

- 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:
 

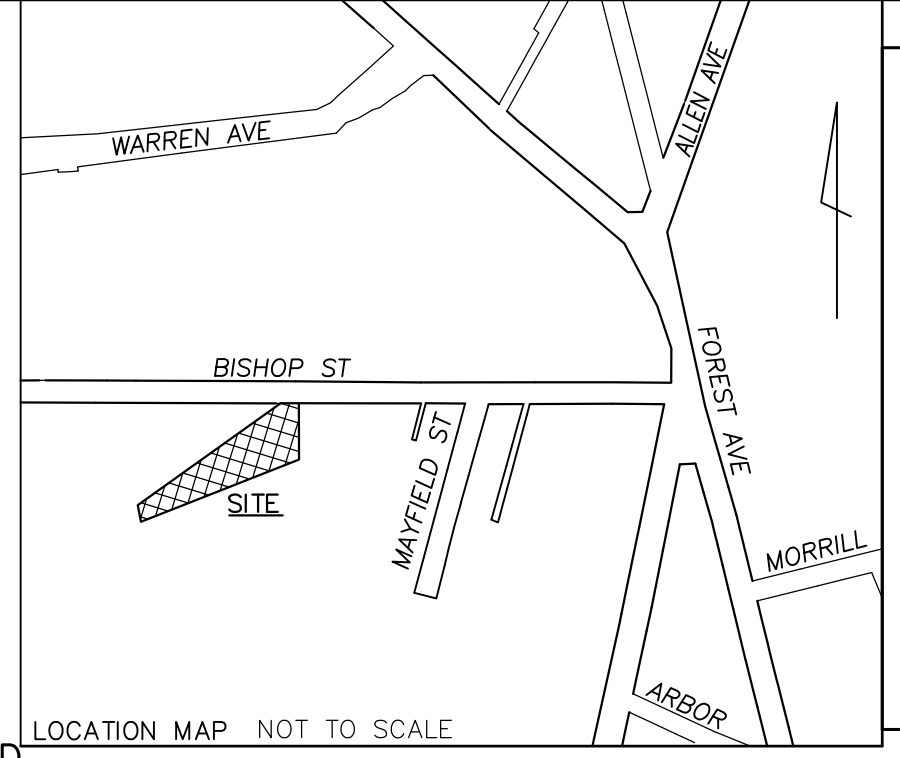
	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	NONE	52,383 SF
MINIMUM STREET FRONTAGE:	20 FEET	50 FEET
FRONT YARD SETBACK:	NONE	18 FEET
REAR YARD SETBACK:	NONE	5 FEET
SIDE YARD SETBACK:	10 FEET	10 FEET
FRONT YARD MAXIMUM:	NONE	18 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	NONE	35%
MAXIMUM HEIGHT OF STRUCTURES:	45 FEET	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 BASED ON MAINE STATE PLAN COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NAVD29 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
  - 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 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: 18,686 +/- SF (35% OF SITE)
  - FLOOR AREA CALCULATIONS
 

