

CITY COMMENTS. 12/20/15

QUOTE APPROVAL LETTER

- 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 BASED ON MAINE STATE PLAN COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NAVD83 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
PROPOSED:	12 SPACES (30 NEW DWELLING UNITS) 12 SPACES
 14. EXISTING IMPERVIOUS: 1,304 +/- SF (2.5% OF SITE)
PROPOSED IMPERVIOUS: 18,686 +/- SF (35% OF SITE)
 15. FLOOR AREA CALCULATIONS:

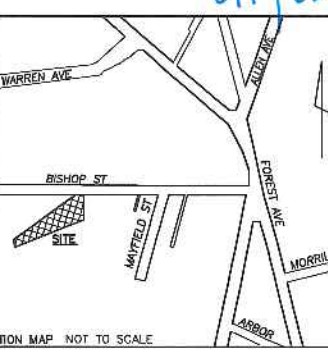
FIRST FLOOR:	7,310 SF
SECOND FLOOR:	7,240 SF
THIRD FLOOR:	5,240 SF
TOTAL:	20,490 SF
 16. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 17. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR 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 DEMARCAT E 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.
 23. 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.
 24. TRASH WILL BE ACCOMMODATED BY PRIVATE HAULER.

CONDITIONS OF APPROVAL

1. THE APPLICANT SHALL REVISE THE SUBDIVISION PLAT TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.
2. SUBDIVISION RECORDING PLAT A REVISED RECORDING PLAT LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL MUST BE SUBMITTED FOR REVIEW AND SIGNATURE PRIOR TO THE ISSUANCE OF A PERFORMANCE GUARANTEE. THE PERFORMANCE GUARANTEE MUST BE ISSUED PRIOR TO THE RELEASE OF THE RECORDING PLAT FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. SUBDIVISION WAIVERS PURSUANT TO 30-A MRSA SECTION 4406(b)(1), ANY WAIVER MUST BE SPECIFIED ON THE SUBDIVISION PLAN OR OUTLINED IN A NOTICE AND PLAN OR NOTICE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE FINAL SUBDIVISION APPROVAL.
4. DEVELOP SITE ACCORDING TO PLAN THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL WHICH WAS THE SUBJECT OF SITE PLAN APPROVAL AFTER MAY 20, 1974, SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR THE PLANNING AUTHORITY PURSUANT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.

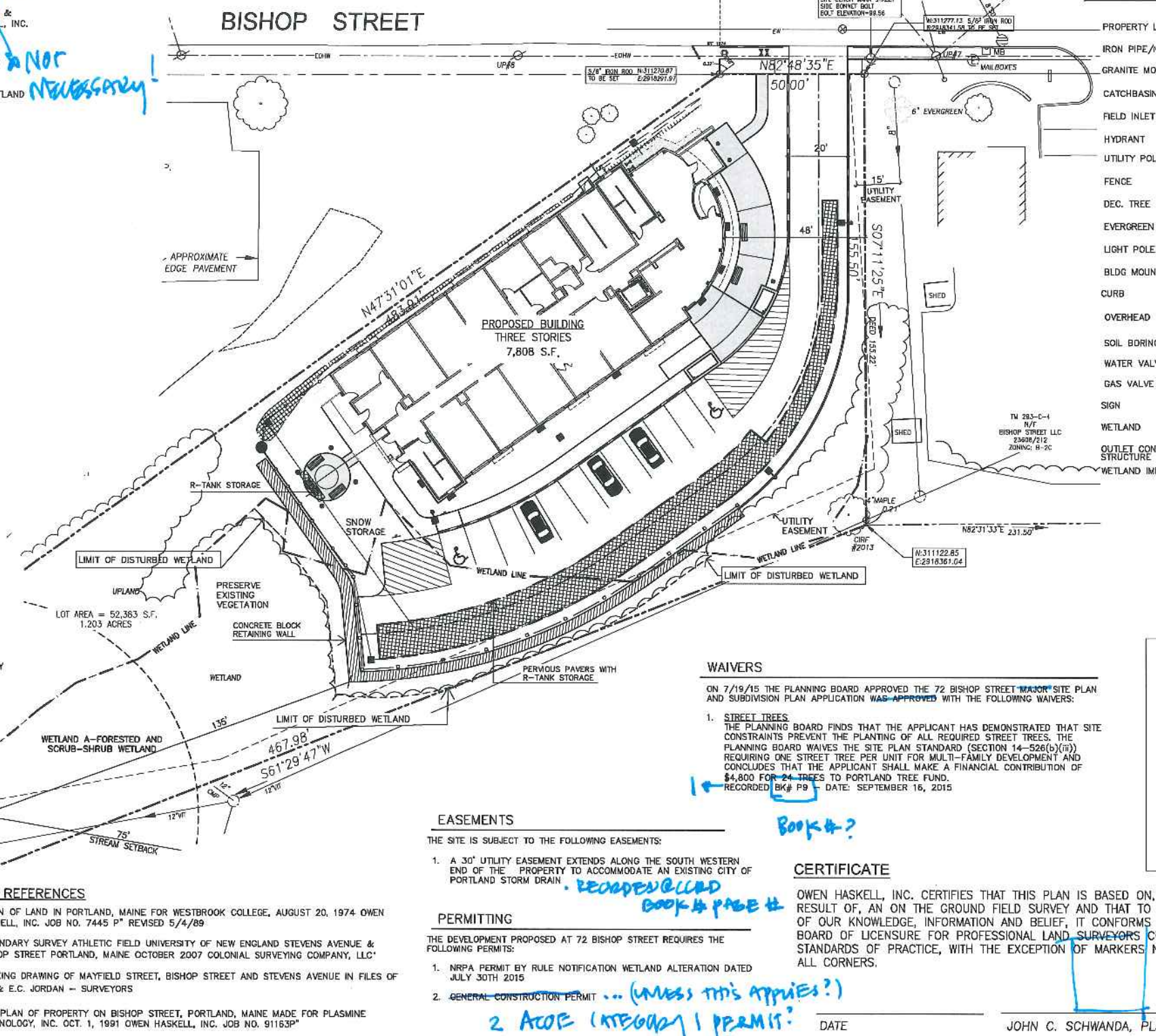
5. SITE PLAN EXPIRATION THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS AGREED UPON IN WRITING BY THE CITY AND APPLICANT. REQUEST TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.
6. SUBDIVISION PLAN EXPIRATION THE SUBDIVISION APPROVAL IS VALID FOR UP TO THREE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.
7. PERFORMANCE GUARANTEE AND INSPECTION A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS, AN INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT, SEVEN (7) FINAL SETS OF PLANS, AND ONE DIGITAL COPY OF THE FINAL PLAN SET MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING DIVISION AND PUBLIC SERVICES DEPARTMENT PRIOR TO THE RELEASE OF A SUBDIVISION PLANT FOR RECORDING AT THE CUMBERLAND COUNTY OF DEEDS, AND PRIOR TO THE RELEASE OF A BUILDING PERMIT, STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS. IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.
8. DEFECT GUARANTEE A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.

