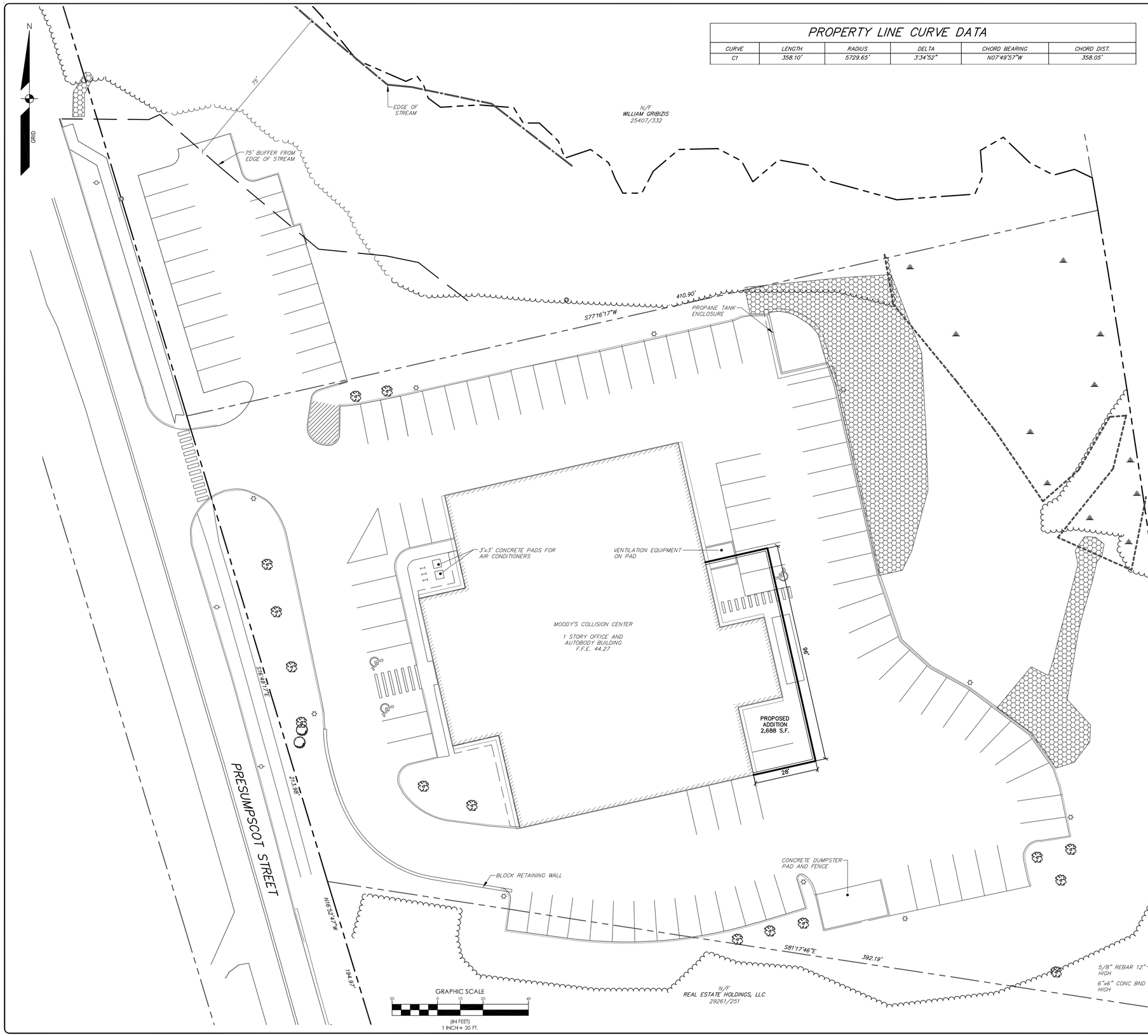
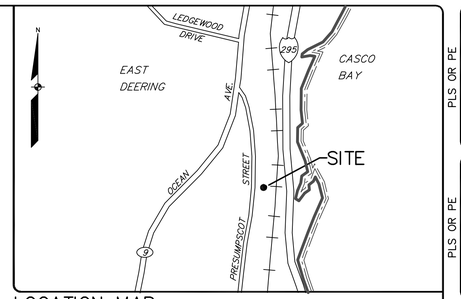
PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	358.10'	5729.65'	3°34'52"	N07°49'57"W	358.05'





LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS REAL ESTATE HOLDINGS, LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25903 PAGE 271 AND BOOK 29261 PAGE 251.

2. THE PROPERTY IS SHOWN AS LOTS 415-B-8, 418A-C-001, AND 419A-A-7 ON THE CITY OF PORTLAND TAX MAPS 415, 418A, 419A AND IS LOCATED IN THE IM ZONE.

3. SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:

MIN. LOT SIZE	NONE FOR PROPOSED USES
MIN. STREET FRONTAGE:	60 FEET
MIN. FRONT YARD:	1 FOOT FOR EACH FOOT OF BUILDING HEIGHT
MIN. SIDE YARD:	1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET
MIN. REAR YARD:	1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET
MAX. BUILDING HEIGHT:	75 FEET
MAX. IMPERVIOUS SURFACE RATIO:	75%

• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 7.3 ACRES.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCED IN 7A.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY BY SEBAGO TECHNICS, INC., ON SEPTEMBER 14 AND 27, 2007.

7. PLAN REFERENCES:
   A. A PLAN ENTITLTED BOUNDARY SURVEY/SITE PLAN OF 469 PRESUMPSCOT STREET, PORTLAND MAINE FOR 469 PRESUMPSCOT STREET, LLC BY BACK BAY BOUNDARY, INC., DATED 3/06/2003, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 626.

8. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING SEPTEMBER 2007 BY ALEX FINEMORE, SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

9. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET. THE VERTICAL SHIFT TO NGVD 1929 AT THIS SITE IS 0.699 FT. AS COMPUTED BY THE U.S. ARMY CORPS OF ENGINEERS CORPSCON PROGRAM VERSION 6.0.1.

10. EXISTING ON-SITE SOILS CONTAIN CONCRETE SPOILS, THE EXTENT TO WHICH ARE UNCERTAIN. PRIOR TO SUBMITTING BIDS FOR SITE WORK, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME AWARE OF THIS CONDITION.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	TREELINE	
	GUARD RAIL	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
	UTILITY POLE	
	RIPRAP	

PLS OR PE

PROGRESS PRINT

PLS OR PE

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
SAP	SMF

REV BY	DATE	STATUS
REV. BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
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250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

SECOND AMENDED SITE PLAN
OF:
MOODY'S COLLISION CENTER
495 PRESUMPSCOT STREET
PORTLAND, MAINE
FOR:
REAL ESTATE HOLDINGS, LLC
200 NARRAGANSETT STREET
GORHAM, MAINE 04038

PROJECT NO.	SCALE
07548	1" = 20'

SHEET 1 OF 1

075485.dwg, TAB:S