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:	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

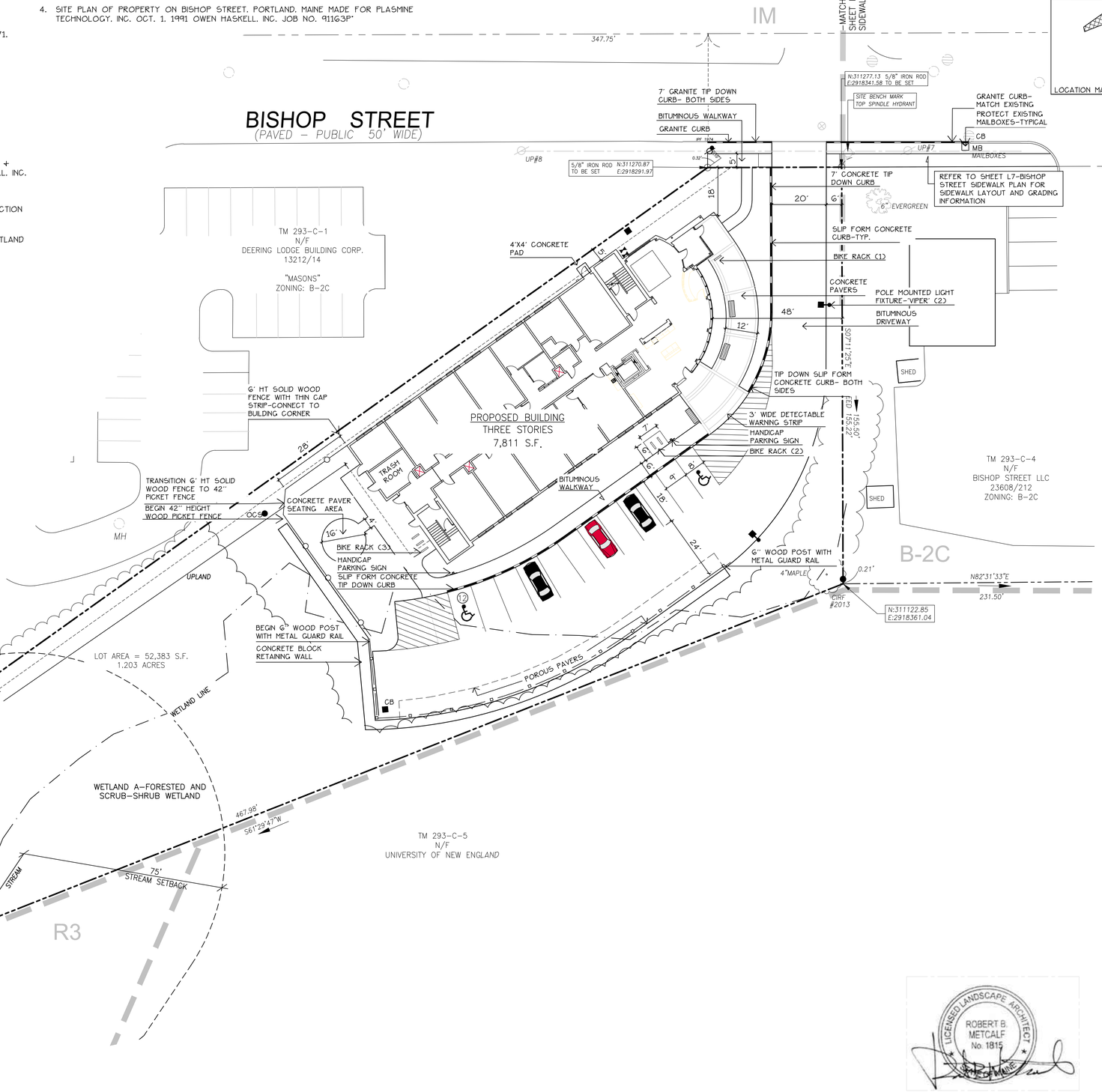
8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY + TOPOGRAPHIC SURVEY AT 72 BISHOP STREET, PORTLAND, MAINE' PREPARED BY OWEN HASKELL, INC. DATED JULY 17, 2014.
9. BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
10. WETLAND DELINEATION PERFORMED BY C.E.S. INC., LEWISTON MAINE, JUNE 2014. FLAGGED WETLAND AREA WAS SURVEYED BY OWEN HASKELL, INC., FALMOUTH, MAINE, JULY 2014.
11. PROPOSED DWELLING UNITS: 30 (SRO) EFFICIENCY APARTMENT UNITS
12. OFF-STREET PARKING REQUIREMENTS:
    REQUIRED: 1/DWELLING UNIT =30 PARKING SPACES
    PROPOSED: 10 STANDARD PARKING SPACES
    2 HANDICAP PARKING SPACE
13. BICYCLE PARKING:
    REQUIRED: 2 SPACES/5 DWELLING UNITS
    12 SPACES (30 NEW DWELLING UNITS)
    PROPOSED: 12 SPACES
14. EXISTING IMPERVIOUS: 1,304 +/- SF (2.5% OF SITE)
    PROPOSED IMPERVIOUS: 18,686 +/- SF (35% OF SITE)
15. FLOOR AREA CALCULATIONS

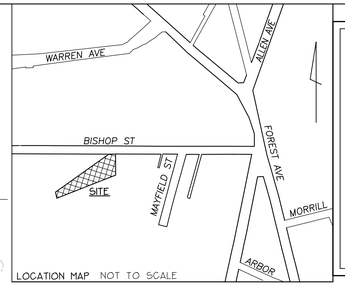
FIRST FLOOR:	7,310 SF
SECOND FLOOR:	7,240 SF
THIRD FLOOR:	5,940 SF
TOTAL	20,490 SF

17. 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.
18. 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.
19. UTILITY SERVICE CONNECTIONS SHALL CONFORM TO STANDARDS FOR INDIVIDUAL UTILITY PROVIDERS
20. EXISTING WETLANDS: 14,203 SF
    IMPACTED WETLANDS: 3,105 SF
21. 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.

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"





LOCATION MAP NOT TO SCALE

Prepared For:

Owner:

AVESTA BISHOP STREET LP
307 Cumberland Avenue
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

Bishop Street

Portland, Maine

Date: APRIL 10, 2015

Issued For: SITE PLAN AND SUBDIVISION PLAN REVIEW

Revisions:

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Title: LAYOUT AND LIGHTING PLAN

Scale: 1"= 20'

0 10 20 40 ft.

North:

Sheet No.: L2

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815
STATE OF MAINE