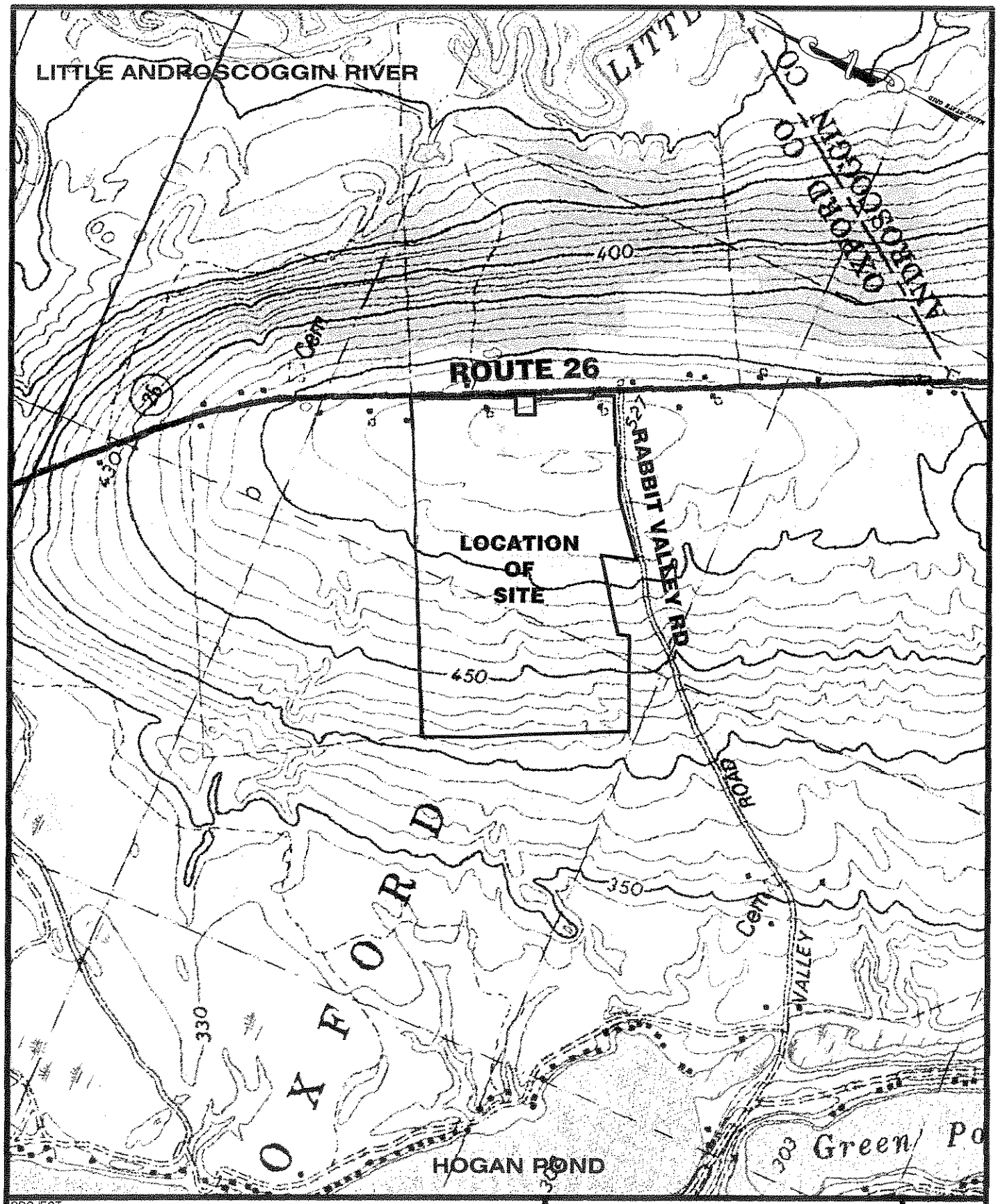
BB DEVELOPMENT, LLC
Site Location of Development Act // Natural Resources Protection Act
Phase I-Oxford Resort Casino – Oxford

