

DEMOLITION NOTES:

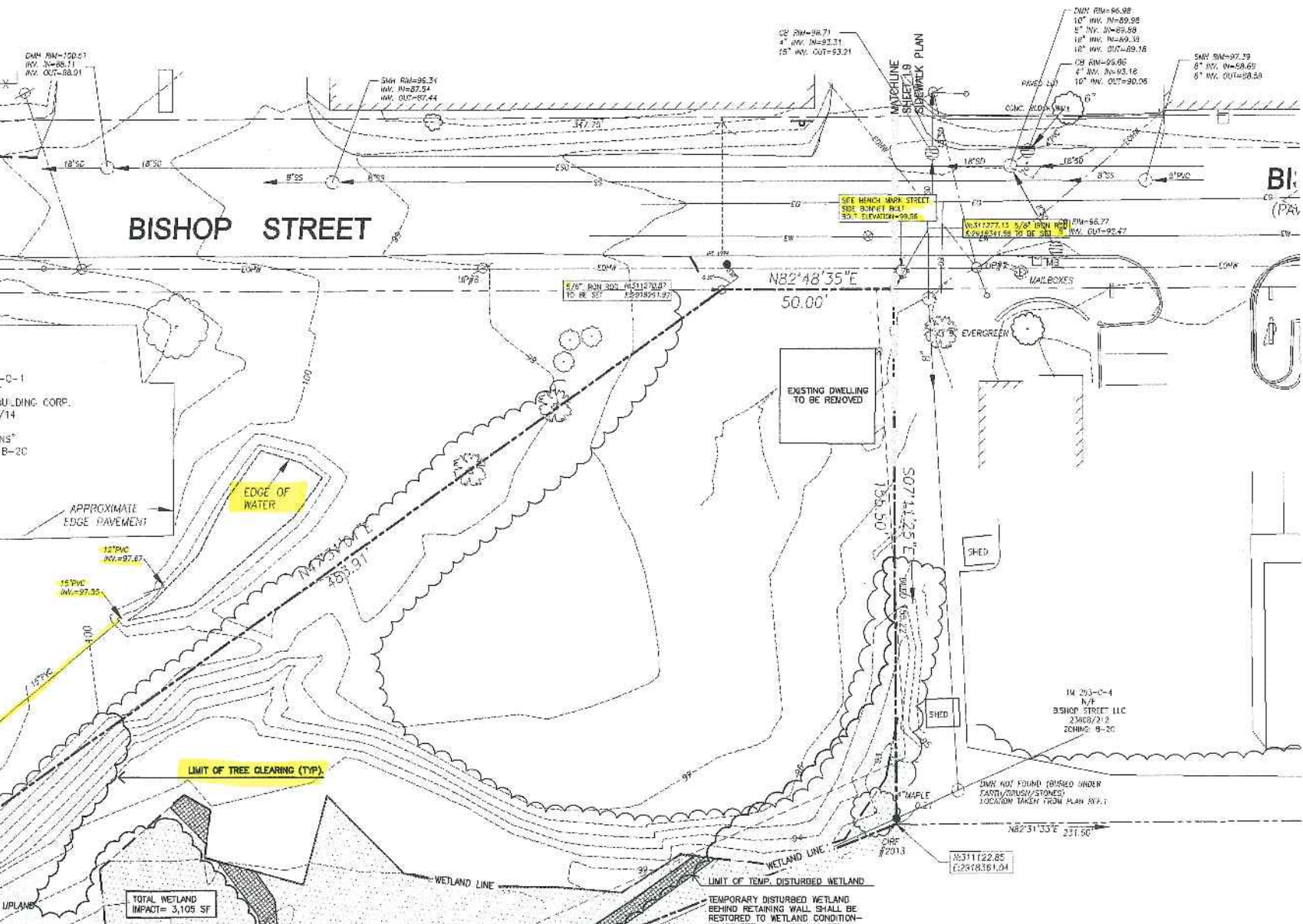
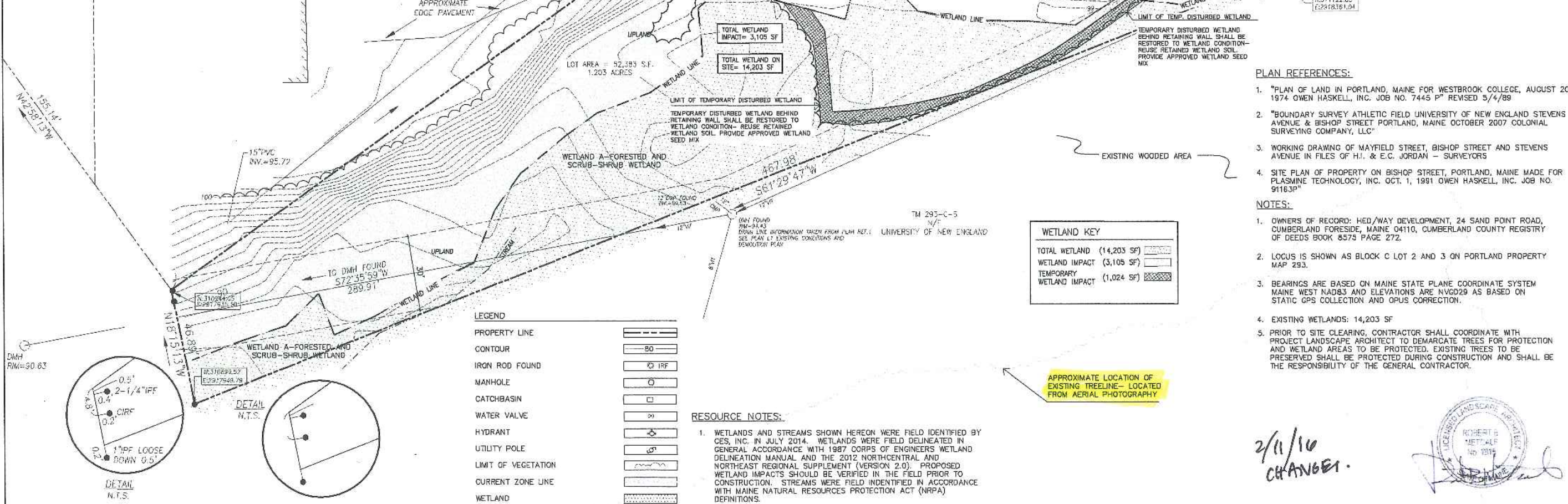
- TREE REMOVAL FOR DEVELOPMENT AREA WILL BE COMPLETED PRIOR TO CONSTRUCTION BY OTHERS. GRUBBING OF CLEARED AREAS SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR SELECTED FOR SITE IMPROVEMENTS.
- PRIOR TO SITE CLEARING, THE TREE REMOVAL CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATe EXISTING TREES TO BE PRESERVED AND WETLAND AREAS TO BE PROTECTED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING TREE REMOVAL AND DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE TREE REMOVAL CONTRACTOR AND GENERAL CONTRACTOR— SEE NOTE 10 SHEET L4.
- REMOVE EXISTING FOUNDATION AND FLOOR SLAB AND BACKFILL WITH COMPACTED GRANULAR BORROW. REFER TO GEOTECHNICAL REPORT.
- EXISTING UNDERGROUND UTILITY SERVICES; WATER, NATURAL GAS, AND SANITARY SEWER SHALL BE DISCONTINUED AND CAPPED ACCORDING TO UTILITY PROVIDER AND THE CITY OF PORTLAND.
- GEOTECHNICAL REPORT AND SCOPE OF SITE WORK — REFER TO SECTION 00 30 00 INFORMATION AVAILABLE TO BIDDERS ITEM 1.3.A FOR A REPORT OF SUBSURFACE INVESTIGATIONS AND RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER AND DRAWING G1 FOR DEFINED OVER-EXCAVATION LIMITS TO BE INCLUDED IN THE BASE BID. THE GENERAL CONTRACTOR AND BIDDING SUB-CONTRACTORS SHALL PROVIDE SYSTEMS, MATERIALS AND SCOPE AS RECOMMENDED IN SAID REPORT BY THE GEOTECHNICAL ENGINEER. UNIQUE TO THIS SITE IS THAT A SUBSTANTIAL AMOUNT OF SOILS HAVE BEEN IDENTIFIED THAT REQUIRE REMOVAL, RELOCATION ON-SITE AND/OR REPLACEMENT WITH COMPACTED STRUCTURAL FILL. THE GEOTECHNICAL REPORT DEFINES THE LIMITS OF WORK FOR MATERIALS BELOW GRADE THAT ARE INCLUDED IN THE BASE SCOPE OF WORK. PROVISIONS HAVE BEEN MADE IN THE FORM OF UNIT PRICES AND ALLOWANCES PUBLISHED IN 01 20 00 PRICE AND PAYMENT PROCEDURES 1.3.F ALLOWANCES SCHEDULE AND 1.B.G.S UNIT PRICE SCHEDULE AND MEASUREMENTS FOR PRICE ADJUSTMENTS RELATIVE TO DEVIATIONS FROM THE BASE BID EXCAVATIONS AS CONFIRMED BY AGREEMENT BETWEEN THE CONTRACTOR'S AND OWNER'S SURVEY OF ACTUAL EXCAVATION LIMITS. IF, IN THE CONTRACTOR'S OPINION, CONFLICTS EXIST IN THE CONSTRUCTION DOCUMENTS, REQUEST CLARIFICATION PRIOR TO SUBMITTING BID. REFER TO 00 31 00 1.3.A GEOTECHNICAL REPORT.

TREE PROTECTION NOTES:

- PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR AND SITE CONTRACTOR SHALL MEET ON THE SITE WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST TO IDENTIFY AND ESTABLISH THE PROTECTION REQUIRED FOR EXISTING VEGETATION TO REMAIN. THE LIMIT OF PROTECTION LINE FOR TREES TO REMAIN SHALL BE A MINIMUM OF TEN (10) FEET FROM THE TRUNK OF TREES BEING PROTECTED (SEE STREET TREE PROTECTION REQUIREMENTS BELOW). ALL REASONABLE PRECAUTIONS SHALL BE TAKEN WHERE POSSIBLE TO PROTECT THE ROOT ZONE WITHIN THE DRIP LINE OF TREES BEING PRESERVED. ONLY AUTHORIZED ACTIVITIES SHALL BE ALLOWED WITHIN THE AREA OF PROTECTED VEGETATION.
- THE CONTRACTOR SHALL INSTALL A FOUR FOOT HIGH SNOW FENCE ALONG THE ESTABLISHED LIMIT OF PROTECTION LINE WHERE REQUIRED. SNOW FENCE SHALL BE SECURED TO METAL FENCE POSTS DRIVEN SECURELY INTO THE GROUND. METAL POSTS SHALL BE A MINIMUM OF EIGHT FEET ON CENTER ALONG THE ENTIRE LENGTH OF FENCE.
- GRUBBING AND EXCAVATION SHALL OCCUR IN SUCH A MANNER THAT NO DISTURBANCE OCCURS IN THE PROTECTED AREA. STORAGE OF BUILDING MATERIAL OR CONSTRUCTION EQUIPMENT IS PROHIBITED FROM WITHIN THE DRIPLINE OF TREES TO REMAIN. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN TEN (10) FEET OF EXISTING TREE TRUNKS UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AGREED TO IN THE FIELD. PROTECT TREES FROM DAMAGE BY HEAVY EQUIPMENT.
- FILLING OF AREAS ADJACENT TO PROTECTED VEGETATION SHALL BE CLEARED OF ALL DEBRIS AND INVASIVE PLANT MATERIAL BEFORE PLACEMENT OF RETAINED WETLAND FILL MATERIAL. NO MORE THAN SIX INCHES OF WETLAND FILL SHALL BE PLACED AROUND EXISTING TREE TRUNKS AND FILL WITHIN THE DRIP LINE OF PROTECTED TREES SHALL NOT EXCEED 12 INCHES IN DEPTH.

SIDEWALK IMPROVEMENTS

- LIMIT OF EARTH WORK AROUND EXISTING STREET TREES AS SHOWN ON DRAWINGS SHALL BE REVIEWED WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST PRIOR TO CONSTRUCTION OF SIDEWALK.
- PRIOR TO CONSTRUCTION ACTIVITY WITHIN THE RIGHT OF WAY, THE GENERAL CONTRACTOR AND SITE CONTRACTOR SHALL MEET ON THE SITE WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST TO IDENTIFY AND ESTABLISH THE PROTECTION REQUIRED FOR EXISTING TREES AND OTHER VEGETATION TO REMAIN. THE LIMIT OF PROTECTION LINE FOR TREES TO REMAIN SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE TRUNK OF TREES BEING PROTECTED UNLESS OTHERWISE APPROVED. ALL REASONABLE PRECAUTIONS SHALL BE TAKEN WHERE POSSIBLE TO PROTECT THE ROOT ZONE WITHIN THE DRIP LINE OF TREES BEING PRESERVED. ONLY AUTHORIZED ACTIVITIES SHALL BE ALLOWED WITHIN THE AREA OF PROTECTED VEGETATION.
- WHERE EXCAVATION IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, EXCAVATION OF ROOT ZONE AREA SHALL BE DONE BY HAND OR WITH SMALLER EQUIPMENT TO LIMIT DISTURBANCE. DAMAGED ROOTS SHALL BE CLEAN-CUT BY HAND BEFORE PLACEMENT OF FILL MATERIAL.
- WHERE PERMITTED, FILL WITHIN THE DRIP LINE EXCEEDS SIX INCHES, IT SHALL BE PERFORMED IN A MANNER, USING LOOSE GRANULAR MATERIAL WITH A 6" (MAXIMUM) TOPSOIL COVER. FILL AREAS SHALL BE A MAXIMUM OF 3:1 SLOPES UNLESS IT IS DETERMINED IN THE FIELD THAT SLOPES GREATER THAN 3:1 WOULD SIGNIFICANTLY PROTECT EXISTING TREES. FINISH GRADES SHALL DIRECT RUNOFF AWAY FROM TRUNKS OF EXISTING TREES.
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO SELECTIVELY PRUNE EXISTING TREES WHERE ROOT ZONE DISTURBANCE IS UNAVOIDABLE TO ADDRESS COMPENSATION OF ROOT LOSS.



- 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 SANDY 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.
 - EXISTING WETLANDS: 14,203 SF
 - 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.

