

PLANNING BOARD AGENDA

TUESDAY, JUNE 16, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. CONTRACT ZONE CHANGE

300 Forest Avenue – Brian Duprey

To amend the Land Development Code by changing a parcel of land located at 300 Forest Avenue from Urban Residence One District to Contract Government and Institutional Service District. Said parcel of land containing approximately .57 acres. Brian Duprey, applicant. C.O. 15-202.

2. CONDITIONAL USE/SITE DEVELOPMENT PLAN/ DEVELOPMENTAL SUBDIVISION

Greenfield Avenue and Grandview Avenue – TJS Realty, LLC/Paradis Realty LLC

Conditional Use/Site Development Plan/Developmental Subdivision Plan approvals to construct one duplex building, 4 four-unit buildings, and 6 six-unit buildings for a total of 54, two-story single-family attached residential units (Chapter 165, Section 165-99 D. (1)) located off of Greenfield Avenue and Grandview Avenue in a Low Density Residential District. TJS Realty, LLC/Paradis Realty LLC, applicants.

NEW BUSINESS

3. SITE DEVELOPMENT PLAN

**100 – 101 First Street – Bangor
Housing Development Corporation**

Site Development Plan approval to construct a 35,260 sq. ft. 24-unit apartment building at 100 and 101 First Street in a Contract Multi-Family & Service District. Bangor Housing Development Corporation, applicant.

APPROVAL OF MINUTES

4. PLANNING BOARD APPROVAL

Planning Board approval of Minutes.

MISCELLANEOUS BUSINESS

5. PLANNING BOARD REVIEW

Planning Board Review of Correspondence and Other Communications from the Planning Office.

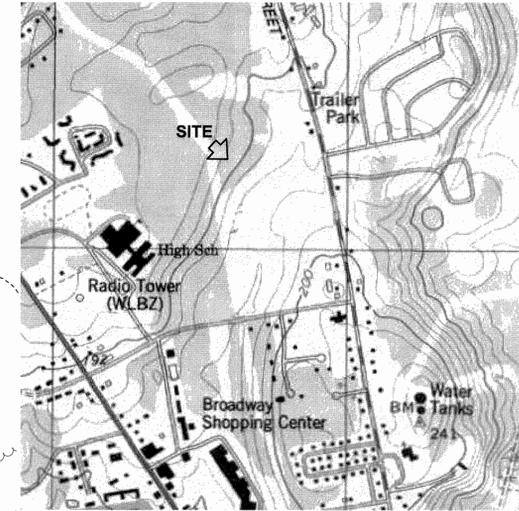
LEGEND:

●	WETLAND SYMBOL	---	EXISTING 2 FOOT CONTOUR
○	IRON ROD/PIPE FOUND	---	EXISTING 10 FOOT CONTOUR
□	EXISTING SEWER MANHOLE	---	EXISTING TREE LINE
○	EXISTING UTILITY POLE	---	EDGE OF GRAVEL
□	EXISTING CATCH BASIN	---	EXISTING EDGE OF PAVEMENT
○	EXISTING FIRE HYDRANT	---	EXISTING EDGE WETLAND
○	5/8" CAPPED IRON ROD TO BE SET	---	STREAM
○	EXISTING UTILITY POLE	---	PROPOSED CENTERLINE
---	APPROXIMATE EASEMENT LINE	---	VERNAL POOL
---	APPROXIMATE PROPERTY LINE	---	PROPOSED PAVEMENT
---	EXISTING OVERHEAD UTILITIES	---	PROPOSED TREELINE/CONSTRUCTION LIMIT
---	EXISTING SEWER LINE	---	PROPOSED SILTFENCE

