

- GENERAL NOTES:**
- SITE AREA: 52,383 SF OR 1.20 ACRES
 - APPLICANT: AVESTA 72 BISHOP LP
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
 - OWNER: AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
 - ZONING DISTRICT: B-2-C COMMUNITY BUSINESS DISTRICT
 - PARCEL IS SHOWN AS LOT 2 AND LOT 3, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 293.
 - DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31827, PAGE 271.
 - SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	NONE	52,383 SF
MINIMUM STREET FRONTAGE:	20 FEET	50 FEET
FRONT YARD SETBACK:	NONE	18 FEET
REAR YARD SETBACK:	10 FEET	10 FEET
SIDE YARD SETBACK:	NONE	5 FEET
FRONT YARD MAXIMUM:	10 FEET	18 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	NONE	35%
MAXIMUM HEIGHT OF STRUCTURES:	45 FEET	39 FEET
MAXIMUM RESIDENTIAL DENSITY:	1,500 SF/UNIT	1,746 SF/UNIT
 - EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY + TOPOGRAPHIC SURVEY AT 72 BISHOP STREET, PORTLAND, MAINE' PREPARED BY OWEN HASKELL, INC. DATED JULY 17, 2014.
 - BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
 - WETLAND DELINEATION PERFORMED BY C.E.S. INC., LEWISTON MAINE, JUNE 2014. FLAGGED WETLAND AREA WAS SURVEYED BY OWEN HASKELL, INC., FALMOUTH, MAINE, JULY 2014.
 - PROPOSED DWELLING UNITS: 30 (SRO) EFFICIENCY APARTMENT UNITS
 - OFF-STREET PARKING REQUIREMENTS:

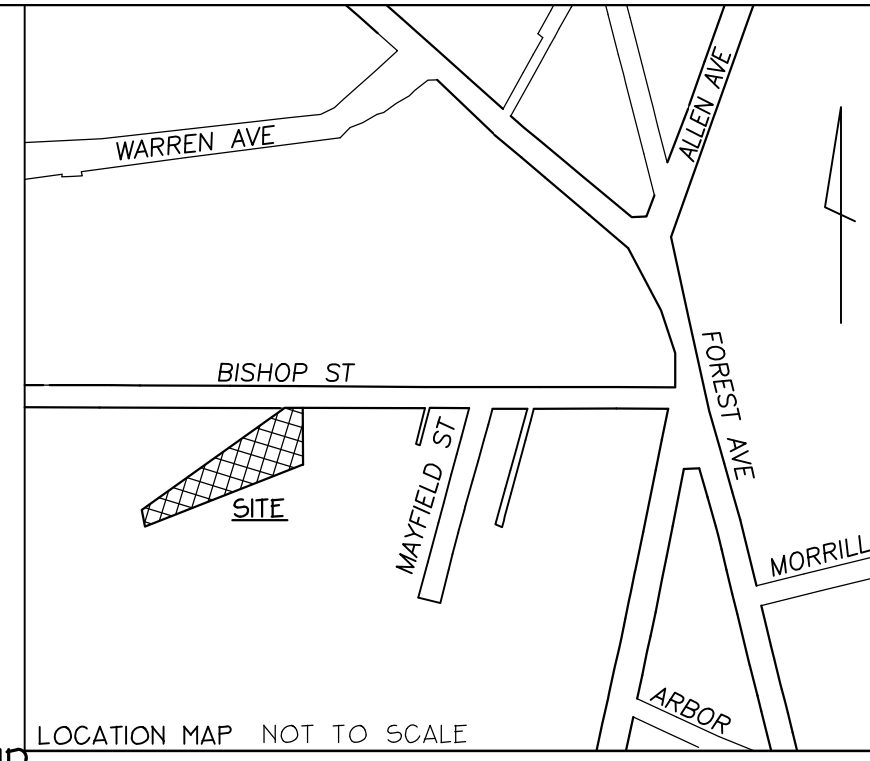
REQUIRED:	1/DWELLING UNIT = 30 PARKING SPACES
PROPOSED:	10 STANDARD PARKING SPACES 2 HANDICAP PARKING SPACE
 - BICYCLE PARKING:

