

PROJECT NO. 07548
 SCALE 1" = 20'
SECOND AMENDED SITE PLAN
OF:
MOODY'S COLLISION CENTER
 495 PRESUMPSCOT STREET
 PORTLAND, MAINE
FOR:
REAL ESTATE HOLDINGS, LLC
 200 NARRACANSSETT STREET
 GORHAM, MAINE 04038

SEBAGO
 TECHNICALS
 WWW.SEBAGOTECHNICALS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207/250-2100
 290 Goddard Rd.
 Lewiston, ME 04240
 Tel. 207/753-3800

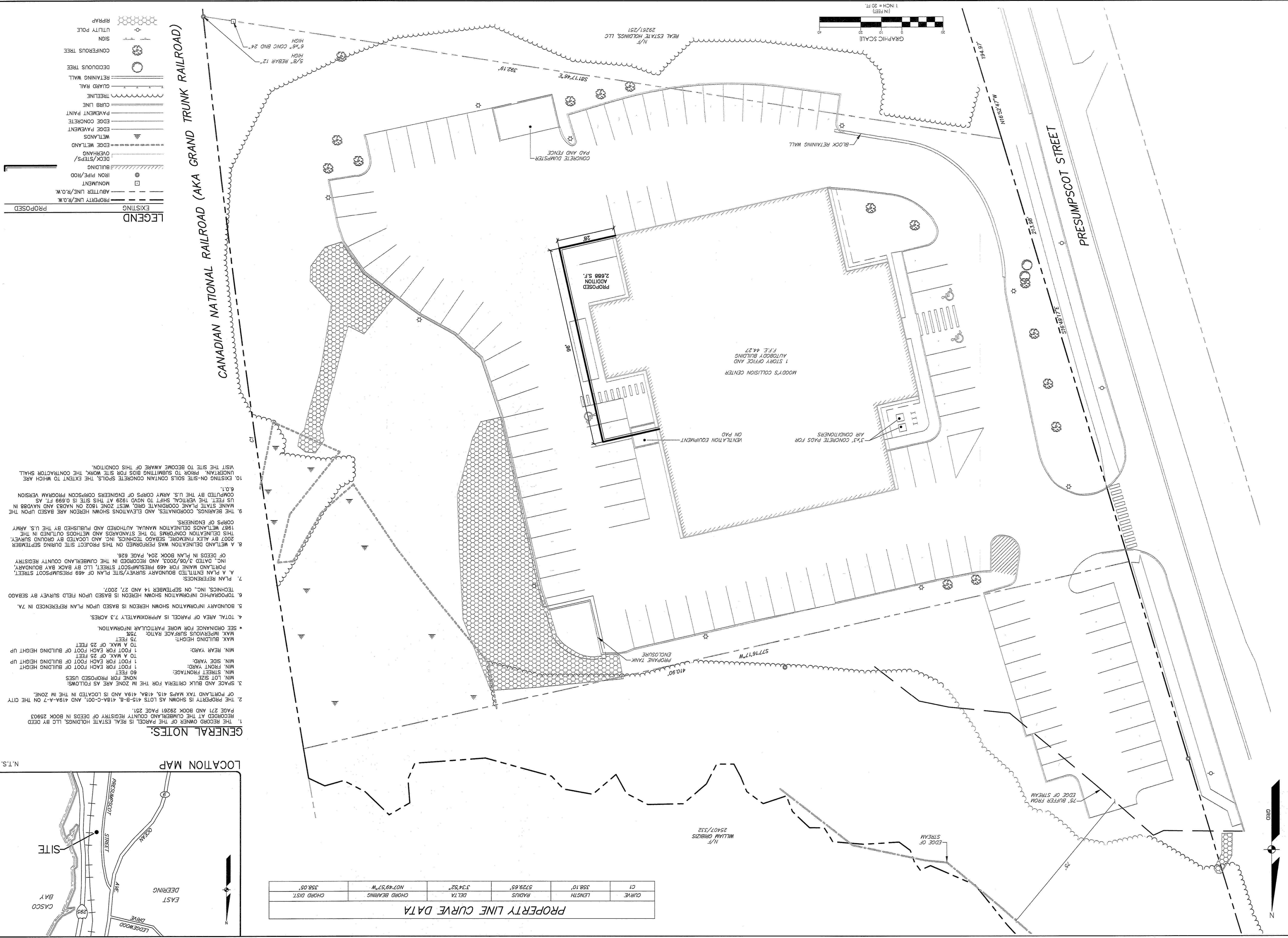
REV. BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS, ADDITIONS OR CHANGES SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

