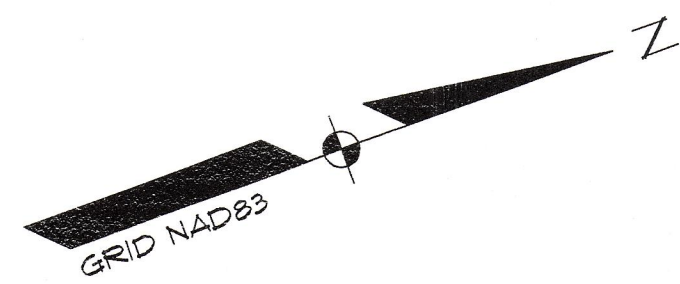


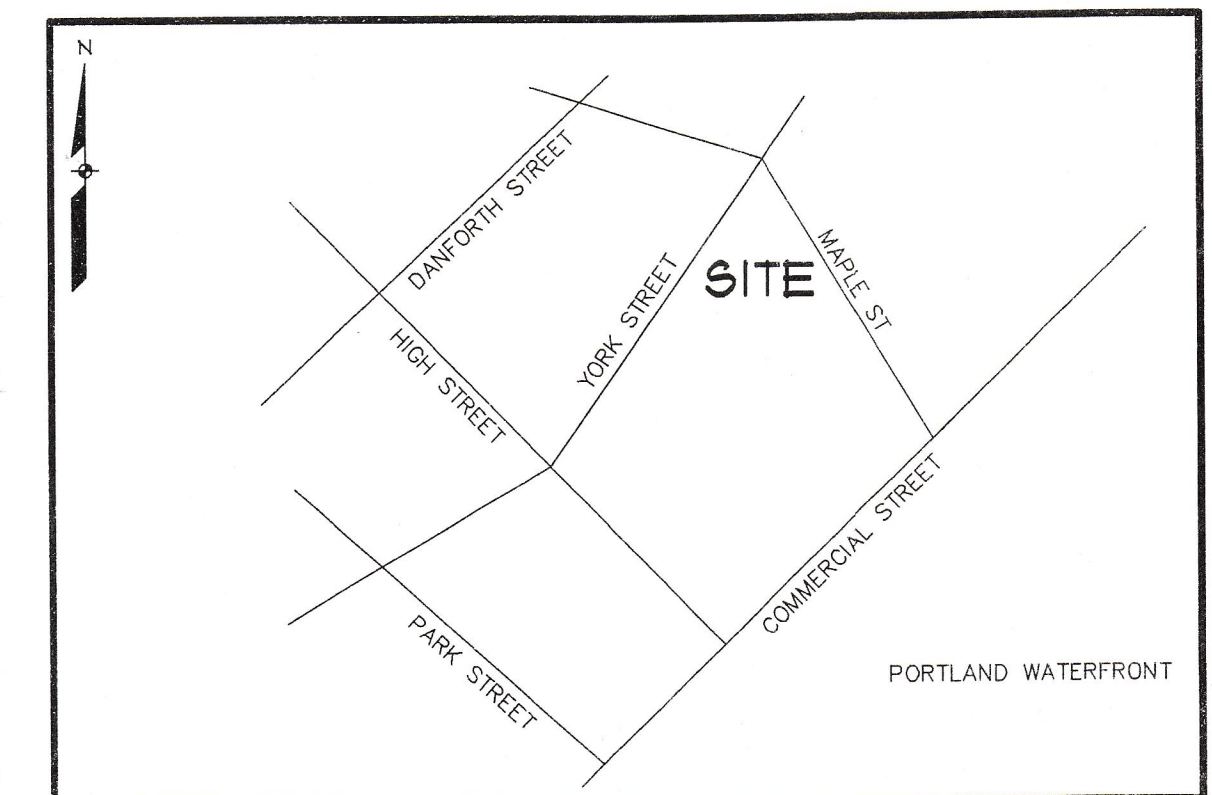
BAXTER ACADEMY FOR TECHNOLOGY AND SCIENCE

54 YORK STREET
PORTLAND, MAINE



N/F
J B BROWN & SONS
TM 40-C-9

N/F
ALL IN ENTERPRISES, INC.
TM 40-C-30&31



LOCATION MAP

N.T.S.

