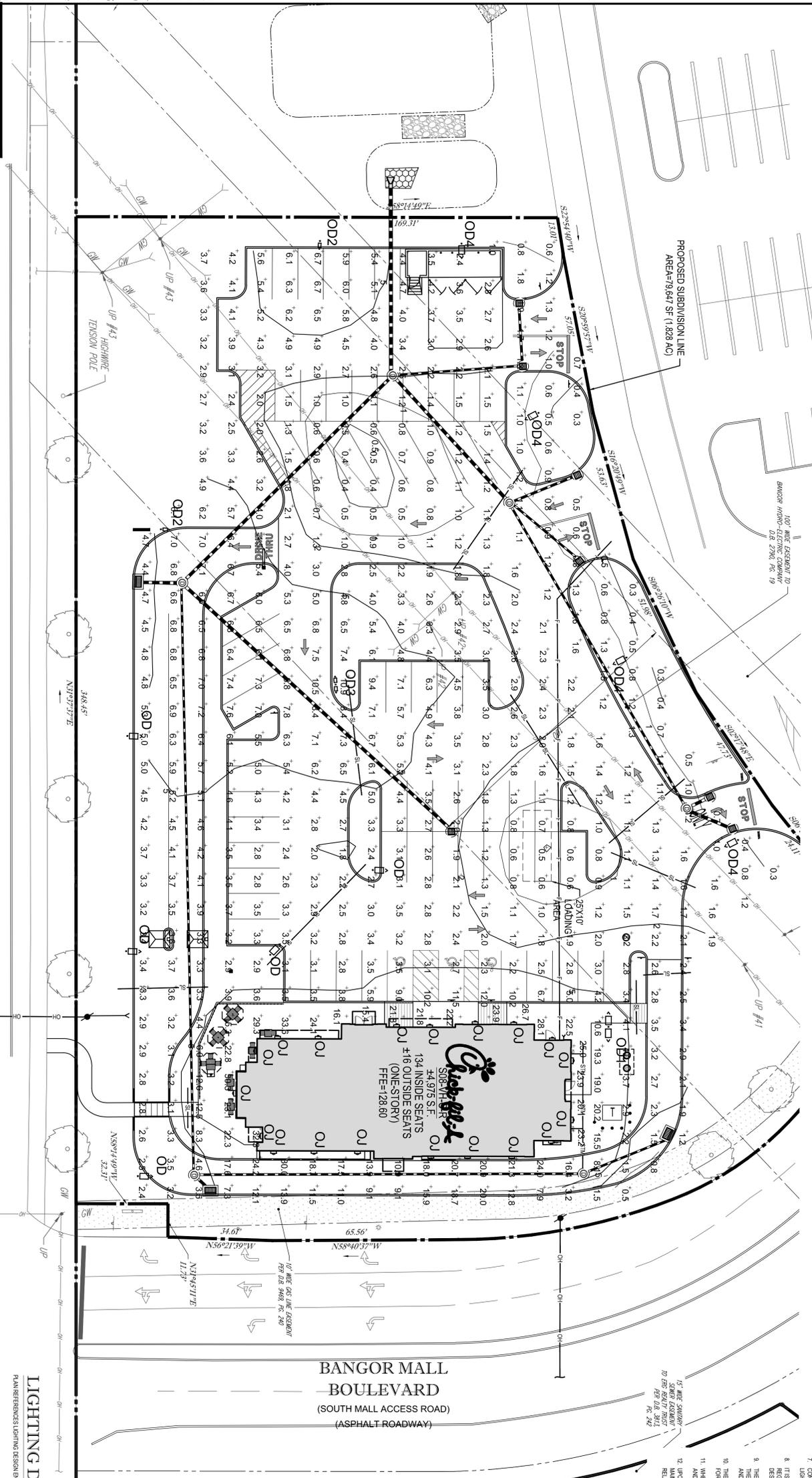


Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF/F	Watts
OU	01	18	RMS-1738H-WT	18-1/2" X 9" X 7-1/8" SURFACE MOUNT TYPE SPECULAR REFLECTOR FLAT CLEAR TEMPERED GLASS LENS	LED	RMS173WD1	11700	1.00	201.4
OD	00	6	DSX0 LED 40C	DSX0 LED WITH 120 VOLT LIGHT ENGINE @ 1000MA	LED	DSX0 LED 40	3000	1.00	138
OD	01	1	DSX0 LED 40C	DSX0 LED WITH 120 VOLT LIGHT ENGINE @ 1000MA	LED	DSX0 LED 40	3000	1.00	276
OD	02	2	DSX2 LED 100C	DSX2 LED WITH 120 VOLT LIGHT ENGINE @ 1000MA	LED	DSX2 LED 10	4000	0.86	386
OD	03	1	DSX2 LED 100C	DSX2 LED WITH 120 VOLT LIGHT ENGINE @ 1000MA	LED	DSX2 LED 10	4000	0.86	712
OD	04	4	DSX1 LED 30C 700	DSX1 LED WITH 120 VOLT LIGHT ENGINE @ 1000MA	LED	DSX1 LED 30	1500	0.81	67.97

