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

16. 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.
17. 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.
18. UTILITY SERVICE CONNECTIONS SHALL CONFORM TO STANDARDS FOR INDIVIDUAL UTILITY PROVIDERS
19. EXISTING WETLANDS: 14,203 SF
    IMPACTED WETLANDS: 3,105 SF
20. 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.
21. PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATE 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 SHEET L4
22. SNOW IS PROHIBITED FROM BEING DUMPED OR STORED IN WETLAND AREAS. ON SITE STORAGE SHALL BE LIMITED TO UPLAND AREAS AS DEFINED ON THE PLAN OR HAULED OFF SITE.

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. 9116-3P"

CONDITIONS OF APPROVAL

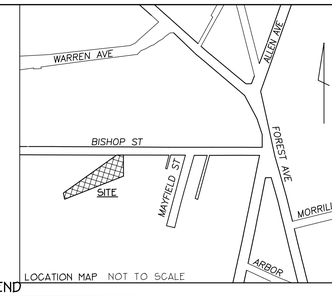
ON JUNE XX, 2015, THE PORTLAND PLANNING BOARD APPROVED THE 72 BISHOP STREET APPLICATION FOR MAJOR SITE PLAN AND SUBDIVISION PLAN SUBJECT TO THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS:

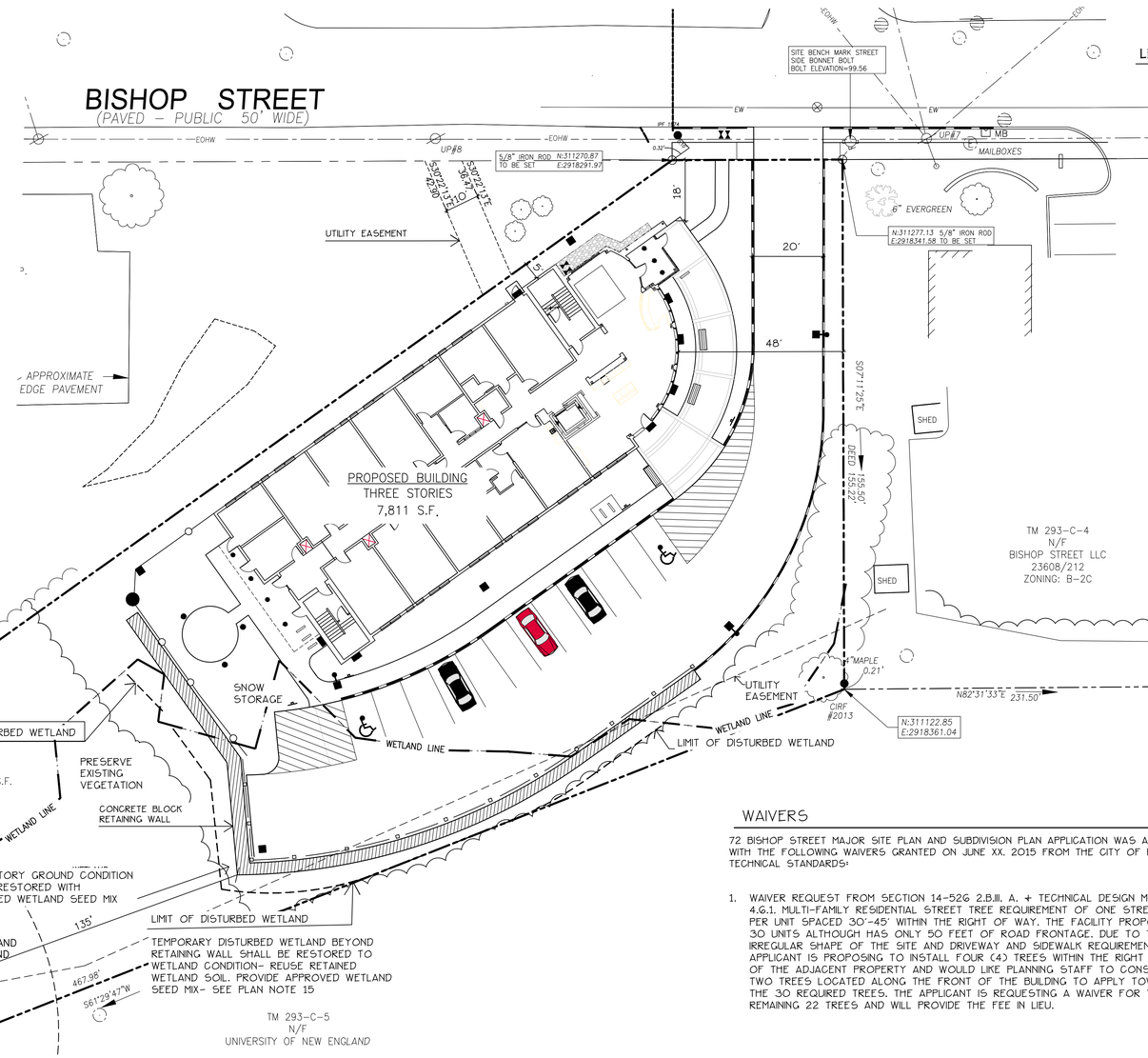
SUBDIVISION

1. THE APPLICANT SHALL REVISE THE SUBDIVISION PLAT TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.

SITE PLAN

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.





LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/MAG NAIL	I.R.F./I.P.F.	
GRANITE MONUMENT		
CATCHBASIN		CB
FIELD INLET		FI
HYDRANT		
UTILITY POLE		
FENCE		
DEC. TREE		
EVERGREEN TREE		
LIGHT POLE		
BLDG MOUNTED LIGHT		
CURB		
OVERHEAD WIRES		
SOIL BORINGS		
WATER VALVE		
GAS VALVE		
SIGN		
WETLAND		
OUTLET CONTROL STRUCTURE		
WETLAND IMPACT		

WAIVERS

72 BISHOP STREET MAJOR SITE PLAN AND SUBDIVISION PLAN APPLICATION WAS APPROVED WITH THE FOLLOWING WAIVERS GRANTED ON JUNE XX, 2015 FROM THE CITY OF PORTLAND TECHNICAL STANDARDS:

1. WAIVER REQUEST FROM SECTION 14-526 2.B.III. A. + TECHNICAL DESIGN MANUAL 4.6.1. 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 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 LIEU.

EASEMENTS

THE FOLLOWING EASEMENTS ARE CONNECTED TO 72 BISHOP STREET:

- 72 BISHOP STREET HAS OBTAINED A 10' UTILITY EASEMENT FROM THE DEERING LODGE BUILDING CORP. PROPERTY TO ACCESS ELECTRIC SERVICE.
- A 30' UTILITY EASEMENT EXTENDS ALONG THE SOUTH WESTERN END OF THE PROPERTY TO ACCOMMODATE AN EXISTING CITY OF PORTLAND STORM DRAIN

PERMITTING

THE DEVELOPMENT PROPOSED AT 72 BISHOP STREET REQUIRES THE FOLLOWING PERMITS:

- NRPA TIER 1 WETLAND ALTERATION PERMIT
- GENERAL CONSTRUCTION PERMIT

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,

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:
Rev: 5/22/15
Rev: 6/22/15

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Title: SUBDIVISION PLAT PLAN

Scale: 1"= 20'

0 10 20 40 ft.

North:

Sheet No.: L2A

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