Prepared For:
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72 BISHOP STREET
 Portland, Maine
 Bishop Street

Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

Revisions:
 Revised: 5-22-15
 Revised: 6-22-15

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

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Title: EXISTING CONDITIONS & DEMOLITION PLAN

Scale: 1"=30'

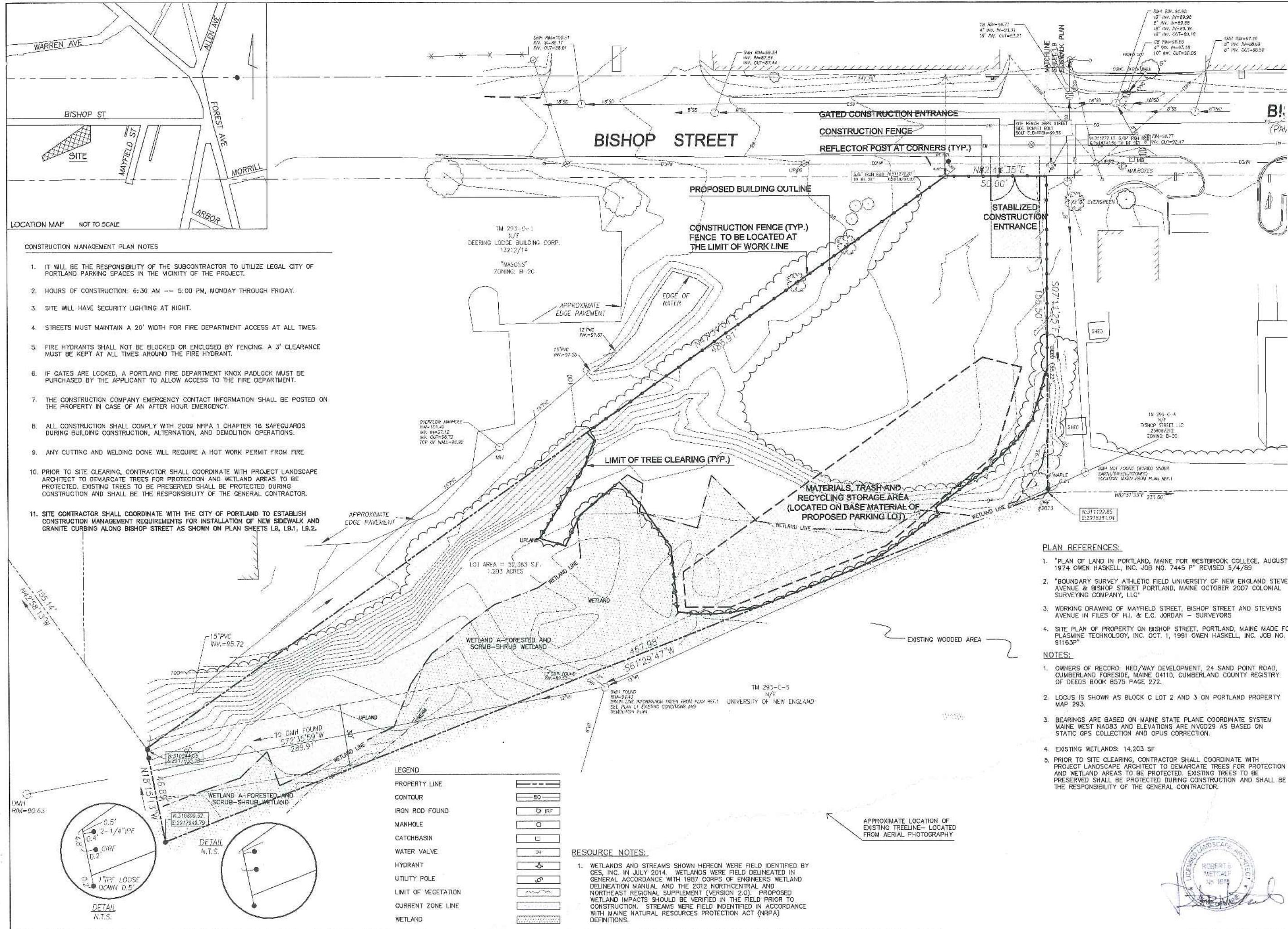
North:

Sheet No.: L1

2/11/16
 CHANGE 1



- RESOURCE NOTES:**
- WETLANDS AND STREAMS SHOWN HEREON WERE FIELD IDENTIFIED BY CES, INC. IN JULY 2014. WETLANDS WERE FIELD DELINEATED IN GENERAL ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0). PROPOSED WETLAND IMPACTS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. STREAMS WERE FIELD IDENTIFIED IN ACCORDANCE WITH MAINE NATURAL RESOURCES PROTECTION ACT (NRPA) DEFINITIONS.



LOCATION MAP NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN NOTES

- IT WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO UTILIZE LEGAL CITY OF PORTLAND PARKING SPACES IN THE VICINITY OF THE PROJECT.
- HOURS OF CONSTRUCTION: 6:30 AM -- 5:00 PM, MONDAY THROUGH FRIDAY.
- SITE WILL HAVE SECURITY LIGHTING AT NIGHT.
- STREETS MUST MAINTAIN A 20' WIDTH FOR FIRE DEPARTMENT ACCESS AT ALL TIMES.
- FIRE HYDRANTS SHALL NOT BE BLOCKED OR ENCLOSED BY FENCING. A 3' CLEARANCE MUST BE KEPT AT ALL TIMES AROUND THE FIRE HYDRANT.
- IF GATES ARE LOCKED, A PORTLAND FIRE DEPARTMENT KNOX PADLOCK MUST BE PURCHASED BY THE APPLICANT TO ALLOW ACCESS TO THE FIRE DEPARTMENT.
- THE CONSTRUCTION COMPANY EMERGENCY CONTACT INFORMATION SHALL BE POSTED ON THE PROPERTY IN CASE OF AN AFTER HOUR EMERGENCY.
- ALL CONSTRUCTION SHALL COMPLY WITH 2009 NFPA 1 CHAPTER 16 SAFEGUARDS DURING BUILDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- ANY CUTTING AND WELDING DONE WILL REQUIRE A HOT WORK PERMIT FROM FIRE.
- PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATATE 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.
- SITE CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTLAND TO ESTABLISH CONSTRUCTION MANAGEMENT REQUIREMENTS FOR INSTALLATION OF NEW SIDEWALK AND GRANITE CURBING ALONG BISHOP STREET AS SHOWN ON PLAN SHEETS L8, L9.1, L9.2.

LEGEND

PROPERTY LINE	---
CONTOUR	---80---
IRON ROD FOUND	⊙ IRF
MANHOLE	⊙
CATCHBASIN	⊕
WATER VALVE	⊕
HYDRANT	⊕
UTILITY POLE	⊕
LIMIT OF VEGETATION	--- ---
CURRENT ZONE LINE	---
WETLAND	--- ---

RESOURCE NOTES:

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PLAN REFERENCES:

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- "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 PLASMINO 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.
- EXISTING WETLANDS: 14,203 SF
- PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATATE 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.

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72 BISHOP STREET
 Portland, Maine
 Bishop Street

Date:
 JANUARY 8, 2016

Issued For:
 ISSUED TO BID

Revisions:
 Revised: 5-22-15
 Revised: 6-22-15

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

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Title:
 CONSTRUCTION MANAGEMENT PLAN

Scale: 1"=30'

North:

Sheet No.:
L1.1



- 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 IMPERVIOUS SURFACE RATIO:	10 FEET	18 FEET
MAXIMUM HEIGHT OF STRUCTURES:	NONE	35%
MAXIMUM RESIDENTIAL DENSITY:	45 FEET	39 FEET
	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 NAVD83 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 12 SPACES (30 NEW DWELLING UNITS)
PROPOSED:	12 SPACES
- 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:	6,697.66 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 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

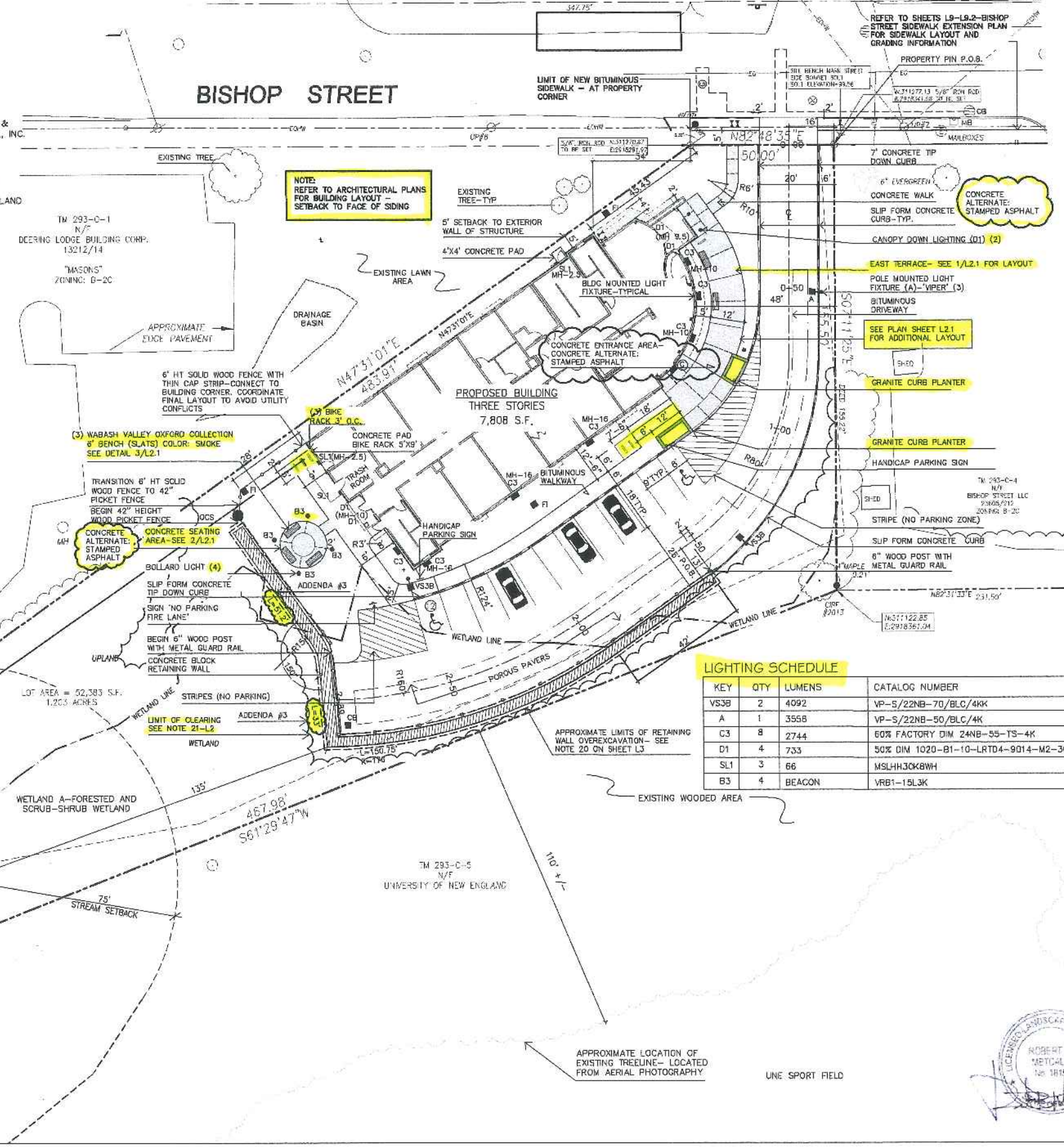
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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
IRON PIPE/VAG NAIL	[Symbol]	[Symbol]
GRANITE MONUMENT	[Symbol]	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]
FIELD INLET	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
DEC. TREE	[Symbol]	[Symbol]
EVERGREEN TREE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
BLDG MOUNTED LIGHT	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
SOIL BORINGS	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
GAS VALVE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
WETLAND	[Symbol]	[Symbol]
OUTLET CONTROL STRUCTURE	[Symbol]	[Symbol]
WETLAND IMPACT	[Symbol]	[Symbol]

72 BISHOP STREET
Portland, Maine
Bishop Street

LIGHTING SCHEDULE REFER TO ELECTRICAL ENGINEERING PLANS FOR LIGHTING SCHEDULE AND FIXTURE ORDERING INFORMATION.

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-M2-3OKS-80-NCSM	
SL1	3	66	MSLHHJCK8WH	
B3	4	BEACON	YRB1-15L3K	

Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

Revisions:
Rev: 5/22/15 Addenda #3
Rev: 6/22/15 02/01/16
Issued for:
90% Maine Housing Submission
11/25/15
Rev: Conditions of Approval
01/08/16

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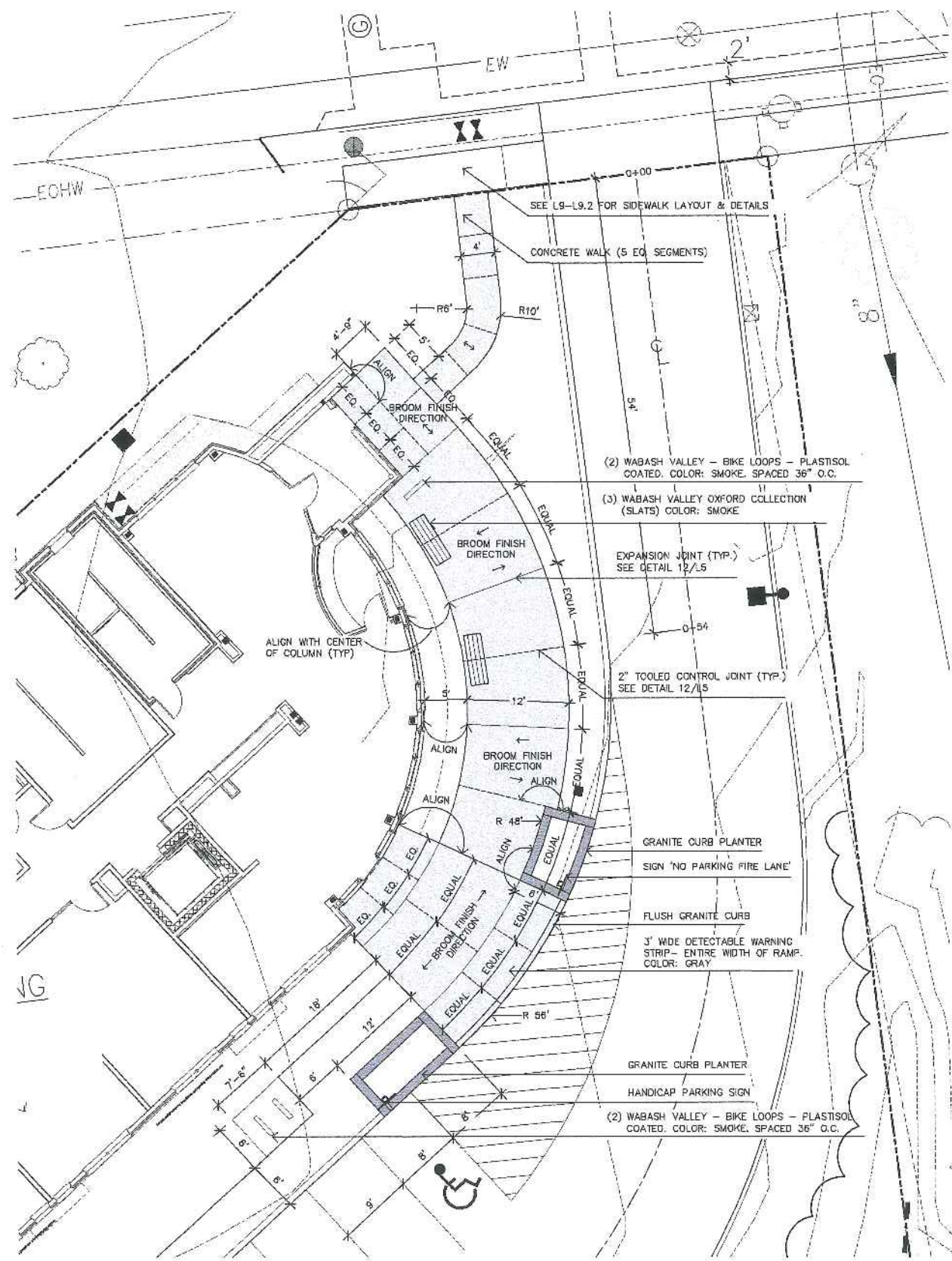
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LAYOUT AND LIGHTING PLAN

