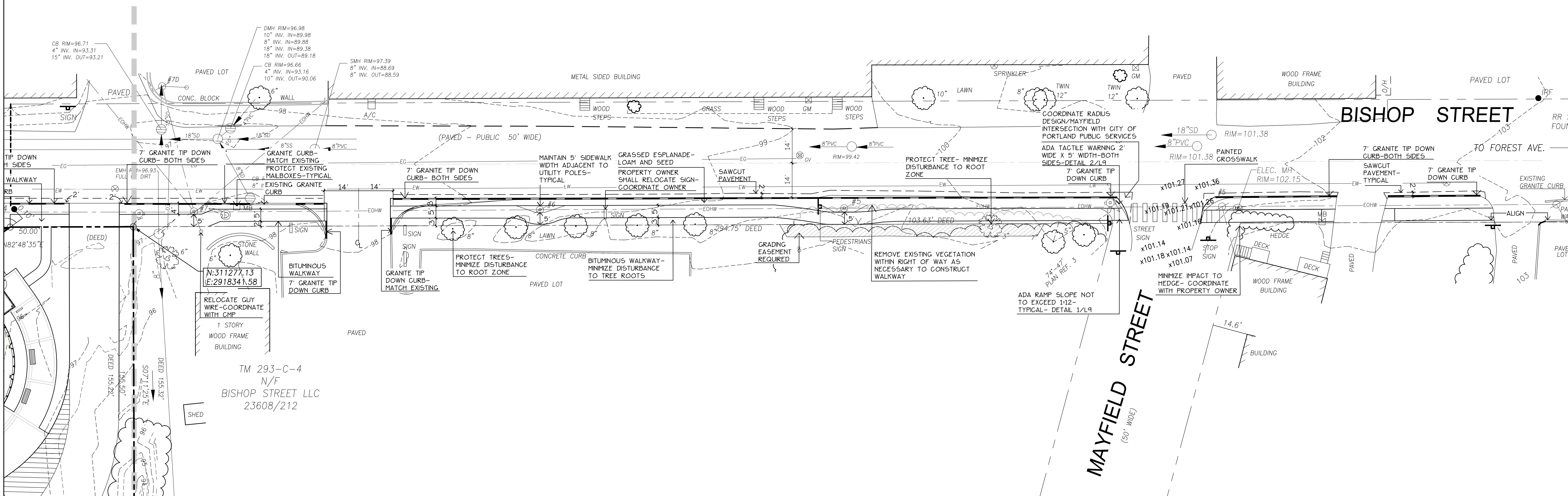


Prepared For:  
 Owner:  
 AVESTA BISHOP STREET LP  
 307 Cumberland Avenue  
 Portland, Maine 04101  
 Tel.: 207-553-7777

