

PLANNING BOARD AGENDA

TUESDAY, AUGUST 18, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. ZONING AMENDMENT

**Chapter 165, Section 165-112 C. –
City of Bangor**

To amend the Land Development Code, Chapter 165-112 C. – Submittal Requirements. To Institute a Pre-application meeting for major projects. City of Bangor, applicant. C.O. # 15-278.

NEW BUSINESS

2. SITE DEVELOPMENT PLAN

**1010 Stillwater Avenue – Stillridge
LLC**

Site Development Plan approval of a 26-space parking lot addition located at 1010 Stillwater Avenue in a General Commercial and Service District. Stillridge, LLC, applicant.

3. SITE DEVELOPMENT PLAN

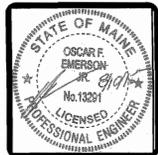
615 Odlin Road – BCE Properties, LLC

Site Development Plan approval to construct an employee parking lot and outdoor recreation paved area located at 615 Odlin Road in a Contract Urban Industry District. BCE Properties, LLC, applicant.

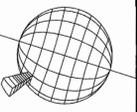
APPROVAL OF MINUTES

4. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.



DOWN TO EARTH
 PROFESSIONAL LAND SERVICES, INC.
 P.O. BOX 443
 BRADLEY, MAINE 04411-0443
 TEL: 207-827-6733

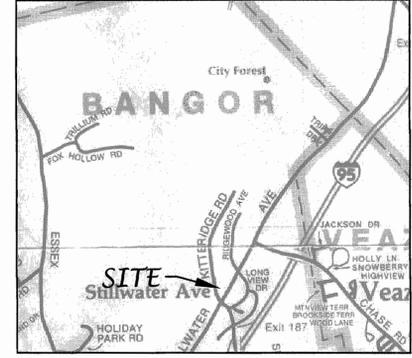


NO.	REVISION DESCRIPTION	DATE
1	MISC. PLAN ELEMENTS	8/10/15
	BY: CSD	DATE

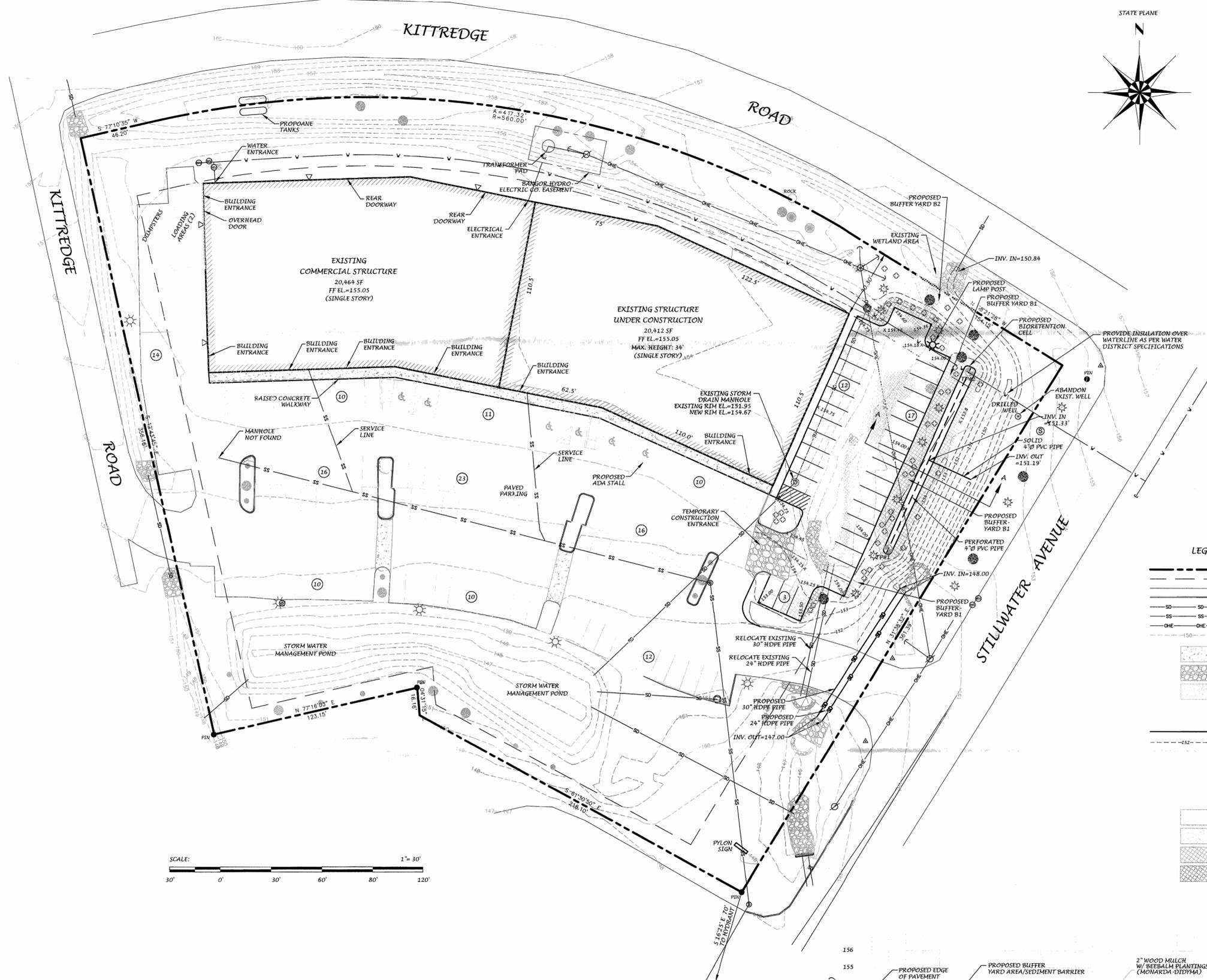
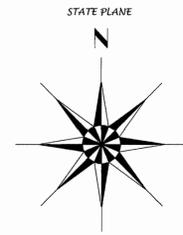
SITE/GRADING AND DRAINAGE PLAN
 STILLRIDGE, LLC
 1010 STILLWATER AVENUE
 BANGOR, MAINE

DRAWN BY: OFE/TP
 CHECKED BY: OFE
 SCALE: 1"=30'
 DATE: 07/17/15
 JOB NUMBER: 14071

DRAWING NUMBER: **C-1**



VICINITY PLAN
 N.T.S.

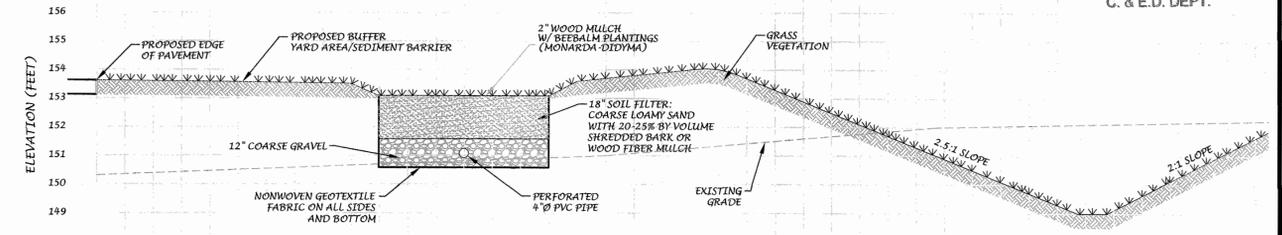
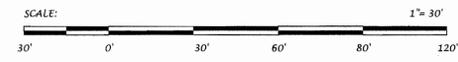


