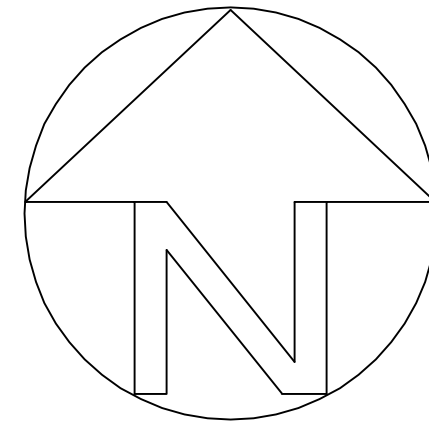


SITE CONDITIONS

CURRENT ZONING: NEIGHBORHOOD SERVICE DISTRICT (NSD)
 PERMITTED USE: DELICATESSEN (TAKE OUT)

	MINIMUM	EXISTING	PROPOSED
LOT AREA	10,000 SF	20,000± SF	20,000± SF
DISTRICT HEIGHT	35 FEET	31 FEET	NO CHANGE
PARKING SETBACK			
FRONT SETBACK	6 FEET	0 FEET	NO CHANGE
SIDE SETBACK	5 FEET	7.5 FEET	NO CHANGE
REAR SETBACK	5 FEET	N/A	N/A
BUILDING SETBACK			
LOT WIDTH	75 FEET	100 FEET	100 FEET
FRONT YARD	20 FEET	1 FOOT	NO CHANGE
SIDE YARD	10 FEET	60.2 FEET	52.4 FEET
REAR YARD	20 FEET	N/A	N/A
LOT COVERAGE			
LOT COVERAGE	25%	7% (1,300± SF)	10% (2,000 SF)
FLOOR AREA RATIO	0.40	0.09	0.13
USABLE OPEN SPACE (PER DWELLING UNIT)	200 SF	3620 SF	NO CHANGE
PARKING			
PARKING SPACES	7 (1 PER 300 SF)	14±	NO CHANGE
LOADING SPACES	10' x 25'	1	NO CHANGE
HANDI-CAP SPACES	1 (SEE ADA CODE)	1	NO CHANGE

REFERENCE: BANGOR LAND DEVELOPMENT CODE, CHAPTER 165.