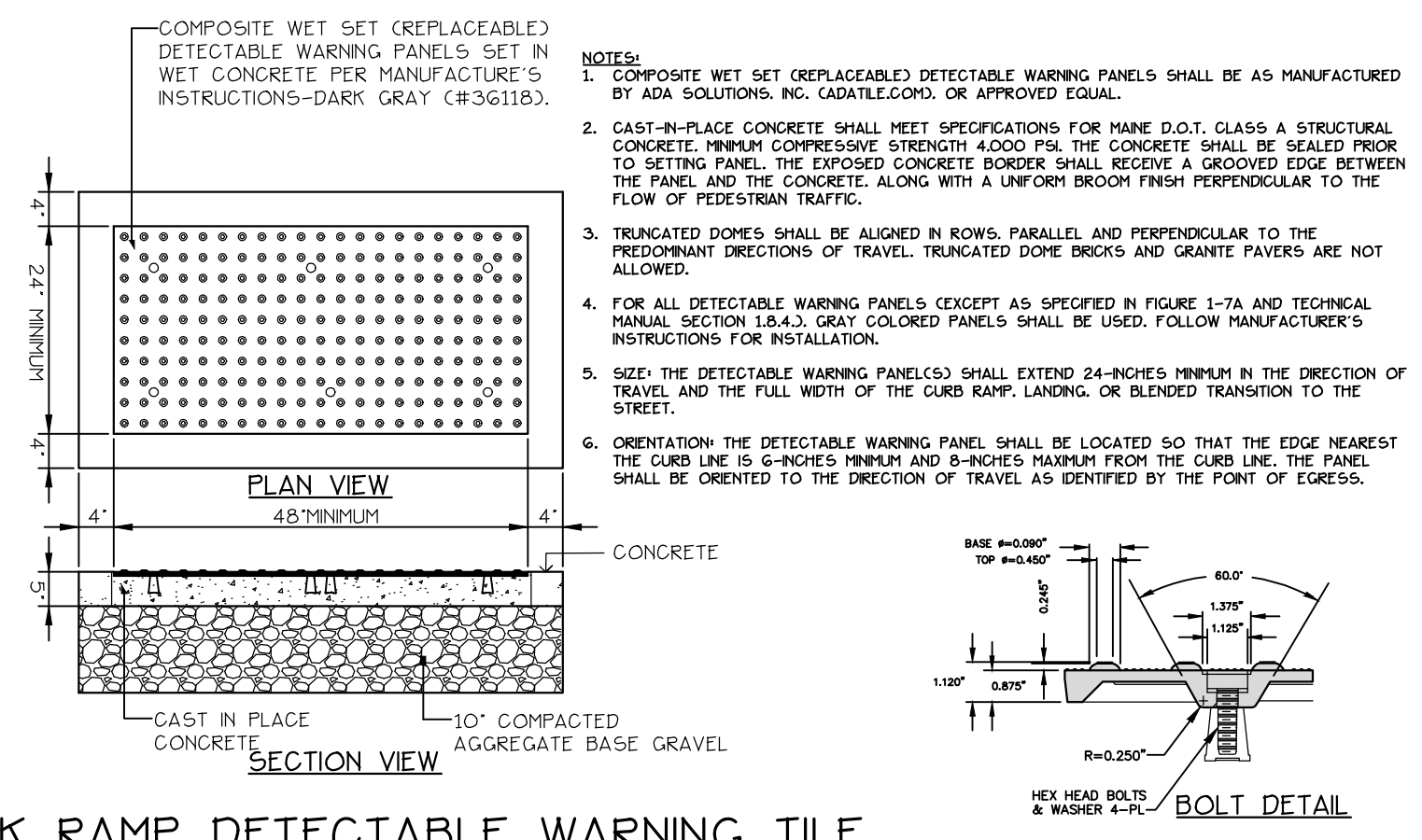
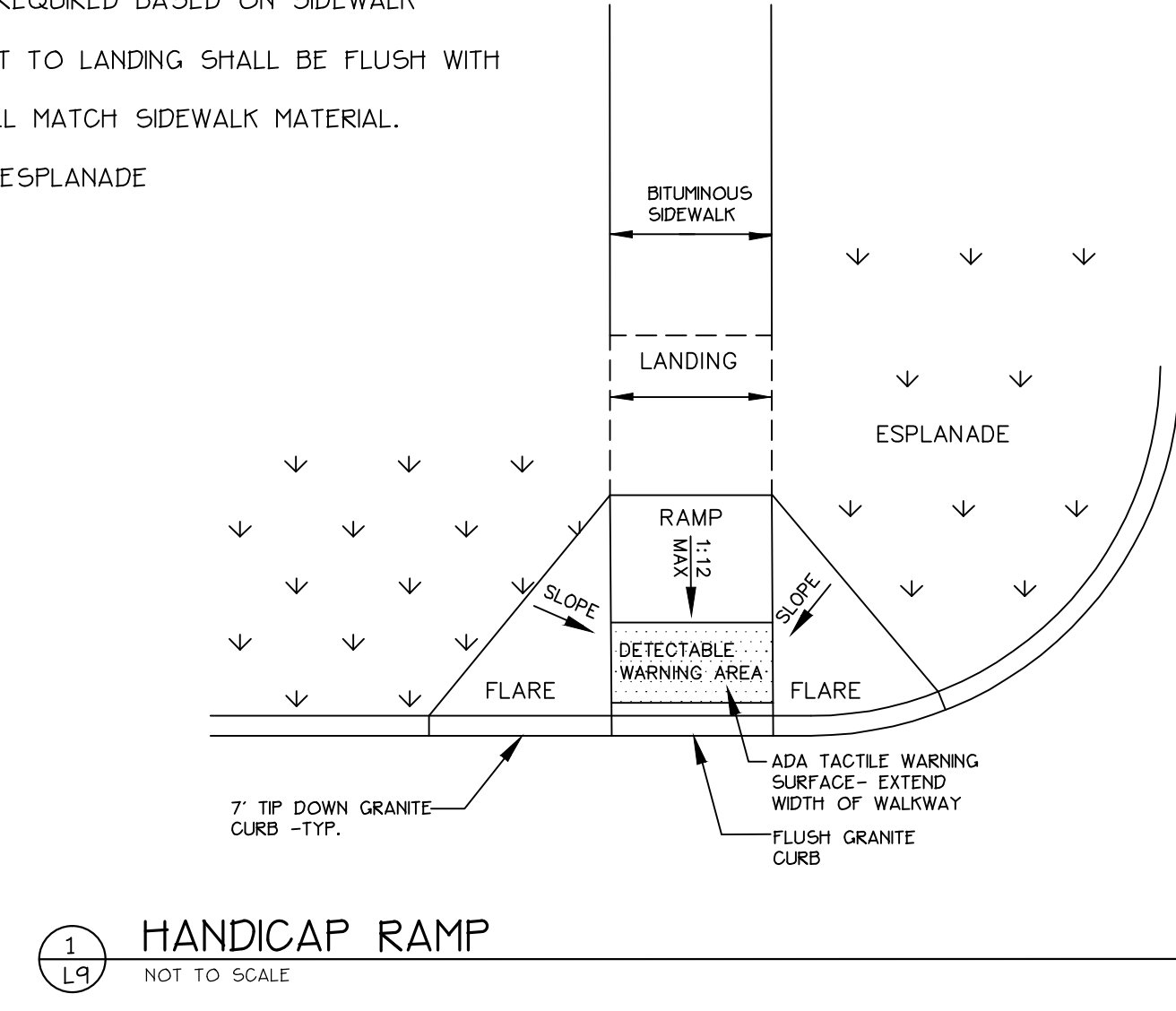
Prepared By:  
 MITCHELL & ASSOCIATES  
 Landscape Architects  
 The Staples School  
 70 Center Street  
 Portland, Maine 04101  
 Tel.: 207-774-4427

