

PLANNING BOARD AGENDA

TUESDAY, SEPTEMBER 20, 2016, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. CONTRACT ZONE CHANGE

900 State Street, Julie B. Sites

To amend the Land Development Code by changing a parcel of land located at 900 State Street from Low Density Residential District to Contract Government and Institutional Service District. Said parcel containing approximately 6.22 acres. Julie Sites, applicant.

NEW BUSINESS

2. FINAL SUBDIVISION PLAN

1746 Stillwater Avenue, Jacky Deng

Final Subdivision Plan for a 10-unit Developmental Subdivision located at 1746 Stillwater Avenue in a Rural Residence and Agricultural District. Jacky Deng, applicant.

3. SITE DEVELOPMENT PLAN

570 Main Street, Lafayette Bangor, Inc.

Site Development Plan to isolate parking for the Fireside Inn by placing curbing and gates. Fireside will also enclose a portion (1,012 sq. ft.) of the building on the front and below the overhang in an Urban Service District.

4. SITE DEVELOPMENT PLAN

1 College Circle, Husson University

Site Development Plan to construct (3) 6-unit townhouse-style dormitories, parking areas, and access road in Government and Institutional Service District.

APPROVAL OF MINUTES

5. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.



N/F
CITY OF BANGOR
R73-7

BLAZED YELLOW LINE: ESTABLISHED BY THE CITY OF BANGOR
N 46°-42'-35" E (GRID) 670.50'

CEDAR POST FOUND MARKED
"1979" PURPORTED TO HAVE
BEEN SET BY THE CITY OF
BANGOR

CONCRETE MARKER FOUND
TIPPED OVER

N/F
KEVIN MILLER
R73-6C

N/F
CLYDE PHILBRICK
28-1

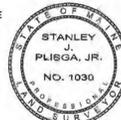
GRANITE TOWN LINE
MARKER FOUND

N/F
AMERICAN CONCRETE
INDUSTRIES
20-1

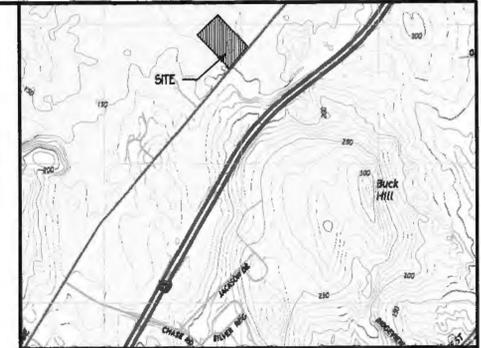
SURVEY STANDARD
THIS PLAN WAS PREPARED FROM INFORMATION
OBTAINED BY A SURVEY CONFORMING
SUBSTANTIALLY TO THE REQUIREMENTS OF
TECHNICAL STANDARDS CONTAINED IN CHAPTER 90,
PART 2, OF THE RULES OF THE BOARD OF LICENSURE
FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE
APRIL 1, 2001.

Stanley J. Plisga, Jr.
STANLEY J. PLISGA, JR., MAINE LICENSED
PROFESSIONAL LAND SURVEYOR No. 1030

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE



LEGEND	
SYMBOL	DESCRIPTION
---	LOCUS/PROPOSED PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	SETBACK
---	PROPOSED CENTERLINE
○	IRON PIPE/ROD FOUND
□	MONUMENT FOUND
---	STREAM
---	WETLANDS
---	TREE LINE
---	PROPOSED BLDG
---	EXISTING BLDG
---	PROPOSED PAVEMENT
---	EXISTING GRAVEL
⊙	TEST PIT (SEE HHE-200)



LOCATION MAP
SCALE 1"=2000'

SUBDIVISION NOTES

- RECORD OWNER OF PROPERTY IS JING DE DENG, 1746 STILLWATER AVE, BANGOR, MAINE BY DEED RECORDED PCRD. BOOK 13885, PAGE 349.
 - THE BOUNDARY LINES ARE BASED ON A BOUNDARY SURVEY PREPARED BY PLISGA + DAY, BANGOR, MAINE.
 - TOPOGRAPHIC DATA FROM MAINE GIS LIDAR DATA.
 - THE PROPERTY IS IN THE RURAL RESIDENTIAL + AGRICULTURAL DISTRICT (RR+A).
- | SPACE AND BULK | ZONING |
|----------------------|--------|
| MIN LOT SIZE | 15 AC |
| MIN LOT WIDTH | 200 FT |
| MIN FRONT SETBACK | 40 FT |
| MIN SIDE SETBACK | 20 FT |
| MIN REAR SETBACK | 30 FT |
| MAX BLDG HGT | 40 FT |
| MAX LOT COVERAGE | 15% |
| MAX IMPERVIOUS RATIO | 0.20 |
- THE PROPERTY IS SHOWN ON TAX MAP R73 A5 LOT 6A.
 - TOTAL AREA OF PARCEL IS 16.352 AC.
 - MAXIMUM PROJECT DENSITY BY CLUSTER DEVELOPMENT STANDARDS IS 10 UNITS. A TOTAL OF 10 UNITS ARE PROPOSED. PROPOSED LOT IS 15% AND IMPERVIOUS RATIO IS 0.05.
 - WETLANDS ON SITE WERE MAPPED BY ALEITA BURMAN, BURMAN LAND + TREE COMPANY, LLC, ORRINGTON, MAINE. NO IMPACT IS PROPOSED FOR THIS DEVELOPMENT.
- | IMPERVIOUS SURFACE AREAS* | |
|---------------------------|------------|
| EXISTING | 11,295+ SF |
| PROPOSED | 33,570+ SF |
| NET INCREASE | 22,275+ SF |
- (NET INCREASE ASSUMES ALL EXISTING STRUCTURES WILL REMAIN)
- TOTAL OPEN SPACE PROPOSED IS 6.15 AC OR 37.6%. OPEN SPACE TO BE RETAINED BY OWNER AND SHALL BE PROTECTED IN ITS NATURAL ENVIRONMENTAL CONDITIONS.
 - THIS PROJECT IS A MULTIPLE PRIMARY STRUCTURE DEVELOPMENT UNDER THE CITY OF BANGOR LAND USE ORDINANCE. THIS PROJECT MAY BECOME A PGD DEVELOPMENT SHOULD THE OWNER PROPOSE TO CONVEY ANY PORTION OF THE PROPERTY OR BUILDINGS DEPICTED HEREIN. ANY DIVISION OF LAND OR SALE OF STRUCTURES WILL REQUIRE FURTHER REVIEW BY THE CITY OF BANGOR.

REDUCED INTERNAL SETBACKS

YARD SPACE	RR+A	PROPOSED
MIN FRONT YARD *	40'	25'
MIN SIDE SETBACK	20 FT	10 FT
MIN REAR SETBACK	30 FT	30 FT

* UNITS 2 THRU 6 AND 8 THRU 10; UNIT 1 HAS MIN 18.5' SETBACK AND UNIT 7 HAS MIN 13.4' FROM T-TURN.

