

**CONDITIONS OF APPROVAL**

**SUBDIVISION REVIEW**  
 1. A FINAL SUBDIVISION PLAN AND RECORDING PLAT SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING AUTHORITY.

**CONDITIONAL USE FOR ENSURING WORKFORCE HOUSING:**

1. THAT THE APPLICANT SHALL PROVIDE FIVE UNITS OF ON-SITE WORKFORCE HOUSING RESTRICTED TO HOUSEHOLDS EARNING UP TO 120% OF THE AREA MEDIAN INCOME (AMI) PER THE SUBMITTED APPLICATION;
2. THE APPLICANT SHALL ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) WITH THE CITY. THIS AGREEMENT SHALL OUTLINE THE DETAILS OF THE AFFORDABILITY RESTRICTIONS PLACED ON WORKFORCE UNITS AND WILL BE FILED AS COVENANT TO THE PROPERTY'S DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED.

**GRANTED WAIVERS:**

1. THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) TO WAIVE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRES THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE I-27, TO ALLOW A DRIVE AISLE MEASURING 22 FEET WITHIN THE PROPOSED PARKING AREA.
2. THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) TO WAIVE THE SECTION 14-498(B)(8)(A) STANDARD OF THE SUBDIVISION ORDINANCE REQUIRING THAT SIDEWALKS BE CONSTRUCTED ON EACH SIDE OF EACH STREET, TO PERMIT THE APPLICANT NOT TO CONSTRUCT A SIDEWALK ALONG THEIR FRANKLIN STREET FRONTAGE OR BETWEEN THE CURRENT EXTENT OF THE LANCASTER STREET SIDEWALK AND FRANKLIN STREET.
3. THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) TO WAIVE TECHNICAL MANUAL STANDARD (SECTION 5.0) WHICH REQUIRES THAT ALL LEVEL III SITE PLANS MEET THE MAINE DEP CHAPTER 500 FLOODING STANDARD.

City of Portland Planning Board

Chairman \_\_\_\_\_

Board Members \_\_\_\_\_

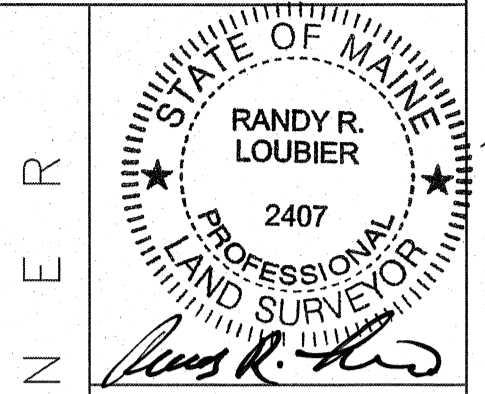
Date \_\_\_\_\_

"Approved: City of Portland Planning Board"

**GENERAL NOTES:**

1. TOTAL SITE AREA: ±0.48 ACRES (±20,934 SF)
  2. ZONING DISTRICT: RESIDENTIAL ZONE (R-7)
  3. 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
  4. TAX MAP: TAX MAP 22, BLOCK F, LOT 1
  5. BOOK AND PAGE: CCRD BOOK 3129, PAGE 374
  6. PROJECT ADDRESS: 58 BOYD STREET / 54 LANCASTER STREET
  7. 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. 380 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
  8. 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
  9. BENCH MARK: MONUMENT T102-77-1 AT NORTHWEST CORNER OF ANDERSON STREET AND EAST LANCASTER STREET, ELEVATION 19.57 CITY DATUM.
  10. SPACE AND BULK (W/ DIVISION 30 AFFORDABLE HOUSING BONUSES APPLIED):
- |                            | R-7         | PROPOSED                                 |
|----------------------------|-------------|--|
| TOTAL DWELLING UNITS       | 55 DU       | 55 DU                                    |
| % AFFORDABLE               | NONE        | 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. | 23 PS                                    |
| BIKE PARKING               | 22 PS       | 25 PS<br>(18 PS IN BLDG<br>7 PS ON-SITE) |
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
  12. ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
  13. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
  14. 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.
  15. 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.
  16. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
  17. 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.
  18. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
  19. 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.
  20. 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.

CWSARCHITECTS  
 ARCHITECTURE | INTERIOR DESIGN  
 264 US Route One Suite 100-2A  
 Scarborough ME 04074  
 OFFICE: 207 774 4441 CWSARCH.COM



