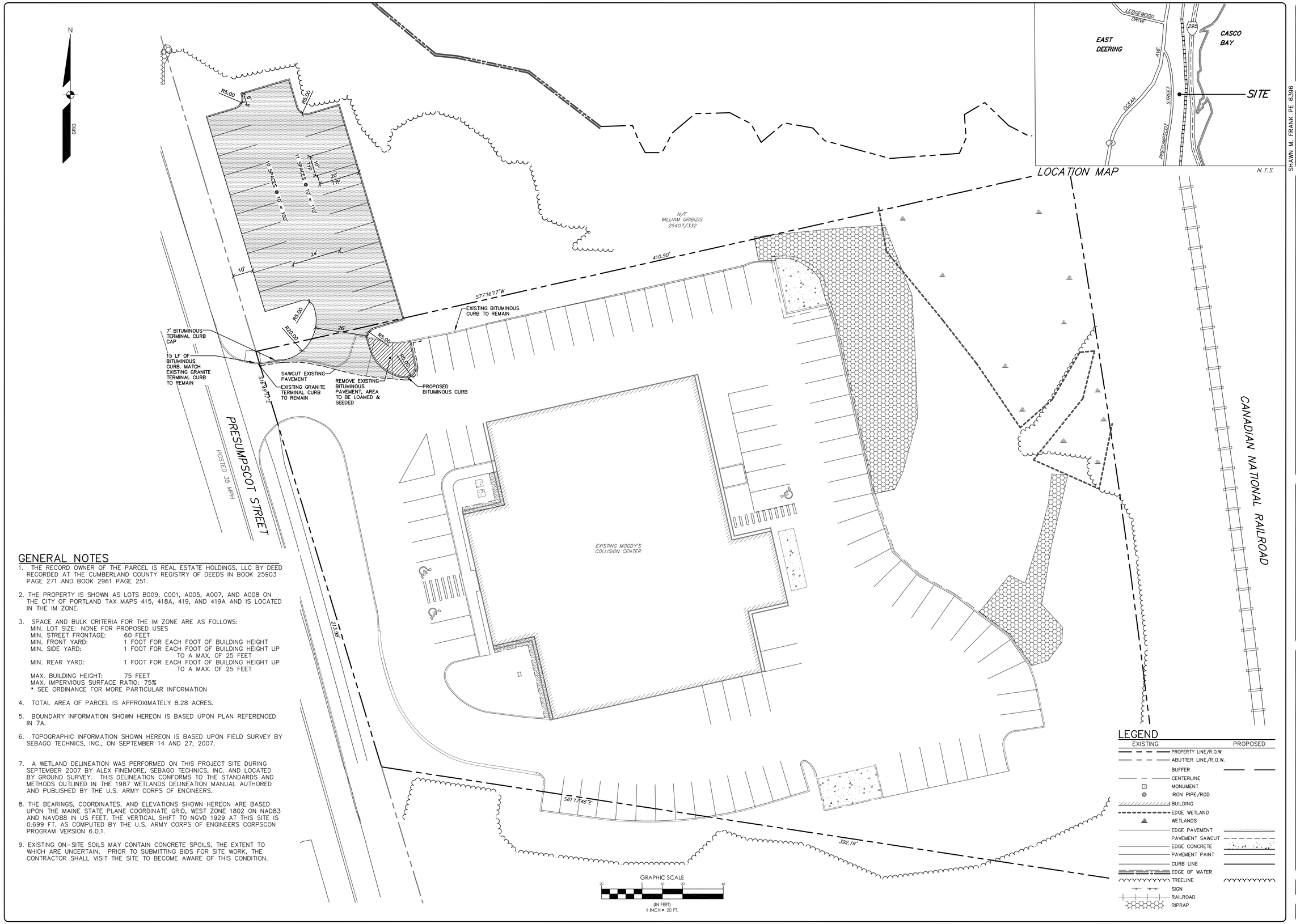

GENERAL NOTES

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 2961 PAGE 251.

2. THE PROPERTY IS SHOWN AS LOTS B009, C001, A005, A007, AND A008 ON THE CITY OF PORTLAND TAX MAPS 415, 418A, 419, AND 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 8.28 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. 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.

8. 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.

9. EXISTING ON-SITE SOILS MAY 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.	
	BUFFER	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	EDGE OF WATER	
	TREELINE	
	SIGN	
	RAILROAD	
	RIPRAP	

SHAWN M. FRANK PE 6386

STATE OF MAINE
SHAWN M. FRANK
NO. 6386
PROFESSIONAL ENGINEER
7-8-15

DESIGNED	CHECKED
DJS	SMF

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. South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

SITE PLAN: PARKING LOT EXPANSION
OF:
MOODY'S COLLISION CENTER: PORTLAND
495 PRESUMPSCOT STREET
PORTLAND, ME 04103
FOR:
REAL ESTATE HOLDINGS, LLC
200 NARRAGANSETT STREET
GORHAM,ME 04038

PROJECT NO.	SCALE
07548	1" = 20'

SHEET 3 OF 6

075485.dwg, TAB:OVERALL SITE LAYOUT PLAN