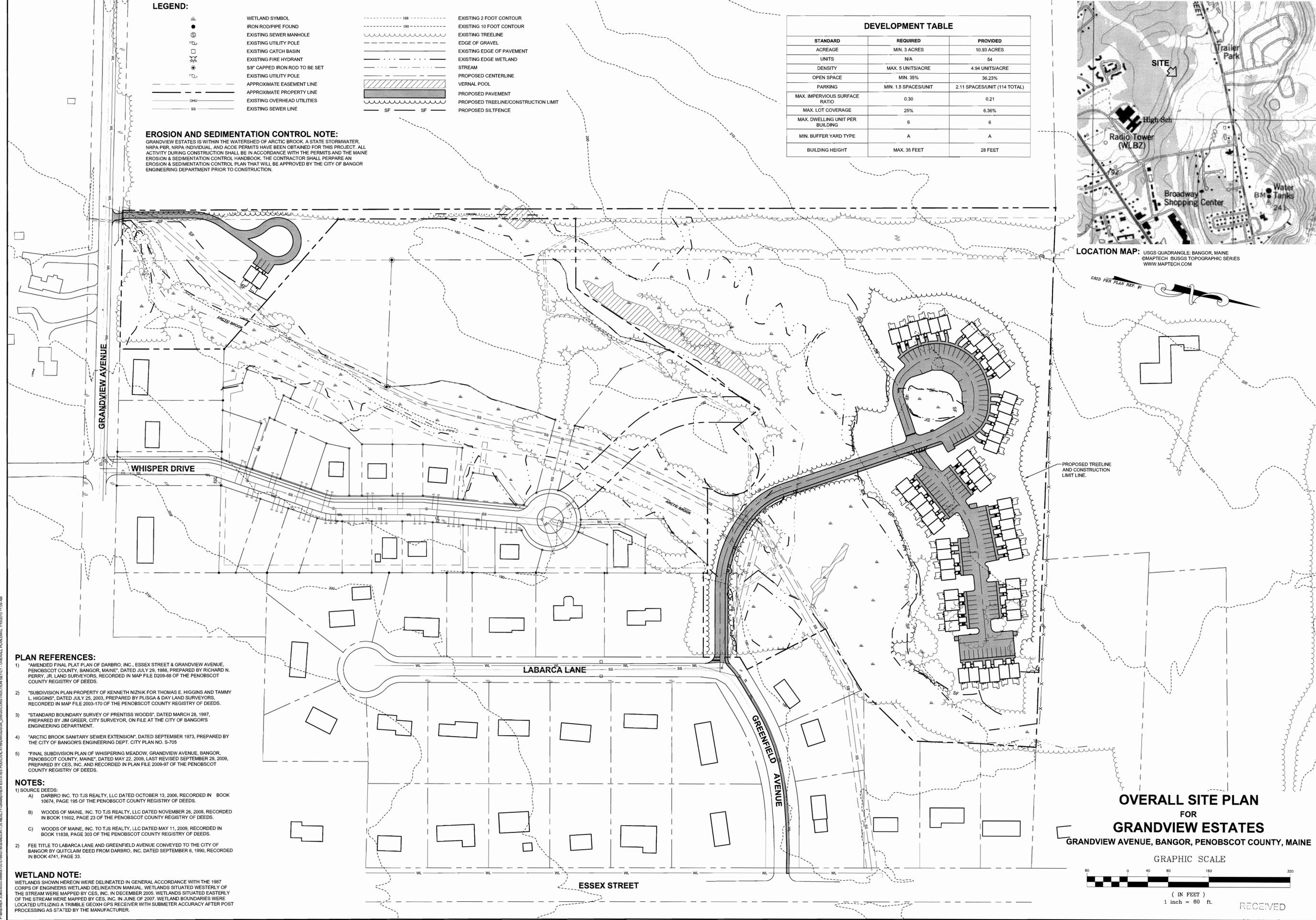
EROSION AND SEDIMENTATION CONTROL NOTE:
 GRANDVIEW ESTATES IS WITHIN THE WATERSHED OF ARCTIC BROOK, A STATE STORMWATER, NRPA PBR, NRPA INDIVIDUAL, AND ACCE PERMITS HAVE BEEN OBTAINED FOR THIS PROJECT. ALL ACTIVITY DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE MAINE EROSION & SEDIMENTATION CONTROL HANDBOOK. THE CONTRACTOR SHALL PERFORM AN EROSION & SEDIMENTATION CONTROL PLAN THAT WILL BE APPROVED BY THE CITY OF BANGOR ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DEVELOPMENT TABLE

STANDARD	REQUIRED	PROVIDED
ACREAGE	MIN. 3 ACRES	10.93 ACRES
UNITS	N/A	54
DENSITY	MAX. 5 UNITS/ACRE	4.94 UNITS/ACRE
OPEN SPACE	MIN. 35%	36.23%
PARKING	MIN. 1.5 SPACES/UNIT	2.11 SPACES/UNIT (114 TOTAL)
MAX. IMPERVIOUS SURFACE RATIO	0.30	0.21
MAX. LOT COVERAGE	25%	6.36%
MAX. DWELLING UNIT PER BUILDING	6	6
MIN. BUFFER YARD TYPE	A	A
BUILDING HEIGHT	MAX. 35 FEET	28 FEET



