

From: William Clark
To: Helen Donaldson
CC: David Margolis-Pineo; Jennifer Thompson
Date: 6/1/2015 4:11 PM
Subject: Re: Fwd: Bishop Street Draft Plat plan
Attachments: Bishop St No 72 Subdivision Plat Plan 5 22 2015 Survey Review 6 01 2015.PDF; Bishop St No 72 Boundary and Topo Survey Rev 1 20 2015 Survey Review 5 12 2015.PDF

Hi Nell,

I met with Bob Metcalf of Mitchell Associates last week and went over the Boundary and Topographic Survey plan (attached).

He agreed to show the proposed 30 foot storm drain easement on the plans. That has not been corrected.

In addition, the same elevation datum problem exists on the Subdivision Plat Plan dated 5 22 2015 which you sent me this morning. They state they used NAVD88 which is not the official City datum. Existing Grades/Topo, Proposed grades, and structures need to be corrected to the Official City of Portland Datum prior to approval.

Thanks,

Bill

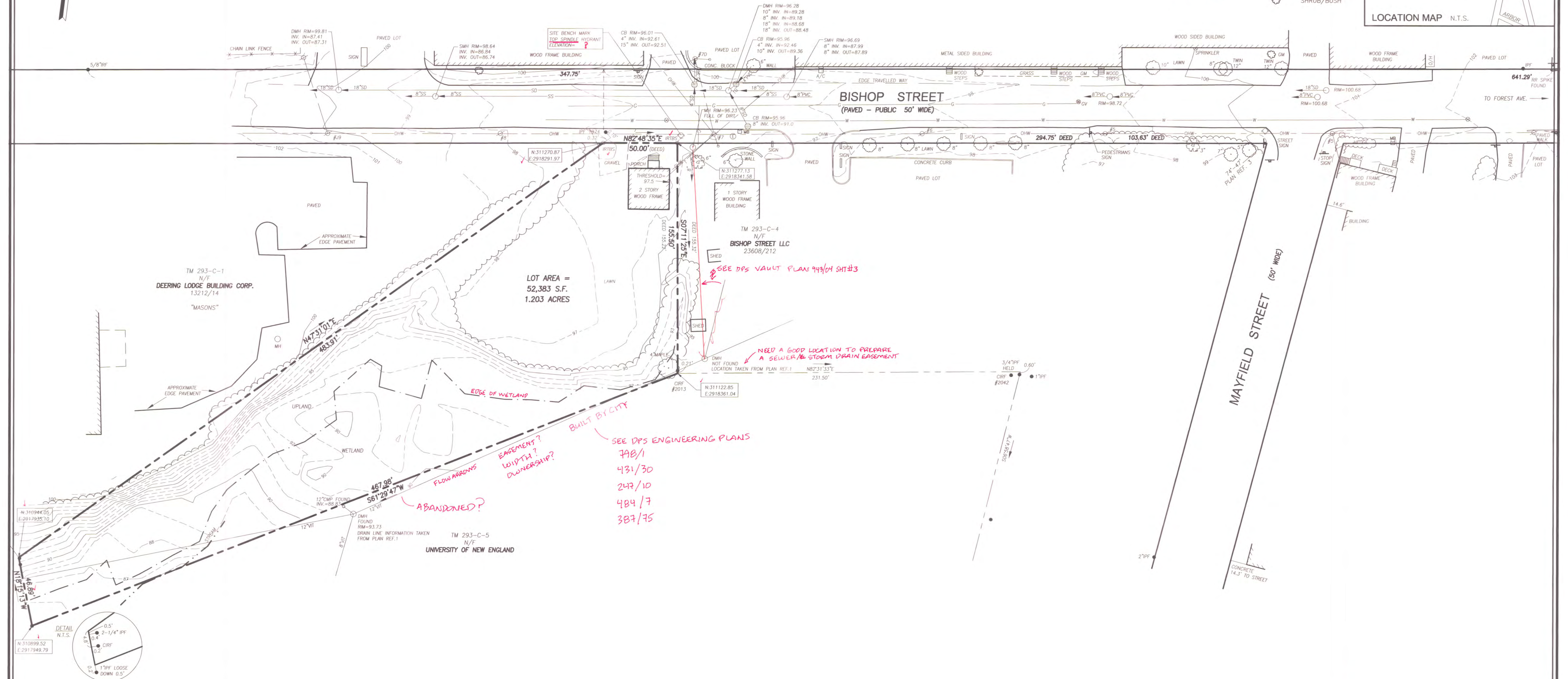
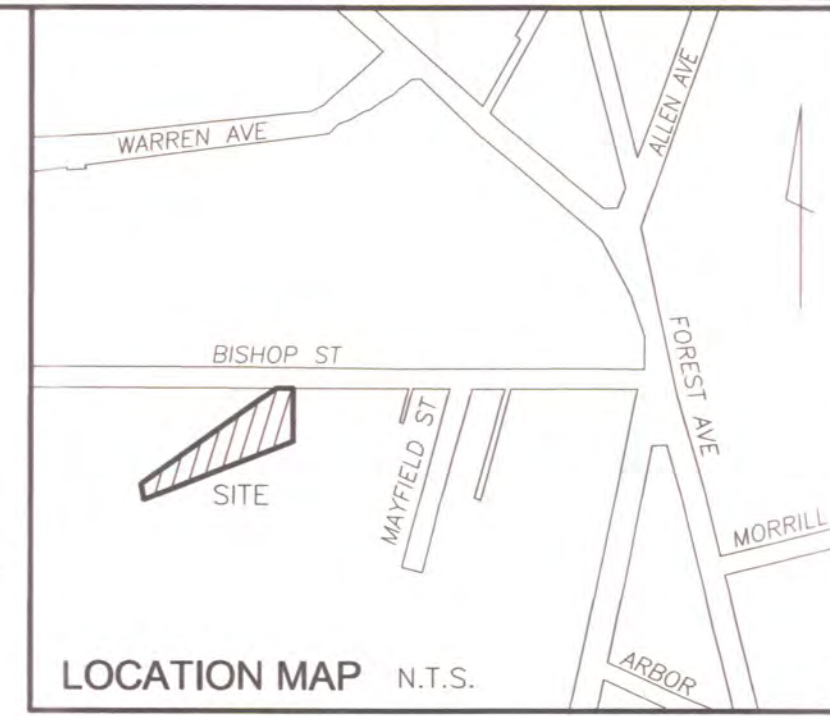
>>> Helen Donaldson June 1, 2015 8:50 AM >>>
Bill and Jen,

