

SITE DATA - 10 AVON ST.

- OWNER OF RECORD: LEWISTON WATERFRONT DEVELOPMENT, LLC
- APPLICANT: SAXON PARTNERS
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043
- SUBJECT LOT ADDRESS: 10 AVON STREET
LEWISTON, ME 04240
- SUBJECT LOT ID: TAX MAP 206 LOT 19
- LOT AREA: 5.71± ACRES
- ZONING: URBAN ENTERPRISE DISTRICT (UE)
RESOURCE CONSERVATION (RC)
- BUILDING DIMENSIONS: (2) FOUR STORY RESIDENTIAL BUILDINGS
70' X 280'
- PARKING CALCULATIONS: 210 UNITS (1 OR 2 BEDROOMS)
200 X 1.2 = 252 SPACES
- ACCESSIBLE PARKING: 201 TO 300 SPACES = 7 REQ'D
- VAN ACCESSIBLE: 1 PER 6 OF TOTAL = 2 REQ'D

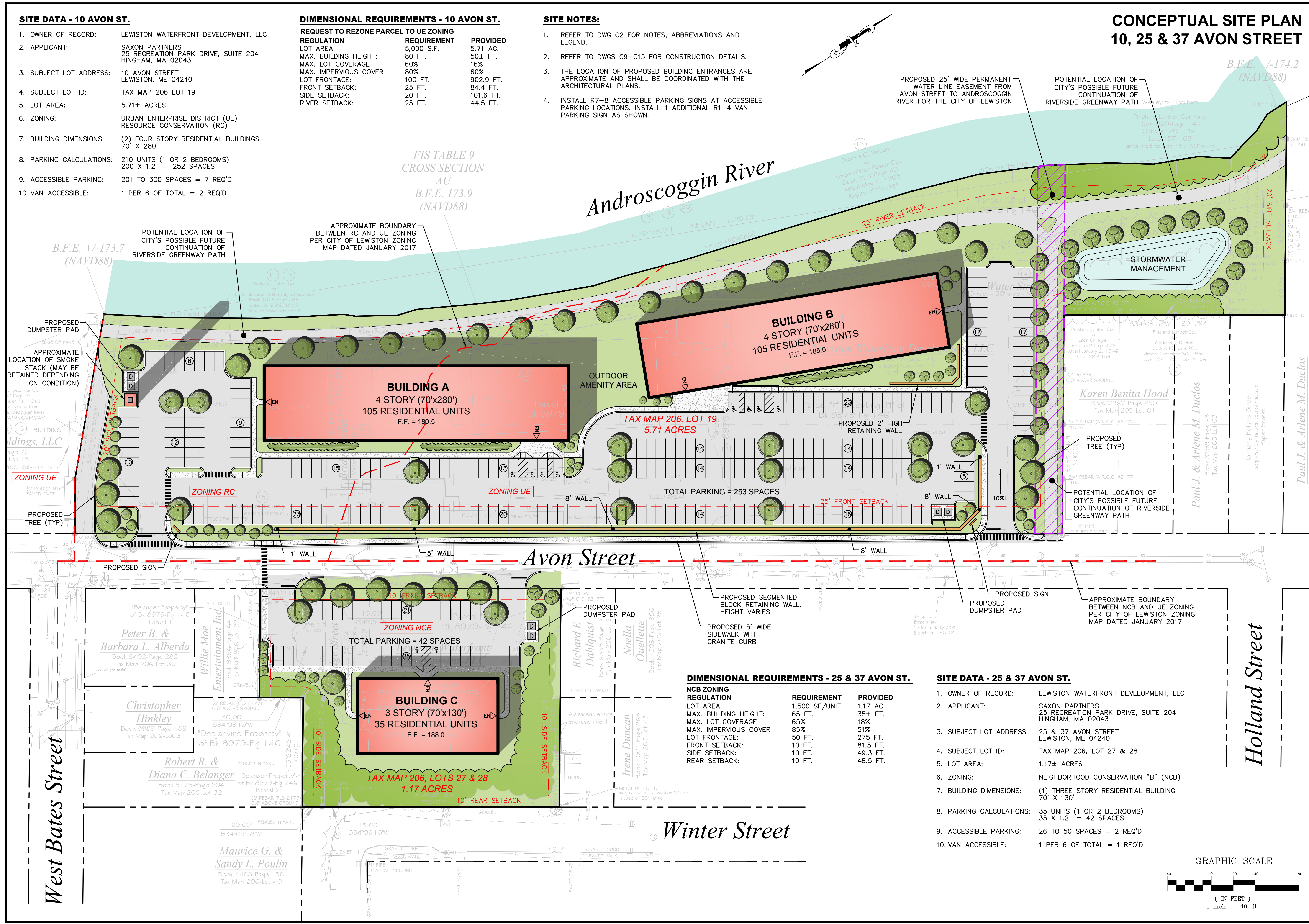
DIMENSIONAL REQUIREMENTS - 10 AVON ST.