NOTES

- OWNER OF RECORD: STILLRIDGE, LLC, BK. 7886, PG. 46, & BK. 7886, PG. 48, PENOBSCOT COUNTY REGISTRY OF DEEDS.
- APPLICANT: TOM ELLIS, 2402 ROUTE 2 SUITE G HERMON, MAINE 04401
- SUBJECT PARCELS DEPICTED AS LOT 12 ON THE CITY OF BANGOR TAX ASSESSOR MAP 60.
- SITE ACREAGE: 3.96 ACRES.
- ZONING: GENERAL COMMERCIAL & SERVICES (GC6S).
- VERTICAL DATUM: NAVD88
- EXISTING PARKING: 131 STANDARD + 5 HANDICAP = 136 TOTAL STALLS.
- PROPOSED PARKING: 156 STANDARD + 6 HANDICAP = 162 TOTAL STALLS.
- TOTAL IMPERVIOUS AREA: 2.4 ACRES (0.61 IMP. RATIO)
- BIORETENTION CELL SIZING:
 REQUIRED RETENTION VOLUME: (0.083)*(8686 SF) + (0.033)*(1200 SF) = 760.9 CF
 DESIGNED RETENTION VOLUME: (1/3)*(2.5)*(120)*(6) + (1/2)*(0.30)*(1912 SF) = 886.7 CF
- PROPOSED AREA OF WETLANDS DISTURBANCE: 3927± SF
- SUBSURFACE SERVICE LINES DEPICTED ARE BASED ON RECORDED DESIGN AND AS-BUILT PLANS AND ARE APPROXIMATE.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- CURBING
- STORM DRAIN
- SANITARY SEWER
- OVERHEAD ELECTRIC
- ELEVATION CONTOUR
- CONCRETE SURFACE
- STONE RIPRAP
- WETLAND
- CONIFEROUS TREE (EXISTING)
- DECIDUOUS TREE (EXISTING)
- EDGE OF PAVEMENT (PROPOSED)
- ELEVATION CONTOUR (PROPOSED)
- EXISTING SITE LIGHTING (25' POLE MOUNTED)
- EXISTING WALL-PACK LIGHTING
- PROPOSED DECIDUOUS TREE (RED MAPLE - ACER RUBRUM)
- PROPOSED EVERGREEN TREE (DWARF JUNIPER - JUNIPERUS COMMUNIS)
- PROPOSED SHRUB (AZALEA - RHODODENDRON)
- IMPERVIOUS AREA (TREATED)
- IMPERVIOUS AREA (UNTREATED)
- LANDSCAPED AREA (TREATED)
- LANDSCAPED AREA (UNTREATED)



CROSS SECTION "A-A"
 SCALE: 1"=3'

