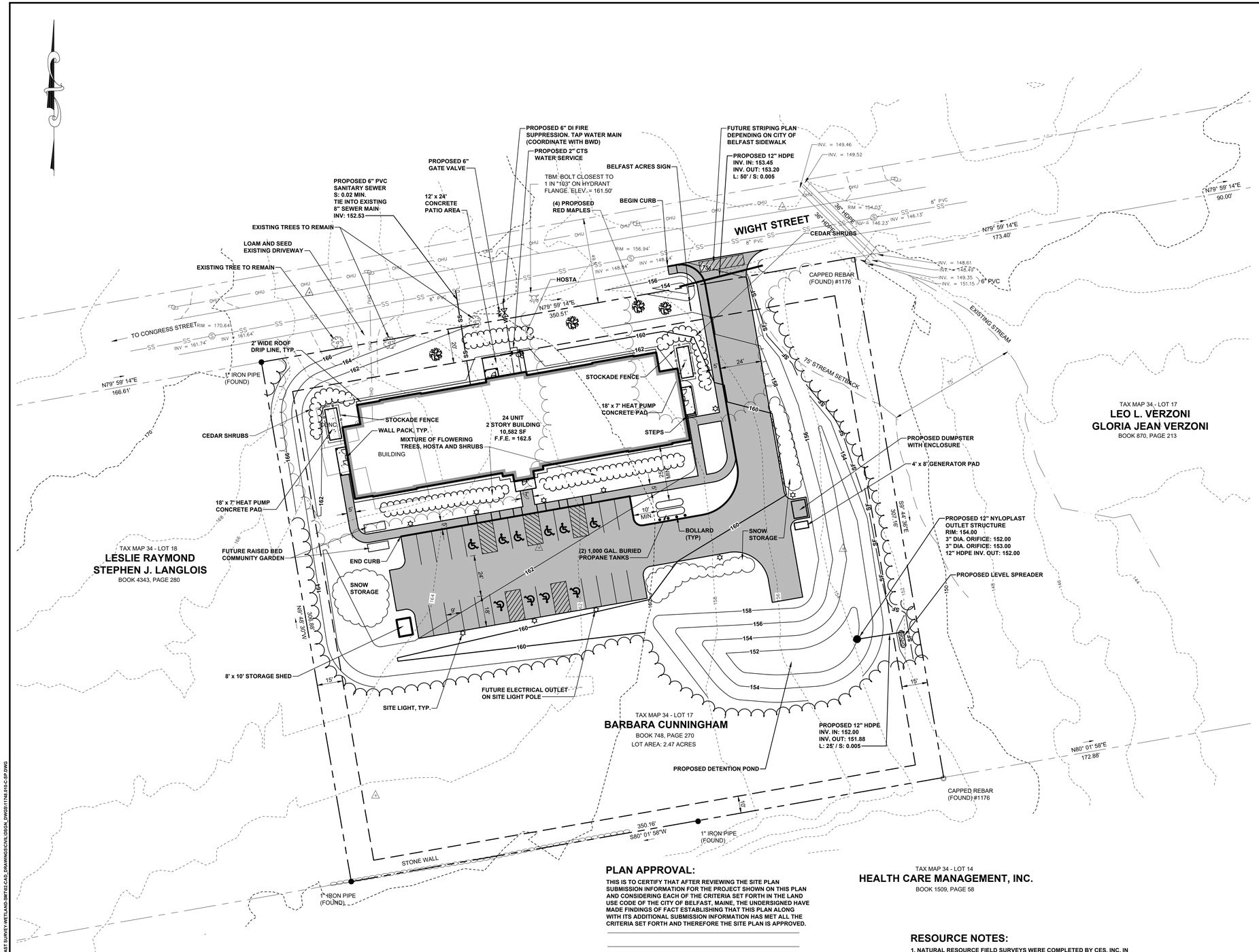

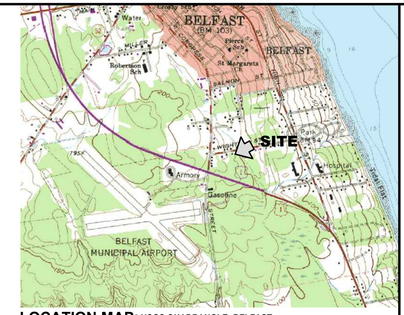

LOCATION MAP: USGS QUADRANGLE: BELFAST
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000
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LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
MANHOLE		
UTILITY POLE		
WELL		
WATER VALVE		
WATER SHUTOFF		
SIGN		
CATCH BASIN		
HYDRANT		
SITE LIGHT		
EDGE OF GRAVEL		
TREE LINE		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	WL	W
STORM DRAIN	SD	
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	
PAVED SURFACE		
CONCRETE SURFACE		
SILT FENCE		SF