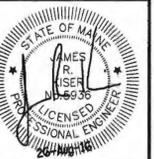
SCALE: 1"=60'
60' 0' 60' 120' 180' 240'

REV.	DATE	BY	COMMENTS
	26 AUG 16	JRK	SCALE: 1"=60'

SUBDIVISION PLAN
FIRST TOWN COMMUNITY

1746 STILLWATER AVE
BANGOR, MAINE

RECORD OWNER:
JING DE DENG
1746 STILLWATER AVE
BANGOR, ME 04401



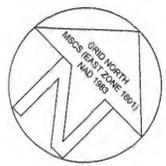
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

RECEIVED

AUG 29 2016

C&ED and Planning

SHEET 1-1

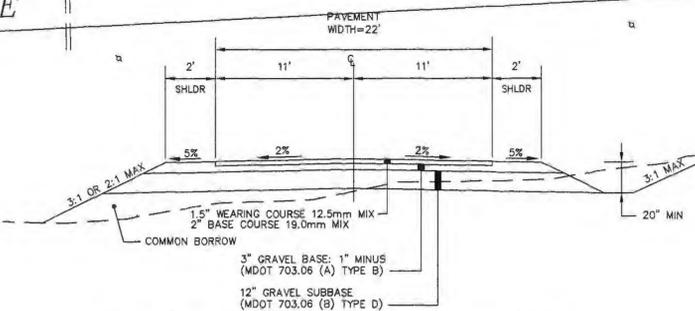


S 43°27'33" E (GRID)
1097.53'

N 43°17'25" W (GRID)
1032.16'

N 41°6'55" E (GRID)
670.46'

STILLWATER AVENUE

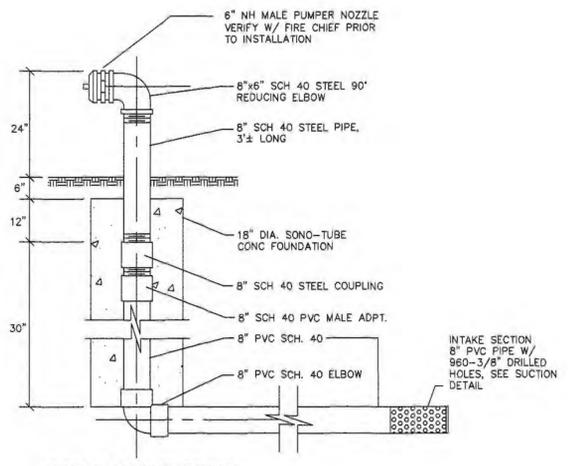


GRAVEL MATERIAL MAY BE EITHER SCREENED OR CRUSHED WITH GRADATIONS COMPLYING WITH SPECIFICATION NOTES.

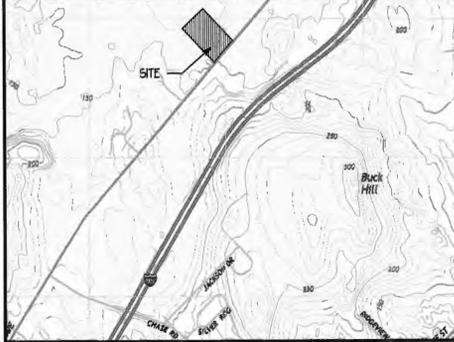
STREET SECTION
NOT TO SCALE

EROSION CONTROL NOTES:

- AT THE START OF CONSTRUCTION SILT FENCE OR EROSION CONTROL MIX BERM SHALL BE PLACED AS SHOWN ON THE PLANS AND/OR AS REQUIRED BY PROGRESSIVE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PROVIDE AND PLACE SILT FENCE OR HAY BALES ON AN AS NEEDED BASIS TO PROTECT THE OFF-SITE RESOURCES AGAINST EROSION DUE TO CONSTRUCTION ACTIVITIES. THE ENGINEER MAY DIRECT ADDITIONAL SILT FENCE BE PLACED BASED UPON SITE OBSERVATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THE SPECIFICATIONS OR MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL MAINTAIN ALL MEASURES IN FUNCTIONING ORDER AS REQUIRED TO MINIMIZE EROSION. REFERENCE FOR INSTALLATION AND MAINTENANCE MAY BE OBTAINED FROM THE HANDBOOK "EARTH EROSION AND SEDIMENT CONTROL BMP'S". THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AND CONSTRUCTION ACTIVITIES TO COMPLY WITH THE MDP 2011.
- SOIL STOCKPILES ON-SITE SHALL BE PROTECTED BY SILT FENCE ON THE DOWN GRADIENT SIDE. ALL OFF-SITE STOCKPILES OR DISPOSAL SITES SHALL BE PROTECTED BY APPROPRIATE EROSION CONTROL MEASURES. STOCK PILES SHALL BE VEGETATED AS SPECIFIED IN OTHER SECTIONS. CONTRACTOR TO PROVIDE THE ENGINEER LOCATION AND ACCESS TO ANY OFF-SITE STOCKPILES.
- TEMPORARY SOIL PROTECTION MEASURES SHALL BE APPLIED TO DISTURBED SOIL AREAS NOT PROPOSED TO BE REVEALED WITH IN 14 DAY PERIOD. DURING WINTER CONSTRUCTION HAY SHALL BE APPLIED AT THE END OF EACH DAY AND PRIOR TO THE GROUND FREEZING OR SNOWFALL.
- TEMPORARY SOIL PROTECTION:
 - SEED BED PREPARATION - SOIL SHALL BE LOOSENEED TO A DEPTH OF 2" AND TREATED WITH LIME AND FERTILIZER (0-20-20) AT RATES OF 135 AND 13.5 LB/UNT. RESPECTIVELY. A UNT IS 1000 SF.
 - SEEDING - TEMPORARY SEEDING SHALL BE ANNUAL OR WINTER RYE PLANTED AT 1.5 AND 3.0 LB/UNT. RESPECTIVELY. ANNUAL RYE SHALL BE PLANTED FROM APRIL 15TH THROUGH AUGUST 15TH AND WINTER RYE TO OCTOBER 15TH. NO SEEDING SHALL OCCUR PAST OCTOBER 15TH.
 - PROTECTION OF SOIL/SEED - SEED OR SOIL SHALL BE PROTECTED WITH HAY MULCH AT A RATE OF 100 LB/UNT. A 90% COVERAGE IS REQUIRED FOR MULCH AND NETTING OR EROSION CONTROL MESH SHALL BE USED ON SLOPES GREATER THAN 8% AND 40 FT LONG AND AT THE BOTTOM OF ALL SWALES. THE OWNER'S REPRESENTATIVE MAY REQUIRE EROSION CONTROL MESH IF DRAINAGE/SLOPE CONDITIONS WERE THE SUBSTITUTION.
- PERMANENT SOIL PROTECTION MEASURES SHALL BE INITIATED WITH IN 7 DAYS OF FINAL GRADING OPERATIONS OR IF THE AREA WILL NOT BE WORK FOR OVER A YEAR.
- PERMANENT SOIL PROTECTION:
 - LOAM - SPREAD LOAM OVER THE DISTURBED AREA TO A DEPTH AS SPECIFIED ON THE PLANS OR 4" MIN.
 - SEED BED PREPARATION - THE SEED BED SHALL BE LOOSENEED AND TREATED WITH LIME AND FERTILIZER (0-20-20) AT RATES OF 135 AND 13.5 LB/UNT. RESPECTIVELY AND WORKED INTO THE SOIL PRIOR TO SEED APPLICATION.
 - SEEDING - ALL SEED SHALL BE A PREMIUM SEED MIXTURE SUITABLE FOR THE AREA TO BE SEEDED. ALL SEEDING SHALL BE COMPLETED PRIOR TO OCTOBER 15TH.
 - PROTECTION - SEED SHALL BE PROTECTED BY HAY MULCH APPLIED AT 100 LB/UNT AND ANCHORED WITH RPP MULCH OR AEROSOLARY TD. HAY MULCH WITH NETTING OR EROSION CONTROL MESH SHALL BE PLACED ON SLOPES GREATER THAN 8% AND 40 FT LONG AND AT THE BOTTOM OF ALL SWALES. THE OWNER'S REPRESENTATIVE MAY REQUIRE EROSION CONTROL MESH IF DRAINAGE/SLOPE CONDITIONS WERE THE SUBSTITUTION.
- CATCH BASINS SHALL BE PROTECTED BY HAY BALE BARRIERS OR SEDIMENT SACKS AT THE TIME OF INSTALLATION AND BASINS WITHIN VEGETATED AREAS SHALL USE 2 ROWS OF 500' AROUND THE GRATE AT THE TIME OF FINAL STABILIZATION.
- 4" RIPRAP SHALL BE PLACED ON ALL SLOPES EXCEEDING 20%. SLOPES RANGING FROM 3% TO 20% MAY REQUIRE ADVANCED STABILIZATION AND ARE TO BE REVIEWED IN AN INDIVIDUAL BASIS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A CONSTRUCTION ENTRANCE AT THE ACCESS TO STILLWATER AVE. THE ENTRANCE SHALL BE MAINTAINED PER THE DETAIL AND STILLWATER AVE SHALL BE KEPT CLEAR OF ANY CONSTRUCTION DEBRIS.
- DURING DRY WEATHER, THE CONTRACTOR SHALL MINIMIZE DUST EMISSIONS BY APPLICATION OF WATER AND/OR CALCULUM ON AN AS NEEDED BASIS.
- SOIL SHALL BE USED TO STABILIZE DISTURBED AREAS AT THE INLETS AND OUTLETS OF ALL CULVERTS AND FIELD BASINS. UNLESS OTHERWISE NOTED ON THE PLANS, TWO ROWS OF SOIL SHALL BE USED TO STABILIZE FIELD BASIN INLETS DURING FINAL LOADING AND SEEDING.
- DEWATERING FLOWS SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASINS OR EXISTING VEGETATED AREAS. FLOWS SHALL NOT BE DISCHARGED TO DISTURBED AREAS OR FILTER BASINS.
- INSPECTION AND MAINTENANCE (BY CONTRACTOR'S QUALIFIED REPRESENTATIVE):
 - A VISUAL INSPECTION SHALL BE PERFORMED WEEKLY OR AFTER SIGNIFICANT RAINFALL EVENTS GREATER THAN 0.1" REPAIR STRUCTURES AS REQUIRED AND WITHIN 7 DAYS OF THE NEXT STORM EVENT.
 - THE MAPPED WETLAND AND MINOR STREAMS LOCATED ON THE PROPERTY THAT ARE ADJACENT TO CONSTRUCTION ACTIVITIES SHOULD BE REVIEWED ON A DAILY BASIS TO CONFIRM EROSION PROTECTION MEASURES ARE SECURELY IN PLACE AND FUNCTIONING.
 - SEDIMENT FROM BEHIND SILT FENCE, STONE CHECK DAM AND/OR HAY BALES SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND REGRADED INTO THE SITE.
 - SEEDING AREAS SHALL BE INSPECTED EVERY 7 DAYS UNTIL 75% COVERAGE IS ACHIEVED. SEED FAILURES SHALL BE RESEED AND THE CONTRACTOR SHALL PROVIDE APPROPRIATE SOIL MOISTURE CONDITIONS.
 - EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONCE 90% VEGETATION COVERAGE HAS BEEN ESTABLISHED OR WITHIN 30 DAYS AFTER PERMANENT STABILIZATION MEASURES. THESE AREAS SHALL BE GRADED AND STABILIZED UPON REMOVAL.
 - THE INSPECTOR SHALL KEEP A LOG OF ACTIVITIES INCLUDING DATES, OBSERVATIONS AND CORRECTIVE ACTIONS, IF NEEDED.