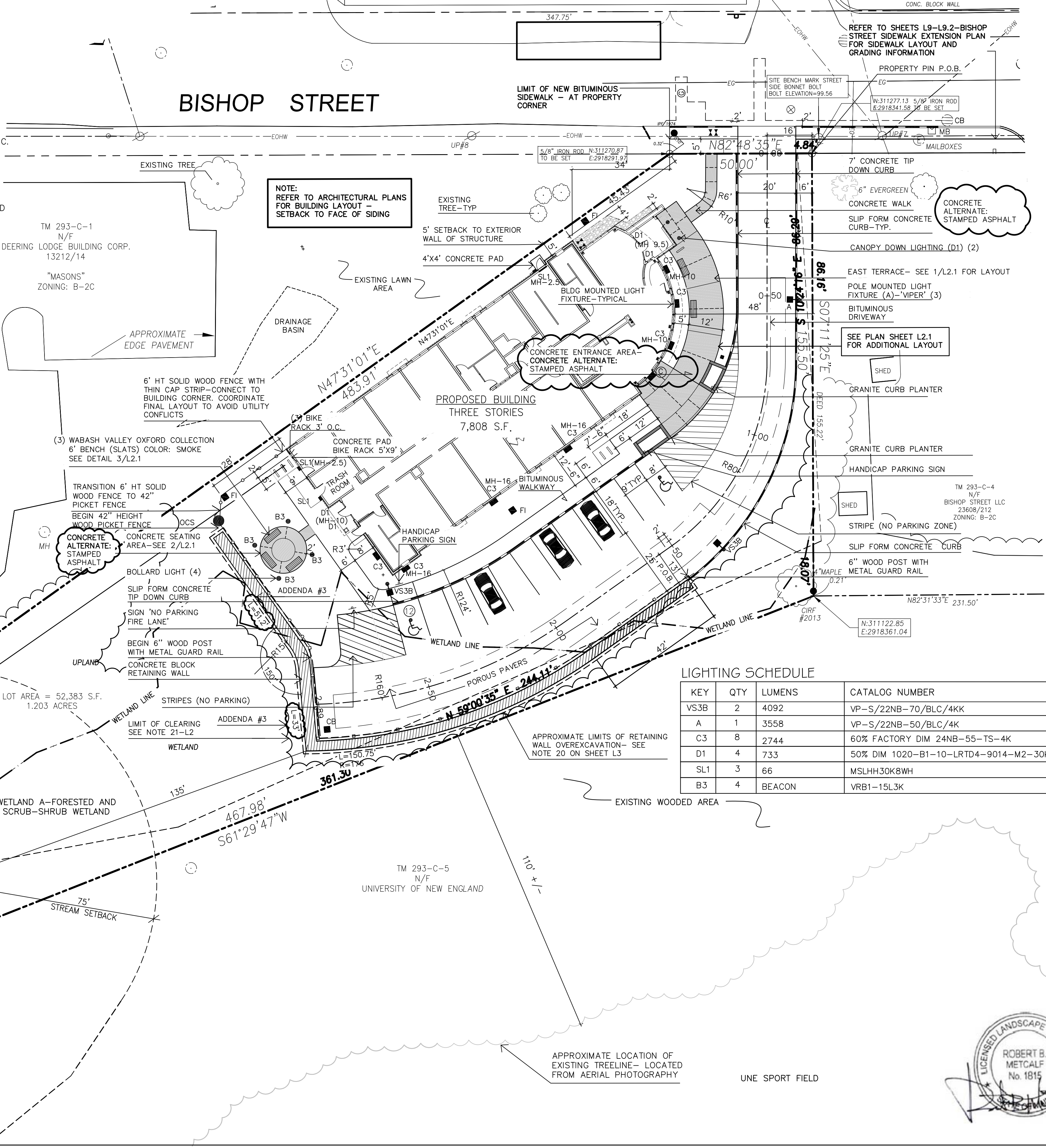
FIRST FLOOR:	7,807.89 SF
SECOND FLOOR:	6,897.68 SF
THIRD FLOOR:	6,534.39 SF
TOTAL:	21,039.94 SF
  - ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
  - THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE 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 DEMARCATO 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**
- "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



**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



**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	---	---

**LIGHTING SCHEDULE**

KEY	QTY	LUMENS	CATALOG NUMBER	MOUNTING HEIGHT
VS3B	2	4092	VP-S/22NB-70/BLC/4KK	MH-14
A	1	3558	VP-S/22NB-50/BLC/4K	MH-15
C3	8	2744	60% FACTORY DIM 24NB-55-TS-4K	
D1	4	733	50% DIM 1020-B1-10-LRTD4-9014-M2-30KS-80-NCSM	
SL1	3	66	MSLHH30K8WH	
B3	4	BEACON	VRB1-15L3K	

**72 BISHOP STREET**  
 Portland, Maine  
 Bishop Street

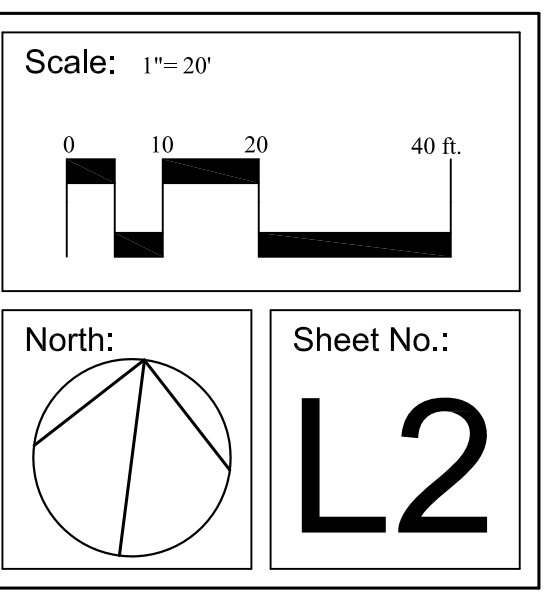
**Date:** APRIL 10, 2015

**Issued For:** ISSUED FOR PERMITTING

**Revisions:**  
 Rev: 5/22/15  
 Rev: 6/22/15  
 Rev: 12/23/15  
 Rev: 02/05/16  
 conditions of approval

Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited. © 2014

**Title:** LAYOUT AND LIGHTING PLAN



I:\Projects\72 Bishop Street\72 Bishop Street.dwg (10/10/2015 11:02:36) 3:18 PM