

PLANNING BOARD AGENDA

TUESDAY, SEPTEMBER 6, 2016, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

NEW BUSINESS

1. SITE DEVELOPMENT PLAN

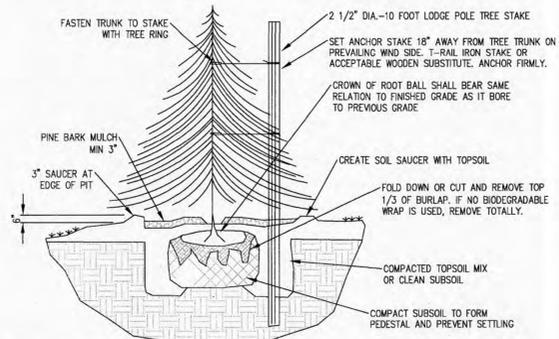
**1195 Ohio Street The Rock Church
of Greater Bangor**

Site Development Plan approval to construct a 12,800 square-foot expansion of the Rock Church in a Government & Intuitional Service District at 1195 Ohio Street, The Rock Church of Greater Bangor, applicant.

APPROVAL OF MINUTES

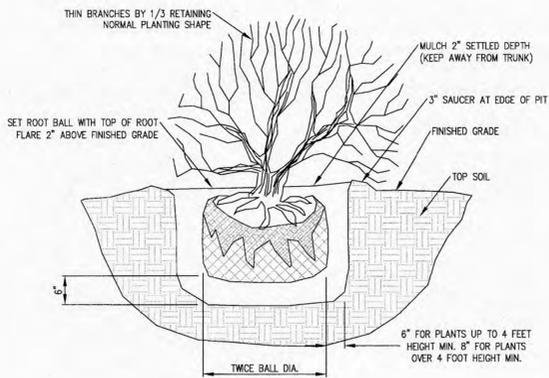
2. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.

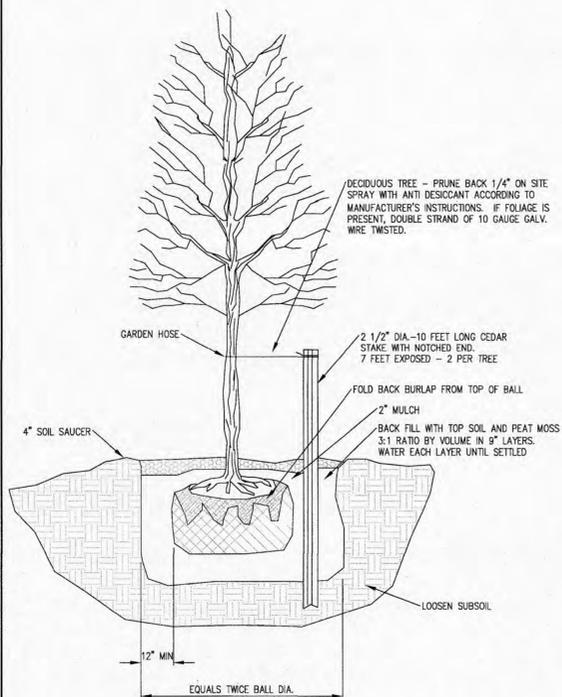


- NOTES:
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
 - REMOVE HOSE AND STAKE AT END OF GUARANTEE PERIOD.

CONIFER TREE DETAIL (BY OWNER)
NOT TO SCALE



SHRUB DETAIL (BY OWNER)
NOT TO SCALE



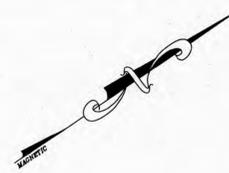
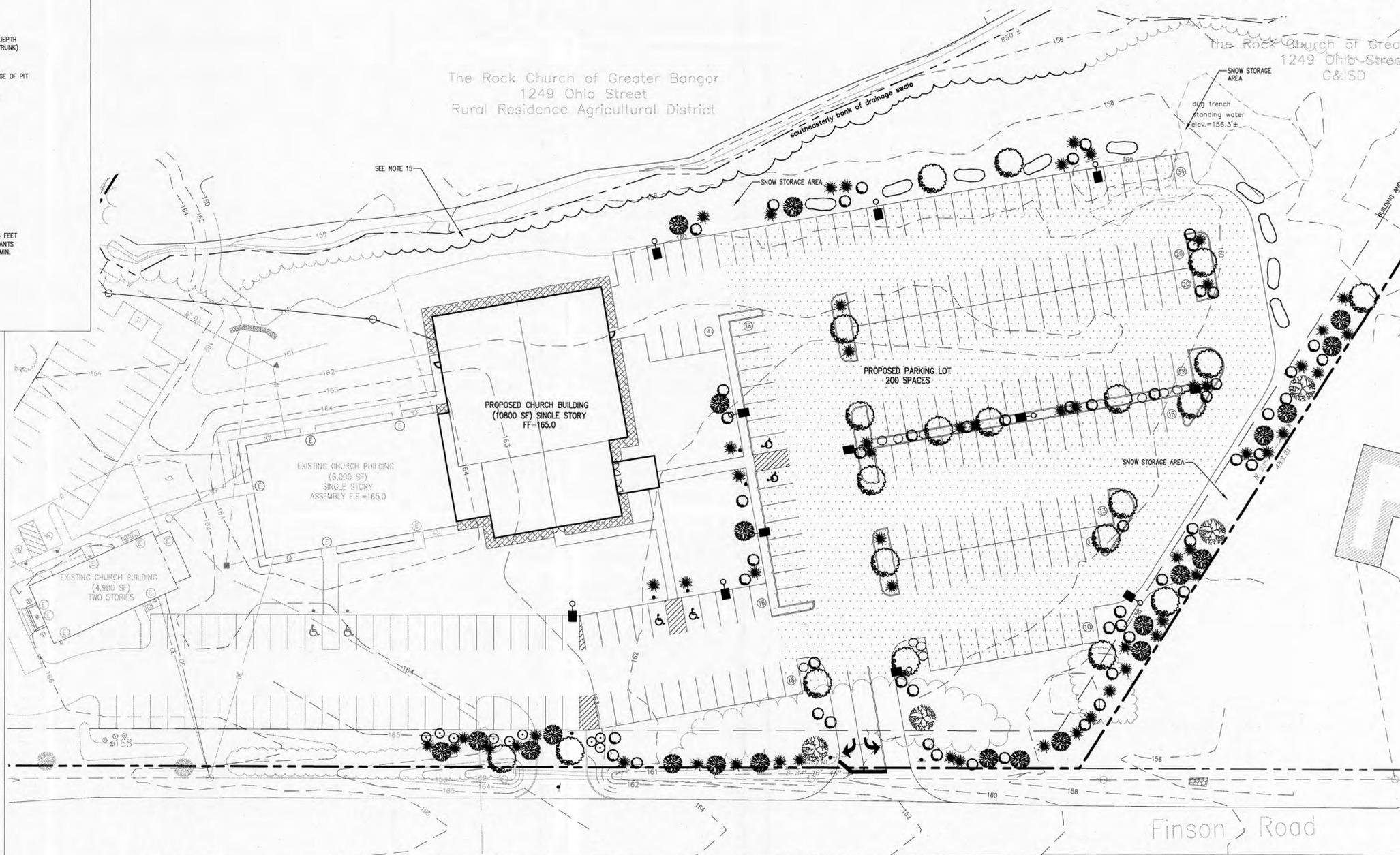
DECIDUOUS TREE DETAIL (BY OWNER)
NOT TO SCALE

SYMBOL	QUANTITY	COMMON NAME	SIZE	AT PLANTING	REQUIRED	NOTE
●	x	PINE	7 GAL	6' IN HEIGHT	6' IN HEIGHT	
○	x	WHITE BIRCH CLUMPS	10' - 12'	6' IN HEIGHT	6' IN HEIGHT	3 STEM CLUMP
○	x	PJM RHODODENDRON	3 GAL	1 FOOT	1 FOOT	
○	x	SEA GREEN JUNIPER	3 GAL	1 FOOT	1 FOOT	
●	x	BALSAM FIR, DWARF	5 GAL	4' IN HEIGHT	1 FOOT	12' ON CENTER
○	x	CANADIAN HEMLOCK	6'	6' IN HEIGHT	6' IN HEIGHT	12' ON CENTER
○	x	PURPLE LEAF SANDCHERRY	5 GAL	6' IN HEIGHT	6' IN HEIGHT	
○		BOULDER				

