GE	NERAL 1	NOTES	
1.	SITE AREA:	55,290 SF OR 1.27 ACRES	
2.	APPLICANT:	BOPO. L.L.C.	

58 ALDER STREET PORTLAND, MAINE 04101

3. RECORD OWNERS: BOPO LLC, RECORDED JUNE 30, 2011 BOPO LLC, RECORDED JUNE 17, 2015 C.C.R.D. BOOK 32354 PAGE 176 C.C.R.D. BOOK 28797 PAGE 222 TAX MAP 34. BLOCK H. LOTS 2 AND 3 TAX MAP 34. BLOCK H. LOT 4 + LOT 5

> BOPO LLC. RECORDED JUNE 30, 2011 C.C.R.D. BOOK 28797 PAGE 224 TAX MAP 34. BLOCK H. LOT 1

- THE SURVEYED PARCELS ARE SHOWN AS LOTS 1. 2. 3. 4 AND 5. BLOCK H. ON THE CITY OF PORTLAND'S ASSESSORS MAP 34.
- THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0013-B WITH AN EFFECTIVE DATE OF JULY 17. 1986. THE FLOOD ELEVATION FOR THE A2 ZONE WHICH ENCOMPASSES BACK COVE HAS AN ELEVATION OF 10 NGVD 1929.
- UTILITIES SHOWN ARE BASED ON THE REFERENCED PLANS AND A FIELD SURVEY OF VISIBLE STRUCTURES PERFORMED IN FEBRUARY 2015. DURING THE FIELD SURVEY THERE WAS SNOW IN EXCESS OF THREE FEET DEEP AND ASSOCIATED ICE THAT MADE VERIFICATION DIFFICULT. A SITE VISIT TO VERIFY UTILITIES IS RECOMMENDED ONCE SNOW COVER IS GONE.
- THE FOLLOWING NOTES APPEAR IN THE "SURVEY REPORT FOR HANOVER STREET SALT SHED SITE" DATED JANUARY 7, 2002 BY WILLIAM G. SCOTT, P.L.S. CITY PF PORTLAND D.P.W.:
- A. "LANCASTER STREET EAST HAD BEEN DISCONTINUED AS A CITY STREET ON MAY 5, 1995. THE DISCONTINUANCE RESERVED THE CONTINUED USE OF THIS PROPERTY AS A SEWER EASEMENT FOR THE STILL-ACTIVE NORTH SIDE INTERCEPTING SEWER. HOWEVER, THE DISCONTINUANCE NOTICE MADE NO MENTION OF ALSO DISCONTINUING THE PUBLIC EASEMENT WITHIN THE STREET BOUNDARIES."
- . B. "THE CITY HAS A STOCKADE FENCE BUILT OUT TO THE APPROXIMATE CENTERLINE OF THE STREET WHICH FENCES IN A DUMPSTER AND MATERIALS STORAGE AREA. I BELIEVE THAT THE REVERSIONARY RIGHTS INVOLVED IN THE STREET DISCONTINUANCE IN MAY 1995 WOULD ESTABLISH THE PROPERTY LINE BACK IN IT'S LOCATION PRIOR TO THE CREATION OF LANCASTER STREET. AS IS CLEARLY SHOWN ON THE 1913 PLAN OF LANCASTER STREET EXTENSION. THE FORMER PROPERTY LINE BETWEEN WHAT IS NOW FURMAN AND THE CITY, FRONTING ALONG ALDER STREET, DID NOT RUN ALONG WITH THE CENTERLINE OF THE PROPOSED STREET. IN FACT, MORE LAND WAS TAKEN FROM WHAT IS NOW FURMANS PARCEL THAN WAS TAKEN FROM WHAT IS NOW THE CITY'S."
- ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE

10. SPACE AND BULK STANDARDS:

REQUIRED <u>PROPOSED</u> 55,290 SF MINIMUM LOT SIZE: NONE 190 FEET MINIMUM FRONTAGE: NONE NONE REQUIRED EXISTING: 12.5-14.7 FEET FRONT SETBACK: O FEET SIDE SETBACK: NONE REQUIRED 10 FEET REAR SETBACK: NONE REQUIRED MAXIMUM STREET SETBACK 10 FEET 10 FEET CADDITIONS 100 PERCENT MAXIMUM BUILDING LOT COVERAGE: 34 FEET/ STAIR TOWER 54 FEET MAXIMUM BUILDING HEIGHT: 105 FEET 34 FEET 3 FLOORS (45 FEET) MINIMUM BUILDING HEIGHT: (PER HEIGHT DISTRICT B. BAYSIDE OVERLAY MAP)

11. OFF STREET PARKING REQUIREMENTS:

REQUIRED: 93 SPACES EXISTING: 41 SPACES (GRAVEL LOT) PROPOSED ON-SITE: 36 SPACES PROPOSED OFF-SITE: 57 SPACES 12. BICYCLE PARKING:

REQUIRED: 20 SPACES EXISTING: 14 SPACES 21 SPACES

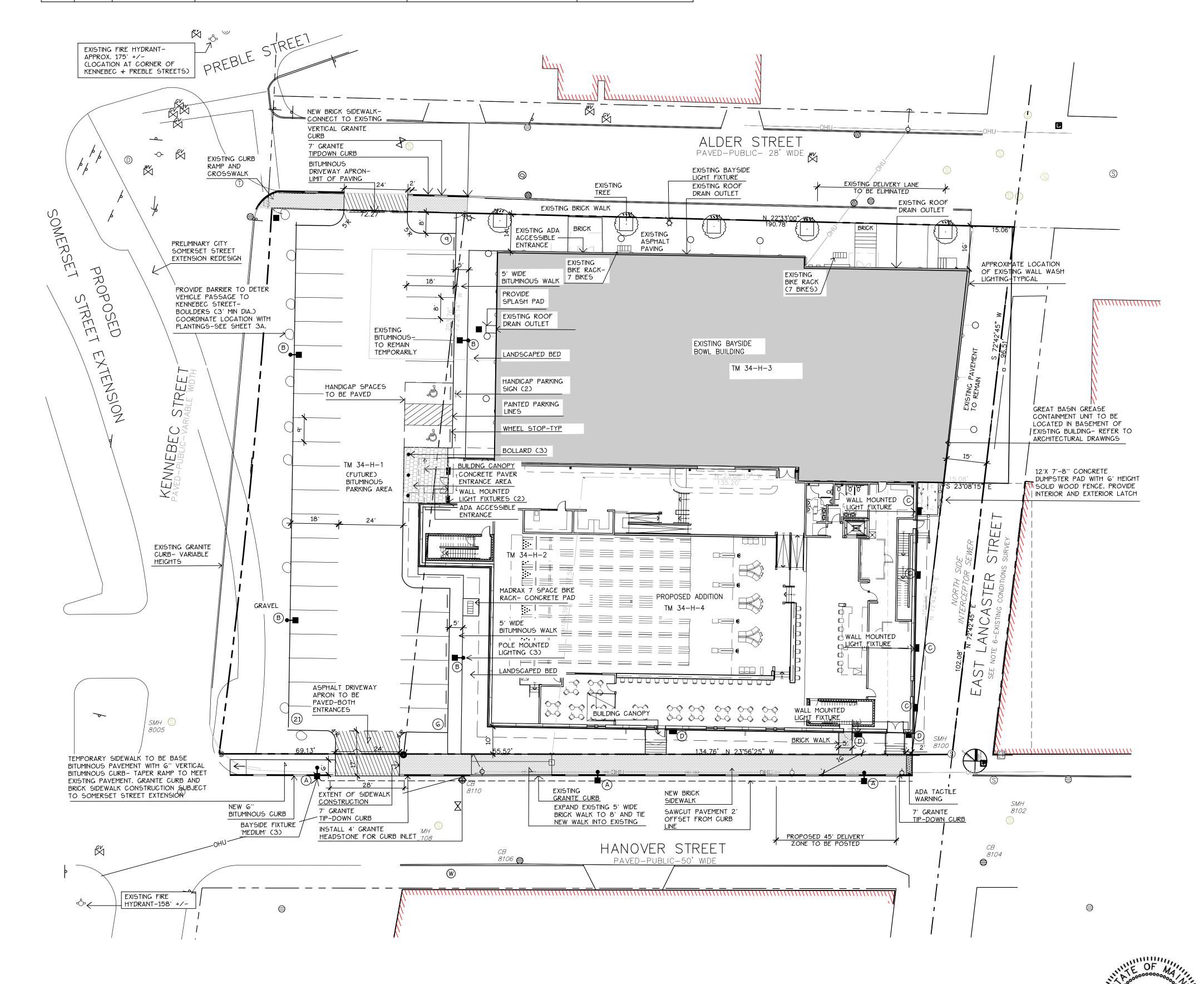
13. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

LEGEND

PROPERTY LINE	EXISTING	PROPOSEI
GRANITE MONUMENT		
IRON PIN		0
CATCHBASIN		
MANHOLE		
HYDRANT	-	
UTILITY POLE	0	
WATER VALVE	⊗ w∨	M
SANITARY SEWER	ES	<u> </u>
STORM DRAIN	ESD	—— SD —
WATER	EW	W
TELEPHONE	т	
GAS	EG	G
CURB		
FENCE	X	0 0
SIGN		
DECIDUOUS TREE	\bigcirc	\bigcirc
EVERGREEN TREE	Ę.	\boxtimes
PIPE BOLLARD		•
I II L DOLLAND		
BIKE HITCH		#
		+
BIKE HITCH		•
BIKE HITCH ZONE LINE		•-
BIKE HITCH ZONE LINE WALL MOUNTED		
BIKE HITCH ZONE LINE WALL MOUNTED LIGHT FIXTURE	OHW —	•

LIGHTING SCHEDULE

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION		LAMP
(A)	3	HOLOPHANE	ESL 110 4K AS X	BAYSIDE DISTRICT FIXTURE	'MEDIUM' LED TEARDROP	110 W 100 LED ARRAY
B	4	BEACON	VP-S-30NB-90-5K-T	4-UNIV-MOB5O-WB-BZ-PC	VIPER WITH PHOTOCELL	XX
0	4	HUBBELL	LNC2-18LU-5K-3-1-P	С	LAREDO WALL PAC WITH PHOTOCELL	XX
D	5	HUBBELL	PGF1-P-PC-1		PGF1 SCONCE	XX



Prepared For:

Applicant: BoPo,L.L.C. 58 Alder Street Portland, Maine Justin Alfond, Manager

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

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Date: DECEMBER 18, 2015

Issued For: AMENDED

SITE PLAN SUBMISSION

Revisions:

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BRADSTREET

LAYOUT AND LIGHTING PLAN