REGULATION	REQUIREMENT	PROVIDED
LOT AREA:	5,000 S.F.	5.71 AC.
MAX. BUILDING HEIGHT:	80 FT.	50± FT.
MAX. LOT COVERAGE:	60%	16%
MAX. IMPERVIOUS COVER:	80%	60%
LOT FRONTAGE:	100 FT.	902.9 FT.
FRONT SETBACK:	25 FT.	84.4 FT.
SIDE SETBACK:	20 FT.	101.6 FT.
RIVER SETBACK:	25 FT.	44.5 FT.

SITE NOTES:

- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
- REFER TO DWGS C9-C15 FOR CONSTRUCTION DETAILS.
- THE LOCATION OF PROPOSED BUILDING ENTRANCES ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- INSTALL R7-8 ACCESSIBLE PARKING SIGNS AT ACCESSIBLE PARKING LOCATIONS. INSTALL 1 ADDITIONAL R1-4 VAN PARKING SIGN AS SHOWN.

**CONCEPTUAL SITE PLAN
10, 25 & 37 AVON STREET**



FIS TABLE 9
CROSS SECTION
AU
B.F.E. 173.9
(NAVD88)

Androscoggin River

Avon Street

Winter Street

West Bates Street

Holland Street

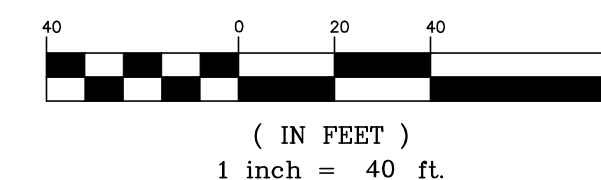
DIMENSIONAL REQUIREMENTS - 25 & 37 AVON ST.

NCB ZONING REGULATION	REQUIREMENT	PROVIDED
LOT AREA:	1,500 SF/UNIT	1.17 AC.
MAX. BUILDING HEIGHT:	65 FT.	35± FT.
MAX. LOT COVERAGE:	65%	18%
MAX. IMPERVIOUS COVER:	85%	51%
LOT FRONTAGE:	50 FT.	275 FT.
FRONT SETBACK:	10 FT.	81.5 FT.
SIDE SETBACK:	10 FT.	49.3 FT.
REAR SETBACK:	10 FT.	48.5 FT.

SITE DATA - 25 & 37 AVON ST.

- OWNER OF RECORD: LEWISTON WATERFRONT DEVELOPMENT, LLC
- APPLICANT: SAXON PARTNERS
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043
- SUBJECT LOT ADDRESS: 25 & 37 AVON STREET
LEWISTON, ME 04240
- SUBJECT LOT ID: TAX MAP 206, LOT 27 & 28
- LOT AREA: 1.17± ACRES
- ZONING: NEIGHBORHOOD CONSERVATION "B" (NCB)
- BUILDING DIMENSIONS: (1) THREE STORY RESIDENTIAL BUILDING
70' X 130'
- PARKING CALCULATIONS: 35 UNITS (1 OR 2 BEDROOMS)
35 X 1.2 = 42 SPACES
- ACCESSIBLE PARKING: 26 TO 50 SPACES = 2 REQ'D
- VAN ACCESSIBLE: 1 PER 6 OF TOTAL = 1 REQ'D

GRAPHIC SCALE



REV.	DATE	DESCRIPTION
7	09/20/18	ISSUED FOR PRELIMINARY PLANNING BOARD REVIEW
6	09/11/18	ISSUED FOR REVIEW & COORDINATION
5	09/07/18	REVISED LAYOUT & ADDED BIKE TRAIL
4	08/23/18	REVISED BUILDING LAYOUT
3	08/20/18	REVISED PER ADDITIONAL INTERNAL REVIEW
2	08/16/18	REVISED PER INTERNAL REVIEW
1	08/08/18	ISSUED FOR CONCEPTUAL SITE COORDINATION

APPLICANT: SAXON PARTNERS
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT: PROPOSED WATERFRONT DEVELOPMENT
10, 25 & 37 AVON STREET
LEWISTON, ME 04240

DESIGNED BY: SMT
CHECKED BY: SMT
DRAWN BY: WRD
DATE: AUGUST 8, 2018

SCALE: AS SHOWN

ORIGINAL DATE: AUGUST 8, 2018

DESIGNED BY: SMT
CHECKED BY: WRD
DRAWN BY: SMT

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HOYLE, TANNER & ASSOCIATES, INC.
106 Lafayette Street, Unit 2D, Yarmouth, ME 04096
Tel (207) 844-8102 Web: www.hoyletanner.com
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CONCEPTUAL SITE PLAN
C6
PROJECT NO. 569001
SHEET 6 OF 16