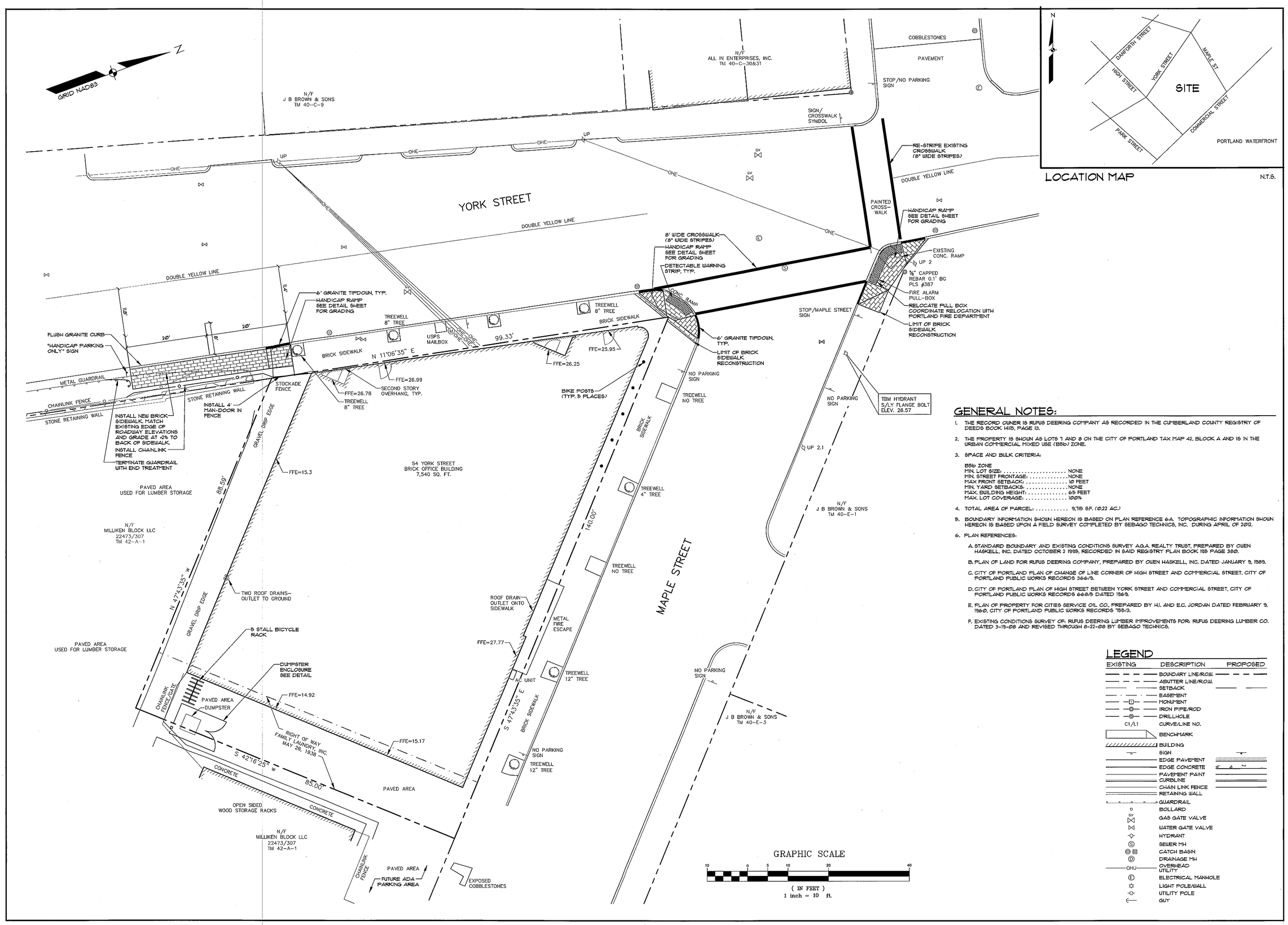

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER IS RUFUS DEERING COMPANY AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 14115, PAGE 13.
2. THE PROPERTY IS SHOWN AS LOTS 7 AND 8 ON THE CITY OF PORTLAND TAX MAP 42, BLOCK A AND IS IN THE URBAN COMMERCIAL MIXED USE (B3b) ZONE.
3. SPACE AND BULK CRITERIA:

   B3b ZONE
   MIN. LOT SIZE: ..... NONE
   MIN. STREET FRONTAGE: ..... NONE
   MAX FRONT SETBACK: ..... 10 FEET
   MIN. YARD SETBACKS: ..... NONE
   MAX. BUILDING HEIGHT: ..... 65 FEET
   MAX. LOT COVERAGE: 100%
4. TOTAL AREA OF PARCEL: ..... 9,715 S.F. (0.22 AC.)
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY COMPLETED BY SEBAGO TECHNICS, INC. DURING APRIL OF 2012.
6. PLAN REFERENCES:

   A. STANDARD BOUNDARY AND EXISTING CONDITIONS SURVEY A.G.A. REALTY TRUST, PREPARED BY OWEN HASKELL, INC. DATED OCTOBER 2 1995, RECORDED IN SAID REGISTRY PLAN BOOK 195 PAGE 380.

   B. PLAN OF LAND FOR RUFUS DEERING COMPANY, PREPARED BY OWEN HASKELL, INC. DATED JANUARY 9, 1989.

   C. CITY OF PORTLAND PLAN OF CHANGE OF LINE CORNER OF HIGH STREET AND COMMERCIAL STREET, CITY OF PORTLAND PUBLIC WORKS RECORDS 366/3.

   D. CITY OF PORTLAND PLAN OF HIGH STREET BETWEEN YORK STREET AND COMMERCIAL STREET, CITY OF PORTLAND PUBLIC WORKS RECORDS 668/5 DATED 1969.

   E. PLAN OF PROPERTY FOR CITIES SERVICE OIL CO. PREPARED BY H.J. AND E.C. JORDAN DATED FEBRUARY 9, 1960, CITY OF PORTLAND PUBLIC WORKS RECORDS 755/3.

   F. EXISTING CONDITIONS SURVEY OF: RUFUS DEERING LUMBER IMPROVEMENTS FOR: RUFUS DEERING LUMBER CO. DATED 3-19-08 AND REVISED THROUGH 8-22-08 BY SEBAGO TECHNICS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
C1/L1	CURVE/LINE NO.	
	BENCHMARK	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURBLINE	
	CHAIN LINK FENCE	
	RETAINING WALL	
	GUARDRAIL	
	BOLLARD	
GV	GAS GATE VALVE	
WV	WATER GATE VALVE	
	HYDRANT	
S	SEWER MH	
	CATCH BASIN	
D	DRAINAGE MH	
OHU	OVERHEAD UTILITY	
E	ELECTRICAL MANHOLE	
	LIGHT POLE/WALL	
	UTILITY POLE	
	GUY	

NOT FOR CONSTRUCTION

STATE OF MAINE JAMES R. SEBAGO DEVINE No. 2004 LICENSED PROFESSIONAL ENGINEER

REV:	BY:	DATE:	STATUS:
A	JRS	06-05-12	SUBMITTED TO CITY FOR REVIEW
B	JRS	07-03-12	REVISED HANDICAP PARKING LOCATION

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.

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Tel: 207-200-2100
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Lewiston, ME 04240
Tel: 207-783-9580

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
07383	ELEC	JRS	JRS	JRH

SITE PLAN
OF:
BAXTER ACADEMY FOR TECHNOLOGY AND SCIENCE
54 YORK STREET
PORTLAND, MAINE
FOR:
RUFUS DEERING LUMBER CO.
54 YORK STREET
PORTLAND, MAINE 04101

DATE	SCALE
05-22-12	1"=10'

SHEET 3 OF 4

07383S.dwg, TAB: S