DRY HYDRANT DETAIL
NOT TO SCALE



LOCATION MAP
SCALE 1"=2000'

GENERAL NOTES

- RECORD OWNER OF PROPERTY IS JING DE DENG, 1746 STILLWATER AVE. BANGOR, MAINE BY DEED RECORDED PG. BOOK 13885, PAGE 349.
 - THE BOUNDARY LINES ARE BASED ON A BOUNDARY SURVEY PREPARED BY PLUGA + DAY, BANGOR, MAINE.
 - TOPOGRAPHIC DATA FROM MAINE GIS LIDAR DATA.
 - THE PROPERTY IS IN THE RURAL RESIDENTIAL + AGRICULTURAL DISTRICT (RR+A).
- | SPACE AND BULK | ZONING |
|----------------------|--------|
| MIN LOT SIZE | 15 AC |
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| MAX BLDG HGT | 40 FT |
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| MAX IMPERVIOUS RATIO | 0.20 |
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 - MAXIMUM PROJECT DENSITY UNDER CLUSTER DEVELOPMENT IS 10 UNITS. A TOTAL OF 10 UNITS ARE PROPOSED.
 - WETLANDS ON SITE WERE MAPPED BY ALEITA BURMAN, BURMAN LAND + TREE COMPANY, LLC, ORRINGTON, MAINE. NO IMPACT IS PROPOSED FOR THIS DEVELOPMENT.
 - IMPERVIOUS SURFACE AREAS:

IMPERVIOUS RATIO	0.05
EXISTING	11,295 SF
PROPOSED	33,570 SF
NET INCREASE	22,275 SF
 - PROPOSED BUILDINGS 3 THRU 7 ARE 25'x30', 1 1/2-STORY STRUCTURES. BUILDINGS 8 THRU 10 ARE 25'x40', 1-STORY STRUCTURES.
 - 2 PARKING SPACES PER UNIT IS PROVIDED; 1 IN GARAGE AND 1 IN DRIVEWAY.
 - TRASH COLLECTION TO BE BY PRIVATE SERVICE WITH EACH UNIT PROVIDED CONTAINERS TO BE PLACED ROADSIDE.
 - EXISTING WATER LINES SHOWN AS APPROXIMATE BASED ON LIMITED DATA AVAILABLE.
 - THIS PROJECT IS A SINGLE OWNER DEVELOPMENT AND THE OWNER IS RESPONSIBLE FOR ALL FACETS OF THE PROJECT INCLUDING MAINTENANCE OF THE BUILDINGS, LAWNS, COMMON AREAS, SNOW REMOVAL, UTILITIES, WELLS, SEPTIC SYSTEMS, ETC. THE OWNER SHALL MAINTAIN A REPLACEMENT WELL PUMP AND REPLACEMENT SEPTIC PUMP ON SITE FOR EMERGENCY REPLACEMENT CONDITIONS. THE CITY WILL NOT BE RESPONSIBLE FOR THE UTILITIES OR ROAD SYSTEM.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING W/DOOR	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	UTILITY POLE	---
---	CULVERT	---
---	SILT FENCE	---
---	BLDG LIGHT	---
---	TEST PIT (SEE HHE-200)	---

SCALE:
1"=40'