Scale: 1"=20'

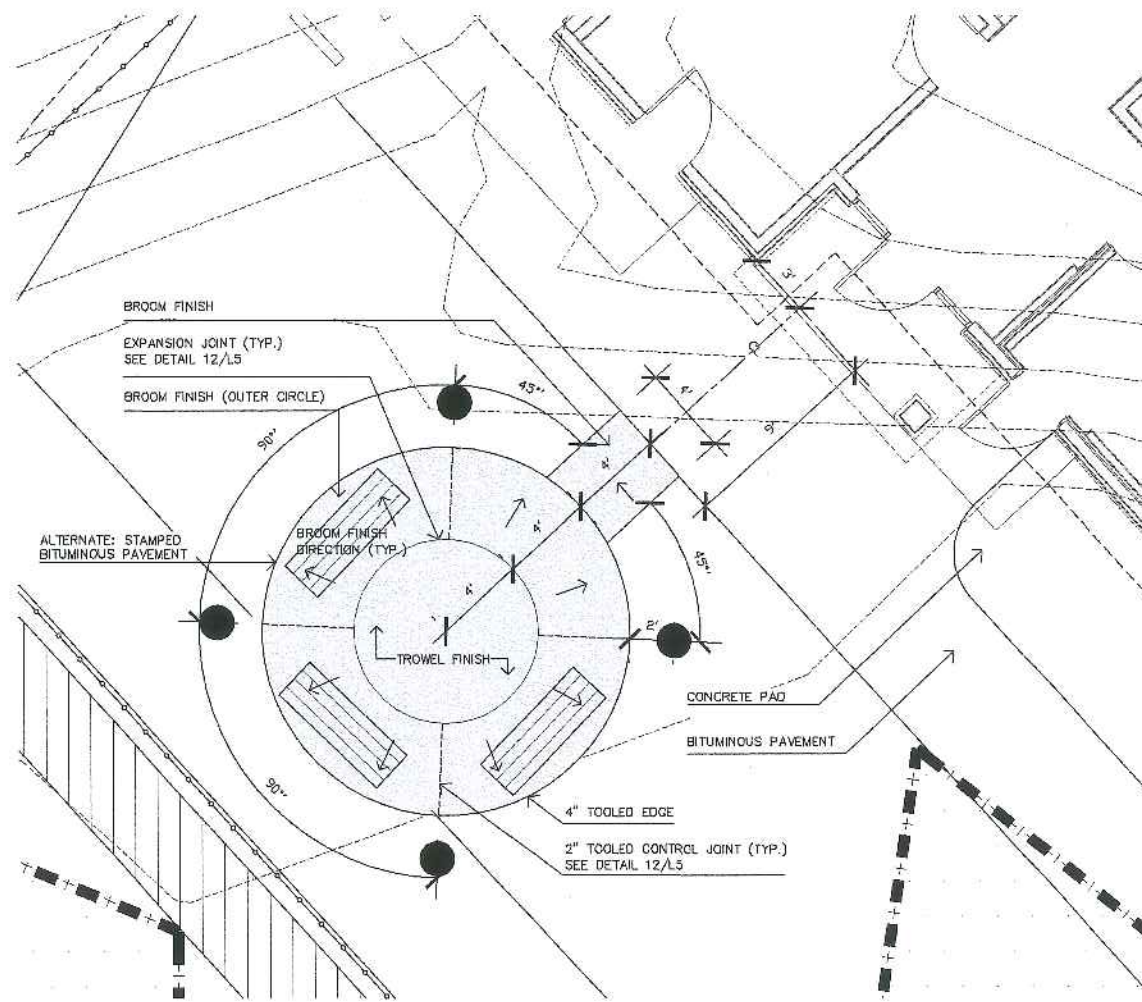
North: [North Arrow]

Sheet No.: L2





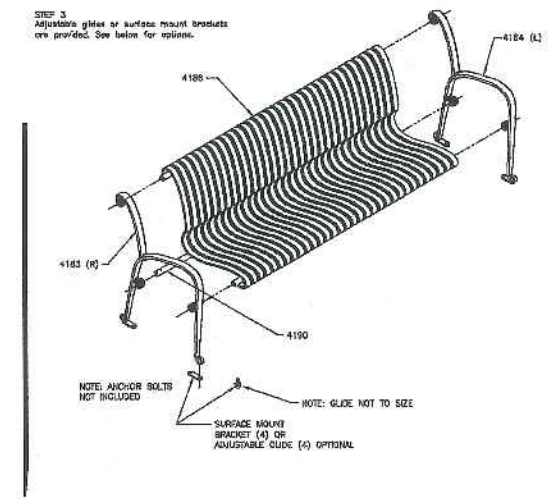
1 EAST TERRACE - LAYOUT
SCALE: 1/8"=1'-0"



2 CONCRETE SITTING AREA - LAYOUT
SCALE: 1/4"=1'-0"

assembly procedures: IMPORTANT: Assemblers should be thoroughly familiar with the assembly of commercial grade heavy duty furniture steel equipment. To ensure proper assembly, it is suggested that you take adequate time to locate and identify each part. In general, assembling of the frames should be completed first and the seat assembly should be attached to a steel frame. After assembly, check all joints for proper fit and alignment. After final adjustment and locking, permanently tighten all nuts, bolts and fasteners.

- STEP 1 Attach bench (4186) to bench leg (4183 right and 4184 left), using M12 Socket Head bolts with Split Washers matching the holes of the legs. NOTE: Be sure to attach the angle connecting tube (4190) to the legs at same time.
- STEP 2 Level bench and tighten with proper tools.
- STEP 3 Adjust the glides or surface mount brackets for movement to level or adjust all seats, legs, benches, frames and braces if necessary. After final adjustment and locking, permanently tighten all nuts, bolts and fasteners.



WARNING: The proper installation for Userworks products may depend upon many factors unique to the site, location, or use of a particular product. Consult with your contractor or other professional to determine your specific installation requirements.

A388A page 3

3 WABASH VALLEY OXFORD COLLECTION BENCH - DETAIL
SCALE: 1/4"=1'-0"

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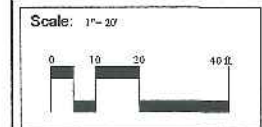
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Rev: 11/20/15
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90% Maine Housing Submission
11/25/15

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Title:
LAYOUT PLAN



North:

Sheet No.:
L2.1



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 283.
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	15 FEET
REAR YARD SETBACK:	NONE	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 NVGD29 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:	PROPOSED:
1/DWELLING UNIT = 30 PARKING SPACES	10 STANDARD PARKING SPACES 2 HANDICAP PARKING SPACE
13. BICYCLE PARKING:

REQUIRED:	PROPOSED:
2 SPACES/5 DWELLING UNITS 12 SPACES (30 NEW DWELLING UNITS)	12 SPACES
14. EXISTING IMPERVIOUS: 1,304 +/- SF (2.5% OF SITE)
PROPOSED IMPERVIOUS: 18,886 +/- SF (35% OF SITE)
15. FLOOR AREA CALCULATIONS:

FLOOR:	SQ. FT.
FIRST FLOOR:	7,310 SF
SECOND FLOOR:	7,240 SF
THIRD FLOOR:	5,940 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 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 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.

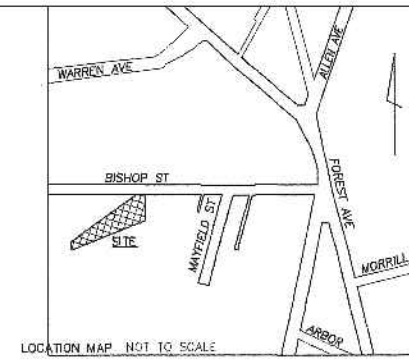
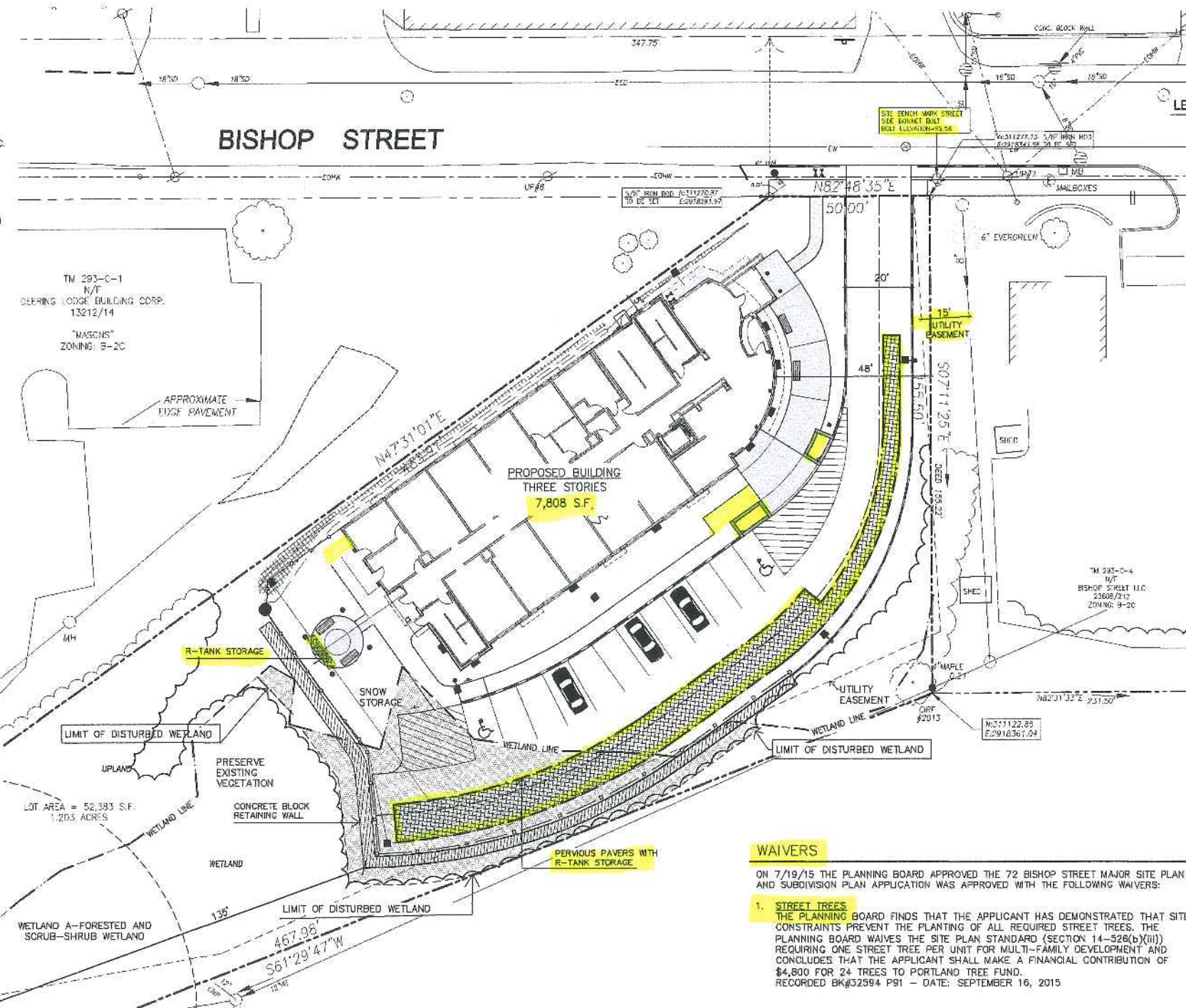
THE OWNER / OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS.

THE MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, AS ATTACHED, OR IN SUBSTANTIALLY THE SAME FORM WITH ANY CHANGES TO BE APPROVED BY CORPORATION COUNSEL, SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
24. 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:

1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC SERVICES, AND THE PLANNING AUTHORITY.
2. DEFECT GUARANTEE A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.



Prepared For:
OWNER:
AVESTA 72 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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAG VAL	○ I.P.P.	● M.V.
GRANITE MONUMENT	□	□
CATCHBASIN	□	CB
FIELD INLET	□	FI
HYDRANT	□	□
UTILITY POLE	□	□
FENCE	---	---
DEC. TREE	○	○
EVERGREEN TREE	○	○
LIGHT POLE	□	□
BLOG 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



Approved: Portland Planning Board

Date: _____

Chair, _____

Board Members, _____

Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

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**

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)(iii)) 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#52594 P91 - DATE: SEPTEMBER 16, 2015

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

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.