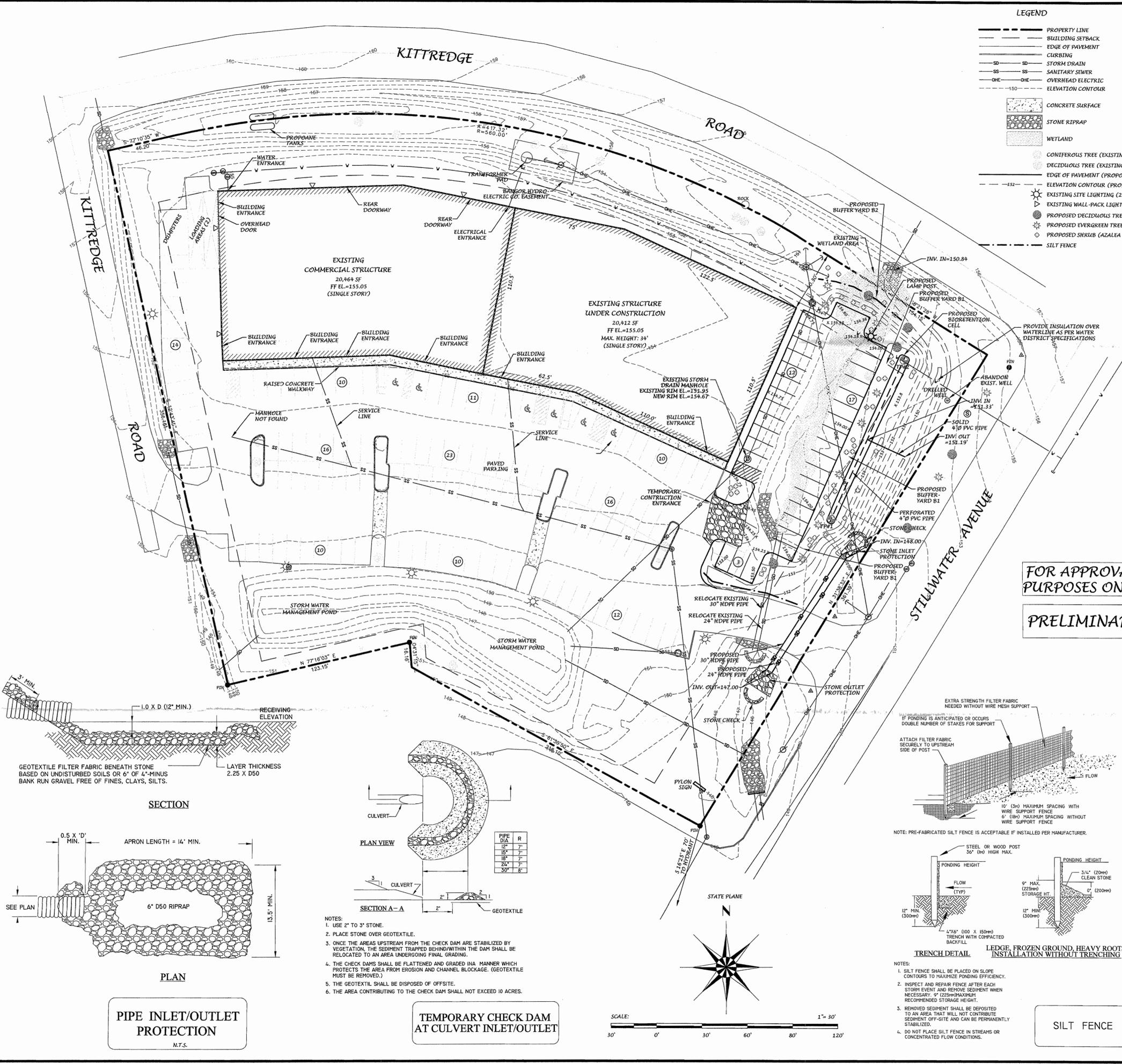
FOR APPROVAL PURPOSES ONLY

PRELIMINARY

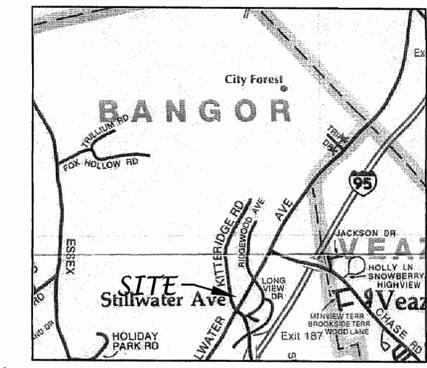
BEFORE EARTHWORK ACTIVITIES
 CONTRACTOR IS RESPONSIBLE FOR
 DIG-SAFE NOTIFICATIONS
 TEL.#: 1-888-DIG-SAFE

RECEIVED

C. & E.D. DEPT.



- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - EDGE OF PAVEMENT
 - CURBING
 - SD - SD STORM DRAIN
 - SS - SS SANITARY SEWER
 - OHE - OHE OVERHEAD ELECTRIC
 - ELEVATION CONTOUR
 - CONCRETE SURFACE
 - STONE RIPRAP
 - WETLAND
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 - PROPOSED SHRUB (AZALEA - RHODODENDRON)
 - SILT FENCE

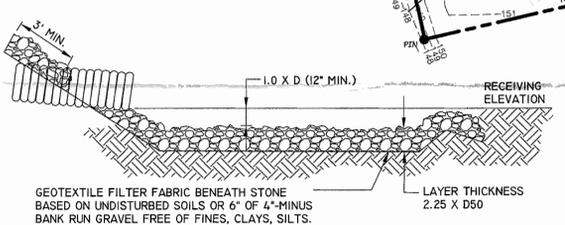


VICINITY PLAN
N.T.S.