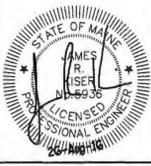
CONSTRUCTION NOTES

- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS MAY BE REQUIRED. DIG SAFE SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE CLEARED TO THE LIMITS OF THE GRADING SHOWN ON THE PLAN.
- OVERHEAD UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF EMERA MAINE. IF INSTALLED BY A PRIVATE CONTRACTOR, CONSTRUCTION PLANS SHALL BE APPROVED BY EMERA MAINE.
- SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES.
- STORM DRAIN AND/OR CULVERTS SHALL BE SMOOTH WALL HDPE PIPE OR APPROVED EQUAL.
- WATER LINE AND WELL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINE PLUMBING CODE AND WELL DRILLERS RULES. THE WATER SERVICES SHALL BE 1" HDPE PRESSURE PIPE AND WATER METERS SHALL BE INSTALLED FOR EACH SERVICE AND LOCATED IN THE WELL HOUSES. THE EXISTING WELL SERVICES SHALL BE UPGRADED TO INCLUDE THE WATER METERS.
- THE WATER PIPES AND SEWER PIPES/STRUCTURES SHALL MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION UNLESS OTHERWISE APPROVED.
- THE DRY HYDRANT SHOULD BE TESTED BY THE BANGOR FIRE DEPARTMENT UPON COMPLETION OF CONSTRUCTION.

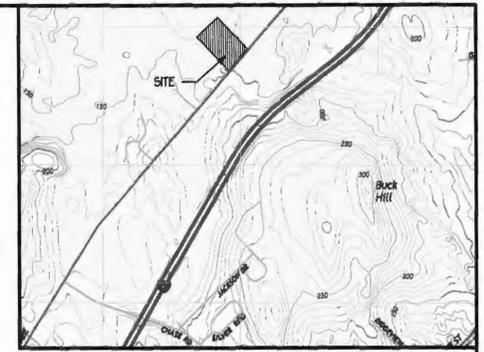
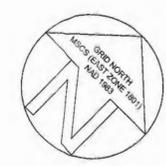
REV:	DATE:	BY:	COMMENTS:
	26 AUG 16	JRK	SCALE: 1"=40'

SITE PLAN
FIRST TOWN COMMUNITY
1746 STILLWATER AVE
BANGOR, MAINE

FOR:
JACKY DENG
1746 STILLWATER AVE
BANGOR, ME 04401



KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700



LOCATION MAP
SCALE 1"=2000'

UNIT AREA SUMMARY

TOTAL PROPERTY ACREAGE	16.35
TOTAL UNITS	10
NET ACREAGE PER UNIT	1.63

UNIT	INTERNAL AREA	FRONT	LT SIDE	REAR	RT SIDE
1	14,625+ SF	18.5'	NR	NR	NR
2	8,175+ SF	37.5'	NR	NR	10'
3	12,515+ SF	25'	NR	NR	NR
4	6,080+ SF	25'	NR	NR	NR
5	6,380+ SF	25'	NR	NR	NR
6	4,650+ SF	25'	10'	NR	10.7'
7	4,480+ SF	13.4'	NR	N/A	15.8'
8	8,270+ SF	25.9'	NR	NR	11.4'
9	7,915+ SF	NR	10.3'	NR	NR
10	7,675+ SF	25'	NR	NR	NR

NR - NO REDUCTION

- ALL UNIT AREAS ARE DETERMINED WITHIN THE SHOWN SETBACK LINES/PROPERTY LINE AND ARE FOR REFERENCE ONLY.
- FRONT YARDS ARE MEASURED FROM THE EDGE OF PAVEMENT; HOWEVER, FOR GRAPHIC CLARITY THE SETBACK LINE IS 1' OFF THE EDGE OF PAVEMENT.

LEGEND

SYMBOL	DESCRIPTION
---	LOCUS/PROPOSED PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	SETBACK
---	PROPOSED CENTERLINE
---	IRON PIPE/ROD FOUND
---	MONUMENT FOUND
---	STREAM
---	WETLANDS
---	TREE LINE
---	PROPOSED BLDG
---	EXISTING BLDG
---	PROPOSED PAVEMENT
---	EXISTING GRAVEL
---	TEST PIT (SEE SHEET-200)

PHASING NOTES

NOTE: IF CONSTRUCTION DISTURBS MORE THAN 1 ACRE AT ANY ONE TIME, THE OWNER WILL BE REQUIRED TO FILE A STORMWATER LAW PER APPLICATION FORM. PHASING OF THE DEVELOPMENT IS FOR BUILDING PERMIT AND OCCUPANCY CRITERIA. WORK SHALL COMMENCE ON PHASE 1 WITHIN 1 YEAR OF APPROVAL AND ALL PHASES SHALL BE COMPLETED WITHIN 2 YEARS OF APPROVAL. EXTENSIONS TO THE CONSTRUCTION TIME LIMITS SET BY THE LAND USE ORDINANCE MAY BE OBTAINED IN ACCORDANCE WITH SECTION 105-113.E.

PHASE 1: BUILD MAIN ROAD TO UNIT 2. CONSTRUCT WASTEWATER DISPOSAL FIELD #1 AND DRILL WELL #2. CONSTRUCT UNITS 3 THRU 5 AND REMODEL UNIT 2. CONSTRUCT 50x50' TEMPORARY GRAVEL TURN-AROUND AFTER DRIVEWAY FOR UNIT 2.

PHASE 2: CONSTRUCT ROAD THROUGH TO THE TURN-AROUND. CONSTRUCT WASTEWATER DISPOSAL FIELD #2 AND DRILL WELL #3. CONSTRUCT UNITS 6 THRU 10. REMOVE TEMPORARY GRAVEL TURN-AROUND.