REQUIRED:	2 SPACES/5 DWELLING UNITS
PROPOSED:	12 SPACES (30 NEW DWELLING UNITS)
 - EXISTING IMPERVIOUS: 1,304 +/- SF (2.5% OF SITE)
PROPOSED IMPERVIOUS: 18,686 +/- SF (35% OF SITE)
 - FLOOR AREA CALCULATIONS

FIRST FLOOR:	7,310 SF
SECOND FLOOR:	7,240 SF
THIRD FLOOR:	5,940 SF
TOTAL:	20,490 SF
 - ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 - THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. ALL WORK AREAS SHALL BE DELINEATED CLEARLY AND FENCED AS APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.
 - UTILITY SERVICE CONNECTIONS SHALL CONFORM TO STANDARDS FOR INDIVIDUAL UTILITY PROVIDERS
 - EXISTING WETLANDS: 14,203 SF
IMPACTED WETLANDS: 3,105 SF
 - SITE LIGHTING SHALL MEET THE CITY OF PORTLAND STANDARDS AS OUTLINED IN SECTION 12 OF THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS. SITE LIGHTING SHALL ADHERE TO SECTION 12.2.5 LIGHT TRESPASS-LIGHTING SHALL NOT BE GREATER THAN 0.1 FOOTCANDLES AT THE PROPERTY LINE.
 - PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATRE TREES FOR PROTECTION AND WETLAND AREAS TO BE PROTECTED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.- SEE NOTE 10 TO SHEET L4