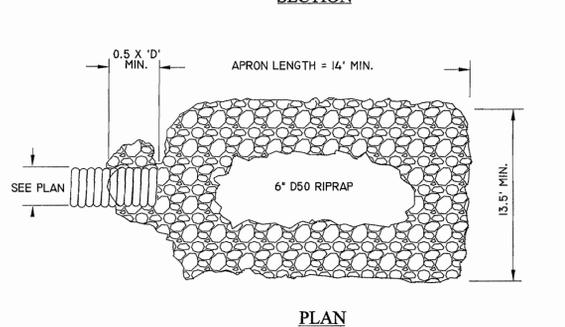
- NOTES**
- OWNER OF RECORD: STILLRIDGE, LLC, BK. 7886, PG. 46, & BK. 7886, PG. 48, PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - APPLICANT: TOM ELLIS, 2402 ROUTE 2 SUITE G HERMON, MAINE 04401
 - SUBJECT PARCELS DEPICTED AS LOT 12 ON THE CITY OF BANGOR TAX ASSESSOR MAP 60.
 - SITE ACREAGE: 3.96 ACRES.
 - ZONING: GENERAL COMMERCIAL & SERVICES (GC6S).
 - VERTICAL DATUM: MAVD88
 - ALL DISTURBED AREA NOT PAVED OR GRAVELLED SHALL BE LOAMED (4") SEEDED AND MULCHED AS PER CURRENT MDEP BEST MANAGEMENT PRACTICES
 - CONSTRUCTION SEQUENCE:
 (1) INSTALL TEMPORARY STONE CONSTRUCTION EXIT/ENTRANCE IF SPECIFIED.
 (2) INSTALL SILT FENCE.
 (3) ROUGH GRADE SITE.
 (4) CONDUCT BIORETENTION CELL CONSTRUCTION FOR STORMWATER MANAGEMENT.
 (5) INSTALL STORM DRAIN STRUCTURES WITH STONE INLET/OUTLET PROTECTION.
 (6) MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
 (7) FINISH GRADE SITE AND DRIVES.
 (8) HYDROSED AREAS TO BE GEOTEXTILED WITH FIELD MIX-ZONE 3 IF SPECIFIED.
 (9) INSTALL JUTE MESH ON ALL SIDE SLOPES AND EMBANKMENTS WHICH EXCEED A 3 ON 1 SLOPE AS PER MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPE OF GEOTEXTILE SPECIFIED.
 (10) LOAM, SEED AND MULCH ALL DISTURBED AREAS NOT GEOTEXTILED.
 (11) UPON COMPLETE ESTABLISHMENT OF VEGETATION AND STABILIZATION OF SITE, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
 (12) CONSTRUCTION START DATE: FALL 2015; PROJECT COMPLETION: SUMMER 2016.

FOR APPROVAL PURPOSES ONLY
PRELIMINARY

PRIOR TO EARTHWORK ACTIVITIES CONTRACTOR IS RESPONSIBLE FOR DIG-SAFE NOTIFICATIONS
TEL#: 1-888-DIG-SAFE

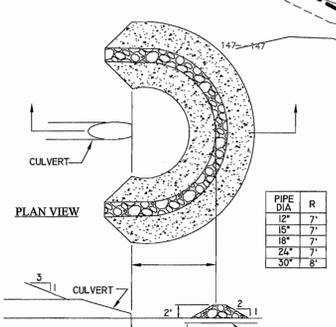


SECTION



PLAN

PIPE INLET/OUTLET PROTECTION
N.T.S.