LOCATION MAP: USGS QUADRANGLE: BANGOR, MAINE
 ©MAPTECH BUSGS TOPOGRAPHIC SERIES
 WWW.MAPTECH.COM



- PLAN REFERENCES:**
- "AMENDED FINAL PLAT PLAN OF DARBRRO, INC., ESSEX STREET & GRANDVIEW AVENUE, PENOBSCOT COUNTY, BANGOR, MAINE, DATED JULY 29, 1986, PREPARED BY RICHARD N. PERRY, JR. LAND SURVEYORS, RECORDED IN MAP FILE D0208-88 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - "SUBDIVISION PLAN PROPERTY OF KENNETH NIZNIK FOR THOMAS E. HIGGINS AND TAMMY L. HIGGINS, DATED JULY 25, 2003, PREPARED BY PLUSGA & DAY LAND SURVEYORS, RECORDED IN MAP FILE 2003-170 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - "STANDARD BOUNDARY SURVEY OF PRENTISS WOODS", DATED MARCH 28, 1997, PREPARED BY JIM GREER, CITY SURVEYOR, ON FILE AT THE CITY OF BANGOR'S ENGINEERING DEPARTMENT.
 - "ARCTIC BROOK SANITARY SEWER EXTENSION", DATED SEPTEMBER 1973, PREPARED BY THE CITY OF BANGOR'S ENGINEERING DEPT. CITY PLAN NO. S-705
 - "FINAL SUBDIVISION PLAN OF WHISPERING MEADOW, GRANDVIEW AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE", DATED MAY 22, 2009, LAST REVISED SEPTEMBER 29, 2009, PREPARED BY CES, INC. AND RECORDED IN PLAN FILE 2009-97 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- NOTES:**
- SOURCE DEEDS:
 - DARBRRO INC. TO TJS REALTY, LLC DATED OCTOBER 13, 2006, RECORDED IN BOOK 10674, PAGE 195 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - WOODS OF MAINE, INC. TO TJS REALTY, LLC DATED NOVEMBER 26, 2008, RECORDED IN BOOK 11802, PAGE 23 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - WOODS OF MAINE, INC. TO TJS REALTY, LLC DATED MAY 11, 2009, RECORDED IN BOOK 11838, PAGE 303 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
 - FEE TITLE TO LABARCA LANE AND GREENFIELD AVENUE CONVEYED TO THE CITY OF BANGOR BY QUITCLAIM DEED FROM DARBRRO, INC. DATED SEPTEMBER 6, 1990, RECORDED IN BOOK 4741, PAGE 33.

WETLAND NOTE:
 WETLANDS SHOWN HEREON WERE DELINEATED IN GENERAL ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. WETLANDS SITUATED WESTERLY OF THE STREAM WERE MAPPED BY CES, INC. IN JUNE OF 2007. WETLAND BOUNDARIES WERE LOCATED UTILIZING A TRIMBLE GEOXH GPS RECEIVER WITH SUBMETER ACCURACY AFTER POST PROCESSING AS STATED BY THE MANUFACTURER.

OVERALL SITE PLAN
 FOR
GRANDVIEW ESTATES
 GRANDVIEW AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE

GRAPHIC SCALE
 1 inch = 80 feet

CES INC
 ENGINEERING · SURVEYING · PLANNING · SCIENCES

465 South Main Street
 Bangor, ME 04412
 209-252-3270
 150 Main Street
 Bangor, ME 04409
 209-786-6412
 155 Center Street
 Auburn, ME 04210
 209-576-3198