This is a draft subdivision plat for a 30-unit Avesta project, all apartments, out on Bishop Street. Could you take a look and let me know your comments when you have a chance?

Thanks,
Nell

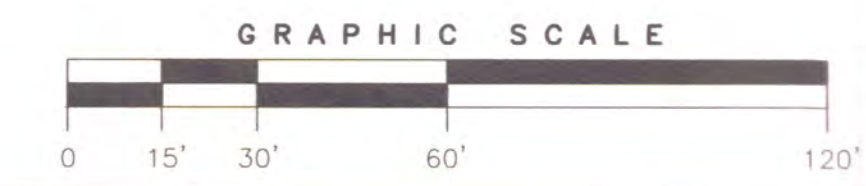


- LEGEND**
- IRON PIPE OR ROD FOUND
 - IRIBS 5/8" IRON ROD TO BE SET
 - WATER VALVE
 - MANHOLE
 - HYDRANT
 - CATCH BASIN
 - UTILITY POLE
 - ⊠ SIGN
 - ⊠ MB MAILBOX
 - ⊠ GM GAS METER
 - ⊠ GV GAS VALVE
 - FENCE
 - CURB
 - OHW OVERHEAD WIRES
 - T TELEPHONE
 - W WATER LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - G GAS LINE
 - 100 1' CONTOUR
 - EDGE OF WOODS
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB/BUSH



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFIRMED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



- 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"

- NOTES**
- OWNERS OF RECORD: HED/WAY DEVELOPMENT, 24 SAND POINT ROAD, CUMBERLAND FORESIDE, MAINE 04110, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 8575 PAGE 272.
 - LOCUS IS SHOWN AS BLOCK C LOT 2 AND 3 ON PORTLAND PROPERTY MAP 293.
 - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NAVD83 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION. **NO SEWER IN GIS** **NOT CITY DATUM** **STORM DRAIN**
 - BASED ON THE CITY OF PORTLAND GIS, THERE IS A SEWER LINE THAT CROSSES THIS PROPERTY. WE HAVE FOUND NO EVIDENCE OF THIS SEWER LINE ON THIS PROPERTY NOR HAVE WE FOUND A DEED FOR ANY EASEMENT RELATED TO THIS SEWER LINE.
 - WETLANDS DELINEATED BY CES, INC.