Statistics	Symbol	Avg	Max	Min	Max/min	Avg/min
Description	+	0.8%	1.9%	0.3%	6.3%	3.0%
Footcandle Zone	+	6.0%	34.7%	0.4%	88.8%	15.0%

LIGHTING NOTES:

- THIS LIGHTING PLAN REPORTS PROPOSED SYSTEM LUMINAIRE LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SITE RATED SITE ILLUMINATION LEVELS AND PERFORMANCE OF SERVICES OF EQUIPMENT AND LUMINAIRES MAY VARY FROM THE VALUES LISTED ON THIS PLAN. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 1.00 FOR ALL LUMINAIRES, 0.80 FOR SCHEDULED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY WORKING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION VALUES REPORTED IN THIS PLAN ARE ALL UNLESS OTHERWISE NOTED. THESE VALUES ARE BASED ON THE ASSUMPTIONS LISTED IN THE NOTES AND THE NOTES ON THIS PLAN.
- THE LUMINAIRES, LAMP AND LENSES MUST BE SPECIALLY VISE-PROGRAMMED TO OPERATE IN THE MANNER INTENDED. THIS PLAN IS NOT A GUARANTEE OF PERFORMANCE.
- CLEANING OF LENSES AND BELAYING IF NECESSARY AT LEAST ONCE EVERY SIX MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRE LAMPS AND LENSES TO BE IMPROPER TO FUNCTION WHERE APPLICABLE. THE EXISTING CONTINUIT LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. THESE ACTUAL FIELD MEASUREMENTS SHOULD BE OBTAINED FOR THE PROJECT. WEATHER CONDITIONS ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS REPORTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATION AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LUMINAIRES AND APPROPRIATE CONNECTIONS WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT COMPETE WITH DRAINAGE, UTILITIES OR OTHER SERVICES.
- IF THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING AND THINGS NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS.
- THE CONTRACTOR MUST VERIFY THE INSTALLATION OF LIGHTING FIXTURES COMPLETES WITH THE REQUIREMENTS FOR OPERATIONAL AND OVERHEAD ELECTRICAL WIRING BY THE REGULATIONS.
- WHEN BULK CABLES ARE INCLUDED IN THE PLAN, THE LIGHTING DESIGN ENGINEER'S DESIGN SHALL MAINTAINANCE, SERVICE, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS TO BE MADE ACCORDING TO THE FREQUENCY AND INTERVALS INDICATED IN ALL TIMES.



LIGHTING DESIGN REFERENCE:
 PLAN REFERENCE LIGHTING DESIGN CENTERED SITE ELECTRICAL PLAN PREPARED BY W1 MEDICAL/ELECTRICAL ENGINEERING, LLC DATED 11/09/14.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.



811
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STILLWATER AVENUE
 (100' WIDE)
 (ASPHALT ROADWAY)

ES-1.0

BOHLER ENGINEERING
 335 TIMBER HILL ROAD
 SOUTH BOSTON, MA 01772
 PHONE: (508) 480-0000
 FAX: (508) 480-0000
 WWW.BOHLENGINEERING.COM

BOHLER ENGINEERING
 683 STILLWATER AVENUE
 CITY OF BANGOR
 PENNEBSCOT COUNTY
 MAINE
 MAP #861 LOT #098-G

REVISIONS

#	DATE	COMMENT	BY
1	5/19/15	ISSUE DESIGN	KBS
2	5/29/15	PLANNING BOARD SUBMISSION	BRB
3	8/27/15	TWP # 2 TOWN SUBMISSION	JMF
4	10/5/15	TWP # 2 TOWN COMMENTS	JMF
5	10/20/15	FB-REBUB	AD

DWG EDITION: 02.4

SHEET TITLE:
 SITTE LIGHTING PLAN

Job No.: W141184
Store: 03635
Date: 04/17/15
Drawn By: KBS/CFD
Checked By: DMW/LGS

