



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

TM 293-C-1  
N/F  
DEERING LODGE BUILDING CORP.  
13212/14  
"MASONS"  
ZONING: B-2C

TM 293-C-4  
N/F  
BISHOP STREET LLC  
23608/212  
ZONING: B-2C

LOT AREA = 52,383 S.F.  
1.203 ACRES  
TOTAL WETLAND  
IMPACT = 3,105 SF  
TOTAL WETLAND  
ON SITE = 14,203 SF

**WETLAND KEY**

TOTAL WETLAND (14,203 SF)	
WETLAND IMPACT (3,105 SF)	
TEMPORARY WETLAND IMPACT (1,024 SF)	

**LEGEND**

PROPERTY LINE	
CONTOUR	
IRON ROD FOUND	
MANHOLE	
CATCHBASIN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
LIMIT OF VEGETATION	
CURRENT ZONE LINE	
WETLAND	

**RESOURCE NOTES:**

1. WETLANDS AND STREAMS SHOWN HEREON WERE FIELD IDENTIFIED BY CES, INC. IN JULY 2014. WETLANDS WERE FIELD DELINEATED IN GENERAL ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0). PROPOSED WETLAND IMPACTS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. STREAMS WERE FIELD IDENTIFIED IN ACCORDANCE WITH MAINE NATURAL RESOURCES PROTECTION ACT (NRPA) DEFINITIONS.

- PLAN REFERENCES:**
1. "PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE, AUGUST 20, 1974 OWEN HASKELL, INC. JOB NO. 7445 P" REVISED 5/4/89
  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.J. + E.C. JORDAN - SURVEYORS
  4. SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. OCT. 1, 1991 OWEN HASKELL, INC. JOB NO. 91163P

- NOTES:**
1. OWNERS OF RECORD: HED/WAY DEVELOPMENT, 24 SAND POINT ROAD, CUMBERLAND FORESIDE, MAINE 04110. CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 8575 PAGE 272.
  2. LOCUS IS SHOWN AS BLOCK C LOT 2 AND 3 ON PORTLAND PROPERTY MAP 293.
  3. BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
  4. EXISTING WETLANDS: 14,203 SF
  5. PRIOR TO SITE CLEARING, 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.

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

**Prepared By:**  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Staples School  
70 Center Street  
Portland, Maine 04101  
Tel.: 207-774-4427

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

**Date:**  
APRIL 10, 2015

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

**Revisions:**  
Revised: 5-22-15  
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**Title:**  
EXISTING  
CONDITIONS PLAN