PROJECT LOCATION MAP / PROJECT PLANS



PROJECT

OXFORD RESORT CASINO

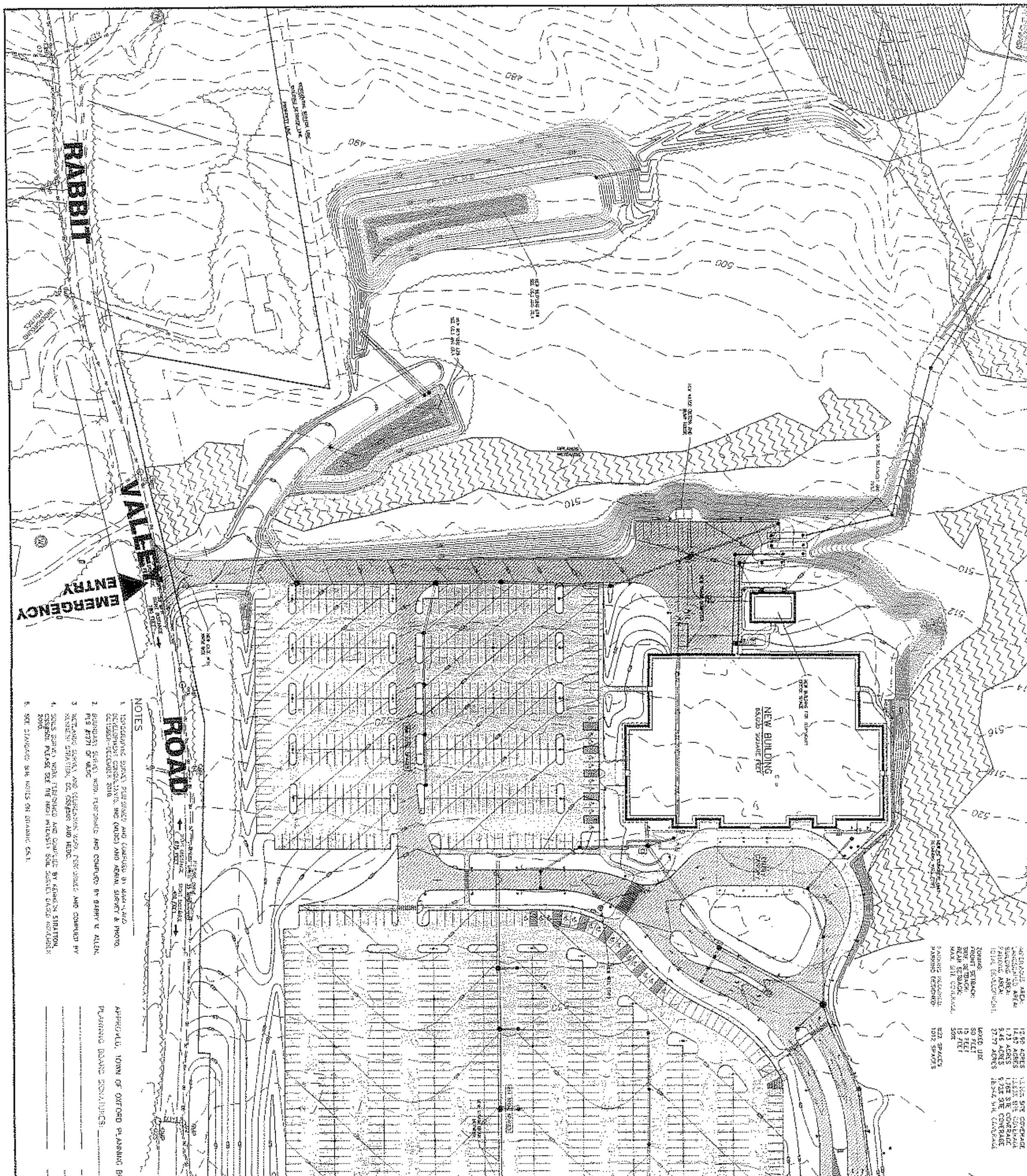
DRAWING

SITE LOCATION MAP

SCALE

1" = 1000'

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
P.O. BOX Q, 42 CHURCH STREET LIVERMORE FALLS, MAINE 04254
PHONE: (207)-897-6752 FAX: (207)-897-5404
WEB PAGE: http://www.main-landdevelopment.com/



NOTES

1. TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC (MLDC) AND AERIAL SURVEY & PHOTO, OCTOBER-DECEMBER 2010.
2. BOUNDARY SURVEY WORK PERFORMED AND COMPILED BY BARRY U. ALLEN, PLS #1271 OF MLDC
3. WETLANDS SURVEY AND DELINEATION WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CSS AND MLDC.
4. SOILS SURVEY WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CSS. PLEASE SEE THE HIGH INTENSITY SOIL SURVEY DATED NOVEMBER 2010.
5. SEE STANDARD SITE NOTES ON DRAWING C6.1.