APPLICANT:

RUFUS DEERING LUMBER, CO.
54 YORK STREET
PORTLAND, MAINE 04101

ENGINEER / SURVEYOR:

SEBAGO
TECHNICS

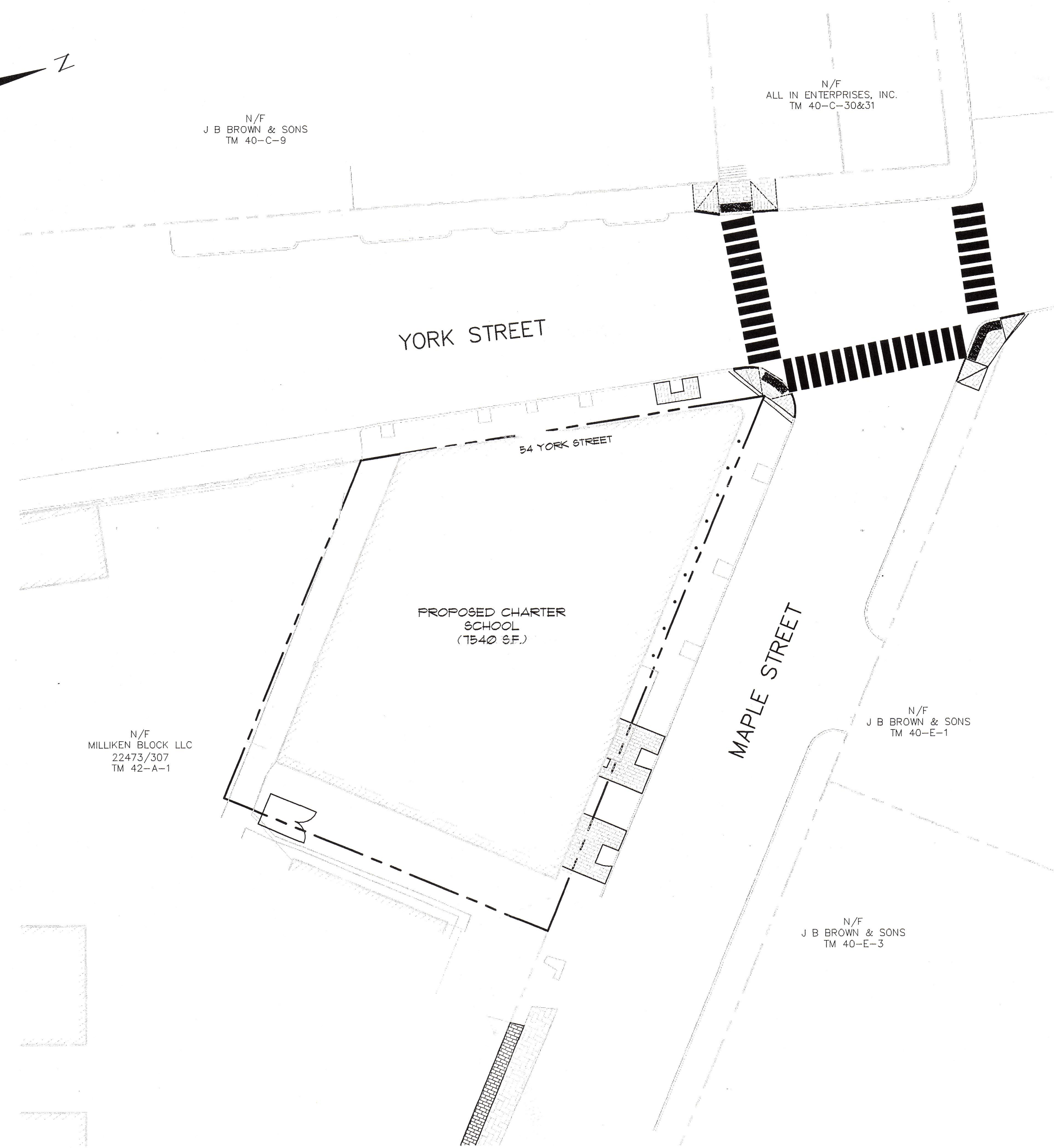
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