72 BISHOP STREET  
 Portland, Maine  
 Bishop Street



- GENERAL NOTES:**
- 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 NAVD83 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
  - 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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- NOTES:**
- ALL RAMP(S) SHALL COMPLY WITH ADA STANDARDS.
  - LANDING AREA MAY BE REQUIRED BASED ON SIDEWALK DIMENSIONS.
  - GRANITE CURB ADJACENT TO LANDING SHALL BE FLUSH WITH THE STREET.
  - FLARED SECTIONS SHALL MATCH SIDEWALK MATERIAL.
  - FLARE MINIMUM:  
 -4'-0" SIDEWALK WITH ESPLANADE  
 -7'-0" SIDEWALK ONLY



- NOTES:**
- COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (CABATELCO) OR APPROVED EQUAL.
  - CAST-IN-PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE. MINIMUM COMPRESSIVE STRENGTH 4000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANEL. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE BETWEEN THE PANEL AND THE CONCRETE, ALONG WITH A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
  - TRUNCATED DOWNS SHALL BE ALIGNED IN ROWS, PARALLEL, AND PERPENDICULAR TO THE PREDOMINANT DIRECTIONS OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
  - FOR ALL DETECTABLE WARNING PANELS EXCEPT AS SPECIFIED IN FIGURE 1-7A AND TECHNICAL MANUAL SECTION 1.8.4.3, GRAY COLORED PANELS SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
  - SIZE: THE DETECTABLE WARNING PANEL(S) SHALL EXTEND 24-INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
  - ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6-INCHES MINIMUM AND 8-INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.

I:\Projects\Drawings\Bishop Street\Sidewalk Extension\1517.dwg mitchell 7/20/2015 3:45 PM

Date: APRIL 10, 2015

Issued For:  
 SITE PLAN AND SUBDIVISION  
 PLAN REVIEW

Revisions:  
 Rev. 5/22/15  
 Rev. 7/09/15

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

Title:  
 BISHOP STREET  
 SIDEWALK PLAN

