

**GENERAL NOTES:**

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

REQUIRED	PROPOSED
MINIMUM LOT SIZE:	52,383 SF
MINIMUM STREET FRONTAGE:	20 FEET
FRONT YARD SETBACK:	18 FEET
REAR YARD SETBACK:	10 FEET
SIDE YARD SETBACK:	3 FEET
FRONT YARD MAXIMUM MAINTENANCE SURFACE RATIO:	10 FEET
MAXIMUM HEIGHT OF STRUCTURES:	10 FEET
MAXIMUM RESIDENTIAL DENSITY:	45 SF/UNIT
	1746 SF/UNIT

8. 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.
9. BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD83 AS BASED ON STATE GPS COLLECTION AND OPUS CORRECTION.
10. WETLAND DELINEATION PERFORMED BY C.E.S., INC., LEWISTON MAINE, JUNE 2014. FLAGGED WETLAND AREA WAS SURVEYED BY OWEN HASKELL, INC., FAHLOUTH, MAINE, JULY 2014.
11. PROPOSED DWELLING UNITS: 30 (90% EFFICIENCY APARTMENT UNITS)
 

REQUIRED	PROPOSED
OFF-STREET PARKING REQUIREMENTS:	1/DWELLING UNIT = 30 PARKING SPACES
PROPOSED:	10 STANDARD PARKING SPACES
REQUIRED:	2 HANDICAP PARKING SPACE
12. BICYCLE PARKING:
 