APPROVED, TOWN OF OXFORD PLANNING BOARD. DATE: ______

PLANNING BOARD SIGNATURES: ______ CHAIRMAN

OXFORD COUNTY SS REGISTRY OF DEEDS

RECEIVED: ______

AT __ H __ M __ M

RECORDED IN PLAN FILE NO. ______

ATTEST: ______ REGISTER

PROJECT: OXFORD RESORT CASINO

PROJECT LOCATION: ROUTE 26 / RABBIT VALLEY RD, OXFORD, ME 04270

CLIENT: BB DEVELOPMENT, LLC, 1570 MAIN STREET, OXFORD, MAINE 04270

DRAWING NUMBER: C1.1

DRAWING NAME: PHASE 1 SITE PLAN

DRAWING STATUS: REVIEW — NOT FOR CONSTRUCTION

SEAL: STATE OF MAINE — ROBERT L. BERRY III — No. 9254 — LICENSED — PROFESSIONAL ENGINEER

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

Oxford Resort Casino

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

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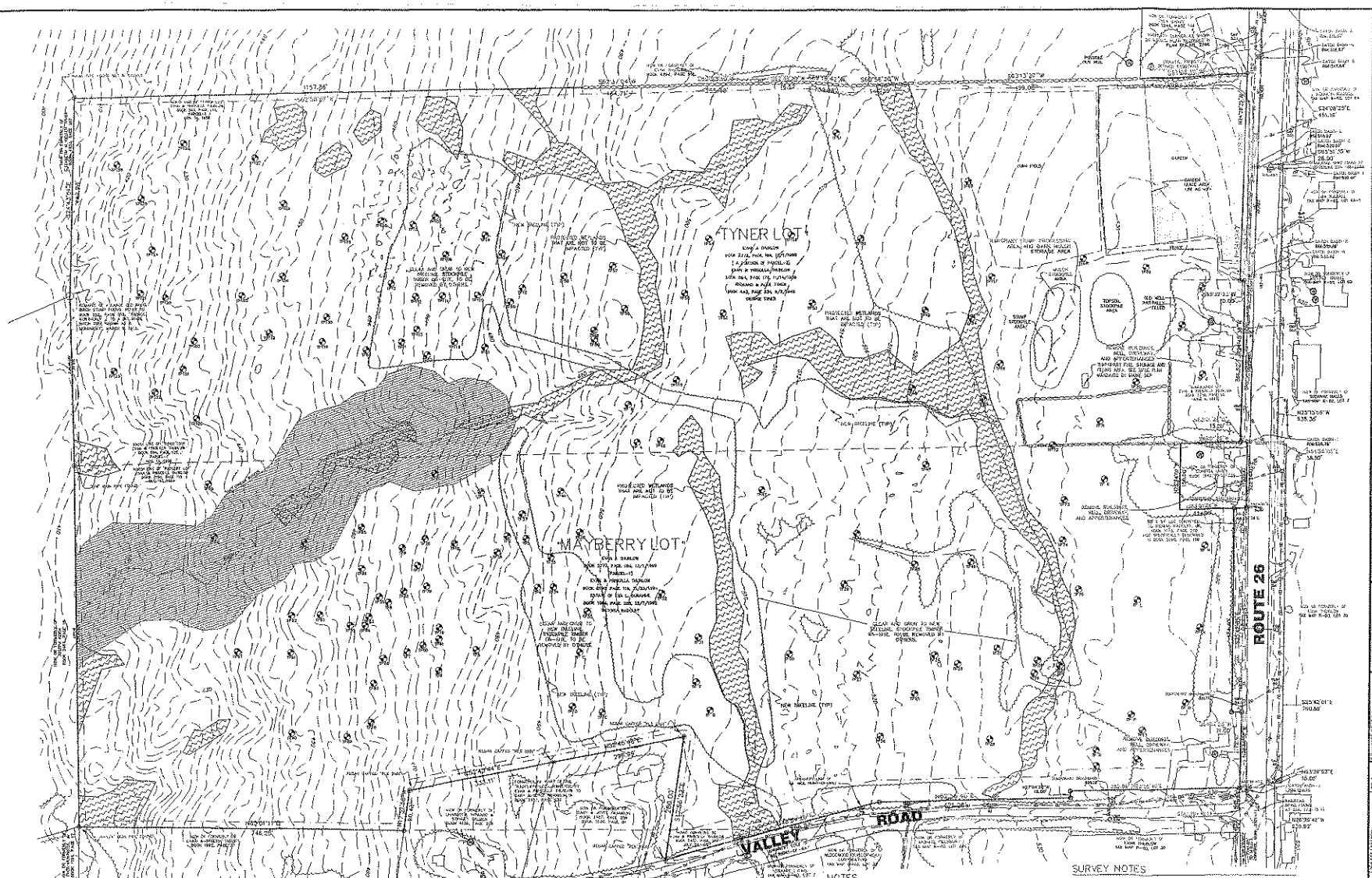