9. PRECONSTRUCTION MEETING PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICE'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THIS TIME, THE DEVELOPMENT REVIEW COORDINATOR WILL CONFIRM THAT THE CONTRACTOR IS WORKING FROM THE APPROVED SITE PLAN, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
10. DEPARTMENT OF PUBLIC SERVICES PERMITS IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828 (ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE).
11. AS-BUILT PLANS FINAL SETS OF AS-BUILT PLANS SHALL BE SUBMITTED DIGITALLY TO THE PLANNING DIVISION, ON A CD OR DVD, IN AUTOCAD FORMAT (*.dwg), RELEASE AUTOCAD 2005 OR GREATER.
12. MYLAR COPIES MYLAR COPIES OF THE AS-BUILT DRAWINGS FOR THE PUBLIC STREETS AND OTHER PUBLIC INFRASTRUCTURE IN THE SUBDIVISION MUST BE SUBMITTED TO THE PUBLIC SERVICES DEPT. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



Prepared For:
Owner:
AVESTA BISHOP STREET LP
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Tel.: 207-553-7777

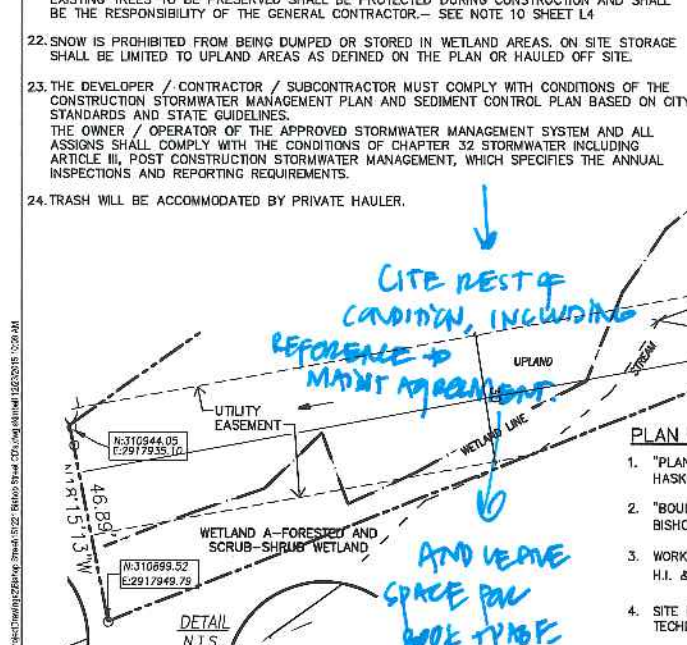
Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
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Portland, Maine 04101
Tel.: 207-774-9127



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAG. NAL.	○	●
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		

72 BISHOP STREET
Portland, Maine
Bishop Street



- 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.I. & 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

EASEMENTS

THE SITE IS SUBJECT TO THE FOLLOWING EASEMENTS:

1. 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:
1. NRPA PERMIT BY RULE NOTIFICATION WETLAND ALTERATION DATED JULY 30TH 2015
 2. GENERAL CONSTRUCTION PERMIT ... (UNLESS THIS APPLIES?)

WAIVERS

ON 7/19/15 THE PLANNING BOARD APPROVED THE 72 BISHOP STREET MAJOR SITE PLAN AND 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 14-528(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 BK# P9 - DATE: SEPTEMBER 16, 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: SEPTEMBER 9, 2015

Issued For: SITE PLAN AND SUBDIVISION PLAN REVIEW

Revisions:
Rev: 5/22/15
Rev: 6/22/15
Rev: 12/23/15

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Title: SUBDIVISION PLAT PLAN

Scale: 1"=20'

North:

Sheet No.: L2.2

Approved: Portland Planning Board

Date: _____

Chair, _____

Board Members, _____

CITE REST OF CONDITION, INCLUDING REFERENCE TO MAINT AGREEMENT AND LEAVE SPACE FOR BOOK TABLE

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