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"

DATE

JOHN C. SCHWANDA, PLS #1252

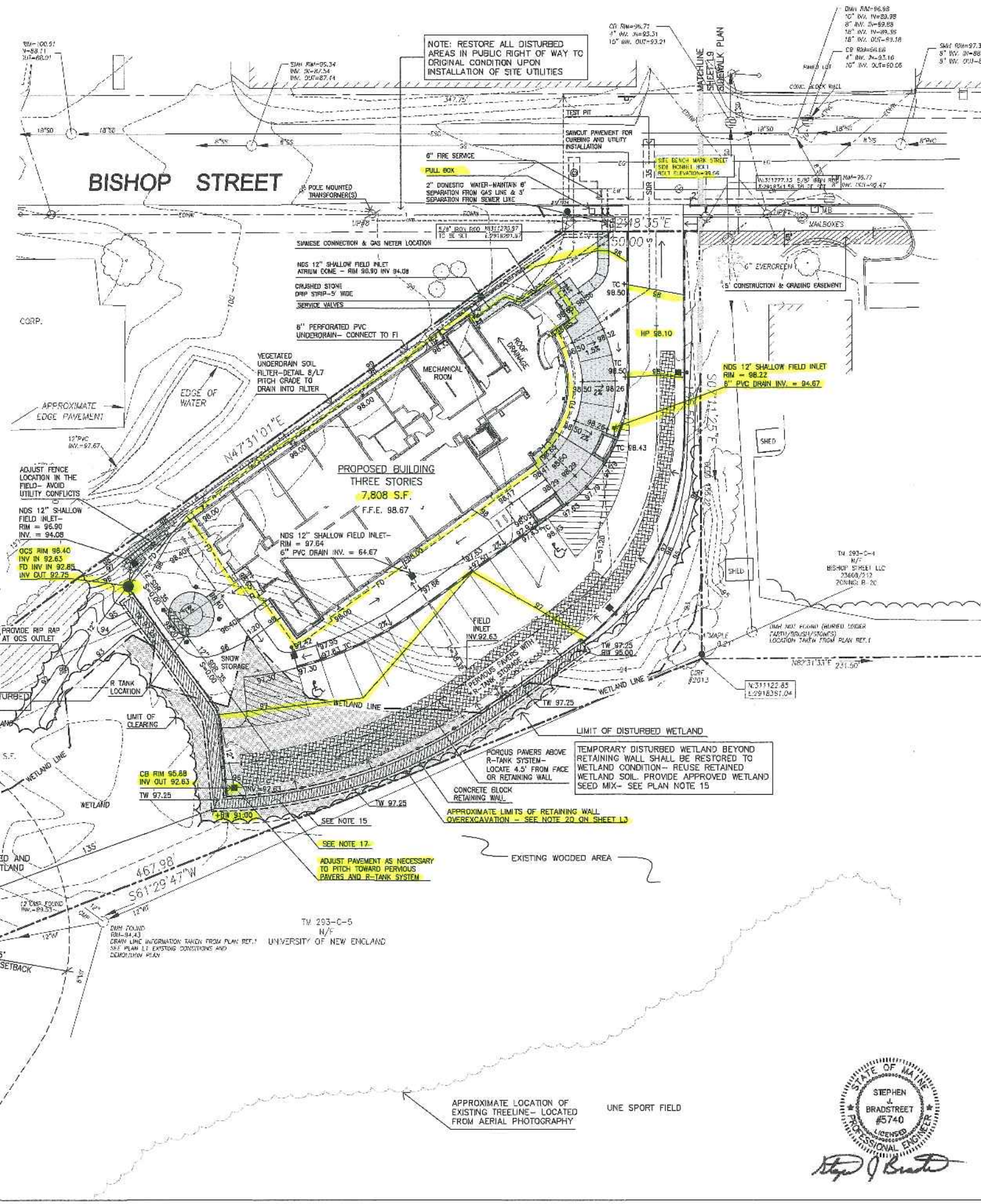
DETAIL
N.T.S.

GRADING AND DRAINAGE NOTES:

- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
- CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS. REFER TO NOTE 21 PLAN SHEET L2.
- 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
- WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
- EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
- 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.
- DISCONTINUED UTILITY SERVICES INCLUDING WATER, GAS AND SANITARY SEWER SHALL BE PERMANENTLY CAPPED CONFORMING TO UTILITY COMPANY AND CITY OF PORTLAND STANDARDS, CONTRACTOR SHALL COORDINATE WITH PUBLIC SERVICES AND/OR UTILITY COMPANY.
- THE PROJECT BENCH MARK IS SIDE BONNET BOLT OF HYDRANT AT THE CORNER OF EASTERN PROPERTY LINE AND BISHOP STREET, ELEVATION 99.56.
- BMP INSPECTIONS: THE OWNER SHALL HIRE A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR TO ANNUALLY INSPECT THE BMPs, INCLUDING CATCH BASIN, DRYWELL, IN-LINE ROOF FILTERS, PIPES AND RELATED STRUCTURES, IN ACCORDANCE WITH ALL MUNICIPAL AND STATE INSPECTION, CLEANING AND MAINTENANCE REQUIREMENTS OF THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PER SECTION 32 OF THE CITY OF PORTLAND CODE OF ORDINANCES).
- WETLAND DISTURBANCE: CONTRACTOR SHALL STOCKPILE WETLAND SOIL IN AMOUNT SUFFICIENT TO RESTORE WETLAND IMPACTS ASSOCIATED WITH CONSTRUCTION OF RETAINING WALL. REPLACE A MINIMUM OF 12 INCHES OF WETLAND SOIL ALONG BASE OF RETAINING WALL TO RESTORE WETLAND CONDITION. SEED DISTURBED AREA WITH SPECIFIED WETLAND SEED MIX OR PLANTINGS: SEE PLAN SHEET L4: PLANTING PLAN.
- PAVEMENT RESTORATION IN PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF PORTLAND TECHNICAL STANDARDS FOR ROADWAY REPAIR.
- GEOTECH NOTE RE: EXCAVATION FOR RETAINING WALL REFER TO GEOTECHNICAL REPORT PG 6, PREPARED BY S.W. COLE ENGINEERING DATED XX/XX/XXXX.
- GEOTECH NOTE BLDG PAD REFER TO GEOTECHNICAL REPORT PG 5, PREPARED BY S.W. COLE ENGINEERING DATED DECEMBER 10, 2015.
- GEOTECHNICAL REPORT AND SCOPE OF SITE WORK - REFER TO SECTION 00 30 00 INFORMATION AVAILABLE TO BIDDERS ITEM 1.3.A FOR A REPORT OF SUBSURFACE INVESTIGATIONS AND RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER AND DRAWING G1 FOR DEFINED OVER-EXCAVATION LIMITS TO BE INCLUDED IN THE BASE BID. THE GENERAL CONTRACTOR AND BIDDING SUB-CONTRACTORS SHALL PROVIDE SYSTEMS, MATERIALS AND SCOPE AS RECOMMENDED IN SAID REPORT BY THE GEOTECHNICAL ENGINEER. UNIQUE TO THIS SITE IS THAT A SUBSTANTIAL AMOUNT OF SOILS HAVE BEEN IDENTIFIED THAT REQUIRE REMOVAL, RELOCATION ON-SITE AND/OR REPLACEMENT WITH COMPACTED STRUCTURAL FILL. THE GEOTECHNICAL REPORT DEFINES THE LIMITS OF WORK FOR MATERIALS BELOW GRADE THAT ARE INCLUDED IN THE BASE SCOPE OF WORK. PROVISIONS HAVE BEEN MADE IN THE FORM OF UNIT PRICES AND ALLOWANCES PUBLISHED IN 01 20 00 PRICE AND PAYMENT PROCEDURES 1.3.F ALLOWANCES SCHEDULE AND 1.8.C.9 UNIT PRICE SCHEDULE AND MEASUREMENTS FOR PRICE ADJUSTMENTS RELATIVE TO DEVIATIONS FROM THE BASE BID EXCAVATIONS AS CONFIRMED BY AGREEMENT BETWEEN THE CONTRACTOR'S AND OWNER'S SURVEY OF ACTUAL EXCAVATION LIMITS. IF, IN THE CONTRACTOR'S OPINION, CONFLICTS EXIST IN THE CONSTRUCTION DOCUMENTS, REQUEST CLARIFICATION PRIOR TO SUBMITTING BID. REFER TO 00 31 00 1.3.A GEOTECHNICAL REPORT.
- UNCONTROLLED FILLS AND RELIC TOPSOIL MUST BE COMPLETELY REMOVED FROM BENEATH THE WALL FACING BLOCKS. THE EXTENT OF REMOVAL SHOULD EXTEND 1 FOOT LATERALLY OUTWARD FROM INNER AND OUTSIDE EDGE OF THE FACING BLOCK FOR EVERY 1-FOOT OF EXCAVATION DEPTH (1H:1V BEARING SPLAY). THE OVEREXCAVATION AREA SHOULD BE BACKFILLED WITH COMPACTED GRANULAR BORROW TO WITHIN 1 FOOT OF THE BOTTOM OF WALL. A 1-FOOT THICK LAYER OF CRUSHED STONE SHOULD BE PROVIDED BELOW THE WALL FACING BLOCKS. THE APPROXIMATE HORIZONTAL AND VERTICAL LIMITS OF OVEREXCAVATION TO REMOVE UNCONTROLLED FILLS AND RELIC TOPSOIL ARE SHOWN ON SHEET 1 OF GEOTECHNICAL REPORT PREPARED BY S.W. COLE DATED DECEMBER 10, 2015.
- REFER TO PLAN SHEET L1 FOR TREE PROTECTION NOTES.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAGNAIL	○ I.K.P.A.P.T.	● ▲
GRANITE MONUMENT	□	□
CATCH-BASIN	□	CB ■
FIELD INLET	□	FI ■
HYDRANT	□	□
UTILITY POLE	□	□
CONTOUR	---	---
SPOT GRADE	+72.75	+72.69
FENCE	---	---
DEC. TREE	○	○
EVERGREEN TREE	○	○
LIGHT POLE	□	□
CURB	---	---
OVERHEAD WIRES	---	---
SOIL BORINGS	◆	◆
WATER VALVE	□	□
GAS VALVE	□	□
SANITARY SEWER	---	---
STORM DRAIN	---	---
WATER	---	---
GAS	---	---
UNDERGROUND ELECTRIC	---	---
VEGETATED SOIL FILTER	□	□
TELEPHONE LINE	---	---
SIGN	□	□
WETLAND	---	---
OUTLET CONTROL STRUCTURE	□	□
WETLAND IMPACT	---	---



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
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72 BISHOP STREET
 Portland, Maine
 Bishop Street

Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

Revisions:
 Rev: 5/22/15
 Rev: 6/22/15
 Issued for: 90% Maine Housing Submission 11/25/15
 Rev: Conditions of Approval 01/08/16

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Title: GRADING, DRAINAGE & UTILITIES PLAN

Scale: 1" = 30'

North:

Sheet No.: **L3**



Stephen Bradstreet

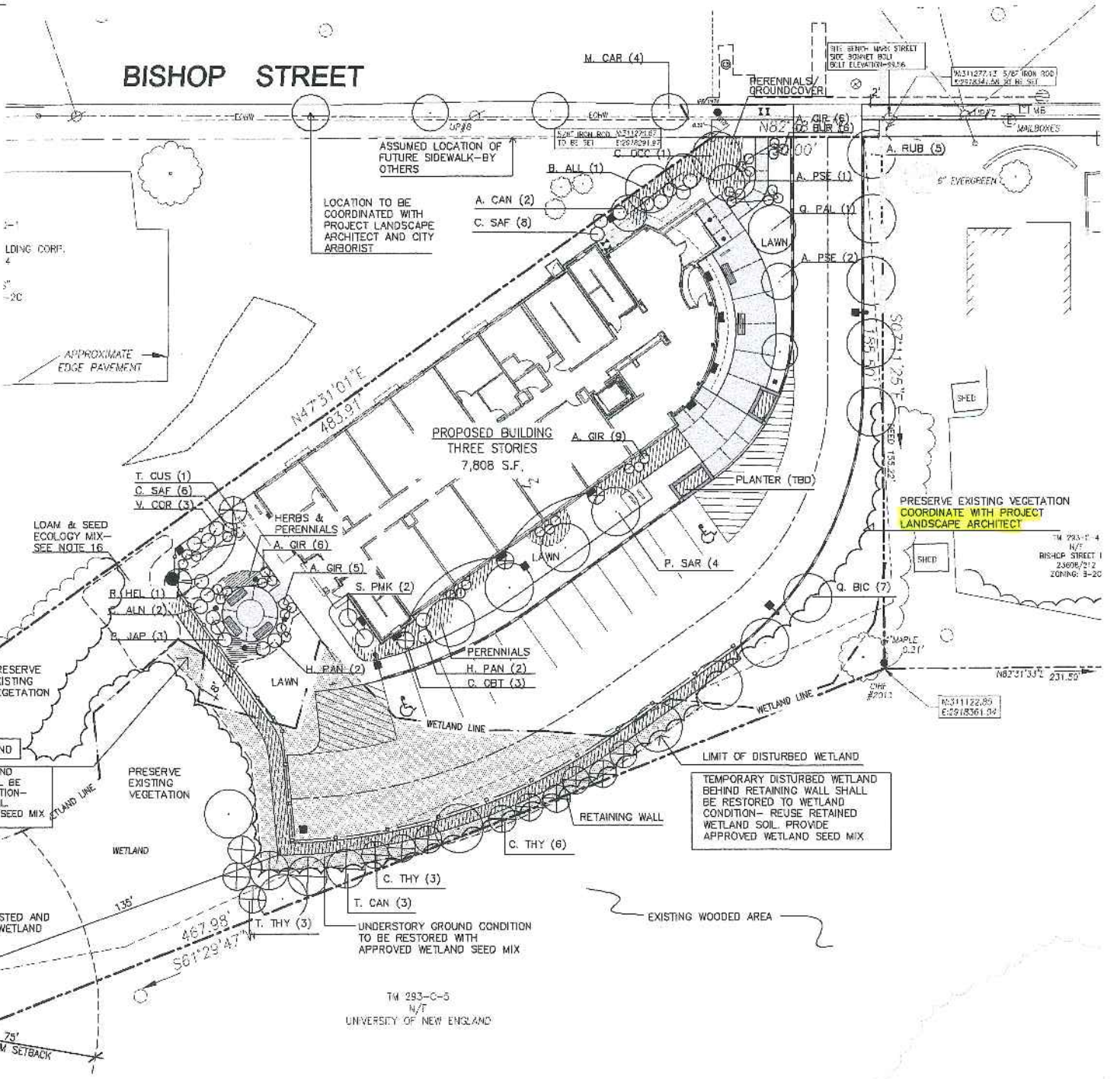
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. CAN	2	AMELANCHIA CANADENSIS	SHADBLOW	5'-6" HT. (CLUMP)
A. PSE	3	ACER PSEUDOSIEBOLDIANUM	KOREAN MAPLE	#7
A. RUB	5	ACER RUBRUM	RED MAPLE	2" CAL
B. ALL	1	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2" CAL
C. OCC	1	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL
C. THY	12	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	5'-6" HT.
C. OBC	3	CHAMAECYPARIS OBTUSA 'COMPACTA'	COMPACT HINCK FALSECYPRESS	3'-4" HT
M. CAR	4	MALUS 'CARDINAL'	CARDINAL FLOWERING CRAB	2" CAL
P. SAR	4	PRUNUS SARGENTII	SARGENT CHERRY	2" CAL
Q. BIC	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL
Q. PAL	1	QUERCUS PALUSTRIS	PIN OAK	2" CAL
T. CUS	2	TAXUS CUSPIDATA 'CAPitata'	UPRIGHT JAPANESE YEW	5'-6" HT.
T. CAN	3	TSUGA CANADENSIS	CANADIAN HENLOCK	5'-6" HT.
SHRUBS				
A. GIR	26	AZALEA GIRARD'S FUSCHIA	GIARDS FUSCHIA AZALEA	#3
C. ALN	2	OLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	#3
C. SAF	14	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	#3
D. BUR	8	DAHPNE BURKWOODI	CAROL MACKIE DAPHNE	#3
H. PAN	4	HYDRANGEA PANICULATA 'QUICKFIRE'	QUICKFIRE HYDRANGEA	#3
P. JAP	3	PIERIS JAPONICA	ANDOMEDA	#3
R. HEL	1	RHODOENDRON 'HELLIKI'	HELLIKI RHODOENDRON	#3
S. PMK	2	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	3" HT
V. COR	3	VACQUINIUM CORYUMBOSUM	HIGHBUSH BLUEBERRY	#3
PERENNIALS/GROUNDCOVERS				
A. UVA	20	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 QT
A. ALI	18	ASTILBE 'ALIVE & KICKING'	FALSE SPIREA	1 QT
C. MOR	21	CAREX MORROWI 'EVERGOLD & ICE MIX'	EVERGOLD & ICE MIX SEDGE	1 QT
H. LS	15	HEMEROCALLIS 'LADY SCARLET'	LADY SCARLET DAYLILY	1 QT
H. GUA	32	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	1 QT
FERNS				
A. NIP	18	ATHYRIUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FERN	POT
A. PED	18	ANDIANIUM PEDATUM 'MAIDENHAIR'	MAIDENHAIR FERN	POT
D. ERB	15	DRYOPTERIS ERYTHROSA 'BRILLANCE'	WOOD FERN	POT
P. POL	15	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN	POT