LEGEND

- STONEWALL
- SOIL TEST SITE
- TYPICAL WETLAND BOUNDARY
- EXISTING MONUMENTS, AS NOTED
- 5/8-INCH REBAR CAPPED "PLS 1277", TO BE SET

NOTES

1. TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC (MLDC) AND AERIAL SURVEY & PHOTO, OCTOBER-DECEMBER 2010.
2. BOUNDARY SURVEY WORK PERFORMED AND COMPILED BY BARRY M. ALLEN, PLS #1271 OF MLDC.
3. WETLANDS SURVEY AND DELINEATION WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CE, CSS#301 AND MLDC.
4. SOILS SURVEY WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CSS #301, OF MLDC. PLEASE SEE THE HIGH INTENSITY SOIL SURVEY DATED NOVEMBER 2010.
3. SEE STANDARD SITE NOTES ON DRAWING C5.1

SURVEY NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID WEST ZONE NAD 61
2. OWNER OF RECORD AT TIME OF SURVEY: EVAN A. SHARLOW, 119 MAIN ST. OXFORD, MAINE. BOOK 2772, PAGE 164 PARCELS #1,2 & 4, AND DIXIE AND PRISCILLA WILBUR, BOOK 2457, PAGE 257.
3. TOTAL AREA: 97.30 ACRES, MORE OR LESS.
4. ALL BOOK AND PAGES REFER TO THE OXFORD COUNTY REGISTRY OF DEEDS.
5. TOWN OF OXFORD: TAX MAP R-3 LOTS 37, 38, & 38A.
6. REFERENCE SHOULD BE MADE TO MAINE STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP D.O.T. FILE NO. 9-252 SHEETS 5 & 6 OF 8, DATED NOVEMBER 1999 AND RECORDED IN PLAN FILE NO. 2797 AND 2798 AT THE OXFORD COUNTY REGISTRY OF DEEDS.

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
42 CHURCH STREET LINCOLNVILLE, MAINE 04849
PHONE: (207)-567-7712 FAX: (207)-197-2404
WEB PAGE: http://www.main-landdevelopment.com/

Oxford Resort Casino

NORTH

GRAPHIC SCALE

1 IN WEST = 1 INCH = 1000 ft.

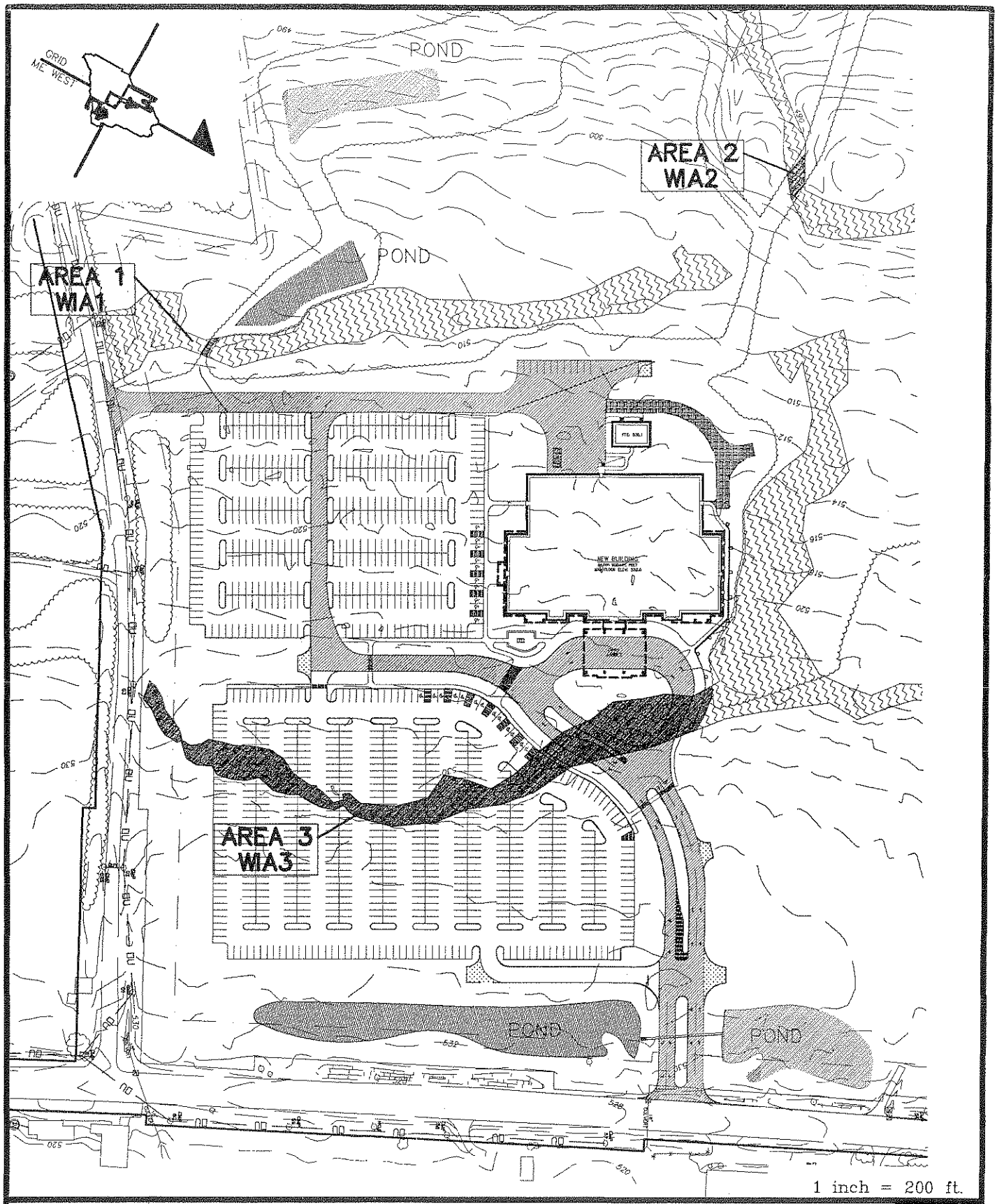
NO.	REVISIONS	DATE	BY
1	PER DEP COMMENTS	12/13/10	BMA
2	PER DEP COMMENTS	12/20/10	BMA
3	PER DEP COMMENTS	1/4/11	BMA
4	PER DEP COMMENTS	1/11/11	BMA

