GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS REAL ESTATE HOLDINGS LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 26299 PAGE 76 AND BOOK 26922 PAGE 76.

2. THE PROPERTY IS SHOWN AS MAP-BLOCK-LOTS 415-B-9, 418A-C-001, AND 419A-A-7-8 ON THE CITY OF PORTLAND TAX MAPS 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 PER FOOT OF BUILDING HEIGHT
   MIN. SIDE YARD: 1 FOOT PER FOOT OF BUILDING HEIGHT UP TO MAX. OF 25 FEET
   MIN. REAR YARD: 1 FOOT PER FOOT OF BUILDING HEIGHT UP TO 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 3.3 ACRES.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCED IN 7A AND DEED 26922 PAGE 76.

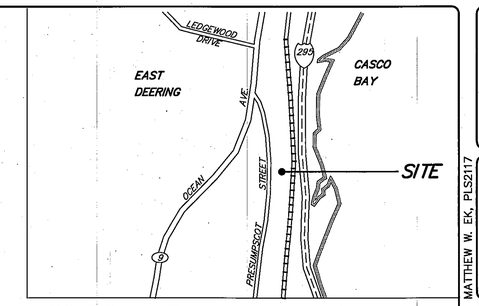
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEYS BY SEBAGO TECHNICS, INC., FROM 2007 THROUGH 2015.

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 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. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.



LOCATION MAP N.T.S.

LEGEND

EXISTING	DESCRIPTION	AS-BUILT	EXISTING	DESCRIPTION	PROPOSED	AS-BUILT
	BOUNDARY LINE/R.O.W.			GUARDRAIL		
	ABUTTER LINE/R.O.W.			GAS		
	MONUMENT			WATER		
	IRON PIPE/ROD			WATER GATE VALVE		
C1/L1	CURVE/LINE NO.			HYDRANT		
	BENCHMARK			SEWER MH		
	BUILDING			STORM DRAIN		
	SIGN			CATCH BASIN		
	EDGE PAVEMENT			DRAINAGE MH		
	EDGE CONCRETE			CULVERT		
	PAVEMENT PAINT		OHE	OVERHEAD ELECTRIC		
	EDGE GRAVEL			UNDERGROUND ELECTRIC		
	CURBLINE			LIGHT POLE/WALL		
	TREELINE			UTILITY POLE		
	CONTOURS			RIPRAP		
	STOCKADE FENCE			WETLANDS		
	DECIDUOUS TREE			EDGE WETLAND		
	CONIFEROUS TREE					

MATTHEW W. EK, PLS2117

STATE OF MAINE MATTHEW W. EK 2117 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
MWE	MWE

REV:	BY:	DATE:	STATUS:
A	SMF	7-8-15	CITY OF PORTLAND SITE PLAN

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
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite 4E Lewiston, ME 04240 Tel. 207-783-5656

EXISTING CONDITIONS PLAN
OF:
MOODY'S COLLISION CENTER
495 PRESUMPSCOT STREET
PORTLAND, ME
FOR:
MOODY'S COLLISION CENTER
200 NARRAGANSETT STREET
GORHAM, MAINE 04038

PROJECT NO.	SCALE
07548	1" = 30'

SHEET 2 OF 6

07548EC-2015.dwg, TAB:24x36