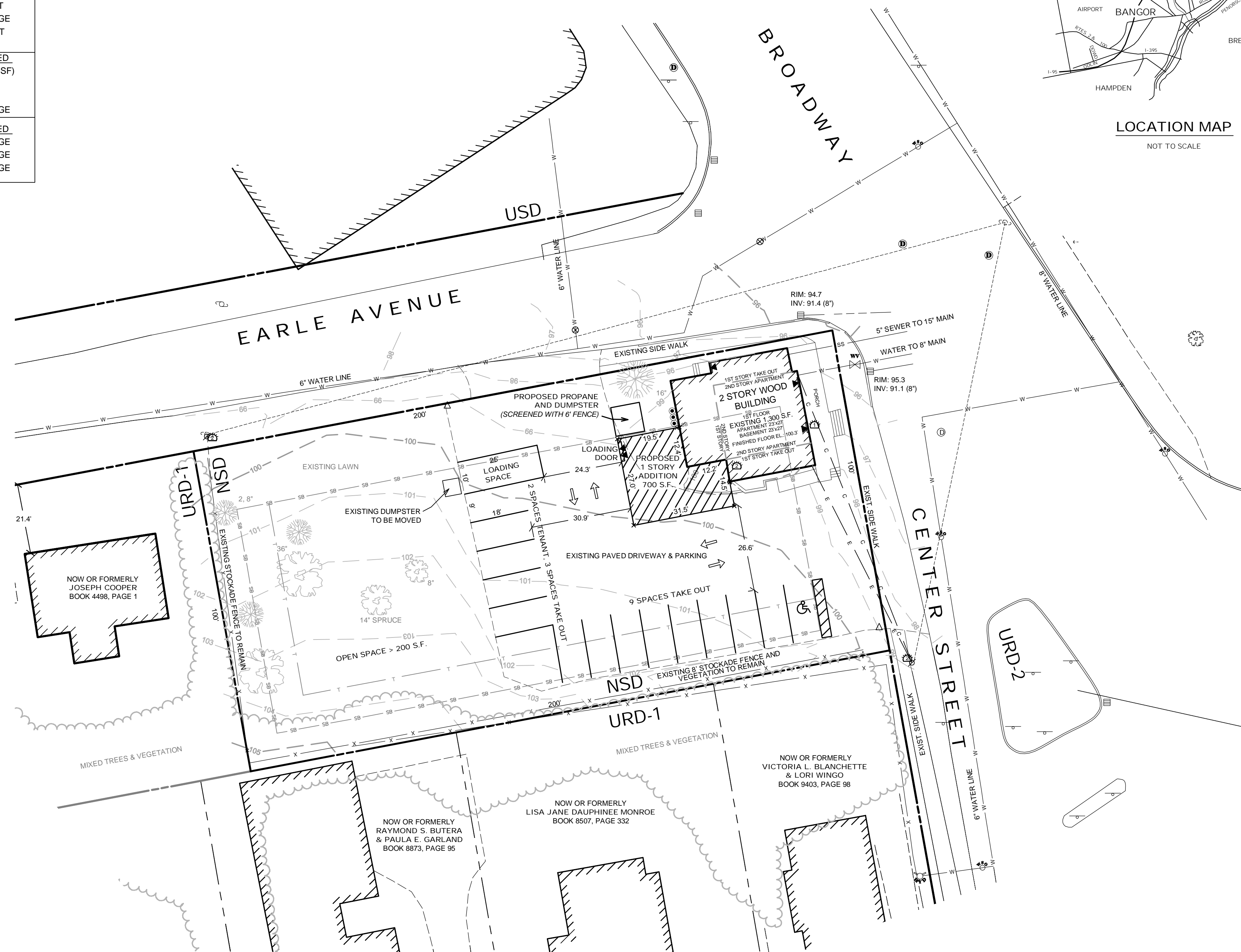


GRID NORTH
 MAINE EAST, NAD27
 SEE NOTE 3



LOCATION MAP

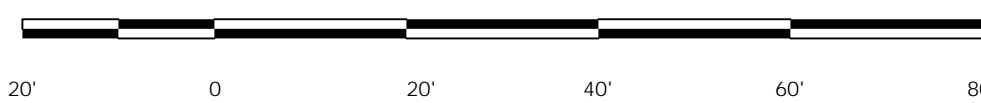
NOT TO SCALE



LEGEND

- ▲ DOOR
- UTILITY POLE
- + GUY/ANCHOR
- EXISTING PROPANE TANK
- ⊕ HYDRANT
- ⊖ CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊕ EXISTING 100 WATT & PORCH LIGHT DOWN CASTING
- ⊕ EXISTING 200 WATT & FLOOD LIGHT
- ⊕ WATER SHUT OFFGATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION LINE
- EDGE OF PAVED SURFACE
- OVERHEAD ELECTRICAL OR TELEPHONE WIRES
- OVERHEAD COMMUNICATION LINE
- OVERHEAD ELECTRICAL LINE
- SANITARY SEWER LINE
- WATER LINE
- 6 FOOT TALL STOCKADE FENCE
- RES ZONING DISTRICT LABEL
- URD-1 TO NSD ZONE TRANSITION YARD
- BUILDING SETBACK LINE
- PROPERTY LINE
- 101 EXISTING CONTOUR, 1 FOOT
- 100 EXISTING CONTOURS, 5 FOOT

SCALE: 1" = 20'