OVERALL SITE PLAN

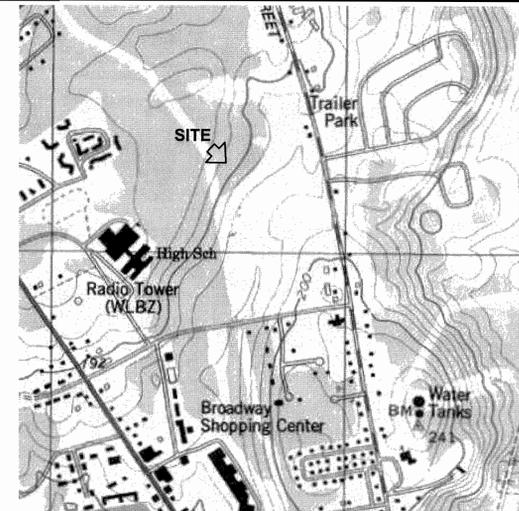
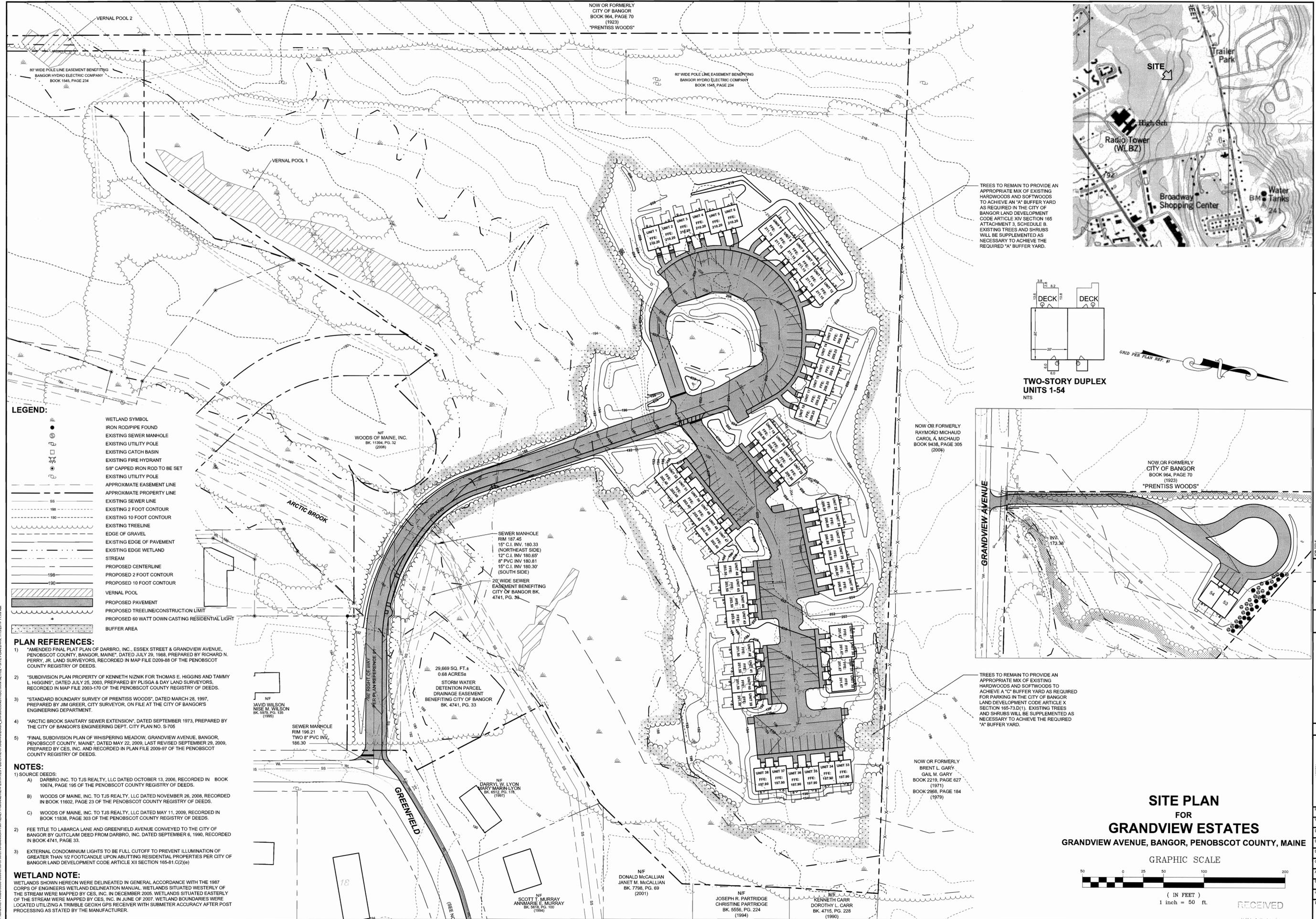
JOB TITLE: GRANDVIEW ESTATES
 SHEET TITLE: GRANDVIEW AVE., BANGOR, PENOBSCOT COUNTY, MAINE

REV.	DESCRIPTION	DATE	CHECKED BY	DRAWN BY
1	PER CITY OF BANGOR ENGINEERING COMMENTS	5/20/2015	CTM	BTH
2	PER CITY OF BANGOR COMMENTS	6/10/2015	CTM	BTH