NOTE: PERENNIALS TO BE FIELD LOCATED - COORDINATE WITH PROJECT LANDSCAPE ARCHITECT

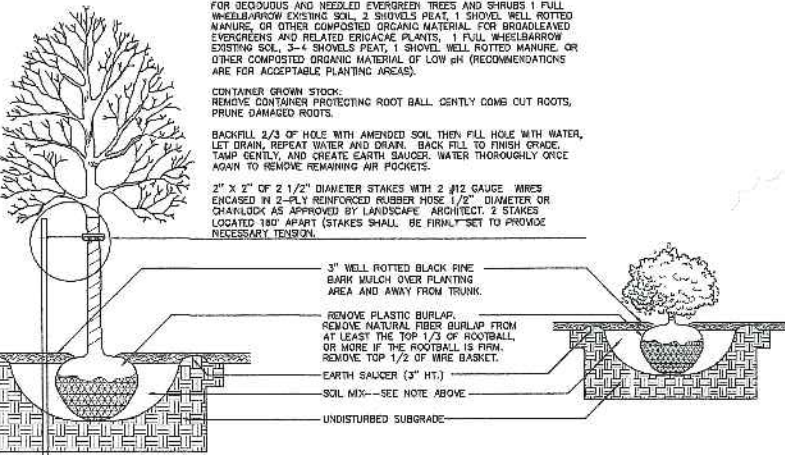
LEGEND

PROPERTY LINE	EXISTING	PROPOSED
IRON PIPE/MAG VAL		
GRANITE MONUMENT		
CATCHBASIN		
HYDRANT		
UTILITY POLE		
FENCE		
DEC. TREE		
EVERGREEN TREE		
LIGHT POLE		
CURB		
OVERHEAD WIRES		
WALL MOUNTED LIGHT		
SOIL BORINGS		
WATER VALVE		
GAS VALVE		
SIGN		
WETLAND		



GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN" LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYNING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 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.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 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.
- ECOLOGY SEED MIX: 80% HARD FESCUE, 20% CHEWINGS FESCUE
- REFER TO SHEET L1 FOR TREE PROTECTION NOTES.



TREE AND SHRUB INSTALLATION
NOT TO SCALE

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Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

Revisions: Rev: 5/22/15

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

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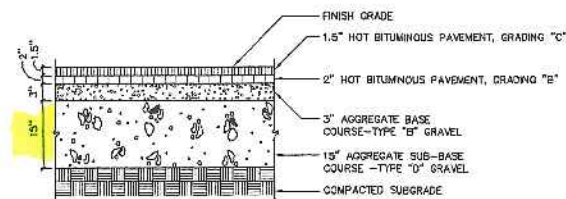
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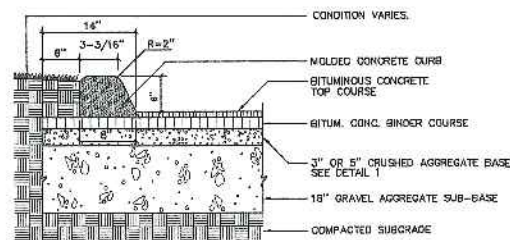
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Sheet No.: L4

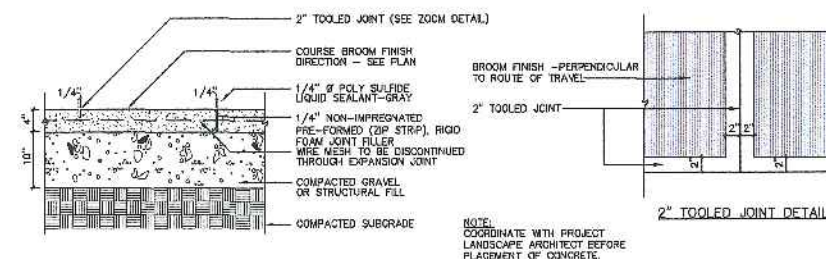




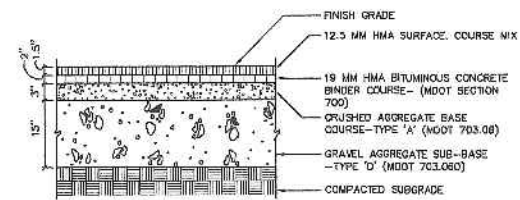
1 BITUMINOUS PAVEMENT- LOCAL STREET - CITY OF PORTLAND STANDARD
L5 NOT TO SCALE



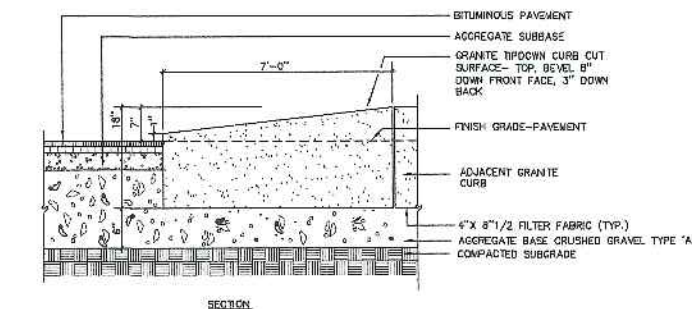
7 SLIPFORM CONCRETE CURB-DRIVEWAY
L5 NOT TO SCALE



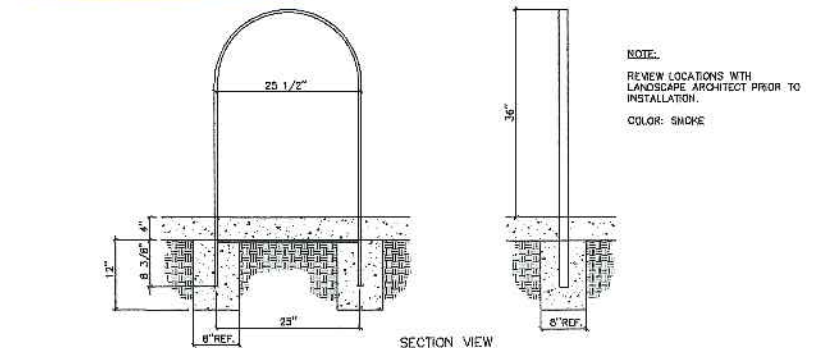
12 CONCRETE PAVING
L5 NOT TO SCALE



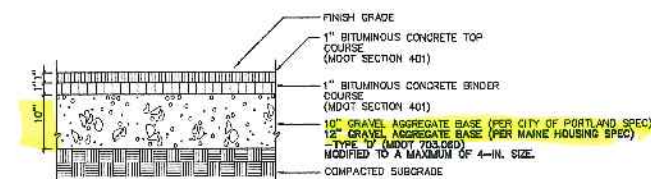
2 BITUMINOUS PAVEMENT- PARKING LOT
L5 NOT TO SCALE



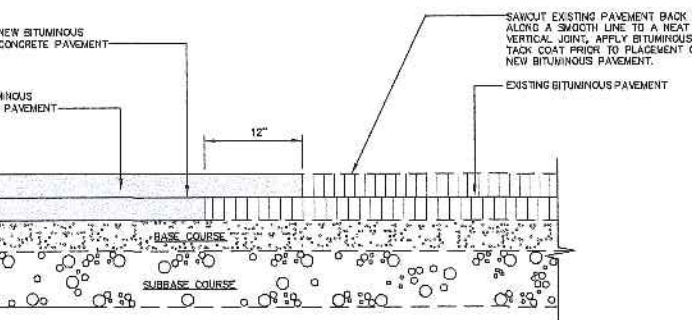
8 GRANITE TIP-DOWN CURB - CITY RIGHT OF WAY
L5 NOT TO SCALE



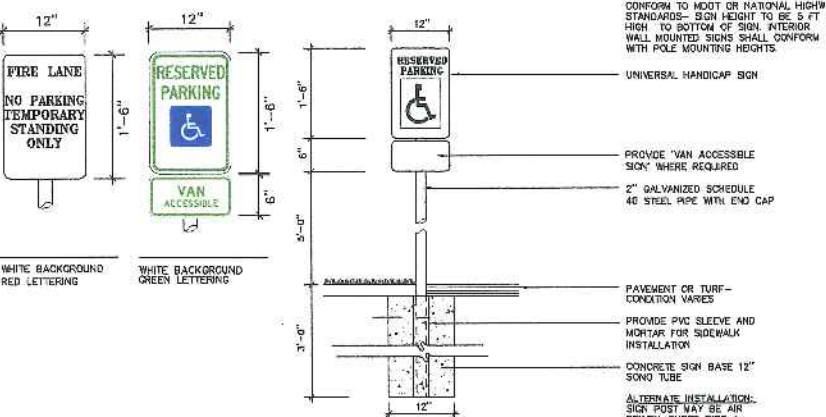
13 WABASH VALLEY 'BIKE LOOPS' PLASTISOL COATED- BIKE RACK
L5 NOT TO SCALE



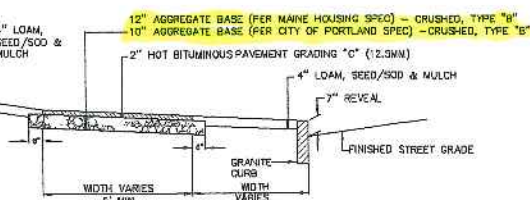
3 BITUMINOUS SIDEWALK - CITY OF PORTLAND STANDARD
L5 NOT TO SCALE



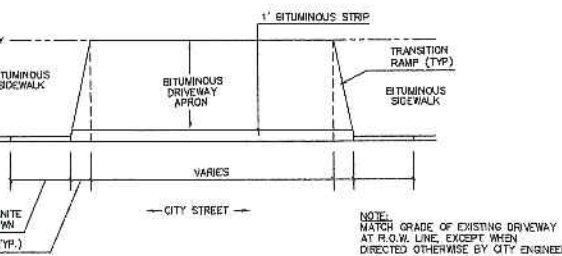
9 PAVEMENT SAWCUT DETAIL
L5 NOT TO SCALE



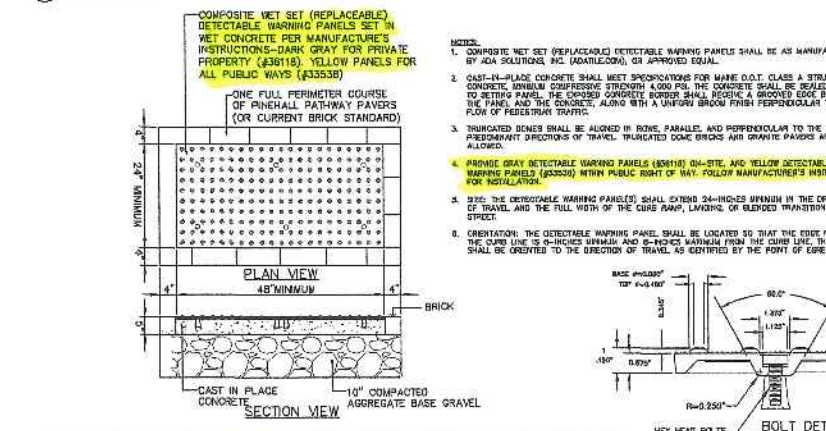
14 HANDICAP PARKING SIGNAGE AND REGULATORY SIGNS
L5 NOT TO SCALE