PARKING AREA GREEN SPACE:

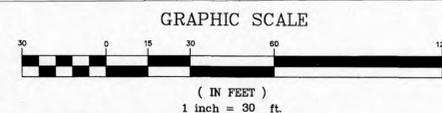
5% GREEN SPACE - 1 SHADE TREE PER 10 SPACES
4 SHRUBS PER 10 SPACES

INTERNAL AREA CALCULATED FOR GREEN SPACE = 59,000±
ISLAND AREA = 3,000±



PLANTING NOTES:

- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICT TO THE OWNERS REPRESENTATIVE.
- PLANT NO TREES OR SHRUBS BEFORE ACCEPTANCE OF ROUGH GRADING. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANTS PRIOR TO AND AFTER PLANTING.
- LAWN AREAS WITHIN THE LIMIT OF WORK OR OUTSIDE THE LIMIT OF WORK WHICH ARE DISTURBED DURING CONSTRUCTION (INCLUDING PLANTING OPERATIONS) SHALL BE RETURNED TO ORIGINAL GRADE, LOAMED AND SEED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- PLANTS SHALL BE WELL WATERED THROUGHOUT THE FIRST GROWING SEASON.
- LOAM AND SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT.
- PLANT BEDS FOR SHRUB PLANTINGS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.
- OWNERS REPRESENTATIVE TO APPROVE PLANT MATERIALS PRIOR TO DELIVERY TO SITE AND AGAIN AT SITE PRIOR TO PLANTING.
- NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES WITHOUT OWNERS REPRESENTATIVE WRITTEN APPROVAL.
- STAKE OUT PLANTS AND PLANT BEDS IN THEIR APPROXIMATE LOCATION. ADJUST LOCATIONS OF STAKES AS DIRECTED BY OWNERS REPRESENTATIVE TO ACCOUNT FOR UTILITIES AN OTHER FIELD CONDITIONS. OWNERS REPRESENTATIVE TO APPROVE FINAL STAKE LOCATIONS PRIOR TO PLANTING.
- COMPLETE QUANTITIES OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY THE OWNERS REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
- LOOSE OR CRACKED ROOTBALLS ARE UNACCEPTABLE AND WILL BE REJECTED.
- REMOVE TOP 2/3 OF WIRE BASKETS. REMOVE TOP 1/3 OF BURLAP. SYNTHETIC BURLAP WILL NOT BE ACCEPTED. FOR CONTAINER PLANTS, REMOVE CONTAINER AND SCARIFY EDGES OF ROOTBALL 1/2 INCH DEEP IN A MINIMUM OF FOUR LOCATIONS AND AT BOTTOM OF ROOTBALL.
- RAISE AND REPLANT PLANT MATERIAL THAT SETTLE AFTER PLANTING AND WATERING.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- EXISTING VEGETATION TO BE PRESERVED ALONG DRAINAGE SWALE.
- THE EXISTING BUFFER YARDS ALONG OHIO STREET AND FINSON ROAD TO BE RESTORED.



SITE PLAN REVIEW
08/25/2016



CARPENTER ASSOCIATES
CONSULTING ENGINEERS
687 STILLWATER AVENUE • OLD TOWN, MAINE 04468

NO.	DATE	BY	DESCRIPTION
1	08-26-2016	JD	CITY OF BANGOR REVIEW



THE ROCK CHURCH
BUILDING ADDITION
1195 OHIO STREET BANGOR, MAINE
LANDSCAPE PLAN

Drawn: JD
Checked: RB
Scale: 1"=30'
Date: 02-16-2016

Project No:
16003

Sheet Number:

C6