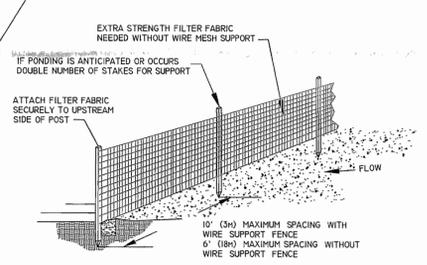
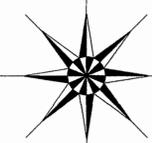
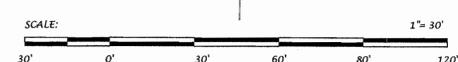


PLAN VIEW

SECTION A-A

TEMPORARY CHECK DAM AT CULVERT INLET/OUTLET
N.T.S.

- NOTES:**
- USE 2" TO 3" STONE.
 - PLACE STONE OVER GEOTEXTILE.
 - ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND/WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
 - THE CHECK DAMS SHALL BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE. GEOTEXTILE MUST BE REMOVED.
 - THE GEOTEXTILE SHALL BE DISPOSED OFF-SITE.
 - THE AREA CONTRIBUTING TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES.

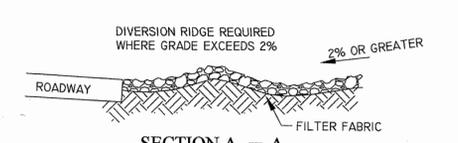


TRENCH DETAIL

LEDGE, FROZEN GROUND, HEAVY ROOTS INSTALLATION WITHOUT TRENCHING

- NOTES:**
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

SILT FENCE



SECTION A - A



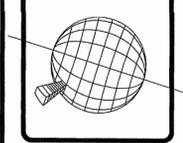
PLAN

- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT



DOWN TO EARTH
PROFESSIONAL LAND SERVICES, INC.
P.O. BOX 443
BRADLEY, MAINE 04411-0443
TEL: 207-627-6733

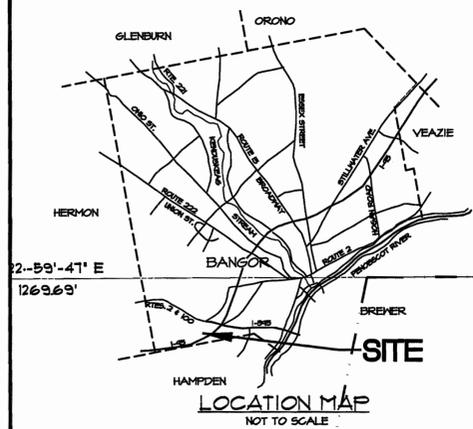
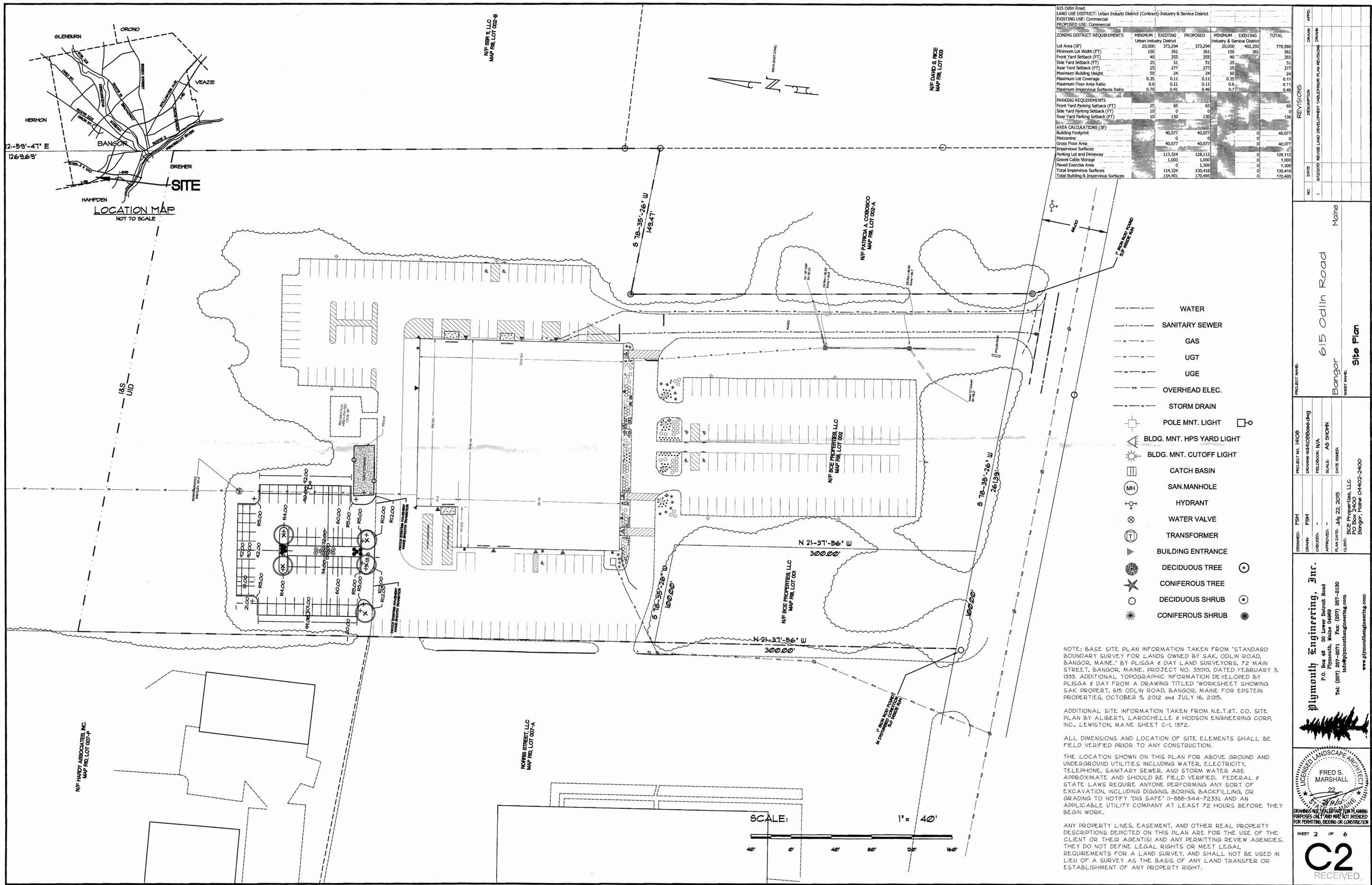