SUBDIVISION PLAN OF LAND
CHICK-FIL-A
 663 STILLWATER AVENUE
 MAP R81, LOT 008-G
 CITY OF BANGOR, PENOBSCOT COUNTY, STATE OF MAINE

CONTROL POINT ASSOCIATES, INC.
 3573 SOUTH ROAD, MA 01722
 SOUTHBOROUGH, MA 01722
 508.948.3000 - 508.948.3003 FAX
 MANAYUNK, NY 66.784111
 212.352.1200
 CHALMERS, NY 518.727.8800
 WARREN, NY 908.668.0009

DARREN J. HARDY
 REGISTERED PROFESSIONAL LAND SURVEYOR #2371

DATE: 10/19/15

APPROVED: 10/19/15 SCALE: 1"=30' FILE NO: CM14228 DATE NO: 2

RECEIVED: J.M.R. DATE: 10/19/15

HEREBY STATE, ACCORDING TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY AND PLAN COMPARE TO THE STANDARDS AND PRACTICE AS SET FORTH BY THE BOARD OF SURVEYORS FOR THE PENOBSCOT COUNTY SURVEYORS.

- REFERENCES**
- THE TAX ASSESSORS MAP OF BANGOR, PENOBSCOT COUNTY, MAINE, SHEET R81.
 - MAP ENTITLED NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CITY OF BANGOR, MAINE, PENOBSCOT COUNTY, PANEL 12 OF 21, MAP NUMBER 28010000-C, MAP REVISED, MARCH 4, 2002.
 - MAP ENTITLED SITE UTILITIES PLAN, BANGOR WALL, HOGAN ROAD AND STILLWATER AVE, BANGOR, MAINE, PREPARED BY EVANISH ASSOCIATES, DATED APRIL 1, 1977, DRAWING NO. SD-8.
 - MAP ENTITLED STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, DATED JANUARY 1981, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 10-0-283.
 - MAP ENTITLED MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY, DATED DECEMBER 1988, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS, BK. 21, PG. 64.
 - MAP ENTITLED STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, STATE HOUSE STATION, MAPS, AS P. 033-0016, RIGHT OF WAY MAP, DATED JUNE 1998, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS P. 033-0016, PAGE 159.
 - MAP ENTITLED AMENDMENT CREATING LOT NO. 22 TO THE FINAL SUBDIVISION PLAN OF THE BANGOR WALL, PREPARED BY SHEPPARD & GUNSTER LANDSURVEYORS, INC., DATED SEPTEMBER 1988, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 1988-203.
 - MAP ENTITLED FINAL SUBDIVISION PLAN OF LOT 5, BANNAK ASSOCIATES PROPERTY, STILLWATER AVENUE, BANGOR, MAINE, PREPARED BY PULSOG & DAY LAND SURVEYORS, DATED OCTOBER 26, 1998, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 2004.
 - MAP ENTITLED FINAL SUBDIVISION PLAN, BANGOR WALL, BANGOR, PENOBSCOT COUNTY, MAINE, PREPARED BY JAMES V. SMALL COMPANY, DATED OCTOBER 13, 1978, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 1978-204.
 - MAP ENTITLED ALTAZACUM LAND TITLE SURVEY, CLASS A OF THE CHATEL SUISSE INTERNATIONAL, INC. DATED SEPTEMBER 22, 1989, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 1989-211.
 - MAP ENTITLED REQUEST FOR SUBDIVISION PLAN OF LOT 14, 14.1, 14.2, HOGAN ROAD & BANGOR WALL, BANGOR, MAINE, FOR BANNAK ASSOCIATES, PREPARED BY PULSOG & DAY LAND SURVEYORS, DATED SEPTEMBER 22, 1989, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 1989-211.
 - MAP ENTITLED FINAL SUBDIVISION PLAN OF A PORTION OF THE PAULINE BIRNBAUM PROPERTY AND THE A.I. RUDOLPH, INC. PROPERTY, STILLWATER AVENUE, 4 GILMAN ROAD, BANGOR, MAINE, FOR THE WIDENERS, RUDOLPH, INC. L.L.C., PREPARED BY PULSOG & DAY LAND SURVEYORS, DATED MAY 16, 2000, FILED IN THE PENOBSCOT, SS, REGISTRY OF DEEDS AS MAP FILE 2000-204.