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

SURVEY REVIEW 5/12/2016

REV. 1 01/20/15 ADDITIONAL LOCATION / TOPOGRAPHY

BOUNDARY & TOPOGRAPHIC SURVEY
AT
72 BISHOP STREET, PORTLAND, MAINE
MADE FOR
AVESTA HOUSING
307 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	JCS	Date	JULY 17, 2014	Job No.	2014-031P
Trace By	JLW	Scale	1" = 30'	Drwg. No.	1
Check By	JCS	Book No.	1125		

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. *NAVD83 - HAN, Maine State Plane, West Zone (Elev 1802) is City Horizontal*
- BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD83 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION. *NOT CORRECT CITY DATUM IS NGVD29. SITE TOP & PROPOSED GRADES & STRUCTURES NEED TO BE CORRECTED TO NGVD29.*
- 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 (CSO) EFFICIENCY APARTMENT UNITS
- OFF-STREET PARKING REQUIREMENTS:

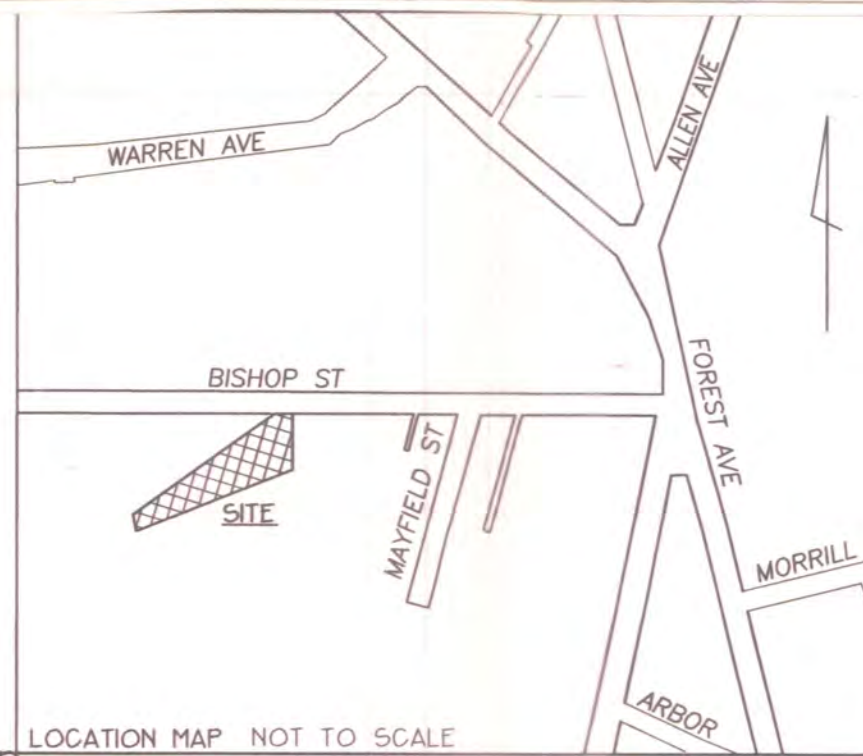
REQUIRED:	PROPOSED:
1/DWELLING UNIT = 30 PARKING SPACES	10 STANDARD PARKING SPACES 2 HANDICAP PARKING SPACE
- BICYCLE PARKING:

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

FLOOR:	AREA (SF)
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 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