NO.	REVISION DESCRIPTION	DATE	BY (E.O.)	DATE
1	MISC. PLAN ELEMENTS	8/10/15		
2	REVISION DESCRIPTION			

SEDIMENTATION AND EROSION CONTROL PLAN
STILLRIDGE, LLC
1010 STILLWATER AVENUE
BANGOR, MAINE

DRAWN BY: OFE/TDP
CHECKED BY: OFE
SCALE: 1"=30'
DATE: 07/27/15
JOB NUMBER: 14071

DRAWING NUMBER: EC-1



615 Odlin Road LAND USE DISTRICT: Urban Industry District (Contract) Industry & Service District EXISTING USE: Commercial PROPOSED USE: Commercial						
ZONING DISTRICT REQUIREMENTS	MINIMUM	EXISTING	PROPOSED	MINIMUM	EXISTING	TOTAL
Lot Area (SF)	20,000	373,294	373,294	20,000	402,292	775,586
Minimum Lot Width (FT)	150	361	361	150	361	361
Front Yard Setback (FT)	40	355	355	40	355	355
Side Yard Setback (FT)	25	51	51	25	51	51
Rear Yard Setback (FT)	25	277	277	25	277	277
Maximum Building Height	50	24	24	50	24	24
Maximum Lot Coverage	0.35	0.11	0.11	0.35	0.11	0.11
Maximum Floor Area Ratio	0.6	0.11	0.11	0.6	0.11	0.11
Maximum Impervious Surfaces Ratio	0.70	0.41	0.46	0.7	0.46	0.46
PARKING REQUIREMENTS						
Front Yard Parking Setback (FT)	25	65	65	25	65	65
Side Yard Parking Setback (FT)	10	0	0	10	0	0
Rear Yard Parking Setback (FT)	10	130	130	10	130	130
AREA CALCULATIONS (SF)						
Building Footprint	40,077	40,077	40,077	0	0	40,077
Mezzanine	0	0	0	0	0	0
Gross Floor Area	40,077	40,077	40,077	0	0	40,077
Impervious Surfaces	113,324	128,112	128,112	0	0	128,112
Parking Lot and Driveway	1,000	1,000	1,000	0	0	1,000
Paved Exercise Area	0	1,306	1,306	0	0	1,306
Total Impervious Surfaces	114,324	130,418	130,418	0	0	130,418
Total Building & Impervious Surfaces	154,401	170,495	170,495	0	0	170,495