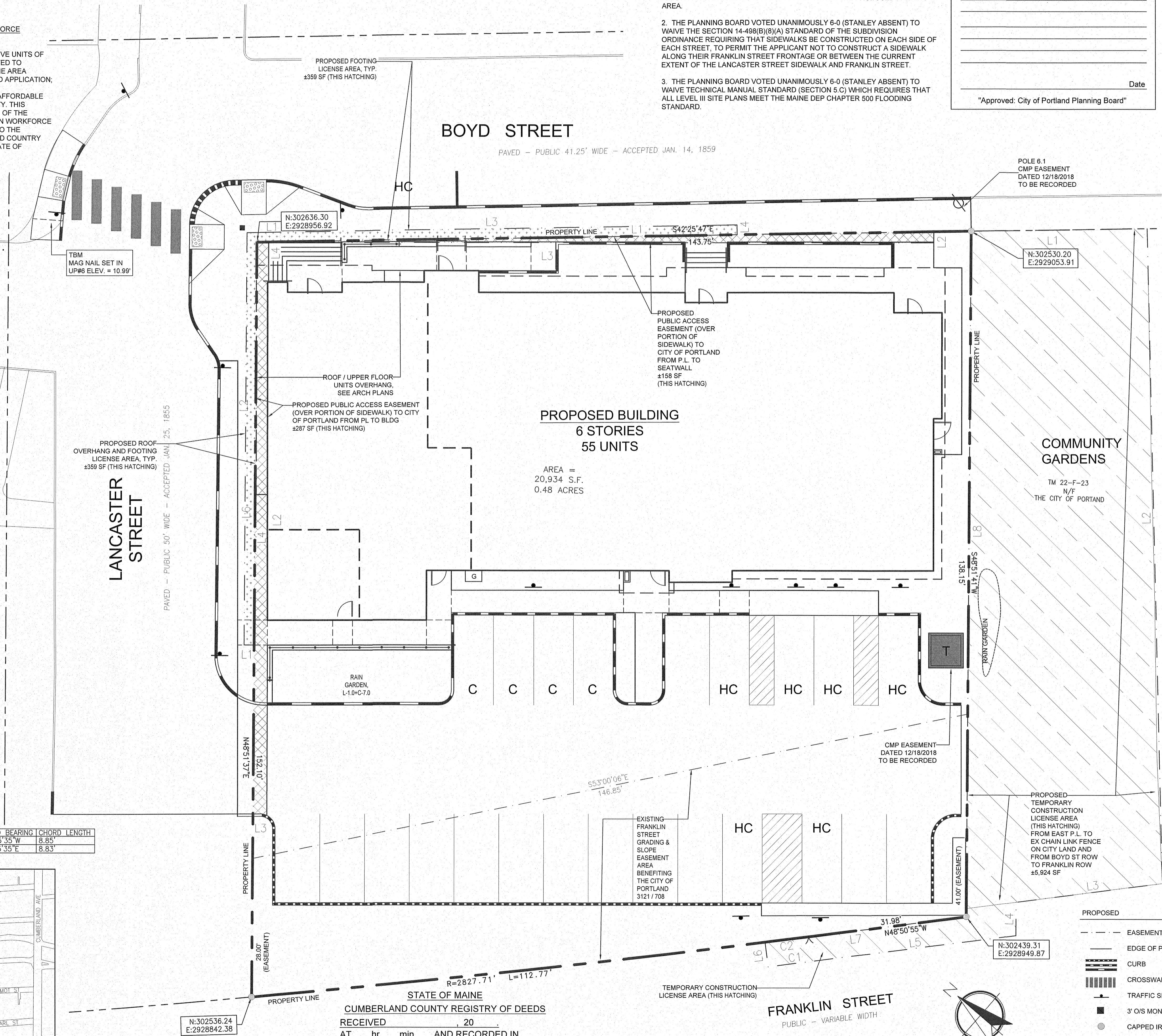
CARROLL ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 217 COMMERCIAL STREET, STE 200  
 PORTLAND, MAINE 04101  
 207.772.1592 V. F. 207.772.0712

58 BOYD STREET, LP  
 14 BAXTER BLVD  
 PORTLAND, MAINE 04101

58 BOYD STREET APARTMENTS  
 58 BOYD STREET  
 PORTLAND, MAINE 04101

**SUBDIVISION PLAN**  
 CWS PROJECT NUMBER: 15.021

DATE	DESCRIPTION
01.28.2019	ADDITIONAL POST BID
11.27.2018	ADDITIONAL POST BID
11.21.2018	ADDITIONAL POST BID
11.01.2018	ADDITIONAL POST BID
08.31.2018	FOR BIDDING
07.31.2018	75% PROGRESS / PRICING
05.08.2018	50% ASHA SUBMISSION



359 S.F. PROPOSED ROOF OVERHANG AND FOOTING LICENSE AREA

LINE	BEARING	DISTANCE
L1	N41°19'26"W	2.02'
L2	N48°52'20"E	82.98'
L3	S42°28'54"E	98.61'
L4	S47°27'28"W	2.00'
L5	N42°25'47"W	96.66'
L6	S48°51'37"W	81.05'

287 S.F. PROPOSED PUBLIC ACCESS EASEMENT AREA 1

LINE	BEARING	DISTANCE
L1	S42°25'47"E	2.19'
L2	S48°33'32"W	115.13'
L3	N41°32'25"W	2.80'
L4	N48°51'37"E	115.10'