PLAN REFERENCES

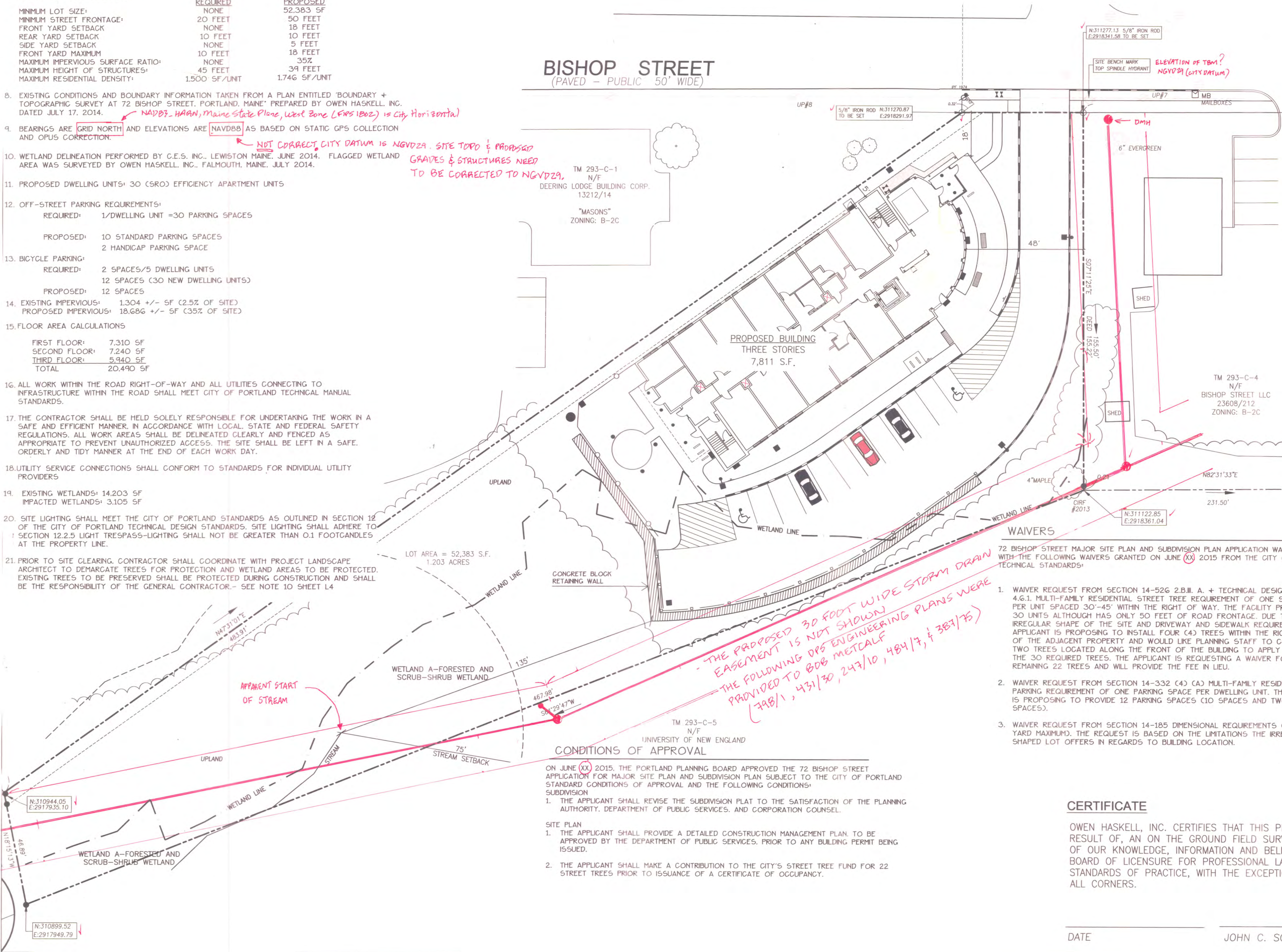
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- SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. OCT. 1, 1991 OWEN HASKELL, INC. JOB NO. 91163P'



Prepared For:
Owner:
AVESTA BISHOP STREET LP
307 Cumberland Avenue
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

BISHOP STREET
(PAVED - PUBLIC 50' WIDE)



LEGEND

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

72 BISHOP STREET
Portland, Maine
Bishop Street

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:

- 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 REMAINING 22 TREES AND WILL PROVIDE THE FEE IN LIEU.
- WAIVER REQUEST FROM SECTION 14-332 (4) (A) MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENT OF ONE PARKING SPACE PER DWELLING UNIT. THE APPLICANT IS PROPOSING TO PROVIDE 12 PARKING SPACES (10 SPACES AND TWO HANDICAP SPACES).
- 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.

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:

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

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, _____

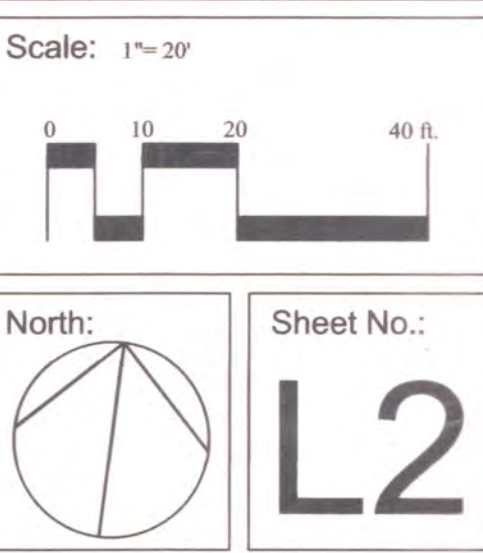
Date: APRIL 10, 2015

Issued For:
SITE PLAN AND SUBDIVISION
PLAN REVIEW

Revisions:
Rev: 5/22/15

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Title:
SUBDIVISION PLAT
PLAN



SURVEY REVIEW 6/01/2015