GENERAL NOTES

1. SITE AREA: 55,290 SF OR 1.27 ACRES

2. APPLICANT: BOPO, LLC/ JUSTIN ALFOND, MANAGER
CONGRESS STREET
PORTLAND, MAINE 04101

3. RECORD OWNERS: BOPO LLC, RECORDED JUNE 30, 2011
C.C.R.D. BOOK 28747 PAGE 222
TAX MAP 34, BLOCK H, LOTS 2 AND 3

BOPO LLC, RECORDED JUNE 30, 2011
C.C.R.D. BOOK 28747 PAGE 224
TAX MAP 34, BLOCK H, LOT 1

CITY OF PORTLAND, RECORDED APRIL 23, 1849
C.C.R.D. BOOK 213 PAGE 449
TAX MAP 34, BLOCK H, LOT 4

CITY OF PORTLAND, RECORDED MARCH 14, 1917
C.C.R.D. BOOK 988 PAGE 166
TAX MAP 34, BLOCK H, LOT 5

4. THE SURVEYED PARCELS ARE SHOWN AS LOTS 1, 2, 3, 4 AND 5, BLOCK H, ON THE CITY OF PORTLAND'S ASSESSORS MAP 34.

5. BEARINGS ARE GRID NORTH PER PLAN REFERENCE XX. ELEVATIONS ARE CITY OF PORTLAND DATUM BASED ON TOP OF GRANITE MONUMENT ELEVATION 11.55 AS SHOWN ON PLAN REFERENCE XX.

6. 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.

7. 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.

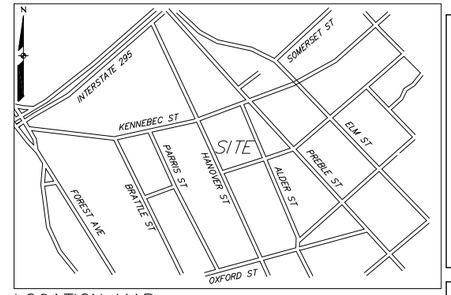
8. THE FOLLOWING NOTES APPEAR IN THE "SURVEY REPORT FOR HANOVER STREET SALT SHED SITE" DATED JANUARY 7, 2002 BY WILLIAM G. SCOTT, P.L.S. CITY PF PORTLAND D.P.W.:

- 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."

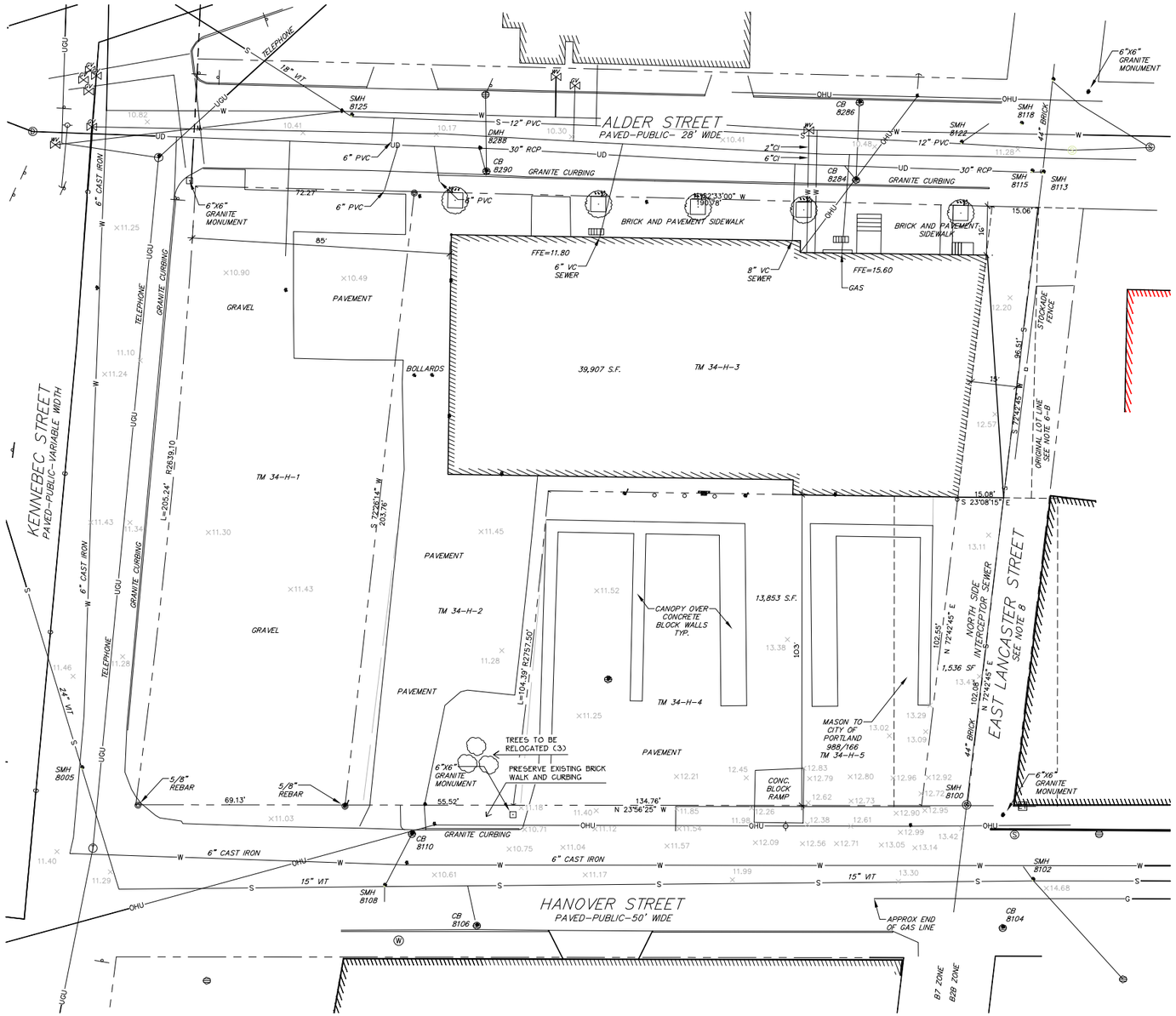
- B. "THE CITY HAS A STOCKADE FENCE BUILT OUT TO THE APPROXIMATE CENTERLINE OF THE STREET WHICH FENCES IN A DUMPSTER AND MATERIALS STORAGE AREA. I BELIEVE THAT THE REVERSIONARY RIGHTS INVOLVED IN THE STREET DISCONTINUANCE IN MAY 1995 WOULD ESTABLISH THE PROPERTY LINE BACK IN IT'S LOCATION PRIOR TO THE 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."