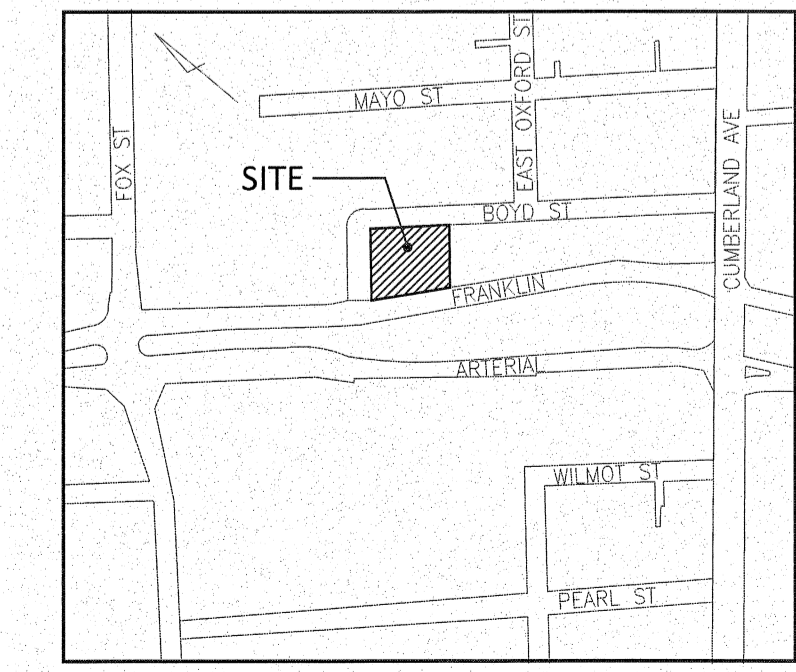
158 S.F. PROPOSED PUBLIC ACCESS EASEMENT AREA 2

LINE	BEARING	DISTANCE
L1	S42°25'47"E	134.00'
L2	S48°27'12"W	2.26'
L3	N48°55'59"W	29.69'
L4	S48°51'41"W	6.74'
L5	N48°50'55"W	41.39'
L6	N41°19'47"E	5.00'
L7	S48°50'55"E	31.98'
L8	N48°51'41"E	138.15'

5,294 S.F. PROPOSED TEMPORARY CONSTRUCTION LICENSE AREA

LINE	BEARING	DISTANCE
L1	S42°25'47"E	35.39'
L2	S47°06'34"W	131.94'
L3	N48°55'59"W	29.69'
L4	S48°51'41"W	6.74'
L5	N48°50'55"W	41.39'
L6	N41°19'47"E	5.00'
L7	S48°50'55"E	31.98'
L8	N48°51'41"E	138.15'

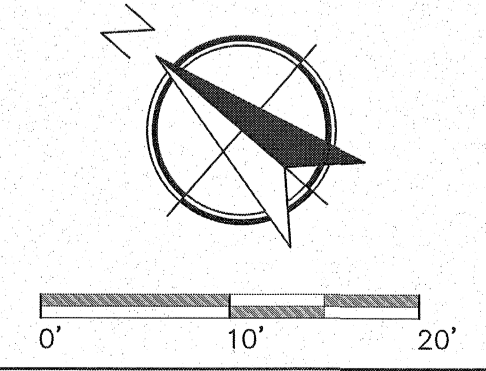
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2832.71'	8.85'	N48°45'35"W	8.85'
C2	2827.71'	8.83'	S48°45'35"E	8.83'



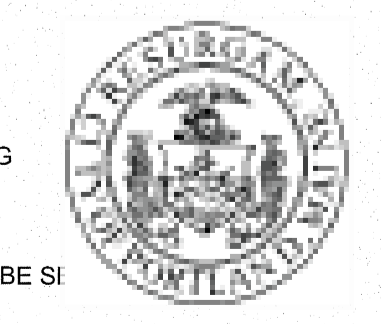
**LOCATION MAP**  
 SCALE: NTS

STATE OF MAINE  
 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ hr. \_\_\_\_\_ min. AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER

FRANKLIN STREET  
 PUBLIC - VARIABLE WIDTH



- PROPOSED**
- EASEMENT / LICENSE LINE
  - EDGE OF PAVING
  - CURB
  - ||||| CROSSWALK STRIPING
  - ▲ TRAFFIC SIGN
  - 3' O/S MONUMENT TO BE SET
  - CAPPED IRON ROD TO BE SET PLS 2407
- EXISTING**
- PROPERTY LINE
  - EASEMENT LINE
  - ROW LINE
  - CURB
  - EDGE OF PAVING
  - MANHOLE
  - EM/GM ⊗ ELEC / GAS METER
  - ⊗ UTILITY POLE
  - ⊗ CATCH BASIN
  - ⊗ DRAIN MANHOLE
  - ⊗ WATER VALVE SHUTOFF



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

DATE of APPROVAL **November 6, 2017**  
 PLANNER **Matthew Grooms**  
 PROJECT NO. **2017-217**

SCALE: AS SHOWN  
 DATE: 11/01/2018