

**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 MAXIMUM IMPERVIOUS SURFACE RATIO: | 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.
- BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION. **SEE NOTE RE DATUM FROM BIN CLARK**
- 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 (SRO) EFFICIENCY APARTMENT UNITS
- OFF-STREET PARKING REQUIREMENTS:
 

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

|           |                                   |
|-----------|-----------------------------------|
| REQUIRED: | 2 SPACES/5 DWELLING UNITS         |
| PROPOSED: | 12 SPACES (30 NEW DWELLING UNITS) |
- EXISTING IMPERVIOUS: 1,304 +/- SF (2.5% OF SITE)  
PROPOSED IMPERVIOUS: 16,666 +/- SF (35% OF SITE)
- FLOOR AREA CALCULATIONS
 

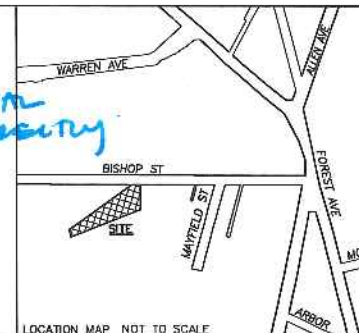
|               |           |
|---------------|-----------|
| FIRST FLOOR:  | 7,310 SF  |
| SECOND FLOOR: | 7,240 SF  |
| THIRD FLOOR:  | 5,940 SF  |
| TOTAL:        | 20,490 SF |
- ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF 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 DEMARCATTE 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 TO SHEET L4**
- 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**

- "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

**CONDITIONS OF APPROVAL**

- ON JUNE 30, 2015, THE PORTLAND PLANNING BOARD APPROVED THE 72 BISHOP STREET **SITE PLAN + SUBDIVISION** 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 PLAT TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL. **QUOTE APPROVAL LETTER DIRECTLY**
  - 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.

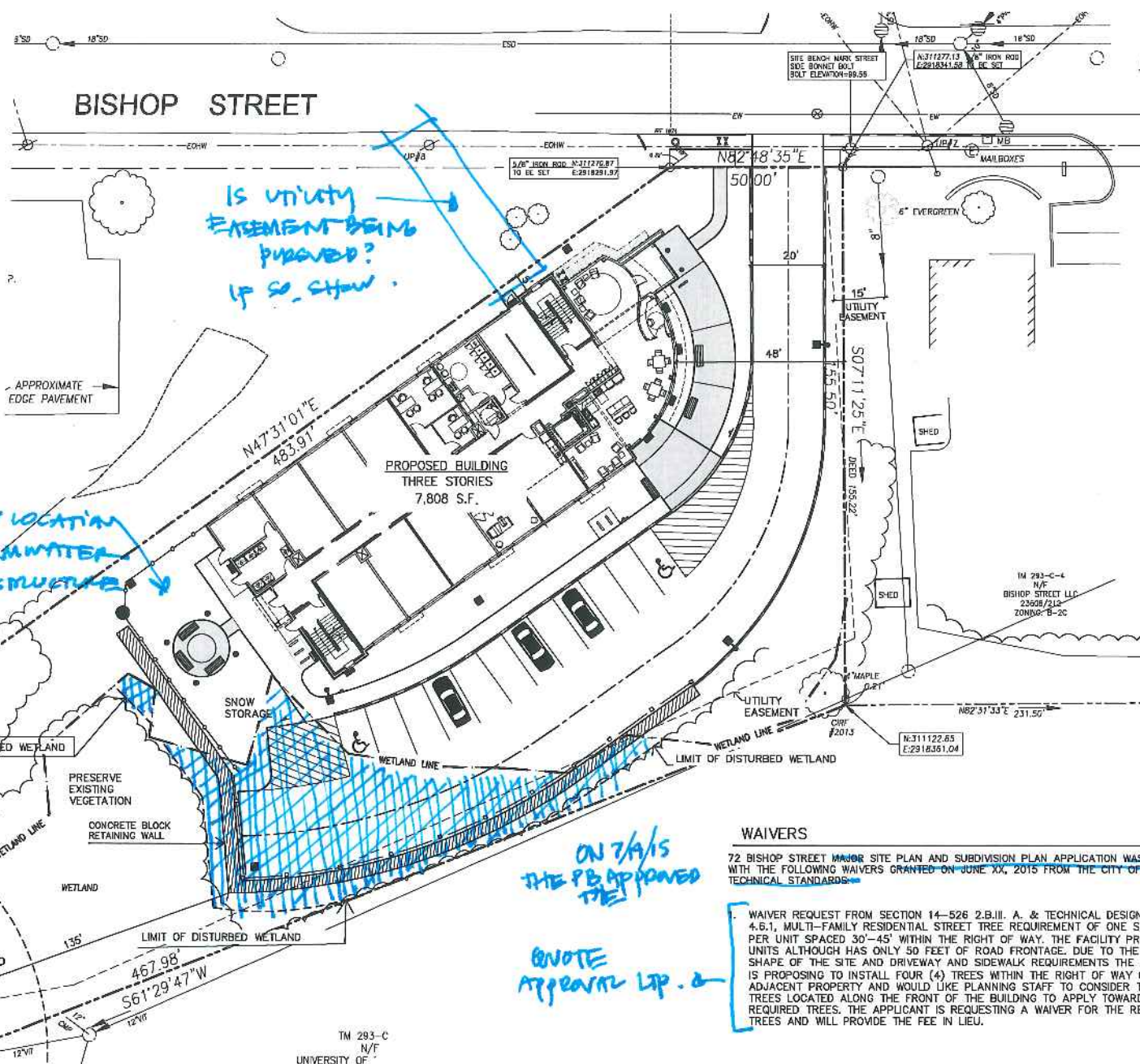


Prepared For:  
Owner:  
AVESTA BISHOP STREET LP  
307 Cumberland Avenue  
Portland, Maine 04101  
Tel.: 207-553-7777

Prepared By:  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Stables School  
70 Crawford Street  
Portland, Maine 04101  
Tel.: 207-774-4127

**LEGEND**

|                          | EXISTING   | PROPOSED |
|--------------------------|------------|----------|
| PROPERTY LINE            | ---        | ---      |
| IRON PIPE/MAG NAIL       | ○ I.R.P.P. | ● ▲      |
| 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           | ---        | ---      |



**23 REFER TO STORMWATER SYSTEM + SITE CONDITION RE STORMWATER FROM APPROVAL LETTER.**

**24 NOTE RE HANDLING TRASH?**

**ON 2/4/15 THE PB APPROVED THE NOTE APPROVAL LP. 2**

**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 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:
- A 30' UTILITY EASEMENT EXTENDS ALONG THE SOUTH WESTERN END OF THE PROPERTY TO ACCOMMODATE AN EXISTING CITY OF PORTLAND STORM DRAIN **BOOK - PIPE**
  - MASSONIC LODGE? **BOOK - PIPE**

**PERMITTING**

- THE DEVELOPMENT PROPOSED AT 72 BISHOP STREET REQUIRES THE FOLLOWING PERMITS:
- NRPA TIER 1 WETLAND ALTERATION PERMIT **PBR - CITE**
  - GENERAL CONSTRUCTION PERMIT **CITE #/DOCUMENTATION**

**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

72 BISHOP STREET  
Portland, Maine  
Bishop Street

Date: **SEPTEMBER 9, 2015**

Issued For:  
SITE PLAN AND SUBDIVISION PLAN REVIEW

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

Issued for:  
90% Maine Housing Submission  
11/25/15

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Title:  
SUBDIVISION PLAT PLAN