- NOTES**
- PROPERTY KNOWN AS LOT 008-G ON THE CITY OF BANGOR, PENOBSCOT COUNTY, STATE OF MAINE MAP R81.
 - AREA = 3.578 293 SQUARE FEET OR 82.10 ACRES.
 LEASE AREA = 79.877 SQUARE FEET OR 1.828 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND DEPTHS ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND UTILITIES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS BUILT PLANS AND UTILITY MAPS, DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES. SURVEYORS SHOULD REFER TO OTHER RECORDS AND UTILITIES RECORDS FOR ADDITIONAL INFORMATION. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THE SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. NIT-1008, WITH AN EFFECTIVE DATE OF JANUARY 8, 2015, WHERE THE FOLLOWING SURVEY FIELD NOTES APPEAR IN SECTION II, (SEE TITLE REPORT):
 BY GRAPHIC FLOTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1:250 ANNUAL CHANCE FLOODPLAIN) PER NFIP #2.
 ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE NET STATION NETWORK (NETGNS).
 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMAL AMOUNT OF \$1,000,000.
 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, GUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - PER CONTRACTUAL AGREEMENT CONTROL POINT ASSOCIATES, INC. DID NOT PERFORM A BOUNDARY SURVEY OF THE ENTIRE LOT 008-G CONTROL POINT ASSOCIATES, INC. PERFORMED A BOUNDARY SURVEY OF VAN LINES IN THE IMMEDIATE VICINITY OF THIS PROPERTY.
 - EXCEPTION #4: MAP ENTITLED EXHIBIT A, SKETCH SHOWING THE LOCATION OF UNDERGROUND GASLINE EMBLEM FOR BANGOR GAS COMPANY, L.L.C., SERVING DICKS SPORTING GOODS, DATED JUNE 13, 2004.
 - MAP ENTITLED SUBDIVISION UTILITIES PLAN, PERIPHERAL PARCELS, BANGOR WALL, HOGAN ROAD AND STILLWATER AVENUE, BANGOR, MAINE, PREPARED BY EVANISH ASSOCIATES DATED DECEMBER 12, 1978.
 - MAP ENTITLED STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, THE TIDEWATERS GROUP, STILLWATER AVE MITIGATION STATION 34+00 TO 34+00, DATED JULY 28, 2008.
 - WATER LINE MAP PROVIDED BY BOLLER ENGINEERING.
 - THE CURRENT ZONING CLASSIFICATION, ITEM 601, WAS NOT PROVIDED BY THE INSURER AS REQUIRED BY THE 2011 MINIMAL STANDARD DETAIL REQUIREMENTS.

ZONING INFORMATION
 SHOPPING & PERSONAL SERVICE DISTRICT
 SOURCE: BOLLER ENGINEERING

ITEMS	REQUIRED
MIN. LOT AREA	20,000 S.F.
MIN. LOT WIDTH	100 FEET
MIN. FRONT SETBACK	40 FEET
MIN. SIDE SETBACK	20 FEET
MIN. REAR SETBACK	20 FEET
MAX. SIGNAGE	40 FEET

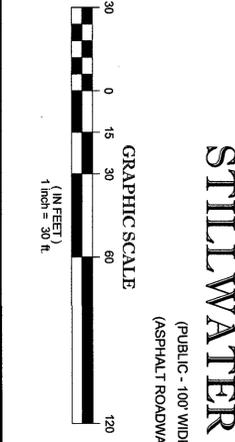
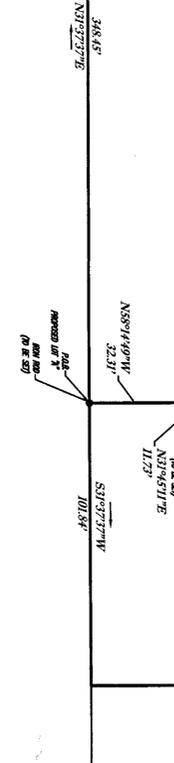
NOTE: THE ABOVE INFORMATION IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO VIOLATIONS OF THE ZONING REGULATIONS. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY VIOLATIONS AND HAS ADVISED THE CLIENT OF THE NECESSITY OF OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BANGOR, PENOBSCOT COUNTY, STATE OF MAINE, BEFORE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE SURVEYOR HAS ADVISED THE CLIENT OF THE NECESSITY OF OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BANGOR, PENOBSCOT COUNTY, STATE OF MAINE, BEFORE CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