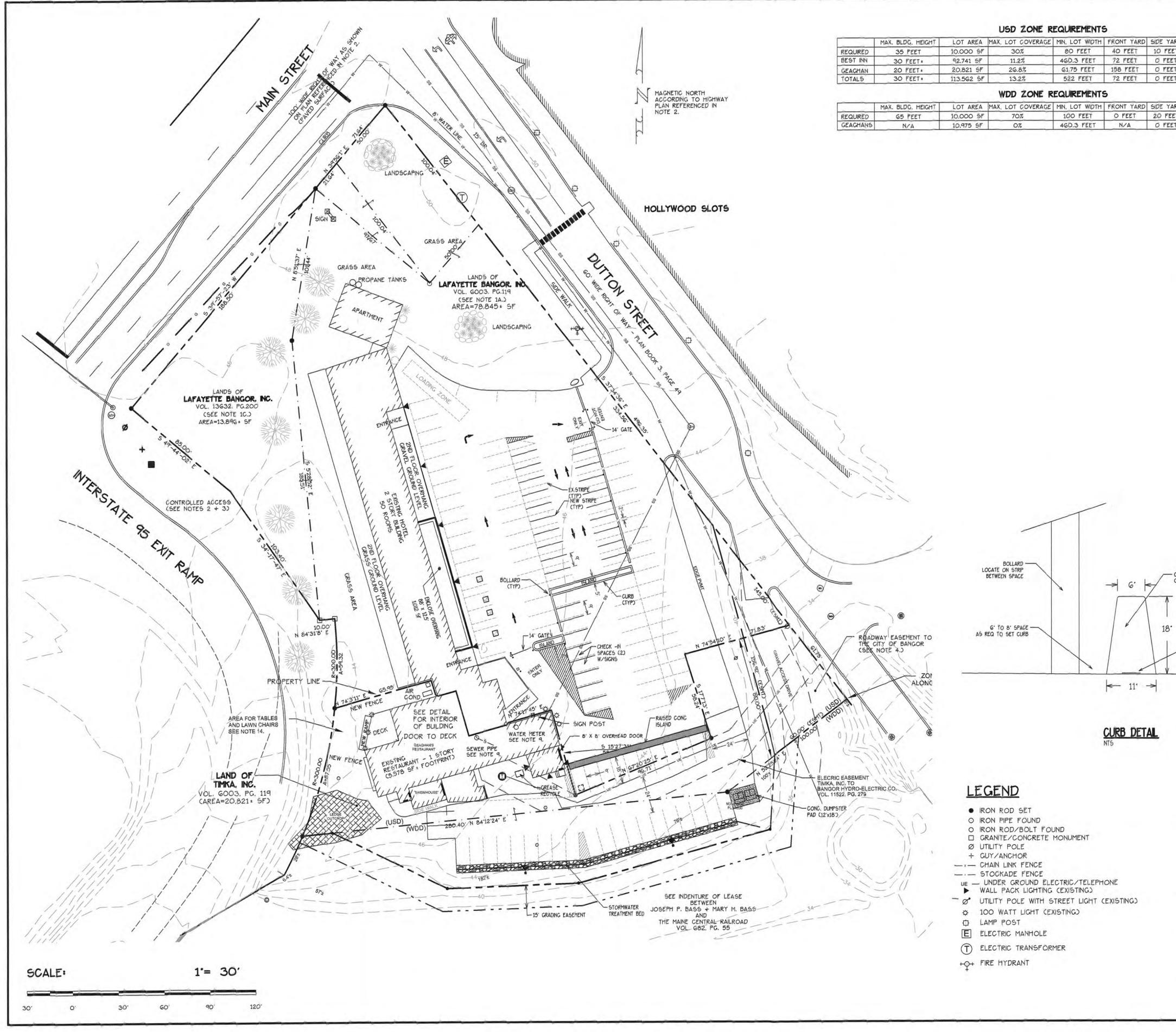
REV:	DATE:	BY:	COMMENTS:
DATE:	26 AUG 16	DESIGN BY:	JRK
SCALE:	1"=30'	PROJ. NO.:	628

INTERNAL SETBACK & PHASING PLAN
FIRST TOWN COMMUNITY
 1746 STILLWATER AVE
 BANGOR, MAINE

RECORD OWNER:
JING DE DENG
 1746 STILLWATER AVE
 BANGOR, ME 04401

KISER
 ENGINEERING & DEVELOPMENT CONSULTING
 PO BOX 282, HAMPDEN, MAINE 04444
 207-862-4700

SHEET 3-3



USD ZONE REQUIREMENTS

	MAX. BLDG. HEIGHT	LOT AREA	MAX. LOT COVERAGE	MIN. LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	OPEN SPACE
REQUIRED	35 FEET	10,000 SF	30%	80 FEET	40 FEET	10 FEET	20 FEET	200 SF
BEST INN	30 FEET	92,741 SF	11.2%	460.3 FEET	72 FEET	0 FEET	20 FEET	30,225 SF
GEAGHAN	20 FEET	20,821 SF	26.8%	61.75 FEET	158 FEET	0 FEET	23 FEET	7,916 SF
TOTALS	30 FEET	113,562 SF	13.2%	522 FEET	72 FEET	0 FEET	20 FEET	38,605 SF

WDD ZONE REQUIREMENTS

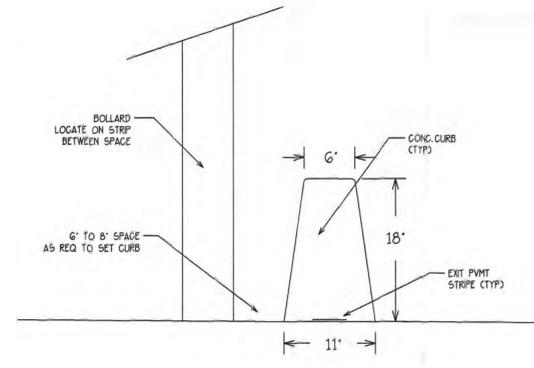
	MAX. BLDG. HEIGHT	LOT AREA	MAX. LOT COVERAGE	MIN. LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	OPEN SPACE
REQUIRED	65 FEET	10,000 SF	0%	100 FEET	0 FEET	20 FEET	20 FEET	-
GEAGHAN	N/A	10,975 SF	0%	460.3 FEET	N/A	0 FEET	N/A	4,150 SF



LOCATION MAP
NTS

NOTES:

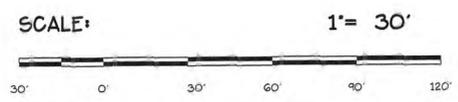
- REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS:
 - CONJON, INC. TO LAFAYETTE BANGOR, INC., DATED DEC. 1, 1993 VOLUME 6003, PAGE 1.
 - LAFAYETTE BANGOR, INC. TO TRMA, INC., DATED DEC. 1, 1993 VOLUME 6003, PAGE 119.
 - STATE OF MAINE DOT TO LAFAYETTE BANGOR, INC., DATED AUG. 22, 2014 VOLUME 13632, PAGE 200.
- REFERENCE IS MADE TO THE MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR STATE HIGHWAY "63", DATED JANUARY 1956, S.H.C. FILE NO. 10-111.
- REFERENCE IS MADE TO THE LAYOUT AND NOTICE OF TAKING BY THE STATE OF MAINE, DATED JUNE 26, 1957 AND RECORDED IN VOLUME 1596, PAGE 105 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS AND ALSO THE SUPPLEMENTAL TAKING, DATED JANUARY 22, 1958 AND RECORDED IN VOLUME 1610, PAGE 161 OF SAID REGISTRY.
- REFERENCE IS MADE TO THE RIGHTS ACQUIRED BY THE CITY OF BANGOR BY THE DEED OF ELAINE BASS PERCE, DATED MARCH 2, 1964 AND RECORDED IN VOLUME 1963, PAGE 197 OF SAID REGISTRY. THIS EASEMENT SUPERSEDES THE EASEMENT GIVEN BY ELAINE BASS PERCE TO THE CITY OF BANGOR, DATED JUNE 12, 1961 AND RECORDED IN VOLUME 1785, PAGE 307 OF SAID REGISTRY.
- REFERENCE IS MADE TO THE INDENTURE OF LEASE BY AND BETWEEN JOSEPH P. BASS AND MARY M. BASS AND THE MAINE RAILROAD COMPANY, DATED APRIL 1, 1898, AND RECORDED IN VOLUME 652, PAGE 55, WITH RESPECT TO THE LOWERING OF THE GRADE OF DUTTON STREET BETWEEN MAIN STREET AND THE RAILROAD TRACK ON SO FAR AS THE PARTIES HAVE A RIGHT TO DO SO AND THE RELEASE OF ANY CLAIM TO RECOVER ANY DAMAGES FOR LOWERING OR CHANGE OF GRADE OF DUTTON STREET, NOR FOR SMOKE, SPILLS OR NOISES, CAUSED BY LESSEES UPON THE LEASED PREMISES IN THE USE OF THE LEASED PREMISES FOR ROUND HOUSES, TURN TABLES, REPAIR SHOPS, OR ANY OTHER LEGITIMATE RAILROAD BUSINESS.
- REFERENCE IS MADE TO THE SEWER EASEMENT CONVEYED TO THE CITY OF BANGOR BY DEED OF JOSEPH P. BASS AND MARY M. BASS DATED AUGUST 27, 1998 AND RECORDED IN VOLUME 678, PAGE 444 OF SAID REGISTRY. THE LOCATION OF THIS SEWER EASEMENT COULD NOT BE DETERMINED.
- TOTAL AREA OF PARCEL IS 2.29 ACRES, MORE OR LESS.
- THE PARCELS SHOWN HEREON DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE C - AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BANGOR, MAINE, PENOBSCOT COUNTY, COMUNITY-PANEL NUMBER 230102 - 0015 B, PAGE 15 OF 20, EFFECTIVE JUNE 15, 1978.
- THE SEWER AND WATER LINES SERVING THE EXISTING BUILDING ENTER THROUGH THE BASEMENT OF THE RESTAURANT. THE WATER LINE APPEARS TO ENTER STRAIGHT UP THROUGH THE SLAB AND THE SEWER LINE ENTERS AT AN ANGLE IN A NORTH-WESTERLY DIRECTION. THE LOCATION OF THESE UTILITY LINES BETWEEN THESE ENTRANCES AND MAIN LINE AS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION. THE WATER LINE LOCATION BETWEEN THE BUILDING AND MAIN HAS NOT BEEN LOCATED.
- CONTOURS AND ELEVATIONS SHOWN WERE PROVIDED THROUGH THE CITY OF BANGOR'S GIS DEPARTMENT.
- THE SUBJECT PREMISES IS FURTHER IDENTIFIED AS LOTS 46 + 46A ON TAX MAP 26 OF THE CITY OF BANGOR ASSESSING MAPS.
- THE SUBJECT PREMISES LIES WITHIN THE URBAN SERVICE DISTRICT (USD ZONE) AND THE WATERFRONT DEVELOPMENT DISTRICT (WDD ZONE).
- THE IMPERVIOUS AREA OF THE SITE IS 76,765 SF. THE TOTAL AREA OF THE SITE IS 124,537 SF WHICH RESULTS IN AN IMPERVIOUS RATIO OF 62.6%.
- THIS PLAN WAS LAST REVISED FOR THE EXPANSION OF THE BREW HOUSE ON THE TRMA LOT IN MARCH OF 2013. THIS PLAN INCLUDES THE CURBING AND GATING OF THE PRESERVE PARKING, INCREASING THE FIRST FLOOR AREA BY 1012 SF BY ENCLOSING OVERHANG SPACE AND THE ADDITION OF LAND BY LAFAYETTE BANGOR, INC. FROM MDOT.
- ALL WORK WILL BE COMPLETED IN PAVED AREAS. THE PAVEMENT SHALL BE SWEEP CLEAN AT THE END OF EACH WORK DAY. IF REQUIRED BY WEATHER CONDITIONS, EROSION CONTROL SOCKS SHALL BE PLACED ON PAVEMENT AROUND THE AREA TO BE WORK WITH CLEANUP AND REMOVAL AT THE END OF DAY.
- NO ADDITIONAL TRAFFIC WILL BE GENERATED AS A RESULT OF THIS PROPOSED GATES AND CURBING WORK.
- THERE ARE 126 TOTAL PARKING SPACES, 5 OF WHICH ARE HANDICAPPED SPACES.
- A KNOX BOX WILL BE PROVIDED AT THE GATES TO PROVIDE ACCESS TO EMERGENCY VEHICLES.



CURB DETAIL
NTS

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE/CONCRETE MONUMENT
- ⊕ UTILITY POLE
- + GUY/ANCHOR
- CHAIN LINK FENCE
- STOCKADE FENCE
- UNDER GROUND ELECTRIC/TELEPHONE
- ▶ WALL PACK LIGHTING (EXISTING)
- ⊗ UTILITY POLE WITH STREET LIGHT (EXISTING)
- ⊗ 100 WATT LIGHT (EXISTING)
- ⊠ LAMP POST
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT



REV:	DATE:	BY:	COMMENTS:
	9 SEP 16	JRK	SCALE: 1"=20'
SITE & GROUP DEVELOPMENT PLAN FIRESIDE INN & GEAGHAN'S RESTAURANT 570 MAIN STREET BANGOR, MAINE			PROJ. NO: 672
FOR: LAFAYETTE BANGOR INC. 570 MAIN STREET BANGOR, ME 04401			
 KISER ENGINEERING & DEVELOPMENT CONSULTING PO BOX 282, HAMPDEN, MAINE 04444 207-862-4700			RECEIVED SEP 09 2016 C & ED and Planning
SHEET 1-1			

HUSSON UNIVERSITY PARKING SCHEDULE			
PARKING AREAS	EXISTING PARKING SPACES	EXISTING HC SPACES	TOTAL ADA AND EXISTING PARKING SPACES
HUSSON AVE ENTRANCE LOT (FORMER ENTRANCE LANES)	39	0	39
CIRCLE 1 (ENTRANCE TO PEABODY / SAFETY AREA)	57	5	62
PUBLIC SAFETY LOT	5	6	11
SOFTBALL FIELD 1 (PARALLEL TO ENTRANCE DRIVE)	79	0	79
CIRCLE 2 (ENTRANCE TO NEWMAN GYM)	17	6	23
NEWMAN GYM (INCLUDING ADJACENT SPACE ON CIRCLE)	124	19	143
CIRCLE 3 (NEWMAN TO NESCOM) (TABLE SHOWS 118 SPACE PEABODY EXPANSION INTO CIRCLE, NOT BUILT)	40	0	40
PEABODY HALL (TABLE SHOWS 118 SPACE EXPANSION INTO CIRCLE 3, NOT BUILT)	151	8	159
NESCOM1	87	0	87
NESCOM2	74	0	74
RESIDENCE PARKING	348	0	348
DINING HALL	54	4	58
CENTER FOR FAMILY BUSINESS	140	6	146
SOFTBALL FIELD PARKING 2 (PARALLEL TO CIRCLE 2)	54	0	54
PEABODY HALL EXPANSION (NEXT TO PEABODY LOT)	94	0	94
MEETING HOUSE LOT ACROSS CIRCLE AT GRIFFIN ENTRANCE			85
AUG. 2010 PARKING LOT BETWEEN NEWMAN AND MEETING HOUSE LOT			44
DEC. 2010 PARALLEL SPACES IN RESIDENCE AREA			37
(NOT PAVED YET, SO USED DIAGONALLY FOR EXTRA UNKNOWN SPACES)			30
PARKING LOT (2012)	176	0	176
DISCONTINUED SPACES (2012)	-19	0	-19
TOTAL EXISTING	1711	59	1770
PROPOSED PARKING AREA	PROPOSED PARKING SPACES	PROPOSED HC SPACES	TOTAL PROPOSED SPACES
TOWNHOUSE 1	28	1	29
TOWNHOUSE 2	22	1	23
TOWNHOUSE 3	25	1	26
DISCONTINUED SPACES	-5	0	-5
TOTAL PROPOSED SPACES	70	3	73

PLAN REFERENCE:

- THIS PLAN IS BASED UPON TOPOGRAPHIC SURVEY POINTS AND SITE INFORMATION COMPILED FROM AERIAL PHOTOGRAPHY FLOWN 11-18-2009, PROVIDED BY J.W. SEWALL COMPANY.
- SOME OF THE EXISTING SITE FEATURES AND PERIPHERAL INFORMATION WERE TAKEN FROM A PLAN CREATED BY S.W. COLE ENGINEERING, INC., ENTITLED "WETLAND DELINEATION PLAN", DATED 07-28-2004. THE PROPERTY LINES AND SOME EXTERIOR SITE FEATURES WERE TAKEN FROM THIS PLAN AND OVERLAID WITH THE JAMES W. SEWALL TOPOGRAPHIC SURVEY POINTS. THIS PLAN IS NOT A BOUNDARY SURVEY.
- WETLANDS MAPPING WAS PROVIDED BY S.W. COLE ENGINEERING, INC. PLAN ENTITLED "WETLAND DELINEATION PLAN" DATED 07-28-2004.
- UTILITY INFORMATION WAS COMPILED FROM INFORMATION PROVIDED BY THE CITY OF BANGOR. UTILITY COMPANIES WOODARD AND CURRAN IN COMBINATION WITH FIELD COLLECTED DATA PROVIDED BY JAMES W. SEWALL COMPANY. FIELD WORK COMPLETED IN JULY 2016.