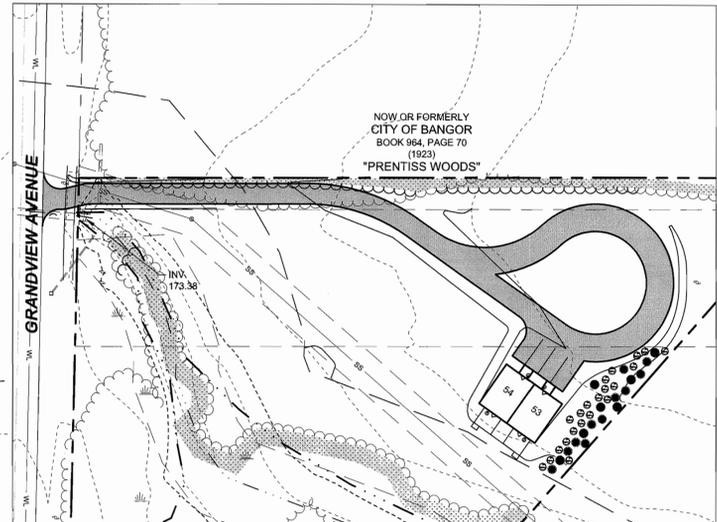
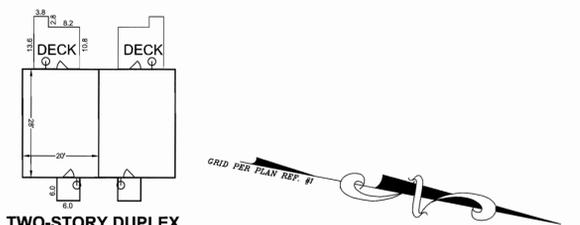
DESIGNED BY: DB/TM
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 APPROVED BY: DB

DWG TITLE: 5739-Grandview Estates.dwg
 JOB NUMBER: 5739
 DRAWING NUMBER: C1

RECEIVED
 JUN 10 2015
 C & ED and Planning



TREES TO REMAIN TO PROVIDE AN APPROPRIATE MIX OF EXISTING HARDWOODS AND SOFTWOODS TO ACHIEVE AN "A" BUFFER YARD AS REQUIRED IN THE CITY OF BANGOR LAND DEVELOPMENT CODE ARTICLE XIV SECTION 165 ATTACHMENT 3, SCHEDULE B. EXISTING TREES AND SHRUBS WILL BE SUPPLEMENTED AS NECESSARY TO ACHIEVE THE REQUIRED "A" BUFFER YARD.



TREES TO REMAIN TO PROVIDE AN APPROPRIATE MIX OF EXISTING HARDWOODS AND SOFTWOODS TO ACHIEVE A "C" BUFFER YARD AS REQUIRED FOR PARKING IN THE CITY OF BANGOR LAND DEVELOPMENT CODE ARTICLE X SECTION 165-73.D(1). EXISTING TREES AND SHRUBS WILL BE SUPPLEMENTED AS NECESSARY TO ACHIEVE THE REQUIRED "A" BUFFER YARD.

SITE PLAN FOR GRANDVIEW ESTATES
GRANDVIEW AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

RECEIVED
JUN 10 2009

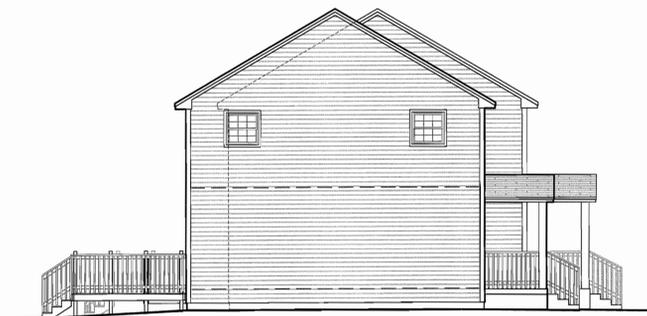
CES INC
ENGINEERING • PLANNING • SURVEYING • SCIENCE

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20 Doble Street
Bangor, ME 04404
T: 207-252-3270 F: 207-252-8387
136 South High Street
Bangor, ME 04409
T: 207-266-0550 F: 207-266-0554
185 Central Street
Bangor, ME 04410
T: 207-376-3150 F: 207-376-3198
www.ces-inc.com

PROJECT TITLE		GRANDVIEW ESTATES	DATE	6/10/2009
SHEET TITLE		GRANDVIEW AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE	DATE	6/10/2009
SHEET NUMBER		SITE PLAN	DATE	6/10/2009
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100	PER CITY OF BANGOR COMMENTS	6/10/2009	DATE	6/10/2009



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"

P:\Review\1003000\6739\6739-01\6739-01.dwg - Bangor, T28, Revit, 2/28/2010, 12:17 PM, 10/30/2010, 10:30 AM, 2010, 12:17 PM, 10/30/2010, 10:30 AM

CES INC
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 455 South Main Street
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 T 207.686.4571 F 207.686.4881
 T 207.252.3270 F 207.252.3377
 T 207.754.8412 F 207.754.8414
 T 207.754.8413 F 207.754.8415
 T 207.376.3140 F 207.376.3138
 www.ces-maine.com