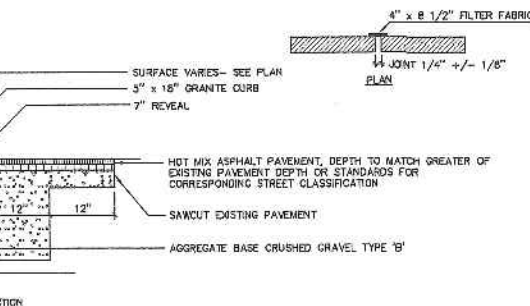
4 BITUMINOUS SIDEWALK WITH GRANITE CURB- CITY OF PORTLAND
L5 NOT TO SCALE



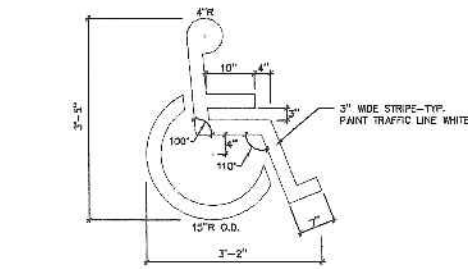
10 DRIVEWAY APRON LAYOUT
L5 NOT TO SCALE



15 SIDEWALK RAMP DETECTABLE WARNING TILE
L5 NOT TO SCALE



6 VERTICAL GRANITE CURB- CITY RIGHT OF WAY
L5 NOT TO SCALE



11 ACCESSIBLE SPACE MARKINGS
L5 NOT TO SCALE

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Revisions: Rev. 5/22/15

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

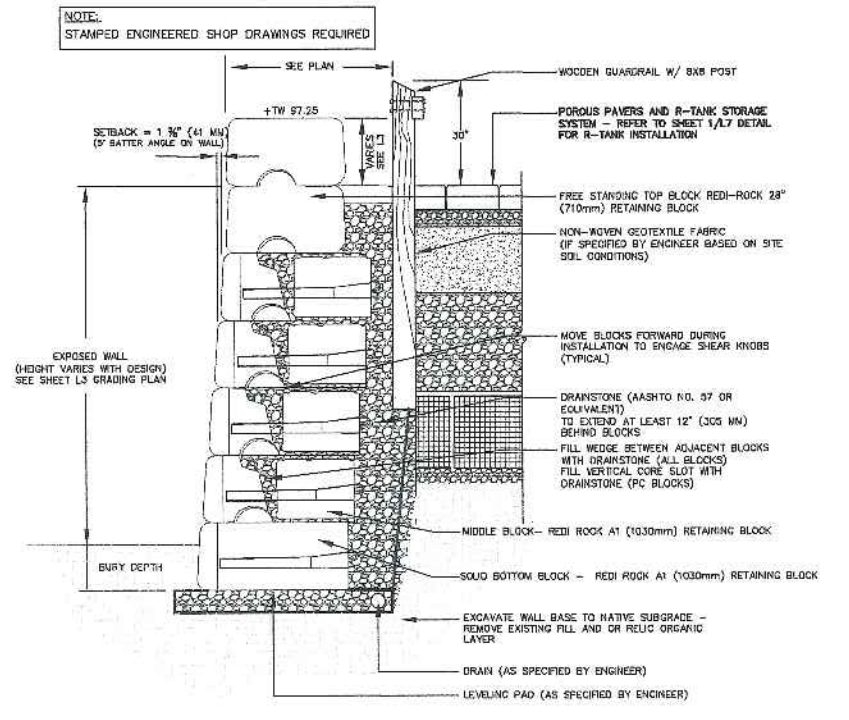
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Title: SITE DETAILS

Scale: AS SHOWN

Sheet No.: L5

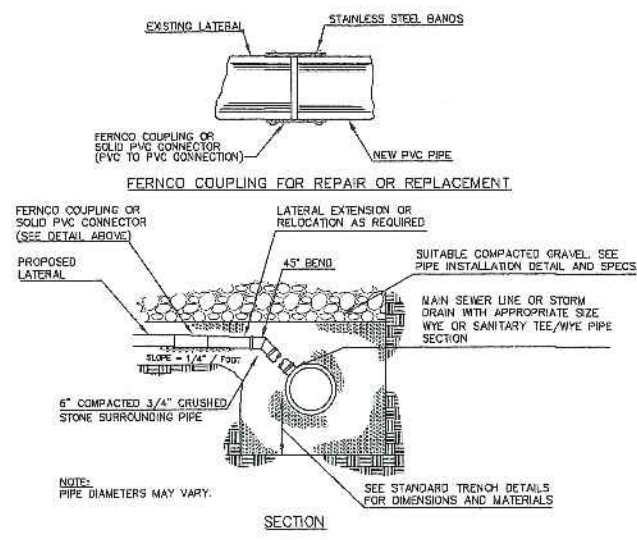




1 REDI-ROCK RETAINING WALL WITH GUARDRAIL

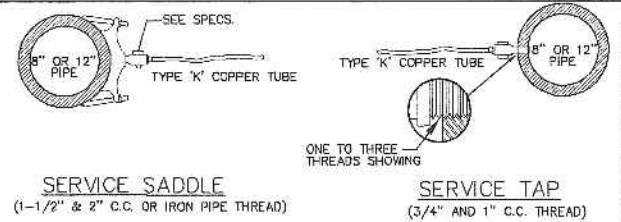
NOT TO SCALE

- NOTES:
- LOCATIONS AND ELEVATIONS OF STUBS ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
 - HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO BE MAIN LINE OF THE SEWER, SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR THE HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT. ALL PVC TO PVC COUPLING SHALL BE "SOLID PVC COUPLINGS".



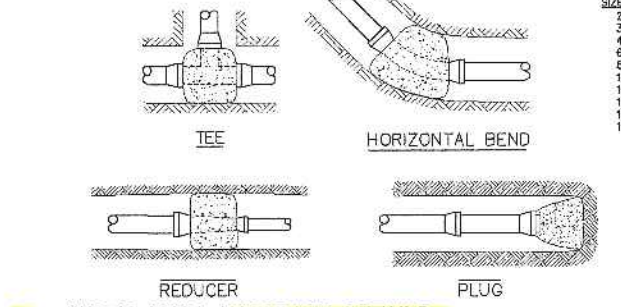
5 TYPICAL LATERAL WYE CONNECTION DETAIL

NOT TO SCALE



8 TYPICAL RESIDENTIAL WATER SERVICE CONNECTION

NOT TO SCALE



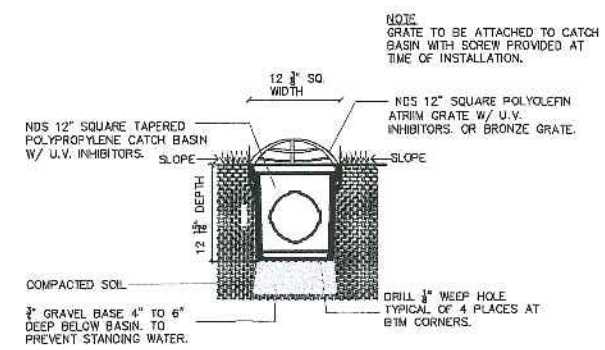
9 WATER MAIN ANCHORAGE DETAILS

NOT TO SCALE

PIPE SIZE (IN)	TEF 90	45	22 1/2	11 1/4
2	1.0	1.0	1.0	1.0
3	1.0	1.0	1.0	1.0
4	1.2	1.0	1.0	1.0
6	2.6	1.4	1.0	1.0
8	4.8	2.5	1.4	1.0
10	7.2	3.8	2.0	1.0
12	10.4	5.8	2.8	1.5
14	14.2	7.7	3.9	2.0
16	18.5	10.0	5.0	2.5
18	23.4	12.7	6.4	3.3

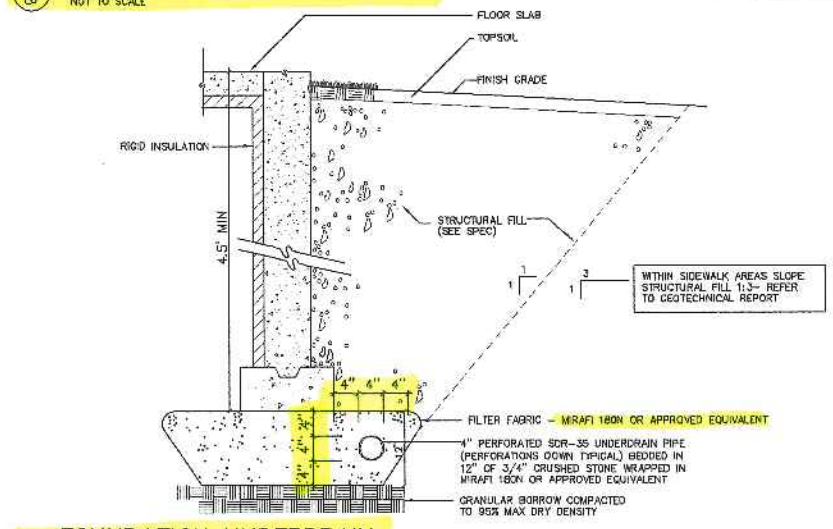
NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).

ANCHOR ALL 1/16, 1/8 & 1/4 BENDS ANCHOR ALL TEES W/ BRANCH LARGER THAN 6\"/>



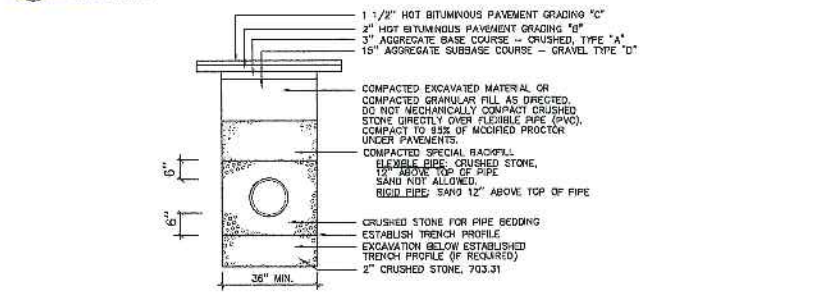
6 NDS 12\"/>

NOT TO SCALE



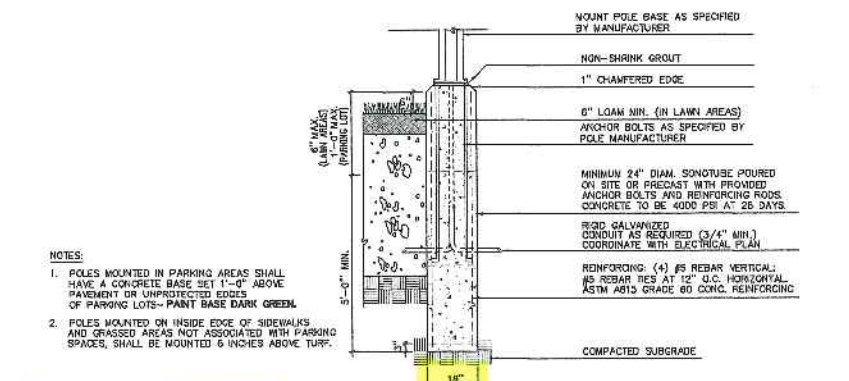
10 FOUNDATION UNDERDRAIN

NOT TO SCALE



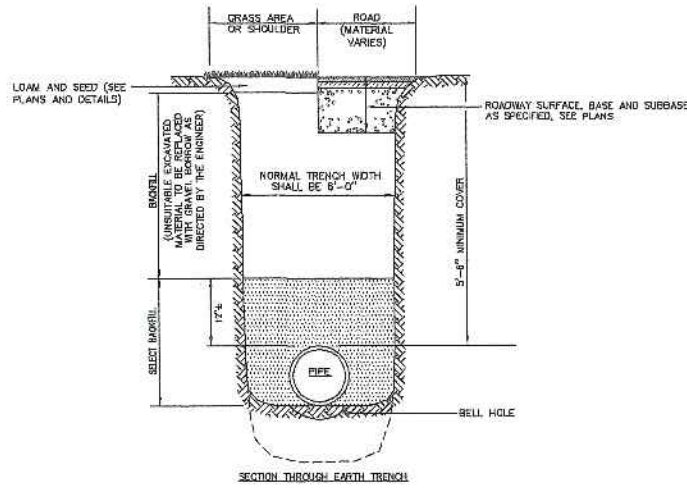
11 PIPE TRENCH DETAIL

NOT TO SCALE



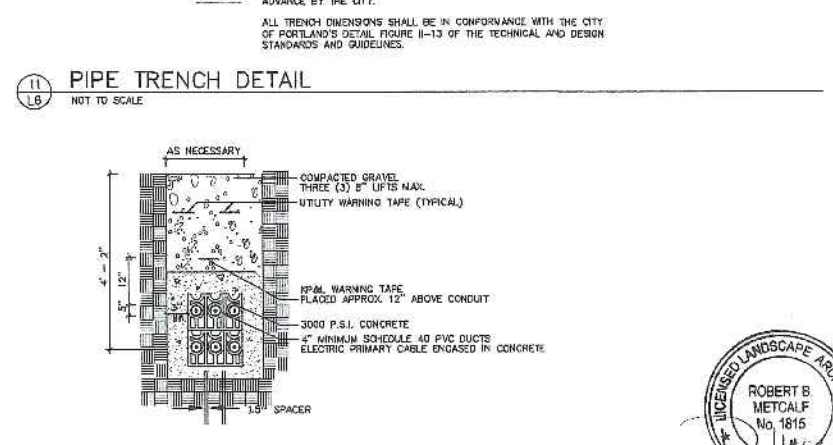
2 LIGHT POLE BASE

NOT TO SCALE



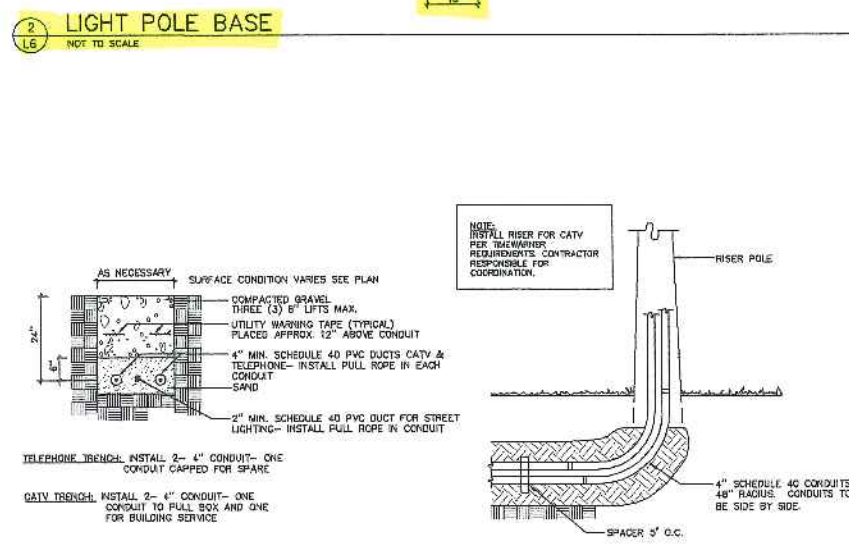
7 PORTLAND WATER DISTRICT PIPE TRENCH DETAIL