DESIGNED _____
 CHECKED _____
 SAP _____
 SMF _____

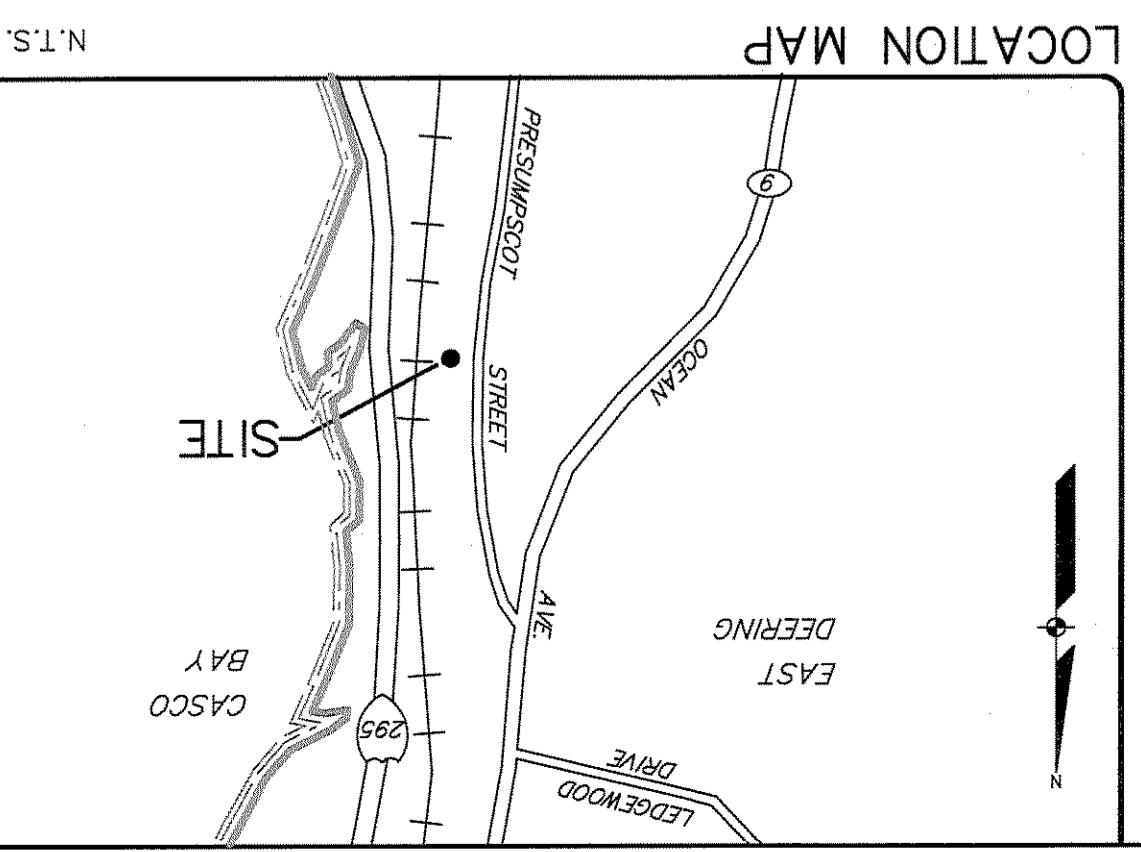
NOT FOR CONSTRUCTION

PROGRESS PRINT



PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	358.10'	5729.65'	33°4'52"	N07°49'57"W	358.05'



GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS REAL ESTATE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 29803 PAGE 271 AND BOOK 29261 PAGE 251.
2. THE PROPERTY IS SHOWN AS LOTS 419-B-8, 419A-C-001, AND 419A-4-7 ON THE CITY OF PORTLAND TAX MAPS 419, 419A, 419B AND IS LOCATED IN THE IM ZONE.
3. SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:
 NONE FOR PROPOSED USES.
 MIN. STREET FRONTAGE: 60 FEET.
 MIN. FRONT YARD: 1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET.
 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. 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 TECHNICALS, INC. ON SEPTEMBER 14 AND 27, 2007.
7. PLAN REFERENCES:
 A. A PLAN ENTITLED 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 254, PAGE 626.
 B. METLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING SEPTEMBER 2007 BY ALEX FINEMORE, SEBAGO TECHNICALS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 METLAND DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
 C. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1987 METLAND DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
8. A METLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING SEPTEMBER 2007 BY ALEX FINEMORE, SEBAGO TECHNICALS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 METLAND 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 MAIN STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD83 IN US FEET. THE VERTICAL SHIFT TO NAD83 AT THIS SITE IS 0.899 FT. AS COMPUTED BY THE U.S. ARMY CORPS OF ENGINEERS CORPSON PROGRAM VERSION 6.0.1.
10. EXISTING ON-SITE SOILS CONTAIN CONCRETE SPILLS. 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.