JOB TITLE: GRANDVIEW ESTATES P.U.D.
 BANGOR, MAINE
 SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
 6 UNIT BUILDING

REV.	DESCRIPTION	DATE	CHECKED BY	DRAWN BY

HORIZONTAL SCALE: 1/8" = 1'-0"
 VERTICAL SCALE: N/A
 DATE: MARCH 29, 2010
 DESIGNED BY: DRA
 CHECKED BY:
 APPROVED BY:
 DWG TITLE: 6739_ELEVATIONS_100329.dwg
 JOB NUMBER: 5739
 DRAWING NUMBER: S5



SECOND STREET PARK
(See Plan Reference 2C)

1) ORGANIZATION OF THE BUILDING FACADE TO MIMIC THE DESIGN FEATURES AND SCALE OF DETACHED RESIDENCES BY:

- A) DEVELOPMENT OF MULTIPLE BUILDING ENTRANCES - THE BUILDING HAS 5 ENTRANCE LOCATIONS.
- B) PORCHES AND OTHER COVERED ENTRANCE ELEMENTS - SEVERAL PORCHES HAVE BEEN PROVIDED ALONG THE FRONT TO THE BUILDING.
- C) ARRANGEMENT OF ENTRANCES AND FENESTRATION AROUND MULTIPLE CENTERS ACROSS THE BUILDING ELEVATION THAT ARE COORDINATED WITH THE BREAKDOWN OF THE BUILDING MASSING: THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET.
- D) GABLE-END FACADE ELEMENTS THAT ARE SUGGESTIVE OF THE VERNACULAR CONCEPT OF "HOUSE", THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET.

2) VARIED ROOF LINES WITH GENERALLY SLOPING OR PITCHED ROOFS TO SUGGEST A SERIES OF CLOSELY PLACED BUT SEPARATE BUILDINGS. - THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET. THE ROOF PITCH IS 5/12.

3) USE OF LANDSCAPING ELEMENTS (SPECIFICALLY, FOUR STREET TREES) TO SUPPORT THE SUBDIVISION OF THE BUILDING FACADE INTO SMALLER, RESIDENTIAL SCALED SECTIONS. IN ADDITION TO THE FOUR STREET TREES REQUIRED, SIGNIFICANT PLANTING BUFFERS HAVE BEEN PROVIDED ALONG ALL PROPERTY LINES AS REQUIRED FOR LAND DEVELOPMENT PERMITTING. SEE PLANTING PLAN FOR LOCATION AND PLANTING INFORMATION.

- LAYOUT NOTES:**
- SEE NOTES L1 THROUGH L3 ON SHEET C-001 FOR ADDITIONAL LAYOUT INFORMATION.
 - ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 - COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
 - REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
 - SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.

LEGEND

EXISTING	PROPOSED
	EXTERIOR DOOR
	UTILITY POLE/GUY WIRE
	STREET LIGHTING
	BUILDING LIGHTING
	TRANSFORMER PAD
	DUMPSTER
	SEWER MANHOLE
	WATER SHUTOFF / GATE VALVE
	CATCH BASIN
	FIRE HYDRANT
	SIGN
	FENCING
	PAVEMENT
	SIDEWALK
	USABLE OPEN SPACE
	VERTICAL CURB
	SLOPED CURB
	GEO BLOCK RETAINING WALL
	PROPERTY SETBACK
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	TREE LINE

PERMITTING DATA (LOT #1 & #2)

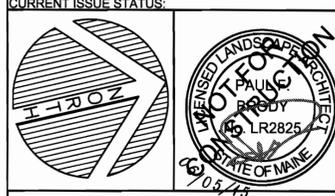
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT SETBACK	10.00'	42.06'
SIDE SETBACK	10.00'	29.97'
REAR SETBACK	10.00'	35.00'
PARKING SETBACK		
FRONT SETBACK	6.00'	6.00'
SIDE SETBACK	5.00'	20.08'
REAR SETBACK	5.00'	75.09'
BUILDING HEIGHT	45'-0"	45'-0"
PARKING SPACES	24*	25
H.C. PARKING SPACES	1	1
LOT SIZE	29,500 SF.	51,205 SF.
MAX. LOT COVERAGE	40%	17%
MINIMUM USABLE OPEN SPACE	40%	43%**
MAX. FLOOR AREA RATIO	1	.68

* PARKING COUNT BASED ON GOVERNMENTAL SUBSIDIZED LOW-INCOME HOUSING
** MINIMUM USABLE OPEN SPACE CALCULATION BASED ON LOT #1 AREA ONLY (39,904 SF.)

