



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0712

58 BOYD STREET, LP
58 BOYD STREET APARTMENTS

SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/28/2019	ADDENDUM 04 - POST BID
2	11/27/2018	ADDENDUM 03
3	11/21/2018	ADDENDUM 02
4	11/01/2018	ADDENDUM 01
5	08/31/2018	FOR BIDDING
6	07/31/2018	75% PROGRESS / PRICING
7	05/08/2018	50% MSHA SUBMISSION

DRAWING NUMBER
C-2.0
SCALE: AS SHOWN
DATE: 11/01/2018

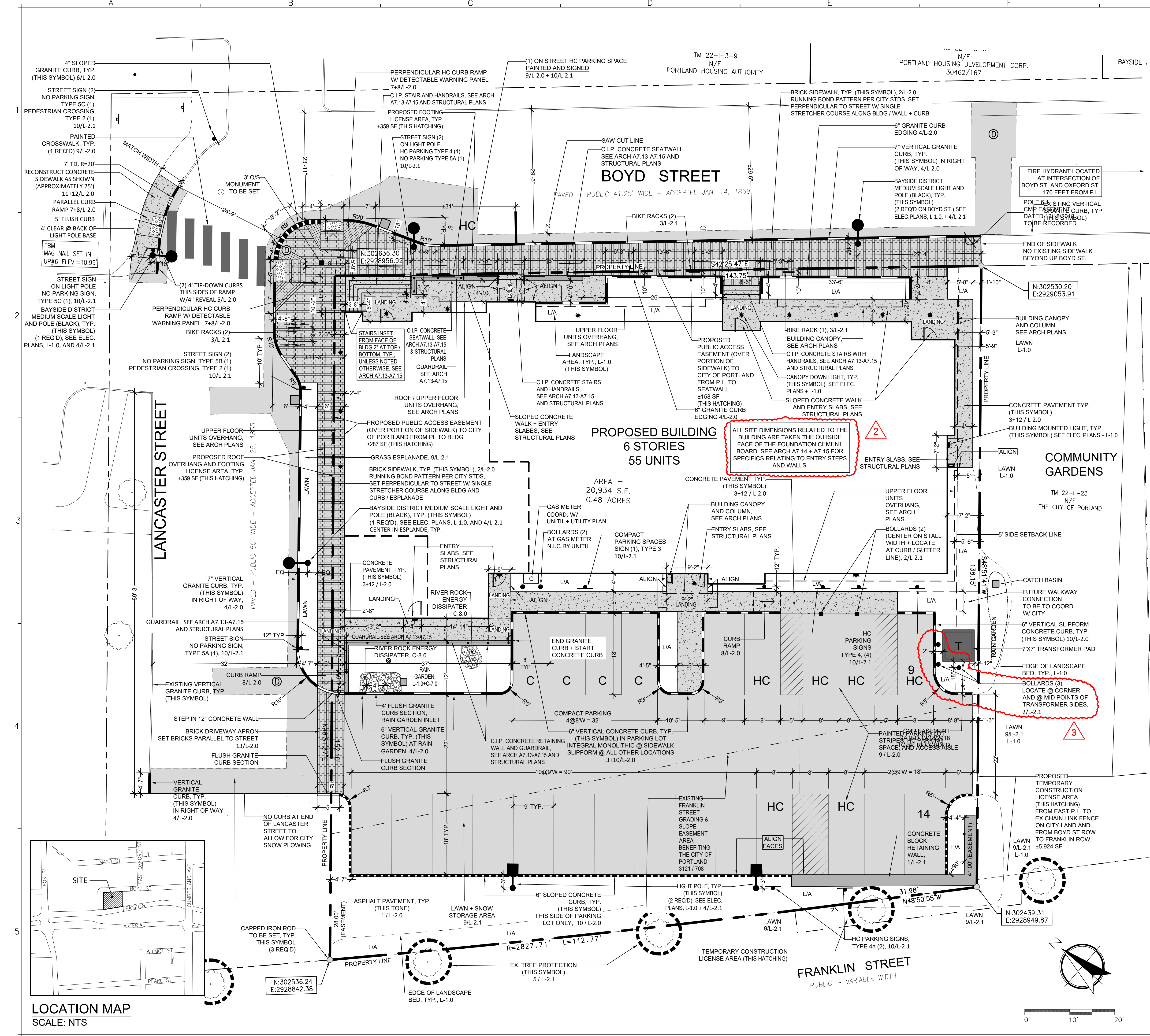
GENERAL NOTES:

- TOTAL SITE AREA: ±0.48 ACRES (±20,934 SF)
- ZONING DISTRICT: RESIDENTIAL ZONE (R-7)
- OWNER: PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
- APPLICANT: 58 BOYD STREET, LP
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
- TAX MAP: TAX MAP 22, BLOCK F, LOT 1
- BOOK AND PAGE: CORD BOOK 3129, PAGE 374
- PROJECT ADDRESS: 58 BOYD STREET / 54 LANCASTER STREET
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" AT 58 BOYD STREET, PORTLAND, MAINE, MADE FOR PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101, DATED AUGUST 29, 2017 WITH REVISION DATES THROUGH AUGUST 24, 2018. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM, MAINE WEST NAD 83 PER CITY POINTS:
T102-78-101 L751-8-3007
N: 302993.85 N: 302902.11
E: 2929365.05 E: 2929788.62
- BENCH MARK: MONUMENT T102-77-1 AT NORTHWEST CORNER OF ANDERSON STREET AND EAST LANCASTER STREET, ELEVATION 19.57 CITY DATUM.
- SPACE AND BULK (W/ DIVISION 30 AFFORDABLE HOUSING BONUSES APPLIED):

	R-7	PROPOSED
TOTAL DWELLING UNITS	55 DU	55 DU
% AFFORDABLE	80% (44 DU)	80% (44 DU)
MIN. LOT SIZE	NONE	0.48 AC
PUB. STREET FRONTAGE	NONE	+295 FT.
MIN. FRONT YARD	NONE	2 INCHES
MIN. REAR / SIDE YARD	5 FT	5 FEET + 1 INCH
MAX. LOT COVERAGE	100%	83%
MAX. BLDG HT. (+25' BONUS)	50 FT.	72.75 FT.
OFF-STREET PARKING	1 PS / D.U.	25 PS
BIKE PARKING	22 PS	25 PS (18 PS IN BLDG + 7 PS ON-SITE)

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.
- STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- ALL EXTERIOR MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC STREETS AND ADJACENT SITES BY STRUCTURE WALLS, EVERGREEN LANDSCAPING, FENCING, MASONRY WALLS OR A COMBINATION THEREOF.
- SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY. ANY SNOW THAT CANNOT BE STORED ON-SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFF-SITE WITHIN 24-48 HOURS FOLLOWING A STORM. SNOW TRANSPORTED OFF-SITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENT SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT. THE BUILDING OWNER / ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

PROPOSED	EXISTING



LOCATION MAP
SCALE: NTS