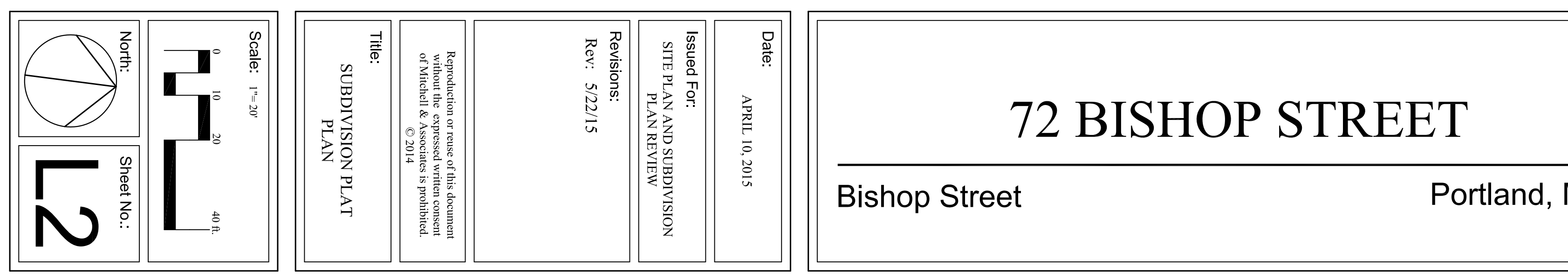
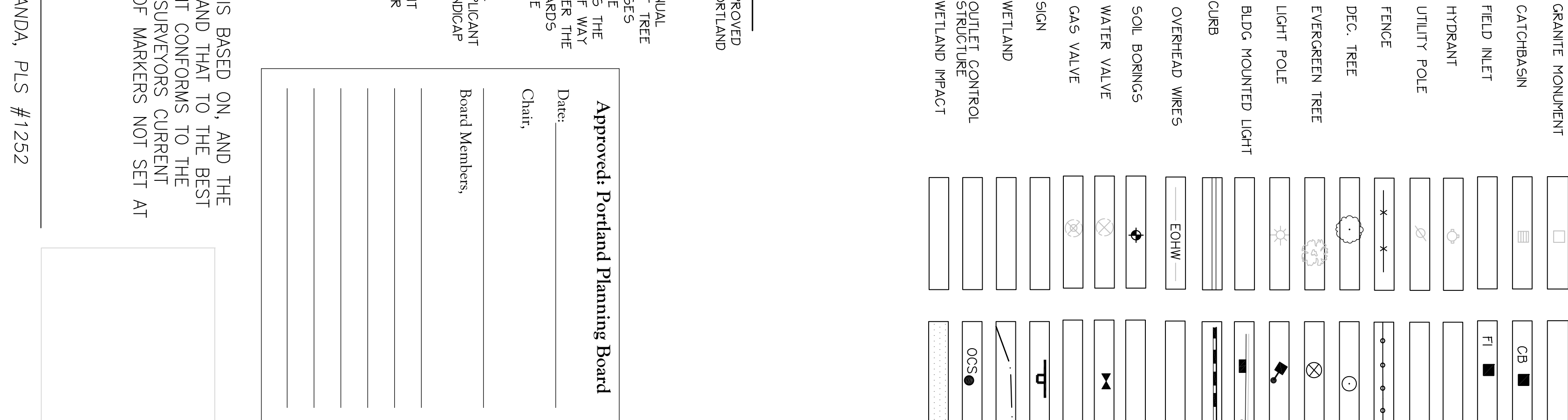
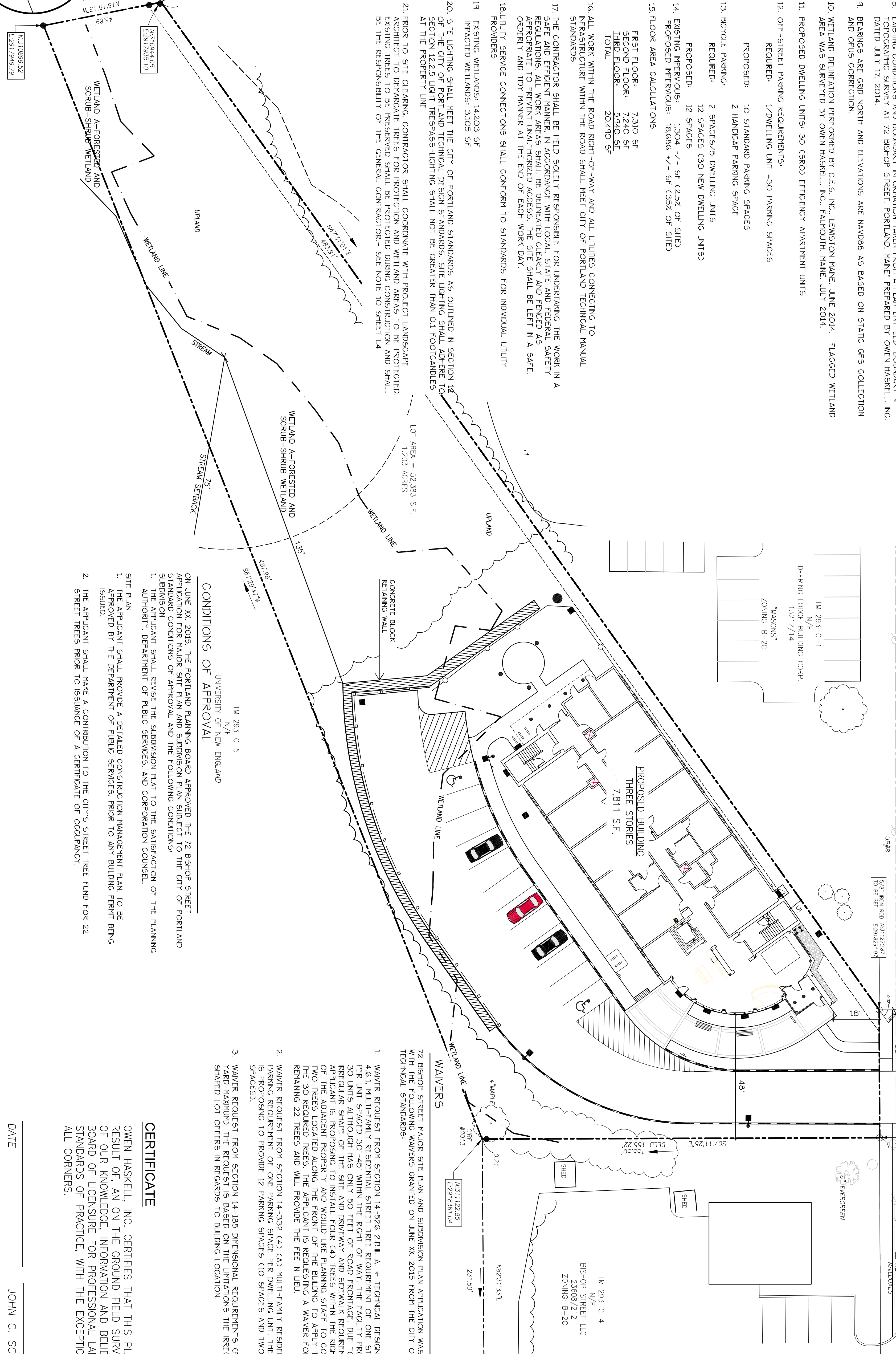
REQUIRED	PROPOSED
PROPOSED:	2 SPACES/5 DWELLING UNITS
REQUIRED:	12 SPACES
PROPOSED:	1304 +/- SF (2.5% OF SITED)
PROPOSED IMPROVEMENTS:	18,686 +/- SF (35% OF SITED)
13. FLOOR AREA CALCULATIONS
 

FLOOR	AREA
FIRST FLOOR:	7,310 SF
SECOND FLOOR:	7,240 SF
THIRD FLOOR:	5,940 SF
TOTAL:	20,490 SF
14. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS.
15. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERMINING THE WORK IN A SAFE AND EFFICIENT MANNER IN ACCORDANCE WITH LOCAL STATE AND GENERAL SAFETY REGULATIONS. ALL WORK AREAS SHALL BE SAFELY AND CLEARLY MARKED AS SUCH TO AVOID ACCIDENTS. ALL STREET ACCESS SHALL BE RESTORED TO ORIGINAL CONDITION AND TO THE SAME STANDARD AS EXISTING AT THE END OF EACH WORK DAY.
16. UTILITY SERVICE CONNECTIONS SHALL CONFORM TO STANDARDS FOR INDIVIDUAL UTILITY PROVIDERS.
17. EXISTING WETLANDS: 14,203 SF IMPACTED WETLANDS: 3,105 SF
18. 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 RESPAWS-LIGHTING SHALL NOT BE GREATER THAN 0.1 FOOTCANDLES AT THE PROPERTY LINE.
19. PRIOR TO SITE CLEANING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATTE 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 14.