SITE PLAN NOTES:

- PROPOSED PROJECT DOES NOT REQUIRE BUFFERS PER CITY OF BANGOR ORDINANCE.
- ALL DISTURBED AREAS FROM CONSTRUCTION SHALL BE LOAMED, SEEDED, AND MULCHED.
- SITE IS LOCATED IN THE GOVERNMENT AND INSTITUTIONAL SERVICES DISTRICT.

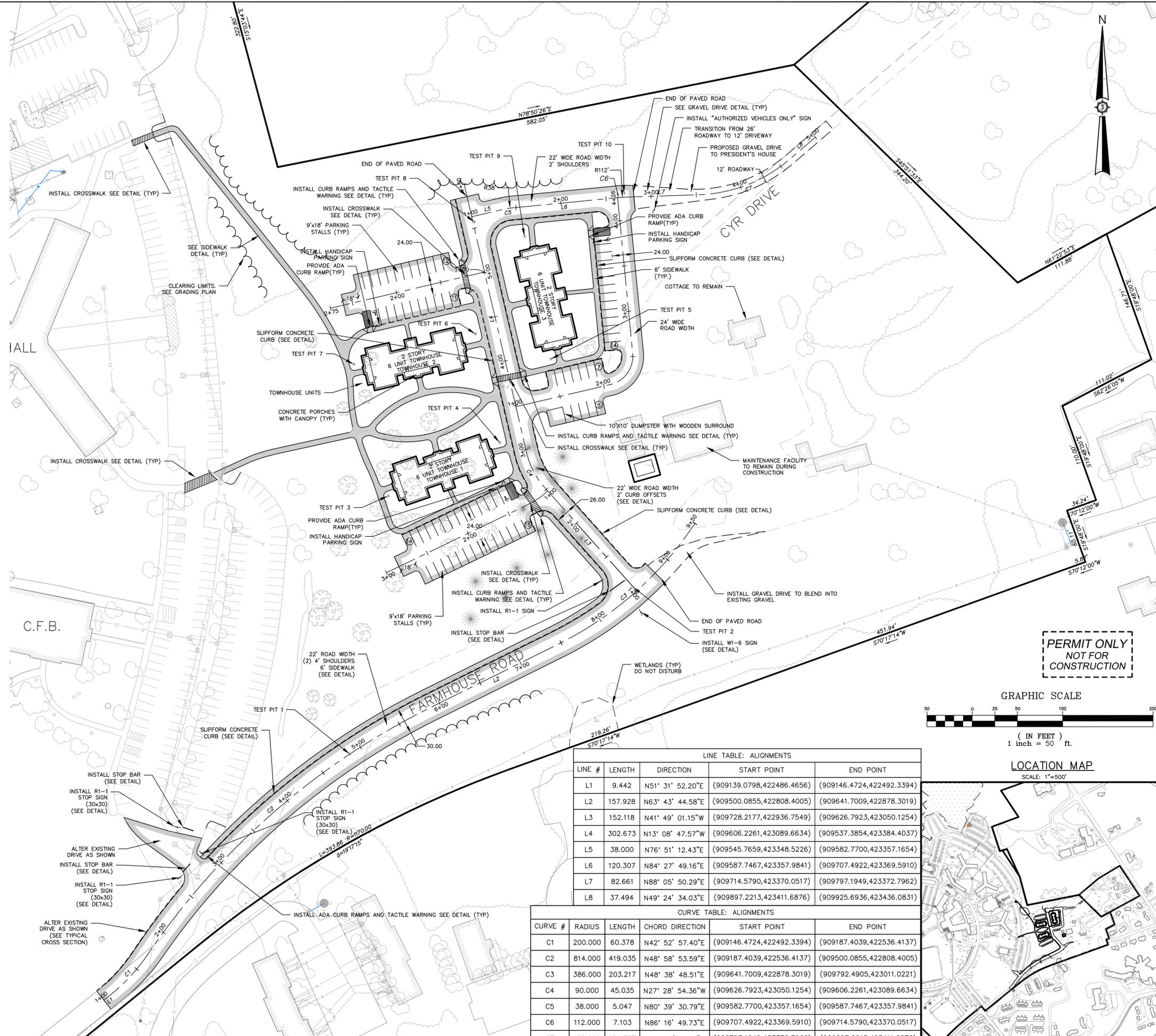
**ZONING DENSITY REQUIREMENTS (G & ISD)
GOVERNMENT AND INSTITUTIONAL SERVICE**

G & ISD ZONE

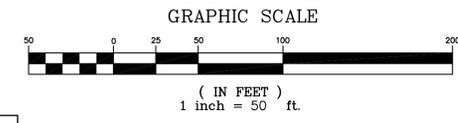
	REQUIRED	PROPOSED
MAX LOT COVERAGE	< 30%	< 30%
MIN. FRONT YARD	30 FT.	> 30 FT.
MIN. SIDE YARD	20 FT.	> 20 FT.
MIN. REAR YARD	30 FT.	> 30 FT.
MAX. BUILDING HGT.	80 FT.	< 80 FT.

LINE LEGEND

PROPOSED	EXISTING



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NOT FOR
CONSTRUCTION



LOCATION MAP
SCALE: 1"=500'



LINE TABLE: ALIGNMENTS				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	9.442	N51° 31' 52.20"E	(909139.0798,422486.4656)	(909146.4724,422492.3394)
L2	157.928	N63° 43' 44.58"E	(909500.0855,422808.4005)	(909641.7009,422878.3019)
L3	152.118	N41° 49' 01.15"W	(909728.2177,422936.7549)	(909626.7923,423050.1254)
L4	302.673	N13° 08' 47.57"W	(909606.2261,423089.6634)	(909537.3854,423384.4037)
L5	38.000	N76° 51' 12.43"E	(909545.7659,423348.5226)	(909582.7700,423357.1654)
L6	120.307	N84° 27' 49.16"E	(909587.7467,423357.9841)	(909707.4922,423369.5910)
L7	82.661	N88° 05' 50.29"E	(909714.5790,423370.0517)	(909797.1949,423372.7962)
L8	37.494	N49° 24' 34.03"E	(909897.2213,423411.6876)	(909925.6936,423436.0831)