NOT TO SCALE



12 ELECTRIC TRENCH

NOT TO SCALE



3 TELEPHONE / CABLE T.V. & STREET LIGHTING TRENCH

NOT TO SCALE

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Date: **JANUARY 8, 2016**

Issued For: **ISSUED FOR BID**

Revisions: **Rev. 5/22/15**

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

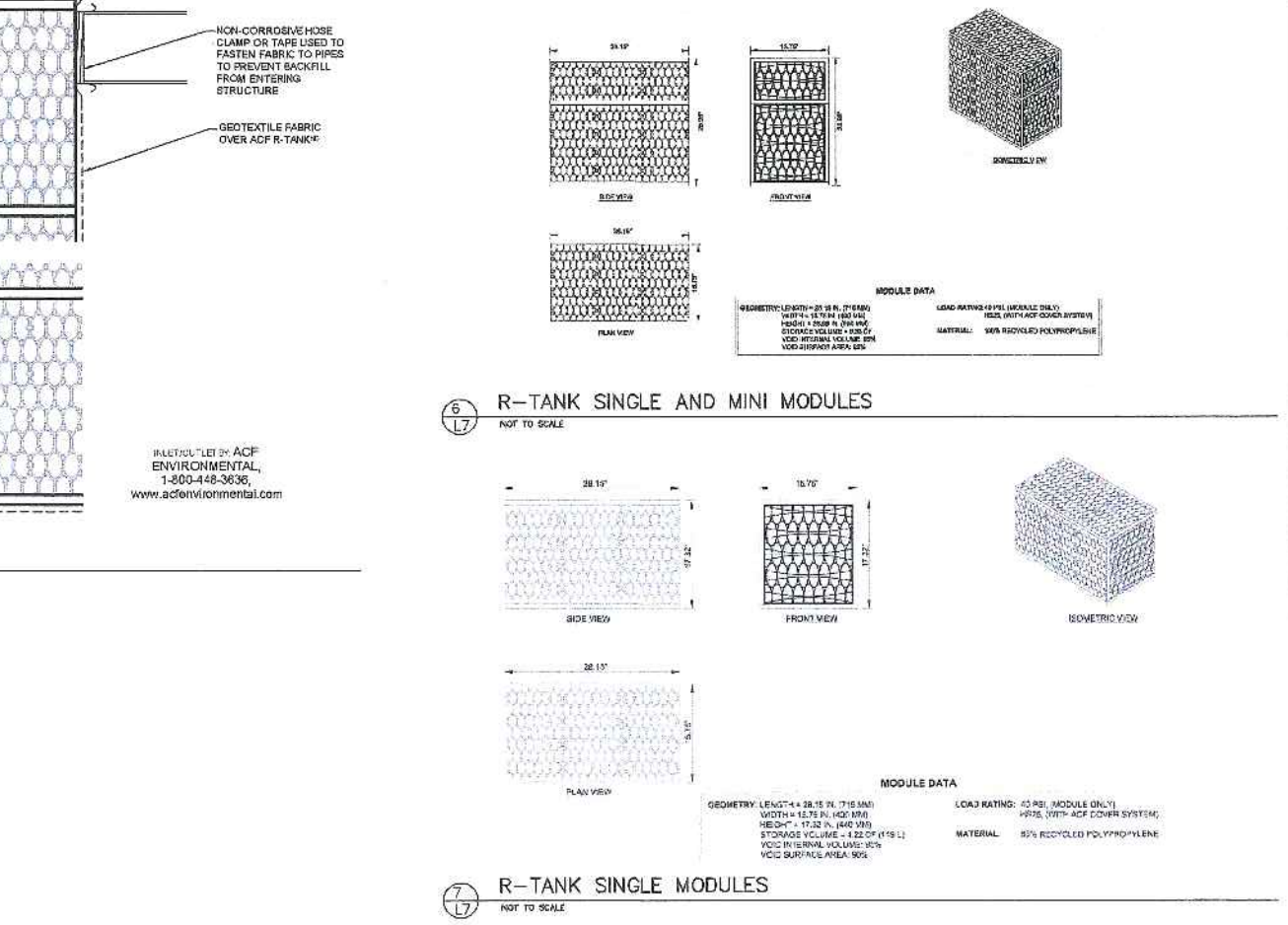
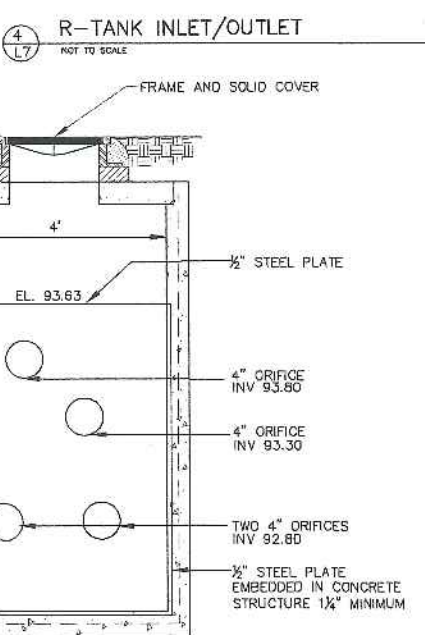
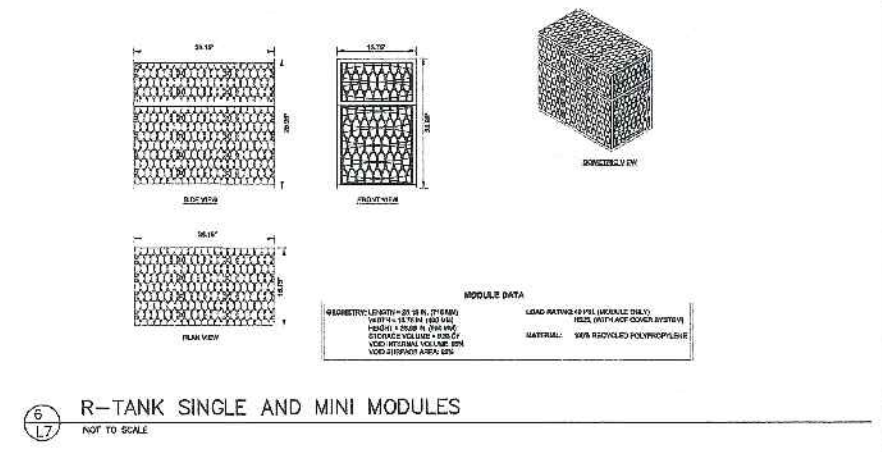
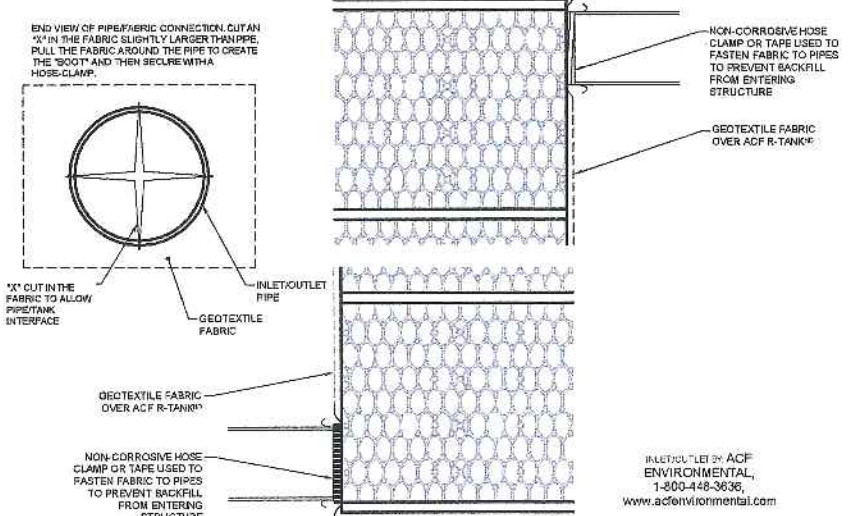
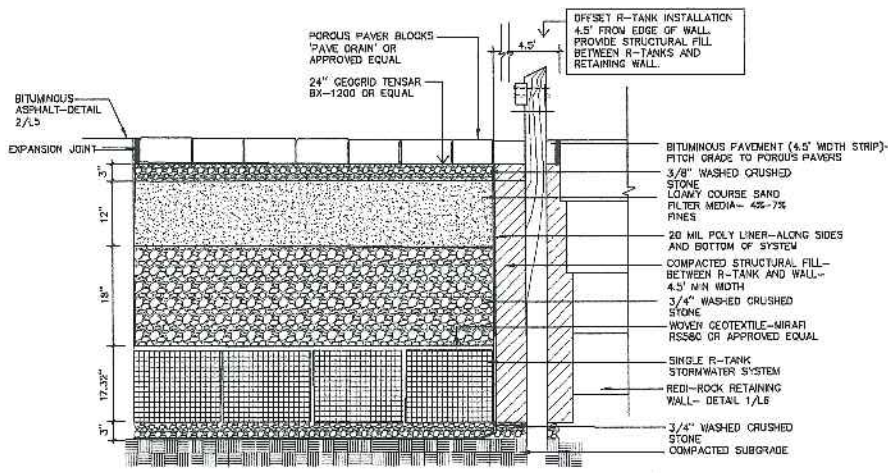
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Title: **SITE DETAILS**

Scale: **AS SHOWN**

Sheet No.: **L6**



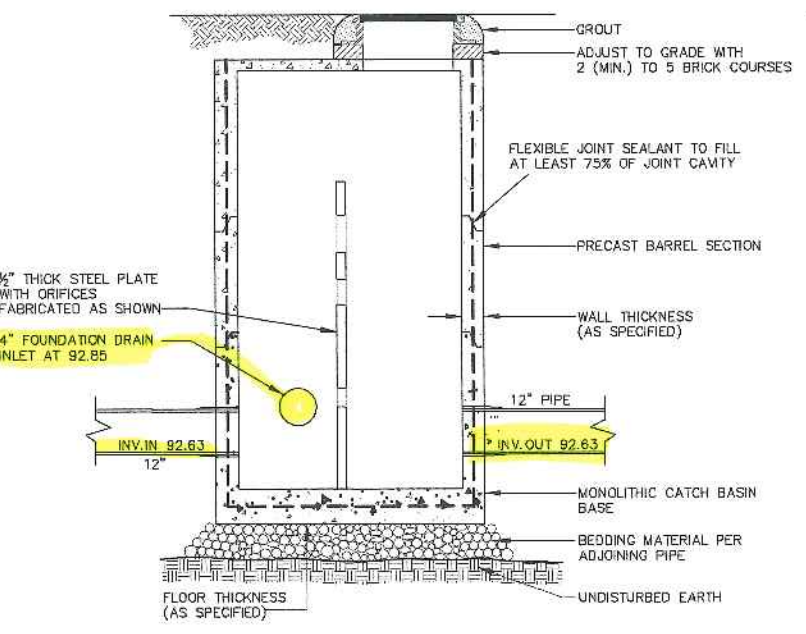


1 POROUS PAVERS & R-TANK STORMWATER SYSTEM
NOT TO SCALE

4 R-TANK INLET/OUTLET
NOT TO SCALE

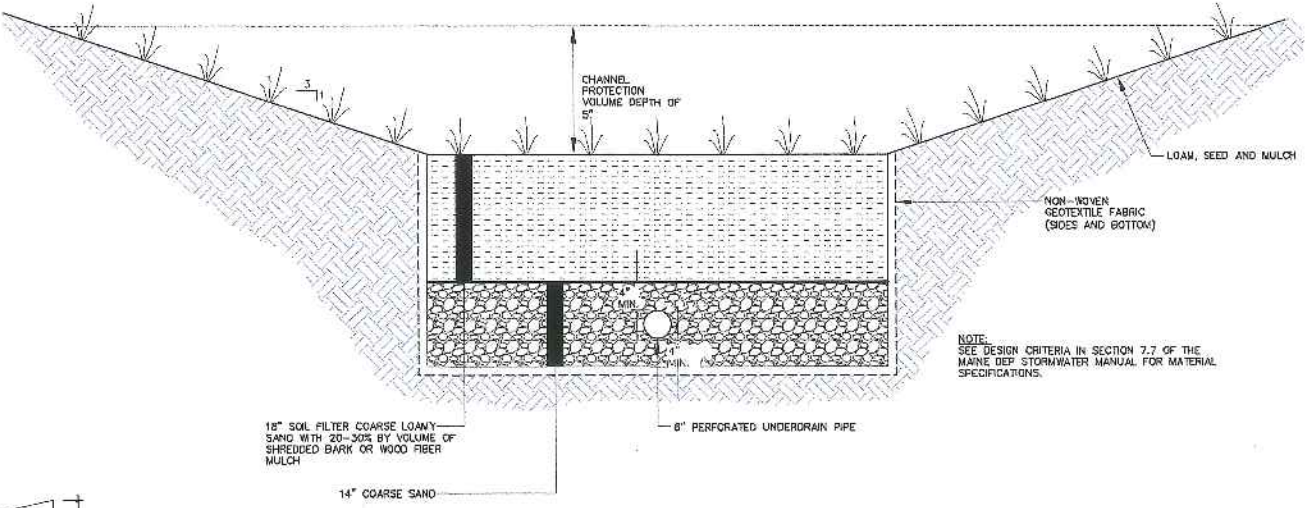
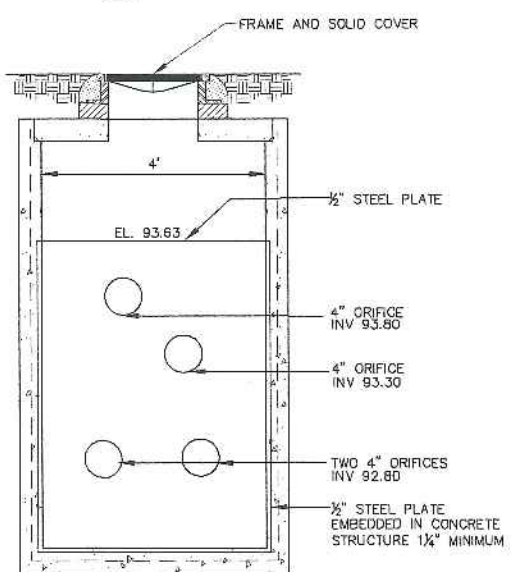
6 R-TANK SINGLE AND MINI MODULES
NOT TO SCALE