- METES AND BOUNDS DESCRIPTION**
 PROPOSED LOT A
 (PORTION OF MAP R81, LOT 008-G)
 PENOBSCOT COUNTY
 STATE OF MAINE
- SOUTH 89 DEGREES - 14 MINUTES - 48 SECONDS EAST, A DISTANCE OF 189.31 FEET TO A POINT, THENCE:
 - SOUTH 22 DEGREES - 54 MINUTES - 40 SECONDS WEST, A DISTANCE OF 19.01 FEET TO A POINT, THENCE:
 - SOUTH 29 DEGREES - 59 MINUTES - 57 SECONDS WEST, A DISTANCE OF 57.26 FEET TO A POINT, THENCE:
 - SOUTH 16 DEGREES - 20 MINUTES - 48 SECONDS WEST, A DISTANCE OF 83.81 FEET TO A POINT, THENCE:
 - SOUTH 06 DEGREES - 28 MINUTES - 10 SECONDS WEST, A DISTANCE OF 51.98 FEET TO A POINT, THENCE:
 - SOUTH 02 DEGREES - 17 MINUTES - 48 SECONDS EAST, A DISTANCE OF 47.73 FEET TO A POINT, THENCE:
 - SOUTH 08 DEGREES - 59 MINUTES - 41 SECONDS EAST, A DISTANCE OF 24.11 FEET TO A POINT, THENCE:
 - SOUTH 13 DEGREES - 31 MINUTES - 08 SECONDS EAST, A DISTANCE OF 26.89 FEET TO A POINT, THENCE:
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.72 FEET, A CHORD BEARING OF SOUTH 10 DEGREES - 43 MINUTES - 58 SECONDS WEST, AN ARC LENGTH OF 23.72 FEET, A CHORD BEARING OF SOUTH 10 DEGREES - 48 MINUTES - 19 SECONDS WEST, A CHORD DISTANCE OF 22.88 FEET TO A POINT, THENCE:
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.17 FEET, A CENTRAL ANGLE OF 30 DEGREES - 35 MINUTES - 08 SECONDS, AN ARC LENGTH OF 21.45 FEET, A CHORD BEARING OF SOUTH 12 DEGREES - 59 MINUTES - 08 SECONDS WEST, A CHORD DISTANCE OF 21.20 FEET TO A POINT, THENCE:
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 299.42 FEET, A CENTRAL ANGLE OF 04 DEGREES - 22 MINUTES - 12 SECONDS, AN ARC LENGTH OF 38.91 FEET, A CHORD BEARING OF SOUTH 10 DEGREES - 28 MINUTES - 12 SECONDS WEST, A CHORD DISTANCE OF 38.91 FEET TO A POINT, THENCE:
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11.83 FEET, A CENTRAL ANGLE OF 27 DEGREES - 37 MINUTES - 37 SECONDS, AN ARC LENGTH OF 2.01 FEET, A CHORD BEARING OF SOUTH 10 DEGREES - 28 MINUTES - 31 SECONDS WEST, A CHORD DISTANCE OF 2.01 FEET TO A POINT, THENCE:
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.49 FEET, A CENTRAL ANGLE OF 21 DEGREES - 07 MINUTES - 47 SECONDS, AN ARC LENGTH OF 77.89 FEET, A CHORD BEARING OF NORTH 69 DEGREES - 08 MINUTES - 38 SECONDS WEST, A CHORD DISTANCE OF 77.15 FEET TO A POINT, THENCE:
 - NORTH 69 DEGREES - 40 MINUTES - 37 SECONDS WEST, A DISTANCE OF 61.89 FEET TO A POINT, THENCE:
 - NORTH 68 DEGREES - 21 MINUTES - 39 SECONDS WEST, A DISTANCE OF 34.61 FEET TO A POINT, THENCE:
 - NORTH 68 DEGREES - 02 MINUTES - 35 SECONDS WEST, A DISTANCE OF 2.01 FEET TO A POINT, THENCE:
 - NORTH 31 DEGREES - 46 MINUTES - 11 SECONDS EAST, A DISTANCE OF 11.73 FEET TO A POINT, THENCE:
 - NORTH 88 DEGREES - 14 MINUTES - 49 SECONDS WEST, A DISTANCE OF 32.31 FEET TO THE POINT AND PLACE OF BEGINNING.

- CONTAINING 79.877 SQUARE FEET OR 1.828 ACRES.
- THIS PROPERTY MAY BE SUBJECT TO ANY RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

FOR REGISTRY USE

STILLWATER AVENUE
 (PUBLIC - 100 WIDE)
 (ASPHALT ROADWAY)



RECORD OWNER
 MAP R81, LOT 008-G
 BANGOR, MAINE
 B.N. 11/25/15, 15

SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY