

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.

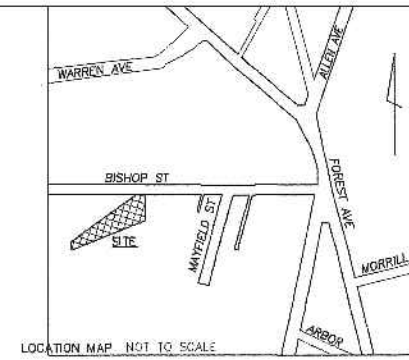
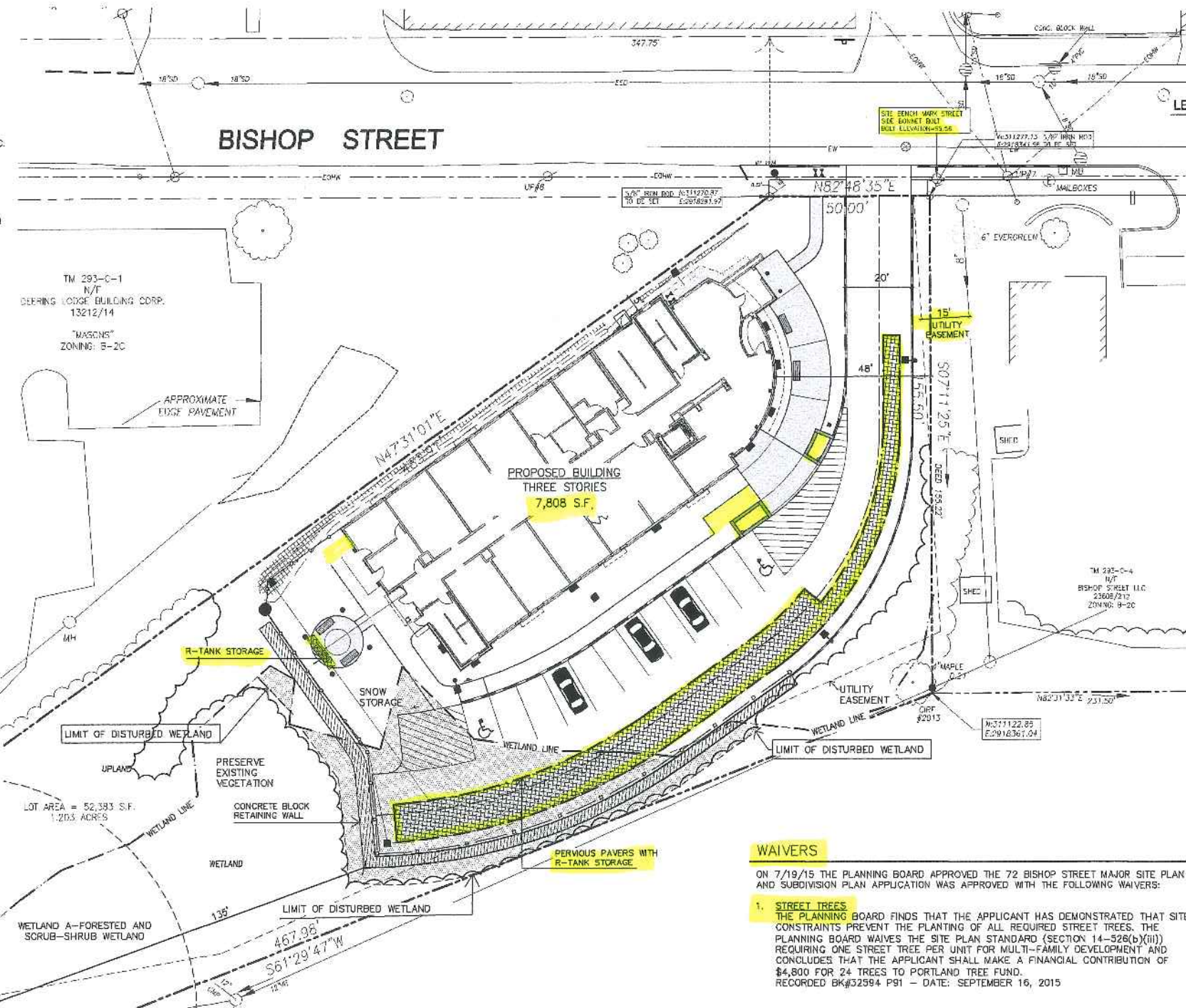
THE OWNER / OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS.

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE/MAG VAL	○	●
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, _____

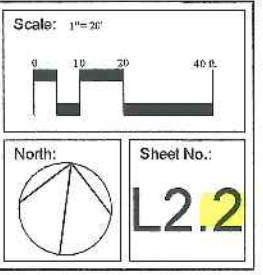
Date: JANUARY 8, 2016

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

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Title: SUBDIVISION PLAT PLAN



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 14-328(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"