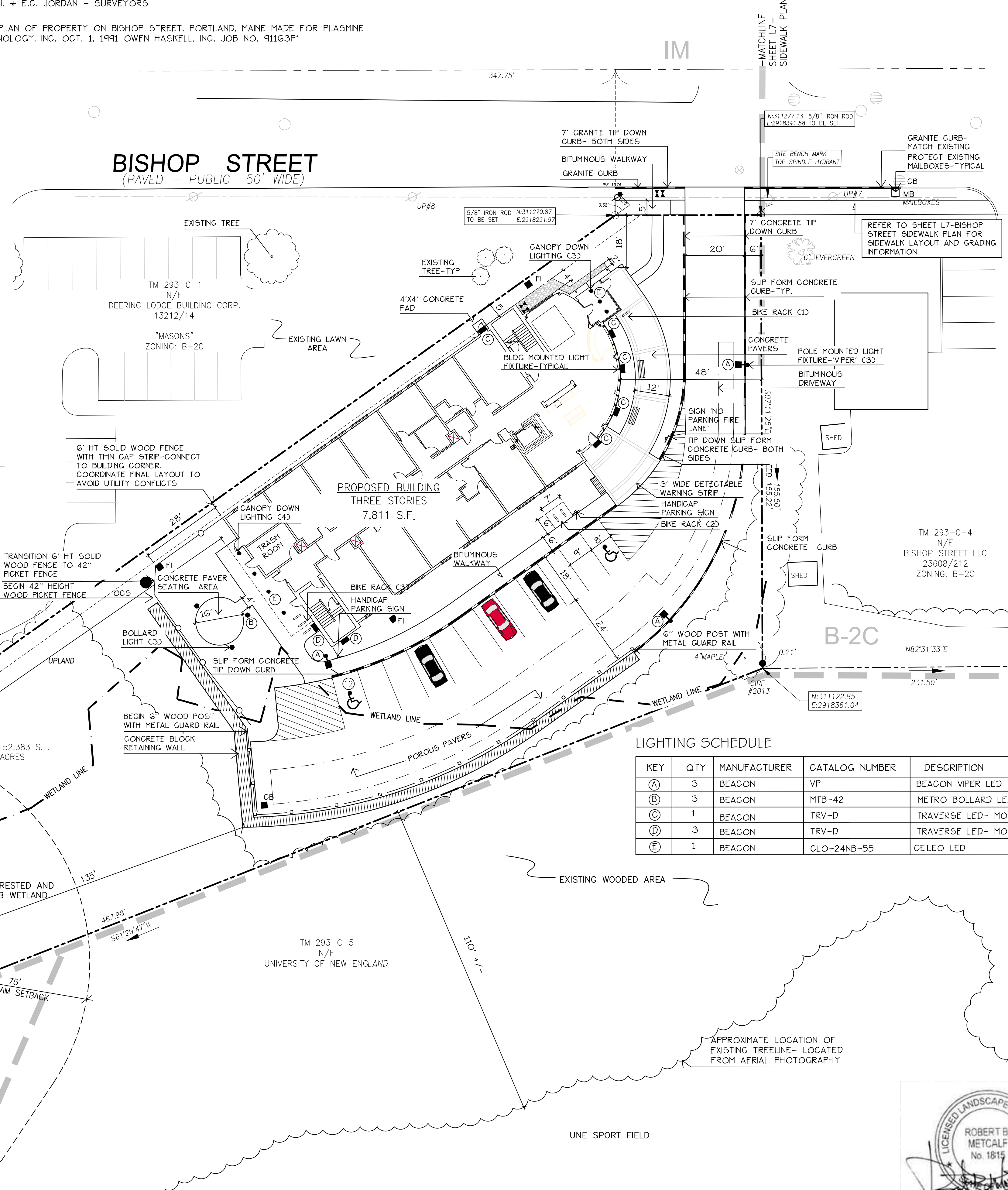
PLAN REFERENCES

- PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE, AUGUST 20, 1974 OWEN HASKELL, INC. JOB NO. 7445 P" REVISED 5/4/89
- BOUNDARY SURVEY ATHLETIC FIELD UNIVERSITY OF NEW ENGLAND STEVENS AVENUE + BISHOP STREET PORTLAND, MAINE OCTOBER 2007 COLONIAL SURVEYING COMPANY, LLC
- WORKING DRAWING OF MAYFIELD STREET, BISHOP STREET AND STEVENS AVENUE IN FILES OF H.I. + E.C. JORDAN - SURVEYORS
- SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. OCT. 1, 1991 OWEN HASKELL, INC. JOB NO. 91163P



Prepared For:
Owner:
AVESTA BISHOP STREET LP
307 Cumberland Avenue
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Tel.: 207-553-7777

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
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Portland, Maine 04101
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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAG NAIL	○ I.R./I.P.F.	● ▲
GRANITE MONUMENT	□	□
CATCHBASIN	▢	CB ■
FIELD INLET		FI ■
HYDRANT	⊕	
UTILITY POLE	⊗	
FENCE	—x—x—	—x—x—
DEC. TREE	⊙	⊙
EVERGREEN TREE	⊗	⊗
LIGHT POLE	⊙	⊙
BLDG MOUNTED LIGHT	⊙	⊙
CURB	—	—
OVERHEAD WIRES	EOHW	
SOIL BORINGS	⊕	
WATER VALVE	⊗	⊗
GAS VALVE	⊗	⊗
SIGN	⊙	⊙
WETLAND	---	---
OUTLET CONTROL STRUCTURE		OCS ●
WETLAND IMPACT		---

LIGHTING SCHEDULE

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
(A)	3	BEACON	VP	BEACON VIPER LED	
(B)	3	BEACON	MTB-42	METRO BOLLARD LED	
(C)	1	BEACON	TRV-D	TRAVERSE LED- MOUNTING HEIGHT 10'	
(D)	3	BEACON	TRV-D	TRAVERSE LED- MOUNTING HEIGHT 16'	
(E)	1	BEACON	CLO-24NB-55	CEILEO LED	

REFER TO ELECTRICAL ENGINEERING PLANS FOR LIGHTING SCHEDULE AND FIXTURE ORDERING INFORMATION.

72 BISHOP STREET
 Portland, Maine
 Bishop Street

Date: APRIL 10, 2015

Issued For:
SITE PLAN AND SUBDIVISION PLAN REVIEW

Revisions:
Rev: 5/22/15

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Title:
LAYOUT AND LIGHTING PLAN