WWW.SEBAGOTECHNICS.COM

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

ARCHITECT:

RICHARD RENNER ARCHITECTS
35 PLEASANT STREET
PORTLAND, MAINE 04101



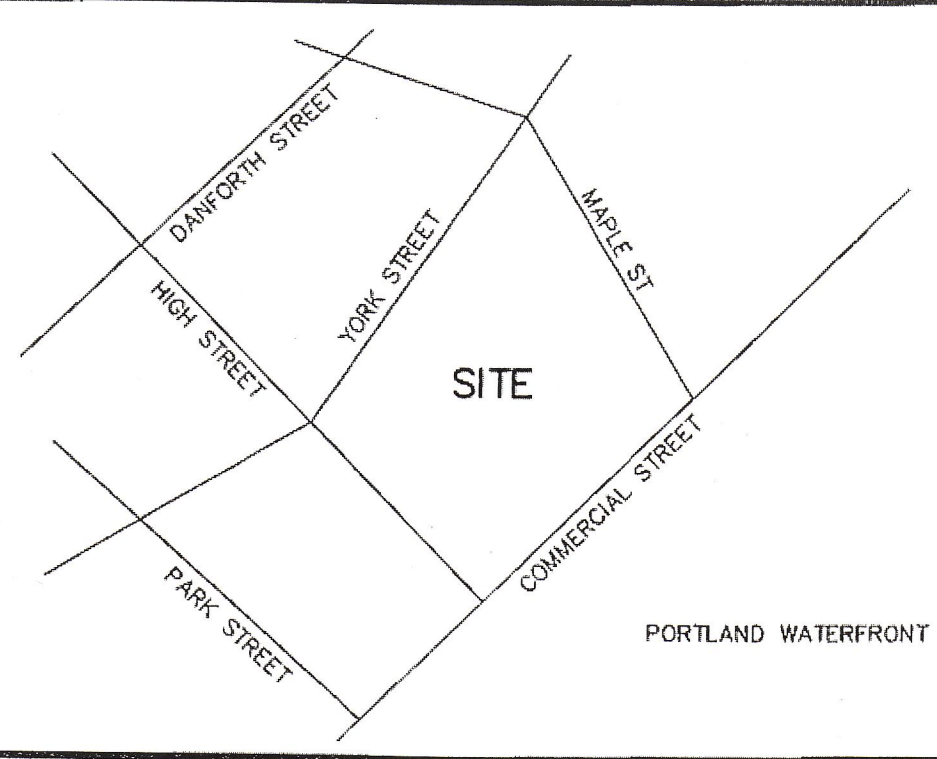
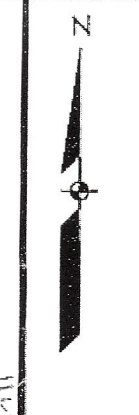
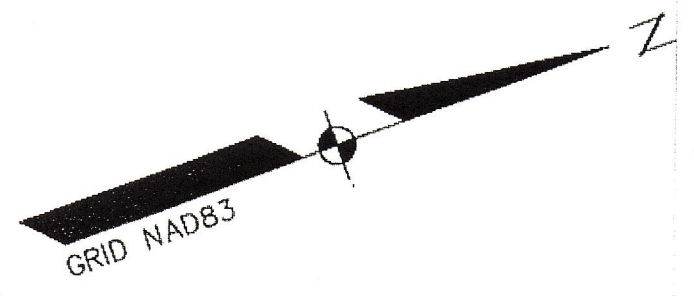
SCALE: 1"=20'

SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	SITE PLAN
5	DETAILS

APPROVED
JAN 22 2013

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____



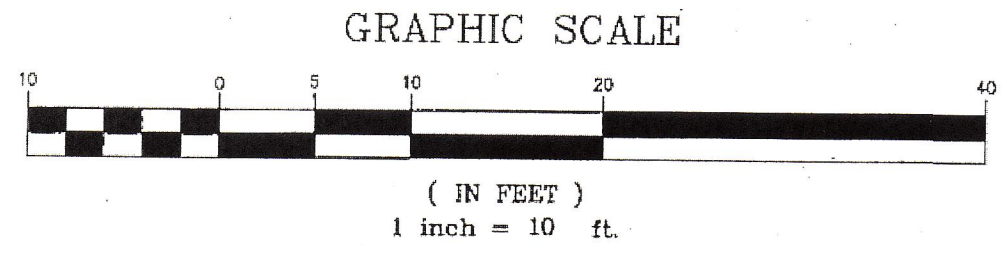
LOCATION MAP

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	MONUMENT
---	IRON PIPE/ROD
---	BENCHMARK
---	BUILDING
---	SIGN
---	EDGE PAVEMENT
---	CURBLINE
---	CONTOURS
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	RETAINING WALL
---	GUARDRAIL
---	WATER
---	GATE VALVE
---	HYDRANT
---	SEWER MH
---	STORM DRAIN
---	CATCH BASIN
---	DRAINAGE MH
---	OVERHEAD
---	ELEC. & TEL.
---	UNDERGROUND
---	ELEC. & TEL.
---	ELECTRICAL METER
---	ELECTRICAL MANHOLE
---	ELECTRICAL BOX
---	UTILITY POLE
---	GUY
---	TELEPHONE MANHOLE
---	C.O.P.
---	CITY OF PORTLAND

GENERAL NOTES

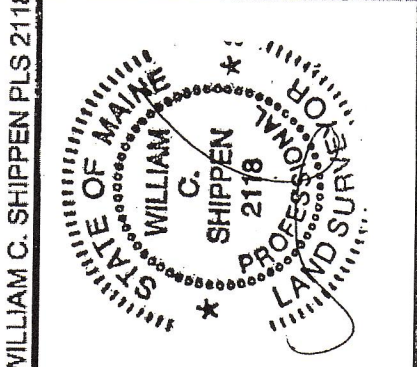
- THE RECORD OWNER IS RUFUS DEERING COMPANY AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 14115, PAGE 13.
- THE PROPERTY IS SHOWN AS LOTS 7 AND 8 ON THE CITY OF PORTLAND TAX MAP 42, BLOCK A.
- THE BASIS OF BEARINGS IS MAINE STATE PLANE GRID, MAINE WEST ZONE, NORTH AMERICAN DATUM 1983(NAD83), AND REFERENCED BY REAL TIME GLOBAL POSITIONING SYSTEM RECEIVERS, THE VERTICAL DATUM IS CITY OF PORTLAND DATUM REFERENCED TO A PK NAIL IN UTILITY POLE #CMP 32/NET 36.
- THE CONTOURS SHOWN ARE ONE FOOT CONTOUR INTERVAL, BASED UPON A FIELD SURVEY COMPLETED BY SEBAGO TECHNICS DURING APRIL OF 2012.
- PLAN REFERENCES:
 - 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.
 - PLAN OF LAND FOR RUFUS DEERING COMPANY, PREPARED BY OWEN HASKELL, INC. DATED JANUARY 9, 1989.
 - CITY OF PORTLAND PLAN OF CHANGE OF LINE CORNER OF HIGH STREET AND COMMERCIAL STREET, CITY OF PORTLAND PUBLIC WORKS RECORDS 366/9.
 - CITY OF PORTLAND PLAN OF HIGH STREET BETWEEN YORK STREET AND COMMERCIAL STREET, CITY OF PORTLAND PUBLIC WORKS RECORDS 668/5 DATED 1969.
 - PLAN OF PROPERTY FOR CITIES SERVICE OIL CO., PREPARED BY H.I. AND E.C. JORDAN DATED FEBRUARY 9, 1960, CITY OF PORTLAND PUBLIC WORKS RECORDS 755/3.
 - EXISTING CONDITIONS SURVEY OF RUFUS DEERING LUMBER IMPROVEMENTS FOR: RUFUS DEERING LUMBER CO. DATED 3-19-09 AND REVISED THROUGH 8-22-09 BY SEBAGO TECHNICS.
- THE BOUNDARY SHOWN IS BASED ON THE PLAN REFERENCED IN NOTE 5-A.
- AREA OF THE PARCEL IS APPROXIMATELY 9,715 SQUARE FEET.



