

PLANNING BOARD AGENDA

TUESDAY, JUNE 2, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

- 1. ZONING AMENDMENT** **Chapter 165-9-C. Conditional Uses
City of Bangor**
- Amending the Land Development Code – Chapter 165-9 C. Conditional Uses – to set standards for amendments to Conditional Uses. City of Bangor, applicant. C.O. # 15-191.**

NEW BUSINESS

- 2. SITE DEVELOPMENT PLAN** **100 Moosehead Boulevard –
Bangor School Department**
- Site Development Plan approval to redesign the traffic pattern and student drop off at 100 Moosehead Boulevard in a Government and Institutional Service District. Bangor School Department, applicant.**

APPROVAL OF MINUTES

- 3. PLANNING BOARD APPROVAL** **Planning Board Approval of Minutes.**

MISCELLANEOUS BUSINESS

- 4. PLANNING BOARD REVIEW** **Planning Board Review of Correspondence and Other Communications from the Planning Office.**



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

NO.	DATE	BY	DESCRIPTION



BANGOR SCHOOL DEPARTMENT
TRAFFIC PATTERN DROP-OFF
DOWNEAST SCHOOL
SITE PLAN

Drawn: JD
Checked: RB
Scale: 1" = 50'
Date: 05-08-2015
Project No: 15057
Sheet Number:

C2

GENERAL NOTES:

1. TOPOGRAPHIC SURVEY AND EXISTING SITE CONDITIONS FROM PUSGA & DAY LAND SURVEYORS, BANGOR, MAINE, DATED MAY 11, 2015.
2. THE ZONING CLASSIFICATION IS G & ISD, MAP R14, LOT 10, TOTAL LOT AREA IS 18.5 ACRES ±.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EXISTING UTILITIES WITH ALL UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION.
5. EROSION CONTROL MESH SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
6. HAY BALE BARRIERS SHALL BE INSTALLED AROUND EXISTING CATCH BASINS, AND PIPE INLETS/OUTLETS DURING CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT DISSAFE PRIOR TO ANY EXCAVATION WORK.
8. CONSTRUCTION ACTIVITIES OCCURRING AFTER NOVEMBER 15TH SHALL INCORPORATE A WINTER CONSTRUCTION PLAN WHICH SHALL BE APPROVED BY THE CITY OF BANGOR.
9. CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES. ALL DISTURBED AREAS SHALL BE REVEGETATED AND RECEIVE PROPER EROSION CONTROL MANAGEMENT. 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. ON-SITE STABILIZATION WILL BE DONE WITHIN 15 DAYS OF FINAL GRADING OR WITHIN 30 DAYS OF INITIAL SOIL DISTURBANCE.
2. EVERY WEEK AND AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE HALF-INCH OF RAINFALL, THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENT FROM SILT FENCE IF SOIL ACCUMULATES TO A DEPTH OF ONE-HALF THE FABRIC HEIGHT; REPAIR OF HAY BALE BARRIERS IF RUNOFF CHANNELIZES UNDER OR AROUND THE BALES; AND WASHING OF TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO OCCURRENCES OF SIGNIFICANT TRACKING.
3. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "MAINE EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICE STANDARDS," PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF LAND AND WATER QUALITY, 2003, LATEST EDITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES, INCLUDING MATERIALS, CONSTRUCTION, MAINTENANCE AND REMOVAL.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A MONTHLY BASIS ONCE FINAL STABILIZATION IS COMPLETE, BY THE INSPECTING ENGINEER. THIS INSPECTION IN NO WAY REDUCES OR ELIMINATES THE CONTRACTOR'S RESPONSIBILITY TO ADHERE WITH VERBAL OR WRITTEN REQUIREMENTS OF DEP, ARMY CORPS, EPA, OR OTHER JURISDICTIONAL AGENCIES. CONTRACTOR MUST FURTHER ADHERE TO ALL REQUIREMENTS SET FORTH IN THE DEP ORDER OF CONDITIONS.
6. AFTER EACH INSPECTION OF EROSION CONTROL MEASURES, AN INSPECTION REPORT DETAILING THE SCOPE OF THE INSPECTION, NAME(S) OF PERSONNEL CONDUCTING THE INSPECTION, DATE, MAJOR OBSERVATIONS, AND ACTIONS TAKEN, SHALL BE MADE AND KEPT ON FILE FOR THREE YEARS AFTER THE INSPECTION.
7. ALL DISTURBED AREAS WILL BE LOAMED, SEED, AND MULCHED.

ZONE - G & ISD	REQUIRED	EXISTING	PROPOSED
MAX. HEIGHT	80'	< 80'	30±
MAX. LOT COVERAGE	30%	5.1%	5.3%
MIN. FRONT YARD	30'	> 30'	> 30'
MIN. SIDE YARD	20'	> 20'	> 20'
MIN. REAR YARD	30'	> 30'	> 30'
MAX. FLOOR AREA RATIO	2.0	.051	.053

LEGEND:

- | | |
|----------|-----------------------------|
| EXISTING | PROPOSED |
| ⊙ | DOOR LOCATION |
| ⊙ | BUILDING LIGHTS |
| ⊙ | SIGNAGE |
| ⊙ | CATCH BASIN |
| ⊙ | SEWER MANHOLE |
| ⊙ | SITE LIGHTS |
| — W — | WATER SERVICE |
| — SS — | SEWER SERVICE |
| — UE/T — | UNDERGROUND ELECT/TELEPHONE |
| ⊙ | HYDRANT |
| — | CONTOURS |
| □ | PAVEMENT |
| □ | OVERLAY |
| □ | PAVEMENT TO LAWN |