7 R-TANK SINGLE MODULES
NOT TO SCALE

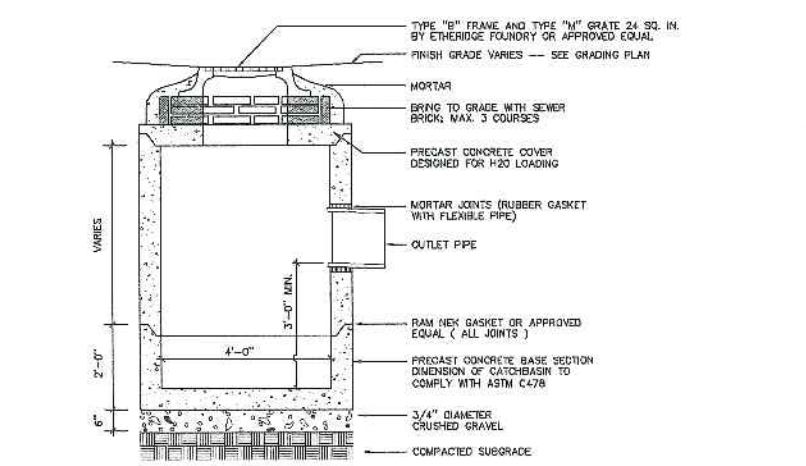


I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"

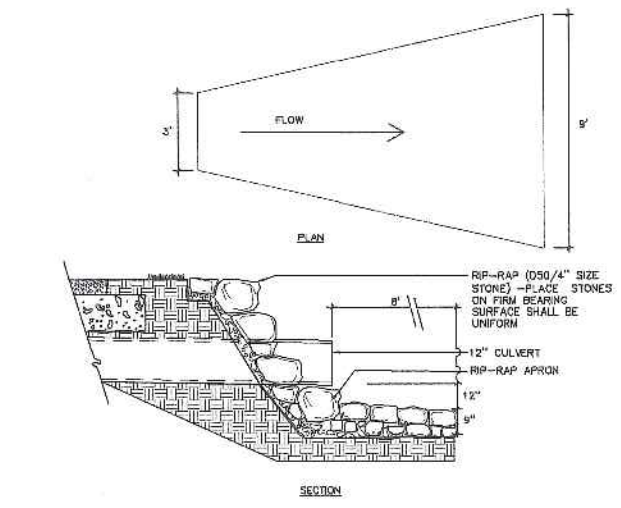
2 FLOW CONTROL STRUCTURE
NOT TO SCALE



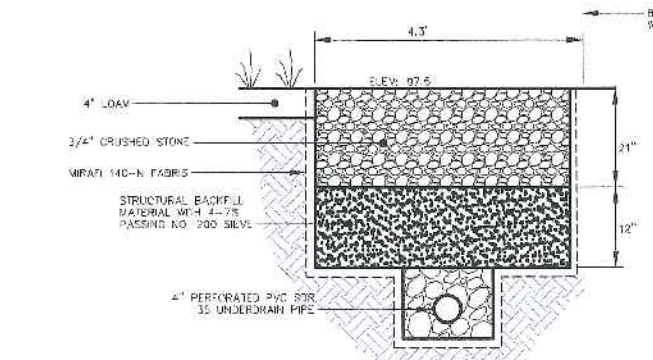
8 VEGETATED SOIL FILTER (WEST SIDE OF BUILDING)
NOT TO SCALE



3 PRECAST CONCRETE CATCHBASIN
NOT TO SCALE



5 OCS OUTLET APRON AND RIP-RAP DETAIL
NOT TO SCALE



9 ROOF DRIPLINE FILTER DETAIL
NOT TO SCALE

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Revisions: Rev. 5/22/15

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Title: STORMWATER DETAILS

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EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF A 21,039.84 SF, 30 UNIT, APARTMENT BUILDING IN PORTLAND, MAINE. THIS PLAN IS BASED ON THE STORMWATER MANAGEMENT FOR MAINE VOLUME III BMPs TECHNICAL DESIGN MANUAL DATED JANUARY 2006.

THE PROJECT CONSISTS OF CONSTRUCTION OF A PROPOSED 3-STORY BUILDING WITH A 7,808 SF FOOTPRINT AND PARKING AREA. THE ASSOCIATED GRADING DEFINES THE LIMITS OF PROPOSED EARTH MOVEMENT FOR THE DEVELOPMENT. THE HORIZONTAL AND VERTICAL PLACEMENT PROPOSED BUILDING ADDITION AND PARKING LOT HAVE BEEN DESIGNED TO MAXIMIZE THE TOPOGRAPHIC OPPORTUNITIES AVAILABLE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED: EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.

TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

TEMPORARY SEEDING: SEED SHALL BE AROOSTOCK RYE APPLIED AT 2.60#/1000 SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 138#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-80#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.

TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.

PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:

- a. SLOPES SHALL BE LESS THAN EIGHT PERCENT;
- b. GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

ASPHALT BINDER COURSE: ASPHALT BINDER SHALL MEET THE SPECIFICATIONS FOR THE ASPHALT BINDER COURSE FOR THE PROPOSED COMPLETED PAVEMENT.

C. EROSION CONTROL PRACTICES/PERMANENT MEASURES

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

1. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDINGS SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED, HARMLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

LAWN	
CREeping RED RESCUE:	0.69#/1000 SF
KENTUCKY BLUEGRASS:	0.57#/1000 SF
PERENNIAL RYE GRASS:	0.46#/1000 SF
REDTOP:	0.12#/1000 SF
TOTAL:	1.84#/1000 SF

LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT FOUR INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

LIME: LIME SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.

MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING AFTER APPLICATION. THE MULCH SHALL BE THOROUGHLY WETTED. IN SLOPE AREAS, THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED.

THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OR THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDING AND REMULCHED.

D. WINTER CONSTRUCTION

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE, DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

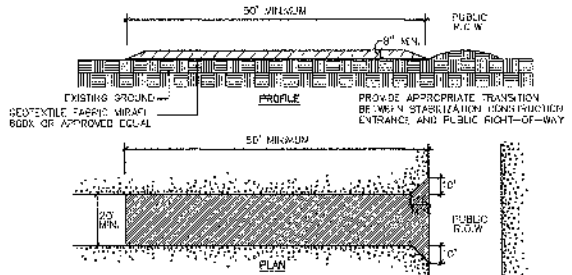
E. CONSTRUCTION SEQUENCE

THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:

1. INSTALL EROSION CONTROL DEVICES.
2. GRADE SITE.
3. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
4. COMPLETE SITE CONSTRUCTION WORK.
5. CONSTRUCT PARKING AREA.
6. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING.
7. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

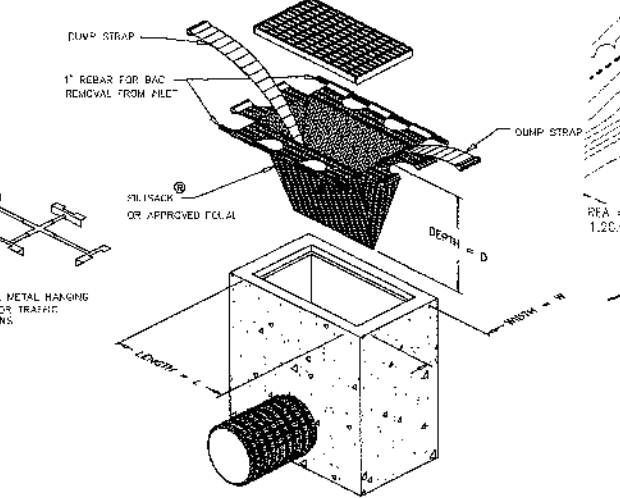
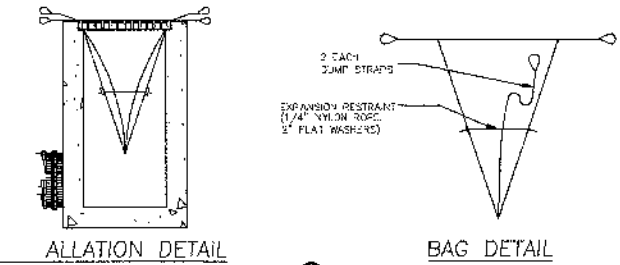
F. SITE INSPECTION & MAINTENANCE

WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 0.6" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. CONTINUING TEMPORARY MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF AVESTA BISHOP STREET LP.

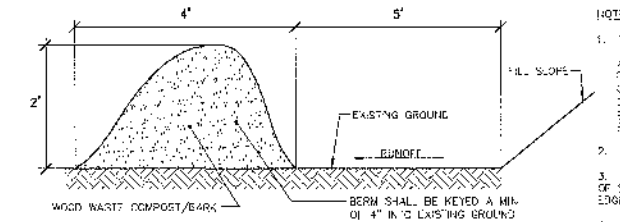


- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE: ASHTO DESIGNATION M 43, SIZE NO. 3 (0.5" TO 1.5"). USE CRUSHED STONE.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF ACCESS OR EGRESS.
 5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT, SPILLS, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

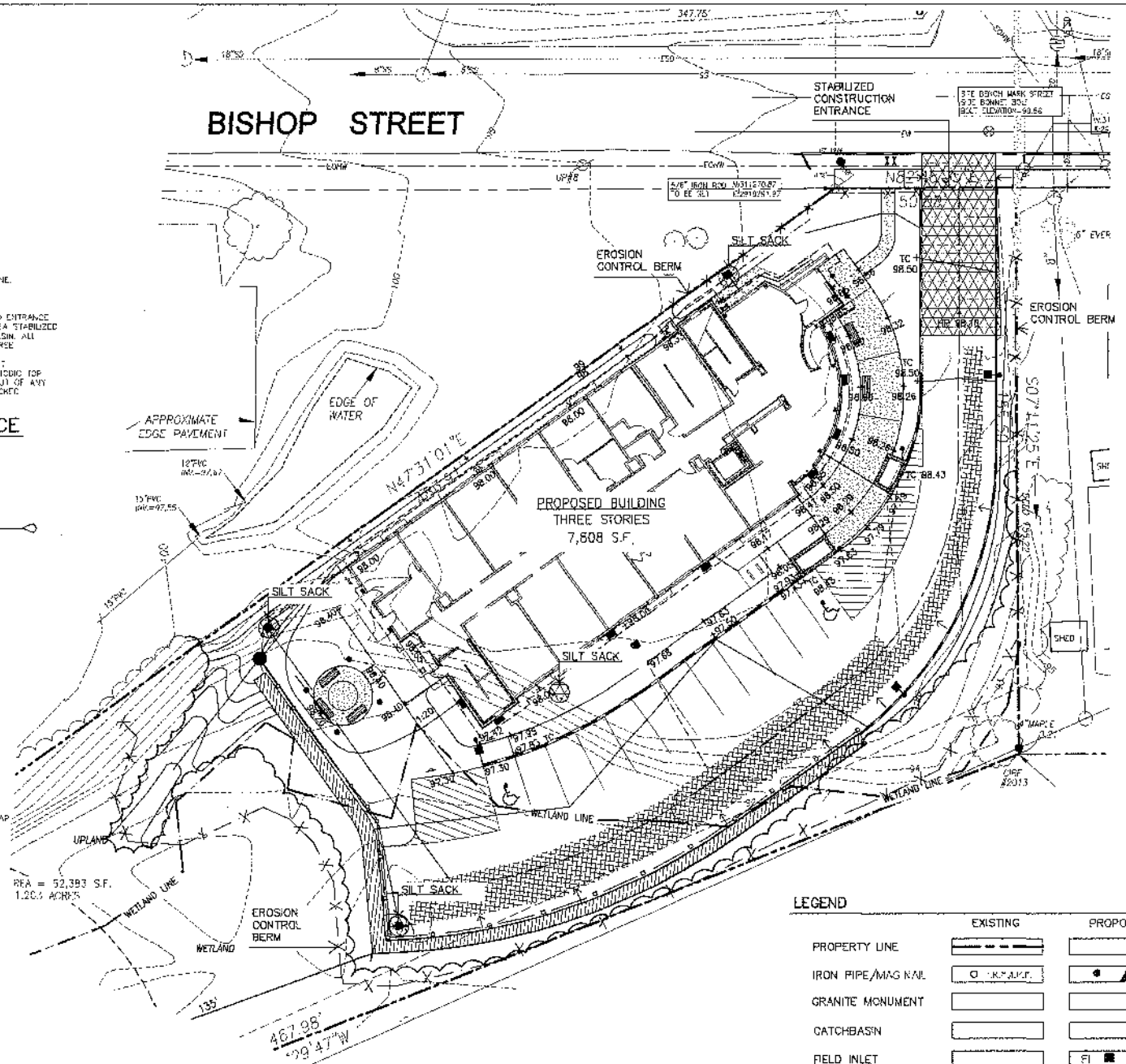


2 INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



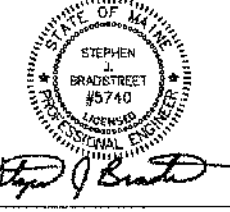
3 EROSION CONTROL MIX
NOT TO SCALE

- NOTES:**
1. THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - A. MOISTURE CONTENT - 30-60%
 - B. pH - 5.0 - 8.0
 - C. SCREEN SIZE - 100% LESS THAN 3", MAX. 70% LESS THAN 1"
 - D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
 - E. NO STICKS LARGER THAN 2" IN DIAMETER
 - F. SILTS, CLAYS OR SUGAR SANDS ARE NOT ACCEPTABLE IN THE MIX.
 2. THE COMPOST BERMS SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
 3. THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OLT CROPS, VERY ROOVED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
 4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 70% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
IRON PIPE/MAG NAIL	[Symbol]	[Symbol]
GRANITE MONUMENT	[Symbol]	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]
FIELD INLET	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]
SPOT GRADE	-12.7E	+72.89
FENCE	[Symbol]	[Symbol]
DEC. TREE	[Symbol]	[Symbol]
EVERGREEN TREE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
SOIL BORINGS	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
GAS VALVE	[Symbol]	[Symbol]
SGN	[Symbol]	[Symbol]
WETLAND	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]



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72 BISHOP STREET
Portland, Maine
Bishop Street

Date: JANUARY 8, 2016

Issued For: ISSUED TO BID

Revisions: Rev: May 22, 2015

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

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Title: EROSION AND SEDIMENTATION CONTROL PLAN

Scale: 1"=20'



North: [Symbol]

Sheet No.: L8