**PLAN REFERENCES:**

1. PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE, AUGUST 20, 1974 OWEN HASKELL, INC., JOB NO. 7449 P. REVISED 5/7/89
2. BOUNDARY SURVEY ATHLETIC FIELD UNIVERSITY OF NEW ENGLAND STEVENS AVENUE + BISHOP STREET PORTLAND, MAINE OCTOBER 2007 COLONIAL SURVEYING COMPANY, LLC
3. WORKING DRAWING OF MAYFIELD STREET, BISHOP STREET AND STEVENS AVENUE IN FILES OF H.L. + E.C. JORDAN - SURVEYORS
4. SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR FLASMANE TECHNOLOGY, INC., OCT. 1, 1991 OWEN HASKELL, INC., JOB NO. 9163P.

**BISHOP STREET**  
(PAVED - PUBLIC 50' WIDE)



**72 BISHOP STREET**  
Bishop Street Portland, Maine

**Prepared For:** Owner: AVESTA BISHOP STREET LP  
307 Cumberland Avenue  
Portland, Maine 04101  
Tel: 207-553-7777

**Prepared By:** MITCHELL & ASSOCIATES  
Landscape Architects  
The Simeone School  
70 Portland Avenue  
Portland, Maine 04101  
Tel: 207-774-4427

**Date:** APRIL 10, 2015

**Issued For:** SITE PLAN AND SUBDIVISION PLAN REVIEW

**Revisions:** Rev: 5/22/15

**Title:** SUBDIVISION PLAT

**Scale:** 1" = 20'

**North:** [North Arrow]

**Sheet No.:** L2

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ON JUNE XX, 2015, THE PORTLAND PLANNING BOARD APPROVED THE 72 BISHOP STREET APPLICATION FOR MAJOR SITE PLAN AND SUBDIVISION PLAN SUBJECT TO THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS:

1. THE APPLICANT SHALL REVISE THE SUBDIVISION PLAN TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.
2. THE APPLICANT SHALL MAKE A CONTRIBUTION TO THE CITY'S STREET TREE FUND FOR 22 STREET TREES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**CONDITIONS OF APPROVAL**

1. THE APPLICANT SHALL PROVIDE A DETAILED CONSTRUCTION MANAGEMENT PLAN, TO BE APPROVED BY THE DEPARTMENT OF PUBLIC SERVICES, PRIOR TO ANY BUILDING PERMIT BEING ISSUED.
2. THE APPLICANT SHALL MAKE A CONTRIBUTION TO THE CITY'S STREET TREE FUND FOR 22 STREET TREES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**WAIVERS**

1. WAIVER REQUEST FROM SECTION 14-526.2B IN A. + TECHNICAL DESIGN MANUAL 4.G.1. MULTI-FAMILY RESIDENTIAL STREET TREE REQUIREMENT OF ONE STREET TREE PER UNIT SPACED 30'-45' WITHIN THE RIGHT OF WAY. THE FACILITY PROPOSES 30 UNITS ALTHOUGH HAS ONLY 50 FEET OF ROAD FRONTAGE DUE TO THE IRREGULAR SHAPE OF THE SITE AND DRIVEWAY AND SIDEWALK REQUIREMENTS OF THE APPLICANT IS PROPOSING TO INSTALL FOUR (4) TREES WITHIN THE RIGHT OF WAY OF THE ADJACENT PROPERTY AND WOULD LIKE PLANNING STAFF TO CONSIDER THE TWO TREES LOCATED ALONG THE FRONT OF THE BUILDING TO APPLY TOWARDS THE 30 REQUIRED TREES. THE APPLICANT IS REQUESTING A WAIVER FOR THE REMAINING 22 TREES AND WILL PROVIDE THE FEE IN LEU.
2. WAIVER REQUEST FROM SECTION 14-332 (C) (3) MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENT OF 12 PARKING SPACES PER SPACES AND TWO HANDICAP SPACES.
3. WAIVER REQUEST FROM SECTION 14-185 DIMENSIONAL REQUIREMENTS FRONT YARD MAXIMUM, THE REQUEST IS BASED ON THE LIMITATIONS THE IRREGULAR SHAPED LOT OFFERS IN REGARDS TO BUILDING LOCATION.

**CERTIFICATE**

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE \_\_\_\_\_ JOHN C. SCHWANDA, PLS #1252

Approved: Portland Planning Board

Date: \_\_\_\_\_

Chair: \_\_\_\_\_

Board Members: \_\_\_\_\_