

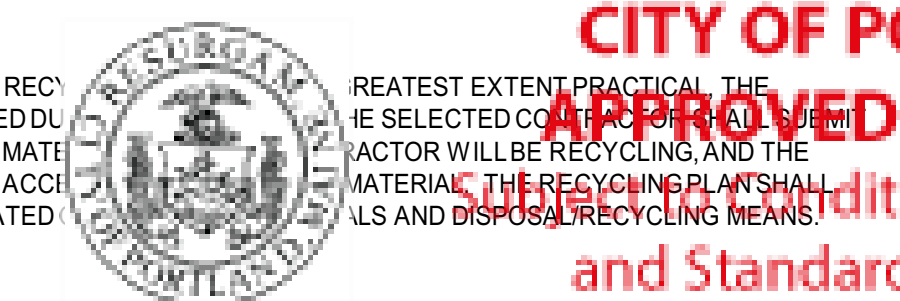
LOCATION MAP
SCALE: NTS

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: CCRD BOOK 3129, PAGE 374
- PROJECT ADDRESS: 58 BOYD ST / 54 LANCASTER ST
- 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.

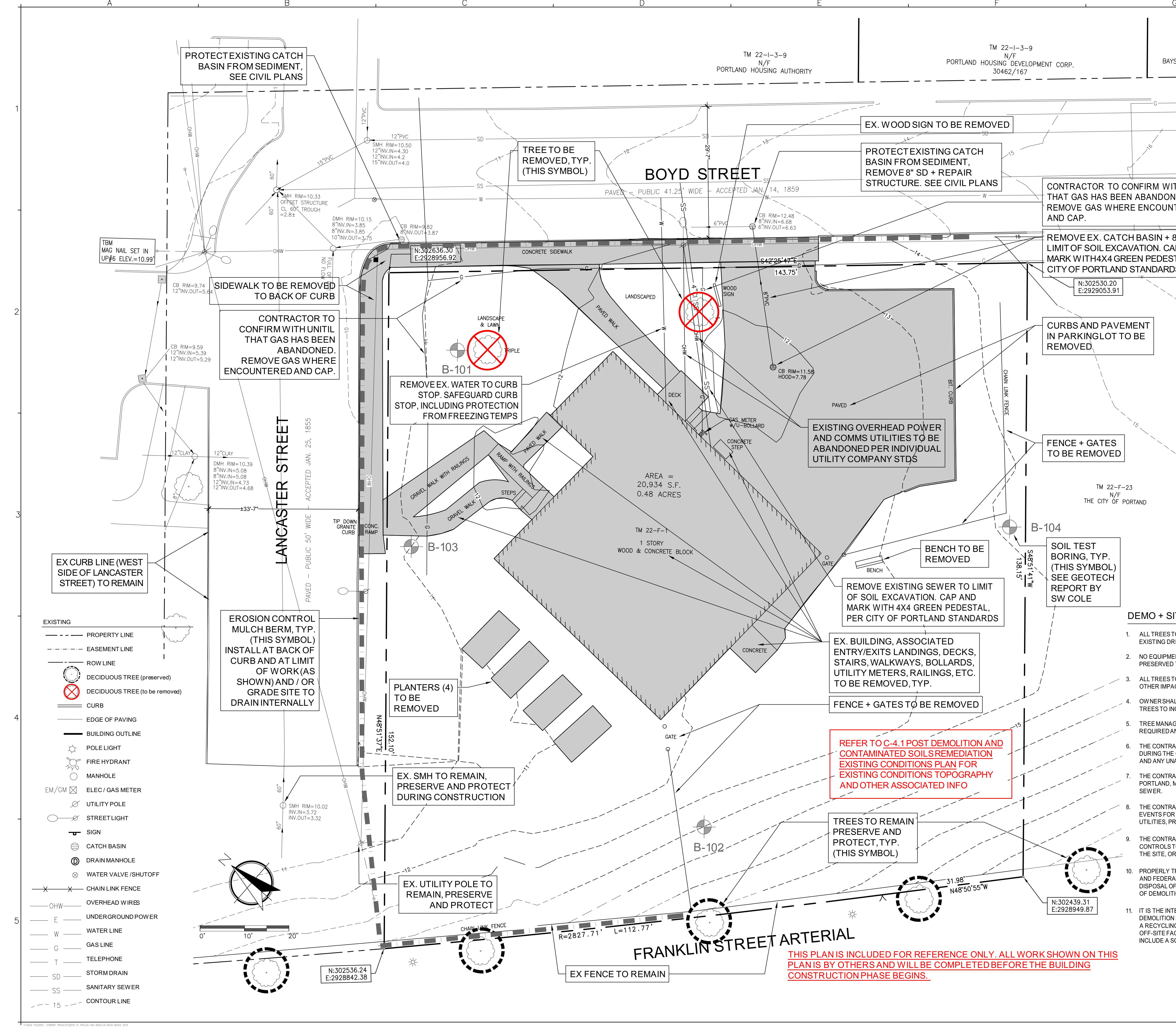
DEMO + SITE PREP NOTES:

- ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITHIN APPROVED FENCING OR BARRIERS AT THE EXISTING DRIPLINE. SEE TREE PROTECTION DETAIL IN CIVIL PLANS.
- NO EQUIPMENT OR MATERIALS SHALL BE PLACED OR STORED WITHIN THE PROTECTED DRIPLINE AREA OF PRESERVED TREES.
- ALL TREES TO BE PRESERVED SHALL BE MONITORED ON A REGULAR BASIS FOR SIGNS OF STRESS OR OTHER IMPACT DUE TO CONSTRUCTION AND APPROPRIATE TREE CARE SHALL BE INITIATED IMMEDIATELY.
- OWNER SHALL RETAIN A LICENSED ARBORIST TO PREPARE A TREE CARE PROGRAM FOR ALL PRESERVED TREES TO INCLUDE PRE, DURING AND POST CONSTRUCTION MANAGEMENT.
- TREE MANAGEMENT SHALL CONSIST OF SELECT PRUNING, WATERING, FERTILIZATION, AND AERATION AS REQUIRED AND SPECIFIED TO EACH TREE SPECIES.
- THE CONTRACTOR IS ADVISED THAT ANY UNFORESEEN SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF WORK SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ANY UNAUTHORIZED REMOVALS SHALL BE DONE SO AT NO EXTRA EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL OBTAIN NECESSARY DEMOLITION AND REMOVAL PERMITS FROM THE CITY OF PORTLAND, MAINE AND COORDINATE WITH NECESSARY UTILITIES, INCLUDING CABLE, ELECTRIC, WATER, SEWER.
- THE CONTRACTOR SHALL PREPARE A DEMOLITION PLAN IDENTIFYING THE SCHEDULE AND SEQUENCE OF EVENTS FOR THE PROJECT, INCLUDING A DESCRIPTION OF EVENTS AND STRATEGIES FOR PROTECTING UTILITIES, PROPERTIES, AND RIGHT OF WAY ADJACENT TO THE SITE BUILDINGS.
- THE CONTRACTOR SHALL PROVIDE AND SET UP NECESSARY ENVIRONMENTAL AND ENGINEERING CONTROLS TO CONTAIN POTENTIALLY HAZARDOUS DUSTS FROM IMPACTING THE PUBLIC, WORKERS AT THE SITE, OR OCCUPANTS OF ADJACENT PROPERTIES.
- PROPERLY TRANSPORT AND DISPOSE OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH STATE OF MAINE AND FEDERAL GUIDELINES, AND PROVIDE DOCUMENTATION OF PROPER HANDLING, TRANSPORT, AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS TO THE ENGINEER FOLLOWING THE COMPLETION OF DEMOLITION ACTIVITIES.
- IT IS THE INTENT OF THE CITY TO RECYCLE DEMOLITION MATERIAL PRODUCED DURING THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO PREPARE AND SUBMIT A RECYCLING PLAN IDENTIFYING MATERIALS TO BE RECYCLED AND THE RECYCLING PLANT THAT WILL BE USED. THE RECYCLING PLAN SHALL INCLUDE A SCHEDULE OF ESTIMATED RECYCLING MATERIALS TO BE RECYCLED.

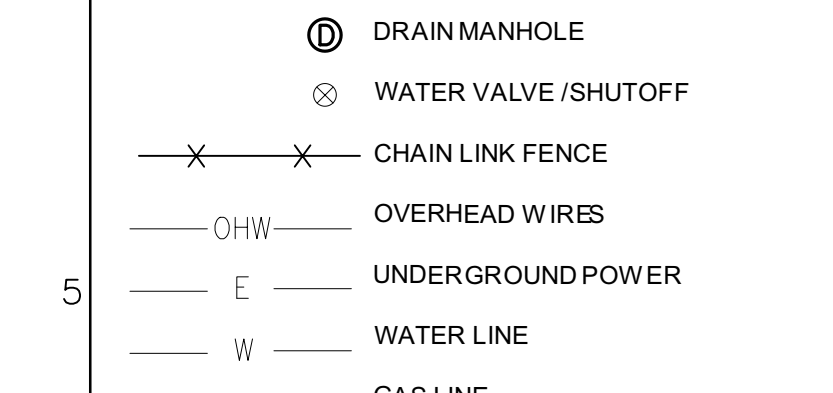


CITY OF PORTLAND
APPROVED SITE PLAN
Conditions of Approval
and Standard Conditions

DATE of APPROVAL November 29, 2018
PLANNER Matthew Grooms
PROJECT NO. 2017-217
SCALE: AS SHOWN
DATE: 11/01/2018



- EXISTING
- PROPERTY LINE
 - EASEMENT LINE
 - ROW LINE
 - DECIDUOUS TREE (preserved)
 - DECIDUOUS TREE (to be removed)
 - CURB
 - EDGE OF PAVING
 - BUILDING OUTLINE
 - POLE LIGHT
 - FIRE HYDRANT
 - MANHOLE
 - E/M/GM ELEC / GAS METER
 - UTILITY POLE
 - STREET LIGHT
 - SIGN
 - CATCH BASIN
 - DRAIN MANHOLE
 - WATER VALVE / SHUTOFF
 - CHAIN LINK FENCE
 - OHW OVERHEAD WIRES
 - E UNDERGROUND POWER
 - W WATER LINE
 - G GAS LINE
 - T TELEPHONE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - 15 CONTOUR LINE



OWNER: 58 BOYD STREET, LP
PROJECT: 58 BOYD STREET APARTMENTS
DRAWING NUMBER: DEMO + SITE PREP PLAN
REVISIONS: 15.021
CWS PROJECT NUMBER: 15.021

THIS PLAN IS INCLUDED FOR REFERENCE ONLY. ALL WORK SHOWN ON THIS PLAN IS BY OTHERS AND WILL BE COMPLETED BEFORE THE BUILDING CONSTRUCTION PHASE BEGINS.