APPROVED

JAN 22 2013

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____



REV.	DATE	STATUS
C	12-04-12	FINAL SITE PLAN REVIEW
B	05-05-12	SUBMITTED TO CITY FOR REVIEW
A	05-05-12	PRELIMINARY

SEBAGO
TECHNICS
76 John Richard Street, Suite 9
South Portland, ME 04106
Tel: 207-260-2100
Tel: 207-784-5655

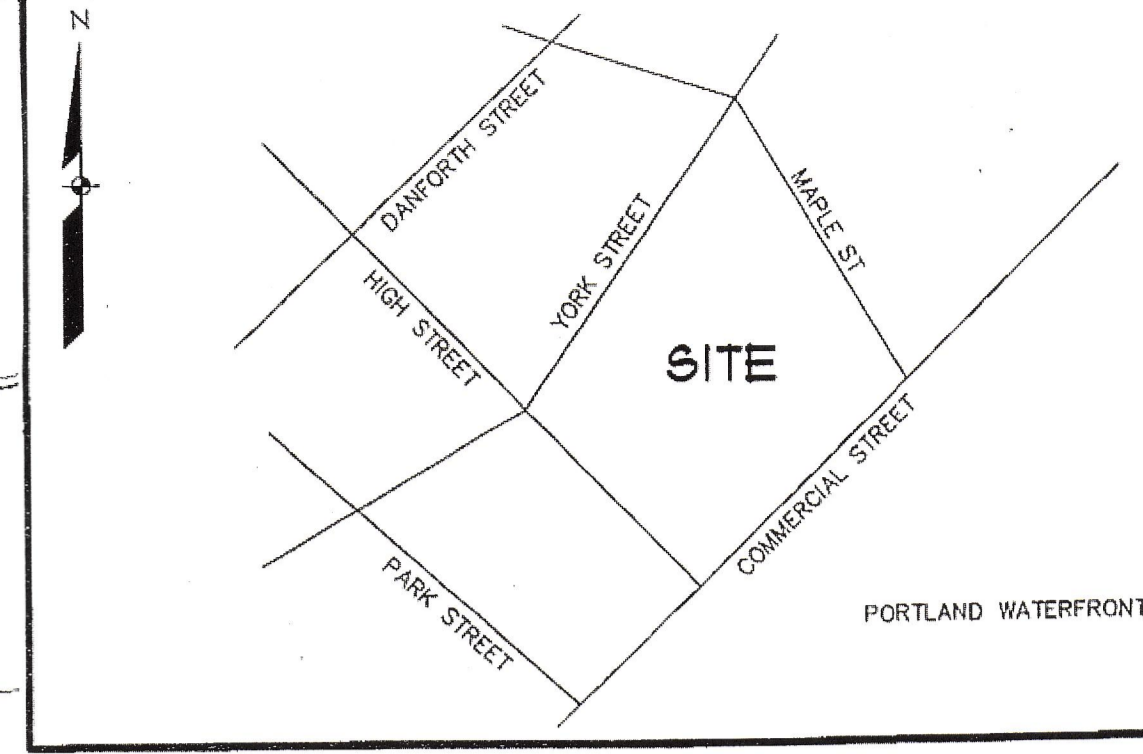
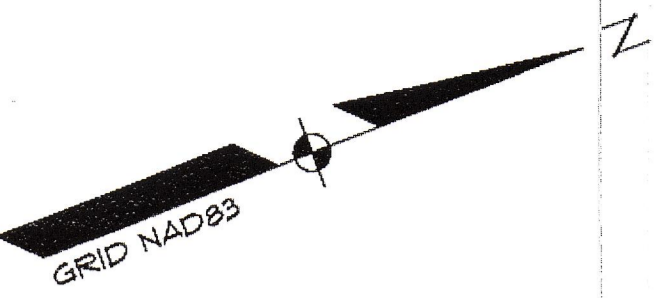
PROJECT NO. 07383
FIELD BOOK ELEC
DESIGN CHD
DRAWN CDMA-CLB
WCS