REVISIONS	
NO.	DESCRIPTION
1	REVISED LAND DEVELOPMENT TABLES AND PLAN REVISIONS

PROJECT NAME: 615 Odlin Road
SHEET NAME: Site Plan
PROJECT NO.: H102B
DRAWING NO.: H102B-01.dwg
FIELD BOOK: N/A
SCALE: AS SHOWN
DATE ISSUED: JUN 22, 2015
CLIENT: BCE Properties, LLC
Bangor, Maine 04402-2400

- WATER
- SANITARY SEWER
- GAS
- UGT
- UGE
- OVERHEAD ELEC.
- STORM DRAIN
- POLE MNT. LIGHT
- ▲ BLDG. MNT. HPS YARD LIGHT
- ☀ BLDG. MNT. CUTOFF LIGHT
- ☐ CATCH BASIN
- ⊕ SAN. MANHOLE
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ TRANSFORMER
- ▲ BUILDING ENTRANCE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS SHRUB
- ⊙ CONIFEROUS SHRUB

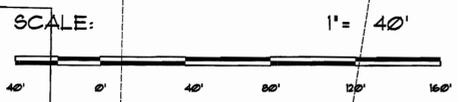
NOTE: BASE SITE PLAN INFORMATION TAKEN FROM 'STANDARD BOUNDARY SURVEY FOR LANDS OWNED BY SAK, ODLIN ROAD, BANGOR, MAINE,' BY PLISGA & DAY LAND SURVEYORS, 72 MAIN STREET, BANGOR, MAINE, PROJECT NO. 3900, DATED FEBRUARY 3, 1933. ADDITIONAL TOPOGRAPHIC INFORMATION DEVELOPED BY PLISGA & DAY FROM A DRAWING TITLED 'WORKSHEET SHOWING SAK PROPERTY, 615 ODLIN ROAD, BANGOR, MAINE, FOR EPSTEIN PROPERTIES, OCTOBER 5, 2012 and JULY 16, 2015.

ADDITIONAL SITE INFORMATION TAKEN FROM N.E.T.&T. CO. SITE PLAN BY ALIBERTI, LAROCHELLE & HODSON ENGINEERING CORP., INC., LEWISTON, MAINE SHEET C-1, 1972.

ALL DIMENSIONS AND LOCATION OF SITE ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

THE LOCATION SHOWN ON THIS PLAN FOR ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING WATER, ELECTRICITY, TELEPHONE, SANITARY SEWER, AND STORM WATER ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. FEDERAL & STATE LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING, OR GRADING TO NOTIFY 'DIG SAFE' 11-888-544-7233, AND AN APPLICABLE UTILITY COMPANY AT LEAST 72 HOURS BEFORE THEY BEGIN WORK.

ANY PROPERTY LINES, EASEMENT, AND OTHER REAL PROPERTY DESCRIPTIONS DEPICTED ON THIS PLAN ARE FOR THE USE OF THE CLIENT OR THEIR AGENT(S) AND ANY PERMITTING 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 OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.



Plymouth Engineering, Inc.
P.O. Box 46 30 Lower Detroit Road
Plymouth, Maine 04989
Tel: (207) 257-8071 Fax: (207) 257-2130
info@plymouthengineering.com
www.plymouthengineering.com



SHEET 2 of 6
C2
RECEIVED
AUG 12 2015
C & ED and Planning