CURVE TABLE: ALIGNMENTS					
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C1	200.000	60.378	N42° 52' 57.40"E	(909146.4724,422492.3394)	(909187.4039,422536.4137)
C2	814.000	419.035	N48° 58' 53.59"E	(909187.4039,422536.4137)	(909500.0855,422808.4005)
C3	386.000	203.217	N48° 38' 48.51"E	(909641.7009,422878.3019)	(909792.4905,423011.0221)
C4	90.000	45.035	N27° 28' 54.36"W	(909626.7923,423050.1254)	(909606.2261,423089.6634)
C5	38.000	5.047	N80° 39' 30.79"E	(909582.7700,423357.1654)	(909587.7467,423357.9841)
C6	112.000	7.103	N86° 16' 49.73"E	(909707.4922,423369.5910)	(909714.5790,423370.0517)
C7	162.000	109.387	N68° 45' 12.16"E	(909797.1949,423372.7962)	(909897.2213,423411.6876)

Project No.	84707E
Drawn By	JAC
Check By	JAC
Date	08/01/2016
Scale	1"=50'
Approval	JAC
Checked	BCH

**HUSSON UNIVERSITY
VILLAGE TOWNHOUSES**

Project Location:
BANGOR, MAINE

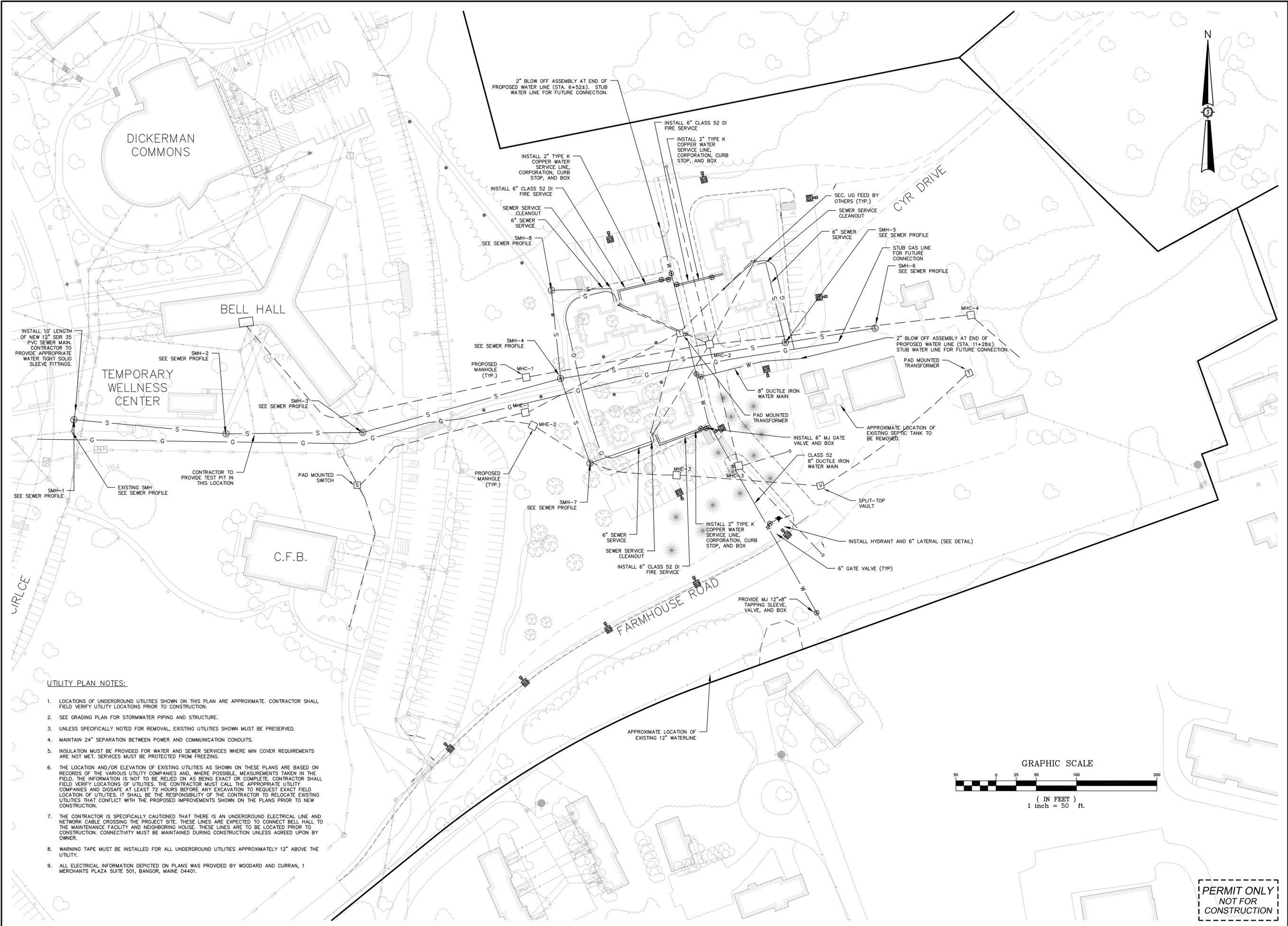
Drawing Description:
SITE PLAN

Project No. **84707E**

Engineer
SEWALL
AN INTEGRATED TEAM OF
GEOSPATIAL ENGINEERING,
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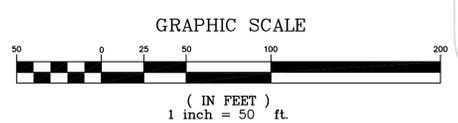
Permit
PERMIT

Sheet No.
C-10



UTILITY PLAN NOTES:

1. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. SEE GRADING PLAN FOR STORMWATER PIPING AND STRUCTURE.
3. UNLESS SPECIFICALLY NOTED FOR REMOVAL, EXISTING UTILITIES SHOWN MUST BE PRESERVED.
4. MAINTAIN 24" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
5. INSULATION MUST BE PROVIDED FOR WATER AND SEWER SERVICES WHERE MIN COVER REQUIREMENTS ARE NOT MET. SERVICES MUST BE PROTECTED FROM FREEZING.
6. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AND DISGAGE AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS PRIOR TO NEW CONSTRUCTION.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THERE IS AN UNDERGROUND ELECTRICAL LINE AND NETWORK CABLE CROSSING THE PROJECT SITE. THESE LINES ARE EXPECTED TO CONNECT BELL HALL TO THE MAINTENANCE FACILITY AND NEIGHBORING HOUSE. THESE LINES ARE TO BE LOCATED PRIOR TO CONSTRUCTION. CONNECTIVITY MUST BE MAINTAINED DURING CONSTRUCTION UNLESS AGREED UPON BY OWNER.
8. WARNING TAPE MUST BE INSTALLED FOR ALL UNDERGROUND UTILITIES APPROXIMATELY 12" ABOVE THE UTILITY.
9. ALL ELECTRICAL INFORMATION DEPICTED ON PLANS WAS PROVIDED BY WOODARD AND CURRAN, 1 MERCHANTS PLAZA SUITE 501, BANGOR, MAINE 04401.



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Project No.	84707E
Drawn By	JH
Checked By	JAO
Date	09/01/2016
Scale	1" = 50'
Approval	JAO
Checked	BOH

**HUSSON UNIVERSITY
VILLAGE TOWNHOUSES**

Project Location
BANGOR, MAINE

Drawing Description
UTILITY PLAN

Project No. **84707E**

Engineer
SEWALL
JAMES W. SEWALL COMPANY Since 1880
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Sheet No.
C-30