EXISTING CONDITIONS SURVEY
OF:
BAXTER ACADEMY FOR TECHNOLOGY AND SCIENCE
54 YORK STREET
PORTLAND, MAINE
FOR:
RUFUS DEERING LUMBER CO.
383 COMMERCIAL STREET
PORTLAND, MAINE 04101

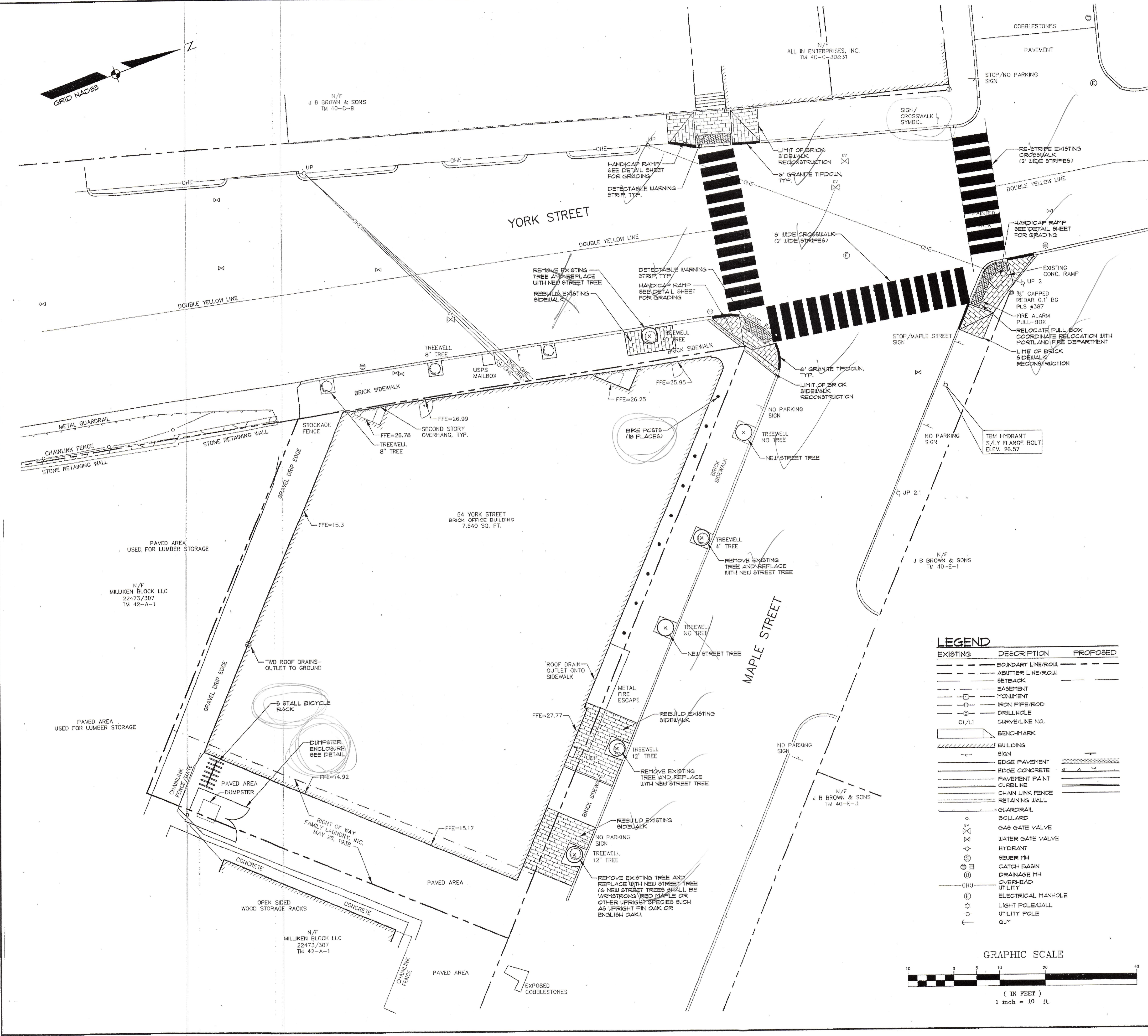
DATE	SCALE
05-07-12	1"=10'