PROJECT LOCATION: OXFORD, MAINE
PROJECT NAME: OXFORD RESORT CASINO
DATE: 12 NOVEMBER 2010
DRAWN BY: BMA
FIELD BOOK: 1C
DRAWING STATUS: REVIEW
NOT FOR CONSTRUCTION

PROJECT: OXFORD RESORT CASINO

DRAWING TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER: S1.1



1 inch = 200 ft.

DRAWING NUMBER	DRAWING	DATE
INDEX	WETLAND IMPACT AREA – INDEX	02–17–11
	PROJECT: OXFORD RESORT CASINO	JOB NUMBER: 10–093
	DRAWING STATUS: NRPA APPLICATION	MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

ROUTE 26
RABBIT
VALLEY
ROAD
A-WEST
A-NORTH
B
C-WEST
C-NORTH
C-EAST
E
F
G
H
I
J
K
L
NEW BUILDING
NEW WETLAND IMPACT 3 40,000 SF
NEW WETLAND IMPACT 2 1,100 SF
NEW WETLAND IMPACT 1 1,100 SF
STORMWATER CONTROL POND 2,500 SF
STORMWATER CONTROL POND 2,500 SF
STORMWATER CONTROL POND 2,500 SF
STORMWATER CONSERVATION POND 31,000 SF
GARDEN
GARDEN CENTER AREA 1.64 AC
LEGEND
STORMDRAIN
SOIL TEST SITE
TYPICAL WETLAND BOUNDARY
WETLAND LETTER
NOTES
1. TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC (MLDC) AND AERIAL SURVEY & PHOTO, OCTOBER-NOVEMBER 2010.
2. BOUNDARY SURVEY WORK PERFORMED AND COMPILED BY RANDY M. ALLEN, PLS #1271 OF MLDC.
3. WETLANDS SURVEY AND DELINEATION WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CG, CWS/SCP AND MLDC.
4. SOILS SURVEY WORK PERFORMED AND COMPILED BY KENNETH STRATTON, CG, CWS/SCP. PLEASE SEE THE HIGH INTENSITY SOIL SURVEY DATED NOVEMBER 2013.
5. SEE STANDARD SITE NOTES ON DRAWING CS.1.
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
42 CHURCH STREET LEWISTON FALLS, MAINE 04254
PHONE: (207)-897-0352 FAX: (207)-897-3464
WEB PAGE: HTTP://www.main-landdevelopment.com/
Oxford Resort Casino
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
STATE OF MAINE
RANDY M. ALLEN
REGISTERED
No. 1271
PROFESSIONAL SURVEYOR
OXFORD RESORT CASINO
WETLANDS PLAN
S1.3
REVIEW
NOT FOR CONSTRUCTION