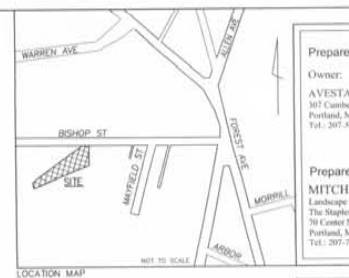


FS:  
52,383 SF DR 1.20 ACRES  
AVESTA 72 BISHOP, LP  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
AVESTA BISHOP STREET LP  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
B-2-C COMMUNITY BUSINESS DISTRICT  
AS LOT 2 AND LOT 3, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 293.  
IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31827, PAGE 271.  
STANDARDS:  
REQUIRED NONE  
PROPOSED 52,383 SF  
FRONTAGE 20 FEET  
TRACK NONE  
BACK 10 FEET  
SIDE NONE  
MINIMUM 10 FEET  
MINIMUM SURFACE RATIO OF STRUCTURES: NONE  
MINIMUM DENSITY: 1,500 SF/UNIT

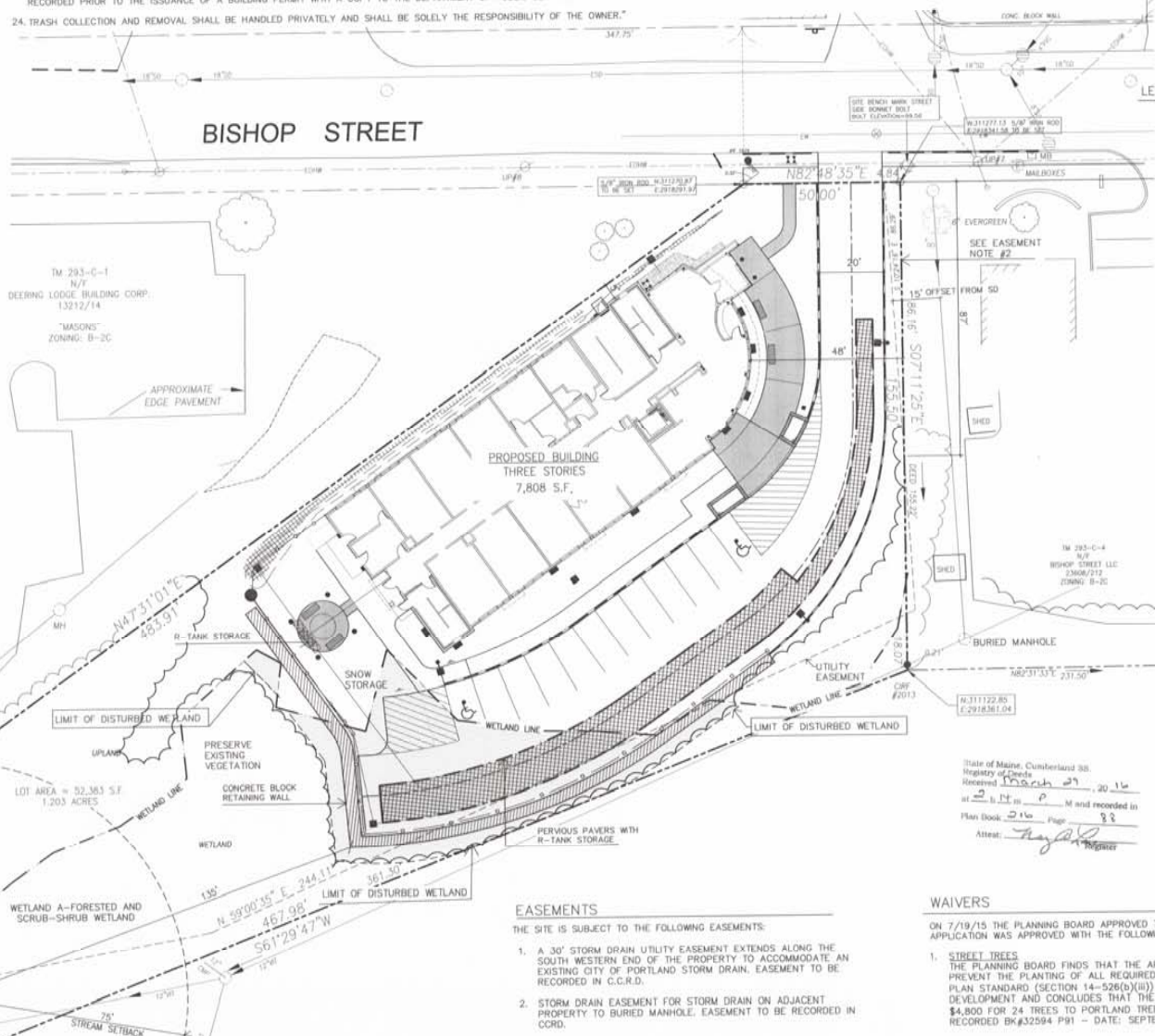
- PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATRE TREES FOR PROTECTION AND WETLAND AREAS TO BE PROTECTED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. - SEE NOTE 10 SHEET L-4.
- 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.
- THE DEVELOPER / CONTRACTOR / SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. THE OWNER / OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
- TRASH COLLECTION AND REMOVAL SHALL BE HANDLED PRIVATELY AND SHALL BE SOLELY THE RESPONSIBILITY OF THE OWNER.