SHEET 2 OF 4

07383SEC-rd.dwg, TAB: 07383SEC



LOCATION MAP N.T.S.



GENERAL NOTES:

- THE RECORD OWNER IS RUFUS DEERING COMPANY AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 1415, PAGE 13.
- THE PROPERTY IS SHOWN AS LOTS 1 AND 8 ON THE CITY OF PORTLAND TAX MAP 42, BLOCK A AND IS IN THE URBAN COMMERCIAL MIXED USE (BBB) ZONE.
- SPACE AND BULK CRITERIA:
 BBB ZONE
 MIN. LOT SIZE: NONE
 MIN. STREET FRONTAGE: NONE
 MAX. FRONT SETBACK: 10 FEET
 MIN. YARD SETBACKS: NONE
 MAX. BUILDING HEIGHT: 25 FEET
 MAX. LOT COVERAGE: 100%
- TOTAL AREA OF PARCEL: 9,715 SF. (0.22 AC.)
- 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.
- PLAN REFERENCES:
 A. STANDARD BOUNDARY AND EXISTING CONDITIONS SURVEY AGA, REALTY TRUST, PREPARED BY OWEN HASKELL, INC. DATED OCTOBER 2 1985, RECORDED IN SAID REGISTRY PLAN BOOK 195 PAGE 380.
 B. PLAN OF LAND FOR RUFUS DEERING COMPANY, PREPARED BY OWEN HASKELL, INC. DATED JANUARY 3, 1993.
 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.I. AND E.C. JORDAN DATED FEBRUARY 9, 1960, CITY OF PORTLAND PUBLIC WORKS RECORDS 185/3.
 F. EXISTING CONDITIONS SURVEY OF RUFUS DEERING LUMBER CO. DATED 3-18-08 AND REVISED THROUGH 9-12-09 BY SEBAGO TECHNICS.
- THE OWNER WILL BE RESPONSIBLE FOR REMOVAL OF SNOW IMMEDIATELY FOLLOWING A SNOW EVENT, BY MEANS OF CONTRACTED REMOVAL AS THERE IS NO AVAILABLE SNOW STORAGE ON SITE.
- ALL STREET TREES PROPOSED OR FOR REPLACEMENT, SHALL BE COORDINATED WITH THE CITY ARBORIST FOR SPECIE SELECTION.

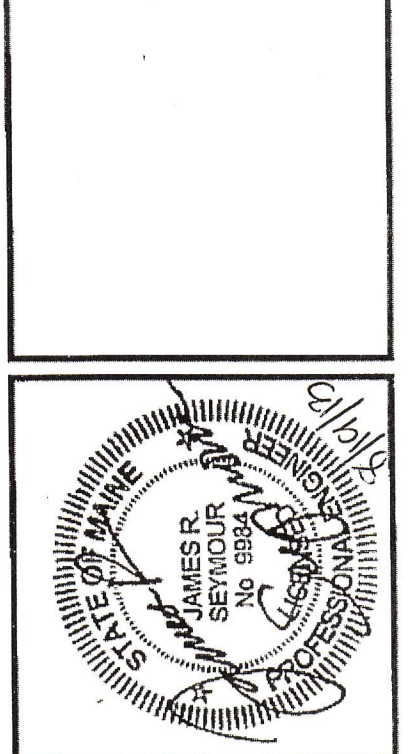
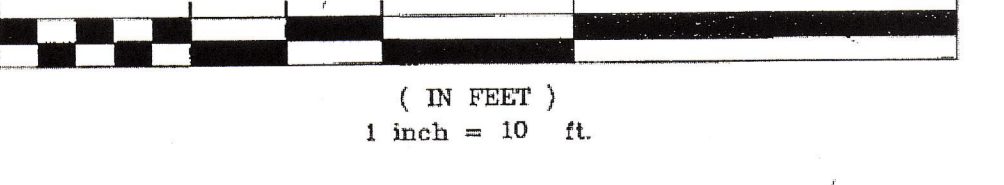
STANDARD CONDITIONS OF APPROVAL:

- DEVELOP SITE ACCORDING TO PLAN. THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL WHICH WAS THE SUBJECT OF SITE APPROVAL AFTER MAY 20 1974 SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR PLANNING AUTHORITY PURSUANT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.
- SEPARATE BUILDING PERMITS ARE REQUIRED; THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.
- SITE PLAN EXPIRATION: THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS AGREED UPON IN WRITING BY THE CITY AND THE APPLICANT. REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.
- PERFORMANCE GUARANTEE AND INSPECTION FEES: A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS, INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT AND SEVEN (7) FINAL SETS OF PLANS MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING DIVISION AND PUBLIC SERVICES DEPARTMENT PRIOR TO THE RELEASE OF A BUILDING PERMIT, STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS. IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.
- DEFECT GUARANTEE: A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.
- PRE CONSTRUCTION MEETING: PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE DEVELOPMENT REVIEW COORDINATOR WILL CONFIRM THAT THE CONTRACTOR IS WORKING FROM THE APPROVED SITE PLAN. THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
- DEPARTMENT OF PUBLIC SERVICES PERMITS: IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT CAROL HERRITT AT 814-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE.)
- AS-BUILT FINAL PLANS: FINAL SETS OF AS-BUILT PLANS SHALL BE SUBMITTED DIGITALLY TO THE PLANNING DIVISION, ON A CD OR DVD, IN AUTOCAD FORMAT (*.DWG), RELEASED AUTOCAD 2009 OR GREATER.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
⊕	MONUMENT	⊕
⊖	IRON PIPE/ROD	⊖
⊙	DRILLHOLE	⊙
⊘	CURVE/LINE NO.	⊘
⊙/L1	BENCHMARK	⊙/L1
▬	BUILDING	▬
▬	SIGN	▬
▬	EDGE PAVEMENT	▬
▬	EDGE CONCRETE	▬
▬	PAVEMENT PAINT	▬
▬	CURBLINE	▬
▬	CHAIN LINK FENCE	▬
▬	RETAINING WALL	▬
▬	GUARDRAIL	▬
⊙	BOLLARD	⊙
⊙	GAS GATE VALVE	⊙
⊙	WATER GATE VALVE	⊙
⊙	HYDRANT	⊙
⊙	SEWER MH	⊙
⊙	CATCH BASIN	⊙
⊙	DRAINAGE MH	⊙
⊙	OVERHEAD UTILITY	⊙
⊙	ELECTRICAL MANHOLE	⊙
⊙	LIGHT POLE/WALL	⊙
⊙	UTILITY POLE	⊙
⊙	GUY	⊙

GRAPHIC SCALE



REVISED PER PLANNING DEPARTMENT COMMENTS	DATE	STATUS
FINAL PLAN SUBMISSION	08-19-13	JRS
FINAL SITE PLAN REVIEW	01-10-13	JRS
ISSUED FOR TRAFFIC MOVEMENT PERMIT REVIEW	12-04-12	JRS
REVISED HANDICAP PARKING LOCATION	10-29-12	JRS
SUBMITTED TO CITY FOR REVIEW	07-03-12	JRS
DATE	05-05-12	JRS
BY:		JRS

SEBAGO
 TECHNICAL SERVICES
 75 John Robson Rd., Suite 1A
 250 Commercial St., Suite B
 Portland, ME 04108
 Tel: 207-253-5210
 Tel: 207-783-6565

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'

CITY OF PORTLAND JAN 22 2013
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval:

APPROVED

0735635.dwg TAB: 51

