

**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 BOPO LLC, RECORDED JUNE 17, 2015  
C.G.R.D. BOOK 28747 PAGE 222 C.G.R.D. BOOK 32354 PAGE 176  
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.G.R.D. BOOK 28747 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 COMPLIANT 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, 1945. 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 1945 WOULD ESTABLISH THE PROPERTY LINE BACK IN ITS 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 FURMAN'S 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:
 

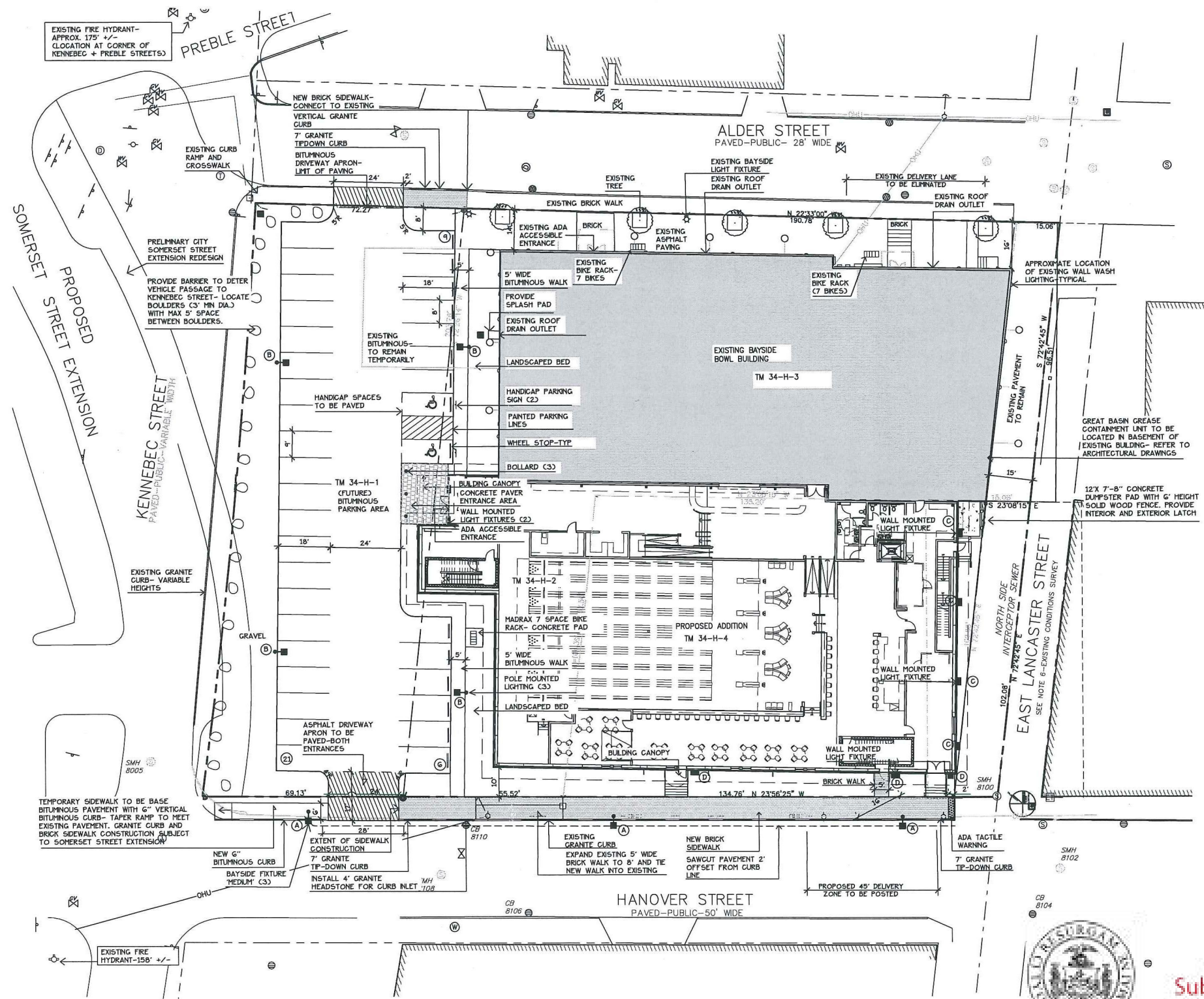
	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	NONE	55,290 SF
MINIMUM FRONTAGE:	NONE	190 FEET
FRONT SETBACK:	NONE REQUIRED	EXISTING: 12.5-14.7 FEET
SIDE SETBACK:	NONE REQUIRED	0 FEET
REAR SETBACK:	NONE REQUIRED	10 FEET
MAXIMUM STREET SETBACK:	10 FEET	10 FEET (ADDITION)
MAXIMUM BUILDING LOT COVERAGE:	100 PERCENT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

REQUIRED:	43 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.

**LIGHTING SCHEDULE**

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
(A)	3	HOLOPHANE	ESL 110 4K A5 X	BAYSIDE DISTRICT FIXTURE 'MEDIUM' LED TEARDROP	110 W 100 LED ARRAY
(B)	4	BEACON	VP-5-30NB-90-5K-T4-UNV-MOB50-WB-BZ-PC	VIPER WITH PHOTOCELL	XX
(C)	4	HUBBELL	LNC2-18LU-5K-3-1-PC	LAREDO WALL PAC WITH PHOTOCELL	XX
(D)	5	HUBBELL	PGF1-P-PC-1	PGF1 SCONCE	XX



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
GRANITE MONUMENT	[Symbol]	[Symbol]
IRON PIN	[Symbol]	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
GAS	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
DECIDUOUS TREE	[Symbol]	[Symbol]
EVERGREEN TREE	[Symbol]	[Symbol]
PIPE BOLLARD	[Symbol]	[Symbol]
BIKE HITCH	[Symbol]	[Symbol]
ZONE LINE	[Symbol]	[Symbol]
WALL MOUNTED	[Symbol]	[Symbol]
LIGHT FIXTURE	[Symbol]	[Symbol]
SECURITY CAMERA	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
CMP CABLE LINES	[Symbol]	[Symbol]

Prepared For:  
 Applicant:  
 BoPo, L.L.C.  
 58 Alder Street  
 Portland, Maine  
 Justin Alford, Manager

Prepared By:  
 MITCHELL & ASSOCIATES  
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**BAYSIDE BOWL**  
 Portland, Maine  
 58 Alder Street

Date:  
 DECEMBER 18, 2015

Issued For:  
 AMENDED  
 SITE PLAN SUBMISSION

Revisions:

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**CITY OF PORTLAND**  
 LAYOUT AND LIGHTING  
**APPROVED SITE PLAN**

Subject to Conditions of Approval and Standard Conditions  
 Scale: 1" = 20'

DATE OF APPROVAL: 6/9/15

PLANNER: Richard Knowland  
 PROJECT NO. #2015-230