LOT DATA (LOT #1 & #2)

ZONE:	CONTRACT M&SD
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY DWELLING (GOVERNMENTAL SUBSIDIZED LOW-INCOME HOUSING)
LOT SIZE:	51,205 SF.
TAX MAP #:	35
LOT #:	148 & 171
PRE DEVELOPMENT IMPERVIOUS AREA:	17,190 SF.
POST DEVELOPMENT IMPERVIOUS AREA:	21,612 SF.
NET CHANGE:	4,422 SF.
NET DISTURBED AREA:	48,488 SF.

APPROVAL DRAWINGS
04.21.15



WBRC ARCHITECTS • ENGINEERS

BANGOR, MAINE 04401-4811
PORTLAND, MAINE 04108-4811
SARASOTA, FLORIDA 941-773-1983

BHA FIRST STREET APARTMENTS

SITE LAYOUT & MATERIALS PLAN

PROJECT:	BANGOR, MAINE
SHEET TITLE:	379210-SP101.DWG
WBRC CAD FILE:	3792.10
PROJECT No.:	3792.10
SCALE:	1"=20'
PM:	PFB
DRAWN BY:	JWB
DATE OF RECORD:	PFB
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Jun 05 2015 - 3:24pm 1:\5101-3800\379210 BHA First Street Apartments\2 Design\Drawings\379210-SP101.dwg josh.barke

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ARS	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	B & B	2.5" - 3" Cal.	
ASC	6	Acer saccharum 'Commemoration'	'Commemoration' Sugar Maple	B & B	2.5" - 3" Cal.	
QRB	6	Quercus rubra 22' O.C.	Red Oak	B & B	2.5" - 3" Cal.	
TCG	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5" - 3" Cal.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PAB	13	Picea abies 12' O.C.	Norway Spruce	B & B		6'-7' H
PDM	6	Pinus mugo mugo	Dwarf Mugo Pine	B & B		4'-5' H
PNS	20	Pinus strobus 10' O.C., Limb to 3'	White Pine	B & B		7'-8' H
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
FNS	8	Forsythia hybrids 'Northern Sun' 6' O.C.	Northern Sun Forsythia	B & B		
RRA	6	Rosa rugosa alba 3' O.C.	White Rugosa Rose	B & B		
SBG	11	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal		
SVH	1	Spiraea x vanhouttei 'Renaissance'	Vanhouttei Spirea	B & B		
VIB	3	Viburnum x burkwoodii	Burkwood Viburnum	B & B		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
JCP	12	Juniperus chinensis 'Pfitzeriana Compacta' 3.5' O.C.	Compacta Pfitzer	3 gal		
JCS	44	Juniperus chinensis 'Sea Green' 6' O.C.	Sea Green Juniper	5 gal		
RPJ	5	Rhododendron azalea 'PJM'	PJM Rhododendron	5 gal		
RCA	8	Rhododendron catawbiense 'Aglor'	Aglor Rhododendron	3 gal		

SECOND STREET PARK
(See Plan Reference 2C)

PLANTING NOTES:

- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 10 DAYS PRIOR TO DELIVERY OF PLANT MATERIAL TO SITE.
- PLANT MATERIAL DELIVERED BUT NOT PLANTED WITHIN 6 DAYS OF DELIVERY IS TO BE HEeled IN & PROTECTED FROM DIRECT SUNLIGHT. PLANTS ARE TO BE WATERED & MULCHED WITH STRAW DURING HOLDING PERIOD.
- SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. PLANT ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY DID AT THE NURSERY. DO NOT SET ROOT BALLS MORE THAN 1" ABOVE FINISH GRADE.
- PLANT BED EDGES ARE TO BE SHARP, CLEAN & CONSISTENT WITH SURROUNDING GRADES. DO NOT MOUND MULCH BEDS.
- PLANT PITS ARE TO BE DUG 3 TIMES THE DIAMETER OF THE ROOT BALL OF THE PLANT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- REFER TO SHEET LP101 FOR PROJECT PLANT LIST.
- REFER TO DETAILS A1, A5, A10 & E1 ON SHEET L501 FOR PLANTING INFORMATION PRIOR TO COMMENCING PLANT INSTALLATION.
- REFER TO THE PROJECT SPECIFICATIONS FOR IMPORTANT PLANTING INFORMATION PRIOR TO COMMENCING PLANT INSTALLATION.
- COORDINATE ALL PLANTING WITH FINISH GRADING AND SEEDING. PLANTING SHOULD BE COMPLETED AFTER ROUGH GRADING AND PRIOR TO SEEDING.
- LOCATE & VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING & REPORT ANY CONFLICTS TO THE ENGINEER.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, & CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT BEDS ARE TO RECEIVE 3" OF SHREDDED BARK MULCH AS NOTED ON PLAN & SPECIFIED.
- ALL DISTURBED AREAS ARE TO BE LOADED W/ 6" DEPTH TOPSOIL & SEEDING UNLESS SPECIFIED. ALL AREAS TO BE SEEDING SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON PLAN.
- OTHERWISE, COORDINATE WITH FINISH GRADING.
- APPLICATION RATE SHALL BE THE SAME AS FOR THE PERMANENT MIXTURE, AS SHALL BE THE APPLICATION RATE FOR FERTILIZER, SLIME & MULCH.
- SHOULD THE CONSTRUCTION SEQUENCE BE SUCH THAT THE PERMANENT SEEDING CANNOT BE MADE AT LEAST 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS DORMANT SEEDLINGS IMMEDIATELY AFTER THE FIRST KILLING FROST, WINTER RYE SHALL BE USED AS A TEMPORARY PLANTING.
- THE CONTRACTOR SHALL RESEED ANY AREAS WHICH HAVE NOT ESTABLISHED AN ACCEPTABLE CATCH (>80%) OF GRASS WITHIN A REASONABLE TIME (2 MOWINGS).
- IN AREAS WHERE TREES ARE NOTED TO REMAIN, CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO TREES TO REMAIN, INCLUDING, BUT NOT LIMITED TO INSTALLATION OF TEMPORARY FENCING.