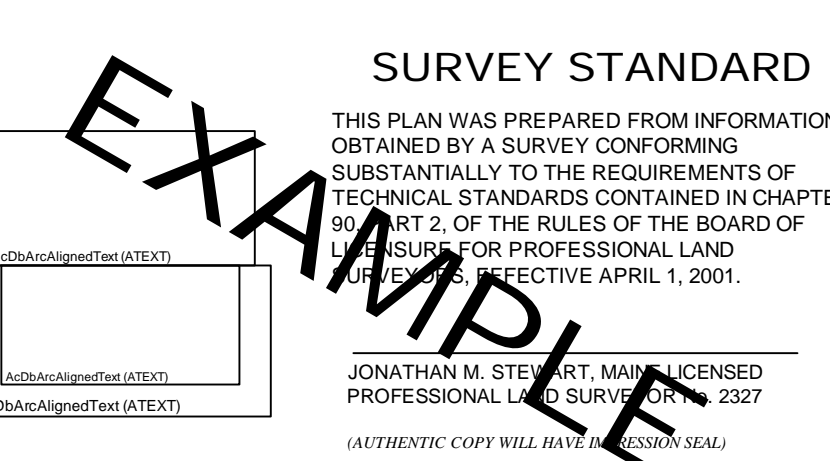
NOTES

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) NORTH ORIENTATION IS BASED ON GRID NORTH, MAINE COORDINATE SYSTEM OF 1927, EAST ZONE.
- (3) SPOT ELEVATIONS AND CONTOUR ELEVATIONS SHOWN REFERENCE THE ASSUMED VERTICAL DATUM USED ON THE PROPOSED SITE PLAN TITLED "TRI-CITY PIZZA" DATED JULY 2004 BY OTHERS. BENCHMARK IS THE EXISTING FINISHED FLOOR ELEVATION, WHICH IS 100.3.
- (4) SITE IS APPROXIMATELY DEPICTED ON BANGOR ASSESSOR MAP 37 AS LOTS 40 AND 41. LOT ZONED AS NEIGHBORHOOD SERVICE DISTRICT (NSD). SUBJECT PREMISES IS DESCRIBED AS FEE BY PAUL M. WINKLER, JR. IN DEED DATED JANUARY 5, 2006 RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 10277, PAGE 339.
- (5) EARLE AVENUE IS A 50 FOOT WIDE ROAD AS RECORDED IN BANGOR'S CITY ENGINEERING ARCHIVES ROAD BOOK VOLUME 3, PAGE 404. SEE ALSO PLAN BOOK 3, PAGE 8 IN CITY ENGINEERING ARCHIVES.
- (6) UNDERGROUND SEWER AND WATER UTILITIES SHOWN WERE DIGITIZED FROM PROPOSED SITE PLAN TITLED "TRI-CITY PIZZA" DATED JULY 2004 BY OTHERS. ALL UTILITIES SHOULD BE FIELD VERIFIED FOR POSITION PRIOR TO ANY DIGGING OR EXCAVATION. CONTACT DIG-SAFE, 1-888-DIG-SAFE, PRIOR TO ANY EARTHWORK OR GROUND PENETRATION. CONTACT MUNICIPAL UTILITIES AS MOST ARE NOT CONTACTED BY DIG-SAFE.
- (7) PROPERTY LINES AND STREET SIDELINES SHOWN BASED ON REVIEW OF CURRENT DEED OF SUBJECT PREMISES AND LOCATION OF EXISTING TRAVELED WAYS.
- (8) NO PERCEIVED CHANGE IN STORMWATER AS AREA OF NEW STRUCTURE MOSTLY OVER EXISTING PAVEMENT. CONTRACTOR FOR NEW CONSTRUCTION TO EMPLOY SILT FENCE OR OTHER TECHNIQUES ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION.
- (9) EXISTING UTILITIES ARE PROPOSED TO HANDLE INCREASES IN ELECTRICAL, WATER AND SEWER DEMANDS. FOR EXAMPLE, NEW KITCHEN AREA TO HAVE AN ADDITIONAL 1 OR 2 HAND WASH STATIONS AND 1 MOP SINK.
- (10) EXISTING BUILDING AND PARKING SETBACKS GRANDFATHERED.
- (11) CURRENTLY FIRST FLOOR IS USED AS A TAKE OUT PIZZA BUSINESS. THE SECOND FLOOR APARTMENT IS VACANT. THE ATTIC IS NOT USED AND THE BASEMENT HOUSES CENTRAL HEATING SYSTEM AND HOT WATER SYSTEMS.
- (12) PROPOSED OPEN SPACE 200 SQUARE FEET IN NORTHWEST CORNER OF PARCEL.

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 800, PART 2, OF THE RULES OF THE BOARD OF LAND SURVEYORS FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

JONATHAN M. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR # 2327
 (AUTHENTIC COPY WILL HAVE SURVEYOR SEAL)



SHEET TITLE

SITE PLAN
 SHOWING
TRI CITY PIZZA
 422 CENTER STREET
 BANGOR, MAINE

PLISGA & DAY
 LAND SURVEYORS
 72 MAIN STREET
 BANGOR, ME 04401
 (207) 947-0019

PROJECT:	07087	SHEET:	1 of 1
DATE:	06-19-2007	SCALE:	
		1" = 20'	