GENERAL 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
C.C.R.D. BOOK 28797 PAGE 222
TAX MAP 34, BLOCK H, LOTS 2 AND 3

BOPO LLC. RECORDED JUNE 17, 2015
C.C.R.D. BOOK 32354 PAGE 176
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

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. 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.

6. 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.

7. 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 OF 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."

9. ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE

10. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	NONE	55,290 SF
MINIMUM FRONTAGE:	NONE	190 FEET
FRONT SETBACK:	NONE REQUIRED	EXISTING: 12.5-14.7 FEET
SIDE SETBACK:	NONE REQUIRED	0 FEET
REAR SETBACK:	NONE REQUIRED	10 FEET
MAXIMUM STREET SETBACK	10 FEET	10 FEET (ADDITION)
MAXIMUM BUILDING LOT COVERAGE:	100 PERCENT	78 PERCENT
MAXIMUM BUILDING HEIGHT:	105 FEET	34 FEET/ STAIR TOWER 54 FEET
MINIMUM BUILDING HEIGHT:	3 FLOORS (45 FEET)	34 FEET

(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
PROPOSED: 21 SPACES

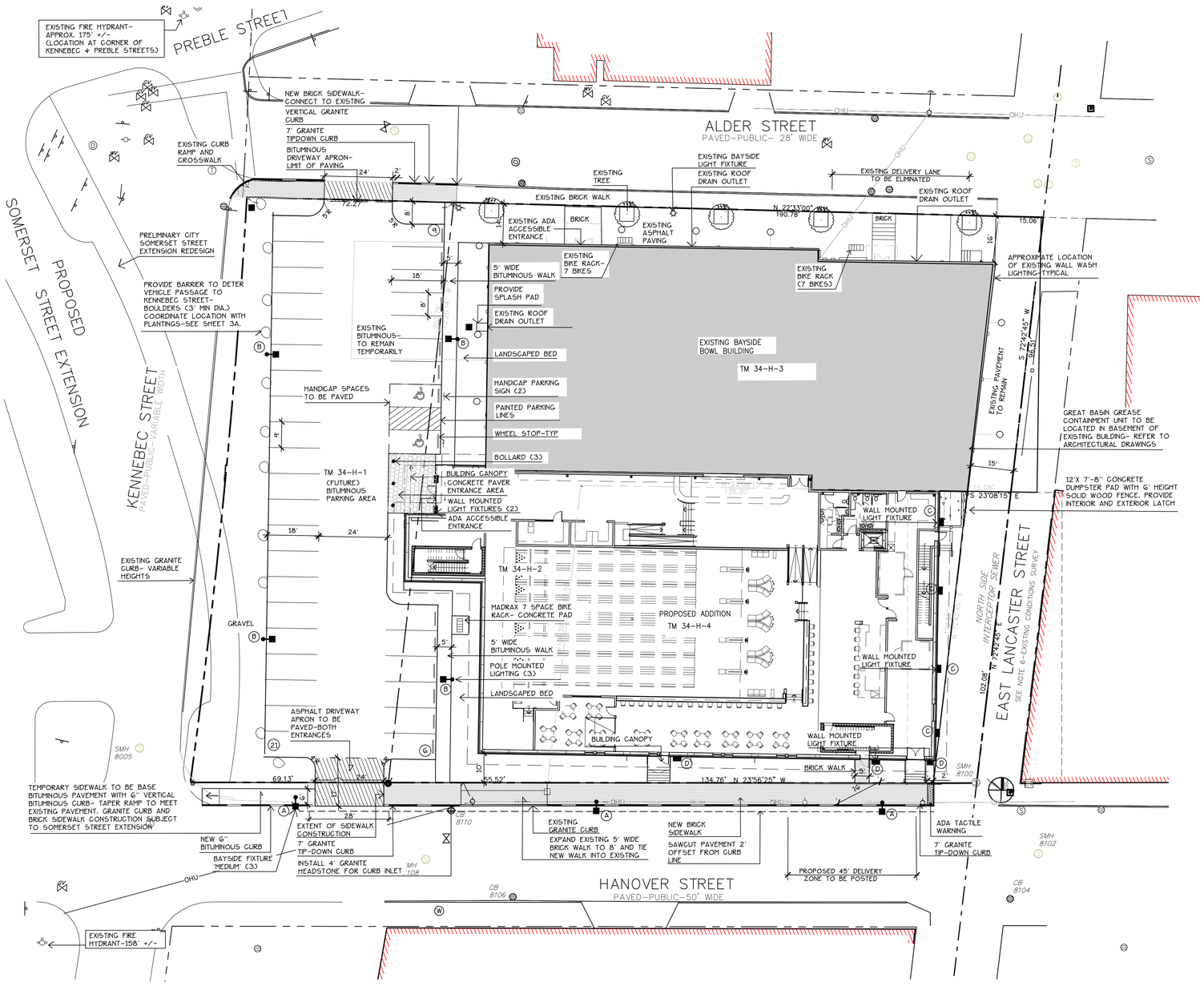
13. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	□	□
IRON PIN		○
CATCHBASIN		
MANHOLE	◯	
HYDRANT		
UTILITY POLE		
WATER VALVE	⊗ WV	
SANITARY SEWER	ES	S
STORM DRAIN	ESD	SD
WATER	EW	W
TELEPHONE	T	
GAS	EG	G
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
PIPE BOLLARD		
BIKE HITCH		
ZONE LINE		
WALL MOUNTED		
LIGHT FIXTURE		
SECURITY CAMERA		
OVERHEAD WIRES	OHW	
CMP CABLE LINES	E	

LIGHTING SCHEDULE

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
Ⓐ	3	HOLOPHANE	ESL 110 4K AS X	BAYSIDE DISTRICT FIXTURE 'MEDIUM' LED TEARDROP	110 W 100 LED ARRAY
Ⓑ	4	BEACON	VP-S-3ONB-90-5K-T4-UNIV-MOB50-WB-BZ-PC	VIPER WITH PHOTOCELL	XX
Ⓒ	4	HUBBELL	LNC2-18LU-5K-3-1-PC	LAREDO WALL PAC WITH PHOTOCELL	XX
Ⓓ	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:

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Landscape Architects
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Tel: (207) 774-4427

BAYSIDE BOWL

58 Alder Street

Portland, Maine

Date: DECEMBER 18, 2015

Issued For: AMENDED SITE PLAN SUBMISSION

Revisions:

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Title: LAYOUT AND LIGHTING PLAN

Scale: 1"=20'

0 10 20 40 ft.

North:

Sheet No.: 2

STATE OF MAINE
STEPHEN J. BRADSTREET #5740
LICENSED PROFESSIONAL ENGINEER

Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 06/08/16