PLAN REFERENCES

1. ALDER STREET RECONSTRUCTION PLAN AND PROFILE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 1996.
2. STANDARD BOUNDARY SURVEY PROPOSED SALT SHED LOT HANOVER STREET CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED SEPTEMBER 2001.
3. LAND TITLE SURVEY ON KENNEBEC STREET, PORTLAND, MAINE PORTLAND TERMINAL COMPANY TO ROSS Y. FURMAN 58 ALDER ST., PORTLAND MAINE DATED JULY 27, 1994 BY OWEN HASKELL, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194 PAGE 292.
4. EXISTING CONDITIONS AND STANDARD BOUNDARY SURVEY ON KENNEBEC STREET, PORTLAND, MAINE FOR ROSS Y. FURMAN 58 ALDER STREET, PORTLAND, MAINE DATED APRIL 18, 1996 BY OWEN HASKELL, INC.
5. BAYSIDE TRAIL SOMERSET STREET EXTENTION ELM STREET TO KENNEBEC STREET DATED JULY 3, 2012 CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION
6. LANCASTER STREET EXTENSION FROM PREBLE ST. TO FOREST AVE. DATED FEB. 1913 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DIVISION.
7. RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 52+80.0 TO STATION 105+60.0 JUNE 30, 1916 SHEET V1-C/2
8. CITY OF PORTLAND CITY PROPERTY REVALUATION SHEET 6.



LOCATION MAP N.T.S.



LEGEND

	EXISTING
PROPERTY LINE	
GRANITE MONUMENT	
IRON PIPE/ROD	
CATCHBASIN	
MANHOLE	
HYDRANT	
UTILITY POLE	
GATE VALVE	WV
SANITARY SEWER	S
STORM DRAIN	SD
WATER	W
TELEPHONE	T
GAS	G
OVERHEAD WIRES	OHW
CMP CABLE LINES	E
CURB	
FENCE	X X
SIGN	
DECIDUOUS TREE	
CONTOUR	72
SPOT ELEVATION	+ 72.00

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815
STATE OF MAINE

Prepared For:
Applicant:
BoPo,L.L.C.
58 Alder Street
Portland, Maine
Justin Alfond, M

Prepared By:

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

RESURGAM CITY OF PORTLAND MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/08/16

BAYSIDE BOWL

Portland, Maine

58 Alder Street

Date: DECEMBER 18, 2015

Issued For: AMENDED SITE PLAN SUBMISSION

Revisions:

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Title: EXISTING CONDITIONS PLAN

Scale: 1"=20'

0 10 20 40 ft.

North:

Sheet No.: 1