**CONDITIONS OF APPROVAL**  
ON JULY 14, 2015, THE PORTLAND PLANNING BOARD APPROVED THE 72 BISHOP STREET SUBDIVISION APPLICATION SUBJECT TO THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS:  
SUBDIVISION  
1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC SERVICES, AND THE PLANNING AUTHORITY.



Prepared  
Owner:  
AVESTA LP  
307 Cumberland Avenue  
Portland, Maine  
Tel: 207-734-8888  
Prepared  
MITCHELL  
Landscape Architects  
70 Center Street  
Portland, Maine  
Tel: 207-734-8888

BOUNDARIES AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & SURVEY AT 72 BISHOP STREET, PORTLAND, MAINE" PREPARED BY OWEN HASKELL, INC.  
BASED ON MAINE STATE PLAN COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NAVD83 AS BASED ON STATIC GPS COLLECTION AND OPUS  
SURVEY PERFORMED BY C.E.S. INC., LEWISTON MAINE, JUNE 2014. FLAGGED WETLAND SURVEYED BY OWEN HASKELL, INC., FALMOUTH, MAINE, JULY 2014.  
LOADING UNITS: 30 (SRO) EFFICIENCY APARTMENT UNITS  
LOADING REQUIREMENTS:  
1. DWELLING UNIT = 30 PARKING SPACES  
2. 10 STANDARD PARKING SPACES  
2 HANDICAP PARKING SPACE  
3. 2 SPACES/5 DWELLING UNITS  
12 SPACES (30 NEW DWELLING UNITS)  
12 SPACES  
4. 1,304 +/- SF (2.5% OF SITE)  
5. 18,886 +/- SF (35% OF SITE)



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAG NAIL	○	●
GRANITE MONUMENT	□	■
CATCHBASIN	○	○
FIELD INLET	○	○
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	---	---

Approved: Portland Planning Board  
Date: **July 14, 2015**  
Chair: *[Signature]*  
Board Members: *[Signatures]*

- EASEMENTS**  
THE SITE IS SUBJECT TO THE FOLLOWING EASEMENTS:
- A 30' STORM DRAIN UTILITY EASEMENT EXTENDS ALONG THE SOUTH WESTERN END OF THE PROPERTY TO ACCOMMODATE AN EXISTING CITY OF PORTLAND STORM DRAIN. EASEMENT TO BE RECORDED IN C.C.R.D.
  - STORM DRAIN EASEMENT FOR STORM DRAIN ON ADJACENT PROPERTY TO BURIED MANHOLE. EASEMENT TO BE RECORDED IN C.C.R.D.

**WAIVERS**  
ON 7/19/15 THE PLANNING BOARD APPROVED 72 BISHOP STREET SITE PLAN. THE SUBDIVISION PLAN APPLICATION WAS APPROVED WITH THE FOLLOWING WAIVERS:  
1. STREET TREES  
THE PLANNING BOARD FINDS THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES. THE PLANNING BOARD WAIVES THE SITE PLAN STANDARD (SECTION 14-526(b)(ii)) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDES THAT THE APPLICANT SHALL MAKE A FINANCIAL CONTRIBUTION OF \$4,800 FOR 24 TREES TO PORTLAND TREE FUND. RECORDED BK432594 P91 - DATE: SEPTEMBER 16, 2015

- PLAN REFERENCES**
- "PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE, AUGUST 20, 1974 OWEN HASKELL, INC. JOB NO. 7445 1" REVISED 3/4/89
  - "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

**PERMITTING**  
THE DEVELOPMENT PROPOSED AT 72 BISHOP STREET REQUIRES THE FOLLOWING PERMITS:  
1. NRPA PERMIT BY RULE NOTIFICATION WETLAND ALTERATION DATED JULY 30TH 2015



**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: **3-7-2016**  
JOHN C. SCHWANDA, PLS #1252

Scale: **1" = 20'**  
North: **↑**