



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

OWNER
58 BOYD STREET, LP

PROJECT
58 BOYD STREET APARTMENTS

SITE PLAN
CWS PROJECT NUMBER: 15.021

REVISION	DATE	DESCRIPTION
1	01/28/2019	ADD PERMITS POST BID
2	11/27/2018	ADD PERMITS
3	11/21/2018	ADD PERMITS
4	11/01/2018	ADD PERMITS
5	08/31/2018	ADD PERMITS
6	07/31/2018	ADD PERMITS
7	05/08/2018	ADD PERMITS

GENERAL NOTES:

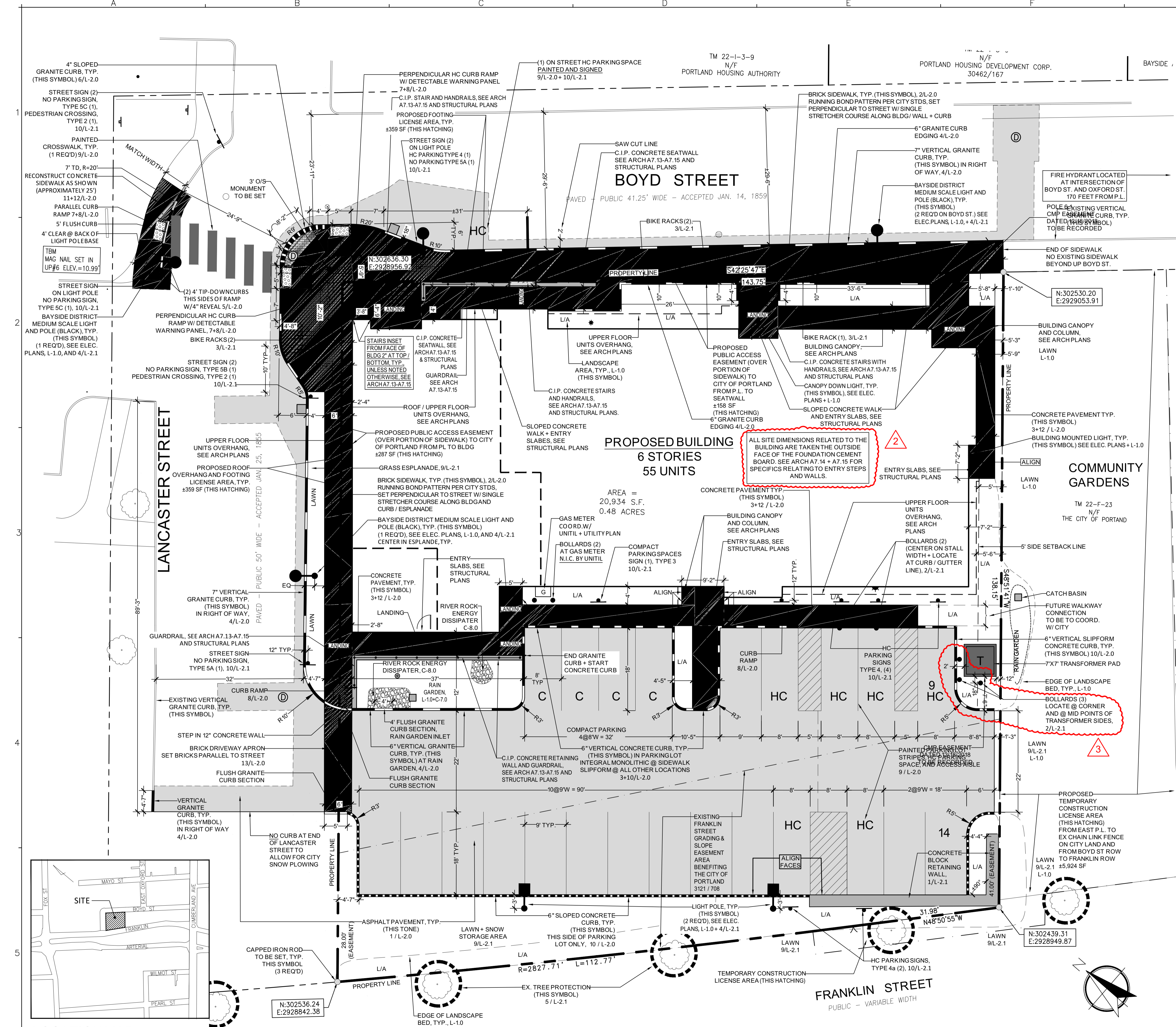
- TOTAL SITE AREA: ±0.48 ACRES (±20,934 SF)
- ZONING DISTRICT: RESIDENTIAL ZONE (R-7)
- OWNER: PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
- APPLICANT: 58 BOYD STREET, LP
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
- TAX MAP: TAX MAP 22, BLOCK F, LOT 1
- BOOK AND PAGE: CCRD BOOK 3129, PAGE 374
- PROJECT ADDRESS: 58 BOYD 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:
T: 102-78-101 L: 751-8-3007
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
MIN. 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)

PROPOSED	EXISTING
--- EASEMENT / LICENSE LINE	--- PROPERTY LINE
--- SETBACK LINE	--- EASEMENT LINE
--- LIMIT OF WORK LINE	--- ROW LINE
○ DECIDUOUS TREE	○ DECIDUOUS TREE (preserved)
○ SHRUBS	⊗ DECIDUOUS TREE (to be removed)
▨ PERENNIALS / GROUND COVER	--- CURB
▨ ASPHALT PAVEMENT	--- EDGE OF PAVING
▨ CONCRETE PAVEMENT	--- BUILDING OUTLINE
▨ BRICK PAVEMENT	○ POLE LIGHT
▨ EDGE OF PAVING	○ FIRE HYDRANT
▨ CURB	○ MANHOLE
▨ CROSSWALK STRIPING	EM/GM ⊗ ELEC / GAS METER
○ LIGHT	○ UTILITY POLE
○ TRAFFIC SIGNAGE	○ STREET LIGHT
○ CATCH BASIN	○ SIGN
○ SEWER MANHOLE	○ CATCH BASIN
○ TRANSFORMER	○ DRAIN MANHOLE
○ BOLLARD	○ WATER VALVE / SHUTOFF
○ CONTOUR LINE	○ CHAIN LINK FENCE
○ SPOT ELEVATION	
○ CAPPED IRON ROD SET	
○ CATCH BASIN / POLE	
○ SEWER MANHOLE	
○ DRAIN MANHOLE	

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

DATE OF APPROVAL: **November 08, 2017**
PLANNER: **Matthew Grooms**
PROJECT NO.: **2017-217**



LOCATION MAP
SCALE: NTS

DATE PLOTTED: 08/01/2018 10:00:00 AM