20' WIDE C2 BUFFER YARD (40' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (7) SHRUBS	EXISTING VEGETATION

20' WIDE C2 BUFFER YARD (50' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (8) SHRUBS	(2) DECIDUOUS TREES (2) EVERGREEN TREES (1) SHRUBS

6' WIDE A2 BUFFER YARD (67' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (7) SHRUBS	(4) DECIDUOUS TREES (3) EVERGREEN TREES (10) SHRUBS

20' WIDE C2 BUFFER YARD (108' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(3) DECIDUOUS TREES (5) EVERGREEN TREES (18) SHRUBS	(4) DECIDUOUS TREES (5) EVERGREEN TREES (26) SHRUBS

6' WIDE A2 BUFFER YARD (73' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (8) SHRUBS	(2) DECIDUOUS TREES (3) EVERGREEN TREES (8) SHRUBS

6' WIDE A2 BUFFER YARD (50' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (5) SHRUBS	(1) DECIDUOUS TREES (3) EVERGREEN TREES (5) SHRUBS

20' WIDE C2 BUFFER YARD (60' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (10) SHRUBS	(2) DECIDUOUS TREES (3) EVERGREEN TREES (13) SHRUBS

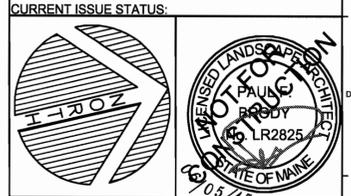
20' WIDE C2 BUFFER YARD (113' LONG)

REQUIRED PLANTS	PROPOSED PLANTS
(3) DECIDUOUS TREES (5) EVERGREEN TREES (19) SHRUBS	(3) DECIDUOUS TREES (6) EVERGREEN TREES (19) SHRUBS

EXISTING	LEGEND	PROPOSED
—▲—	EXTERIOR DOOR	▲
—○—	UTILITY POLE/GUY WIRE	○
—○—	STREET LIGHTING	○
—○—	BUILDING LIGHTING	○
—○—	TRANSFORMER PAD	□
—○—	DUMPSTER	D
—○—	SEWER MANHOLE	●
—○—	WATER SHUTOFF / GATE VALVE	W
—○—	CATCH BASIN	■
—○—	FIRE HYDRANT	■
—○—	SIGN	■
—○—	FENCING	—
—○—	PAVEMENT	—
—○—	SIDEWALK	—
—○—	VERTICAL CURB	—
—○—	SLOPED CURB	—
—○—	GEO BLOCK RETAINING WALL	—
—○—	PROPERTY SETBACK	—
—○—	PROPERTY LINE	—
—○—	ABUTTING PROPERTY LINE	—
—○—	TREE LINE	—

REV.	DESCRIPTION	DATE
1	PER CITY COMMENTS	06.05.15

APPROVAL DRAWINGS
04.21.15



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BHA FIRST STREET APARTMENTS

SITE PLANTING PLAN

SHEET TITLE:	WBRC CAD FILE:	379210-SP101.DWG
PROJECT No:	3792.10	GRAPHIC SCALE: 0" 1"
SCALE:	1"=20'	
PM:	PFB	SHEET No.
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