DEVELOPMENT TABLE:

ZONING DISTRICT - RESIDENTIAL 3, NON-SHORELAND
CITY OF BELFAST TAX MAP 36, LOT 017
PROPOSED USE: ELDERLY INDEPENDENT HOUSING, 24 UNITS

MINIMUM LOT SIZE: 10,000 SF / 107,593 SF PROVIDED
MINIMUM STREET FRONTAGE: 60 FT / 350 FT PROVIDED
MINIMUM WIDTH LOT: 60 FT / 350 FT PROVIDED
MINIMUM FRONT SETBACK: 20 FT / 35 FT PROVIDED
MINIMUM SIDE SETBACK: 15 FT / 35 FT PROVIDED
MINIMUM REAR SETBACK: 10 FT / 213 FT PROVIDED
DENSITY STANDARD MULTI-FAMILY RESIDENTIAL, PUBLIC SEWER: 10,000 SF TO ALLOW MULTI-FAMILY & 1 UNIT/ 2,000 SF
MAXIMUM LOT COVERAGE: N/A
MAXIMUM STRUCTURE HEIGHT: 38 FT / 30 FT PROVIDED
IMPERVIOUS SURFACE RATIO: 65% / 25% PROVIDED

PARKING REQUIREMENTS: 1 SPOT PER DWELLING UNIT / 24 DWELLING UNITS
24 SPACES REQUIRED / 24 SPACES PROVIDED

TOTAL IMPERVIOUS: 27,481 SF

OWNER / APPLICANT:

BELFAST ACRES, LLC
247 COMMERCIAL STREET, SUITE A
ROCKPORT, MAINE 04856

PLAN APPROVAL:

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SITE PLAN SUBMISSION INFORMATION FOR THE PROJECT SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE LAND USE CODE OF THE CITY OF BELFAST, MAINE, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS PLAN ALONG WITH ITS ADDITIONAL SUBMISSION INFORMATION HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SITE PLAN IS APPROVED.

DATE:

RESOURCE NOTES:

1. NATURAL RESOURCE FIELD SURVEYS WERE COMPLETED BY CES, INC. IN OCTOBER 2019, IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0)

2. NO WETLANDS WERE IDENTIFIED ON THE SITE. THE STREAM LOCATED EAST OF THE SITE WAS IDENTIFIED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

PROPOSED SITE PLAN
FOR
BELFAST ACRES, LLC
BELFAST, MAINE
GRAPHIC SCALE

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

www.cesincusa.com
Brewer
465 South Main Street
PO Box 639
Brewer, ME
T.207-989-4824
F.207-989-4881

CES INC
Engineers • Environmental Scientists • Surveyors

PROJECT TITLE: BELFAST ACRES, LLC BELFAST, MAINE

SHEET TITLE: PROPOSED SITE PLAN

REV	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
3	PER ARCHITECTS REVISIONS	03/25/20	WAB	CTM
2	PER PLANNING BOARD COMMENTS	03/20/20	WAB	CTM
1	PER PEER / CITY REVIEW COMMENTS	03/05/20	WAB	CTM

ISSUE STATUS: NOT FOR CONSTRUCTION

STATE OF MAINE
SEAN M. THIES
No. 10139
03/25/2020
LICENSED PROFESSIONAL ENGINEER

SCALE	1"=30'
DATE	2020.03.25
DRAWN BY	WAB
CHECKED BY	SMT
DESIGNED BY	
APPROVED BY	
JOB NUMBER	11748.010
SHEET NUMBER	C101

P:\11748-TAC_ARCHITECTURAL_GROUP\010-BELFAST SURVEY\WETLAND-SMT\02-CAD_DRAWINGS\CIVIL\DEGIN_DWGS\11748.010-C-SP.DWG