

- SOURCES:**
- SITE AND TOPOGRAPHIC DATA WERE PROVIDED BY NUMEROUS SOURCES AS IDENTIFIED HEREIN AND COMPILED BY WOODARD & CURRAN, INC. BETWEEN JANUARY 2007 AND AUGUST 2010. FEATURES DEPICTED ON THE EXISTING SITE PLAN WERE NOT FIELD VERIFIED FOR ACCURACY OR OMISSIONS UPON PLAN COMPILATION. HORIZONTAL DATUM IS REFERENCED TO STATE PLANE NAD 1983 (FEET), MAINE WEST ZONE.
 - PROPERTY LINE, LIMITED COMMON ELEMENT YARD LIMIT, AND EASEMENT LINES ARE FROM A PLAN BY SSC ENGINEERING, LLC, TITLED CONDOMINIUM PLAN OF PORTLAND TECHNOLOGY PARK CONDOMINIUM, RAND ROAD, PORTLAND, MAINE, DATED 9-29-11 AND REVISED 3-17-14.
 - EXISTING SEWER AND STORMDRAIN UTILITY INFRASTRUCTURE WITHIN THE PORTLAND TECHNOLOGY PARK IS BASED ON AN AS-BUILT DRAWING BY RJ GRONDI & SONS, DATED 03-03-14.
 - SITE AND TOPOGRAPHIC FEATURES FOR ADJACENT ROADWAY AND ABUTTING PARCELS ORIGINATE FROM CITY OF PORTLAND, ME AERIAL SURVEY COMPILED USING 2000 AERIAL IMAGES BY BRADSTREET CONSULTANTS OF MANCHESTER, MAINE. VERTICAL DATUM IS REFERENCED TO NAD83 WITH TWO FOOT CONTOUR INTERVALS.
 - WETLAND DELINEATION FOR WETLAND AREAS LABELED #1-22 CONDUCTED BY DAMES & MOORE APRIL - MAY, 1998, AS DESCRIBED IN "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" REPORT DATED MAY 1998. WETLAND DELINEATION FIELD VERIFIED BY U.S. ARMY CORPS OF ENGINEERS ON MAY 8, 1998. FLAGS LOCATED BY SURVEY WORKS, INC. USING GPS, MAY 1998.
 - FIELD RECONNAISSANCE AND VISUAL VERIFICATION OF THE WETLANDS PREVIOUSLY DELINEATED BY DAMES & MOORE IN APRIL AND MAY OF 1998 WAS PERFORMED BY SW COLE ENGINEERING INC. IN NOVEMBER AND DECEMBER OF 2006, AND SUMMARIZED IN A LETTER REPORT DATED DECEMBER 15, 2006. ADDITIONAL WETLAND DELINEATION CONDUCTED BY S.W. COLE ON DECEMBER 15, 2006 IDENTIFIED AND DELINEATED THE LOCATION OF A FRESHWATER WETLAND AT THE NORTHEAST CORNER OF THE PROPERTY, JUST WEST OF A PORTLAND WATER DISTRICT EASEMENT, LABELED "WETLAND A, PFO1/4" AND FURTHER DESCRIBED IN A LETTER REPORT DATED DECEMBER 21, 2006. WETLAND LOCATED BY MEANS OF GPS, DECEMBER 2006.
 - TREE ASSESSMENT CONDUCTED BY WOODLOT ALTERNATIVES, INC. APRIL 2007, AND SUMMARIZED WITHIN A LETTER REPORT DATED APRIL 13, 2007. LOCATIONS DETERMINED WITH HAND-HELD GPS UNIT, APRIL 2007.
 - VERNAL POOL ASSESSMENT CONDUCTED BY URS ON APRIL 16 AND MAY 19, 2006 AND SUMMARIZED IN LETTER REPORT DATED MAY 31, 2006.
 - EXISTING SEWER MAIN LOCATION FROM PLAN BY HNTB "WESTBROOK INTERCHANGE TOOL PLAZA LATERAL PLAN AND PROFILE 50+00 TO 63+70" DATED AUGUST, 2001
 - EXISTING WATER MAIN LOCATION FROM PLAN BY HNTB "WESTBROOK INTERCHANGE 42" WATERMAIN RELOCATION" DATED APRIL, 2001
 - UPDATED VERNAL POOL DELINEATION PERFORMED ON DECEMBER 12, 2010 FOR VERNAL POOLS E AND G BY BOYLE ASSOCIATES.
 - VERNAL POOL POINT INDICATORS (VP-XX-XX) LOCATED ON MAY 2, 2009 BY BOYLE ASSOCIATES.

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WOODARD & CURRAN

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DAVID SEMUS
10791
REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE

10/2/2015

REV	DESCRIPTION	DATE
DESIGNED BY: AEA/JUS	CHECKED BY: DAS	
DRAWN BY: -BRC	Z200-C-0224g	

EXISTING CONDITIONS PLAN

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE
& PATRONS OXFORD INSURANCE CO.

PORTLAND TECHNOLOGY PARK UPDATE
& LCE 4 DEVELOPMENT

JOB NO.: 229901.01
DATE: OCTOBER 2015
SCALE: 1" = 100'
SHEET: 2 OF 17

C-01

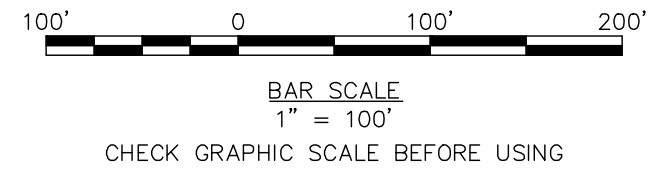
PLAN LEGEND*

- WETLAND BOUNDARY
- PROPERTY LINE
- WETLAND FLAG LOCATION
- SIGNIFICANT TREE STAND LOCATION, SEE TREE ASSESSMENT PROVIDED BY WOODLOT ALTERNATIVES APRIL, 2007.
- TREELINE
- LOCATION OF FIELD DATA SET, SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE FOR ACOE DATA FORMS
- WETLAND AREA NUMBERS SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE (SEE TABLE)
- DELINEATED WETLAND AREAS
- MAN-MADE WETLANDS
- LOCATION OF SOIL AUGER FOR WETLAND EVALUATION, SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE
- LOCATION OF SOIL BORING BORING PERFORMED BY HALEY & ALDRICH AS PART OF SITE GEOTECHNICAL EVALUATION, AUGUST, 2010
- LOCATION AND ORIENTATION OF PHOTOGRAPHS SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE
- PALUSTRINE, FORESTED, BROAD-LEAVED/DECIDUOUS/NEEDLE-LEAVED, EVERGREEN WETLAND SEE "WETLAND DELINEATION LETTER" DATED DECEMBER 21, 2006.
- VERNAL POOL LOCATION (APPROXIMATE)

WETLAND AREA TABLE

AREA NO. (SEE MAP)	WETLAND AREA (SQUARE FEET)
1	224
2	7,767
3	115,425
4	6,814
5	786
6	931
7	83,879
8	44,475
9	3,208
10	17,352
11	30,471
12	1,377
13**	27,785
14	1,465
15	5,347
16	639
17	52,414
18	59,073
19	33,058
20	142
21	46,881
22	3,575

**--NON-JURISDICTIONAL (PER ACOE)/MAN-MADE WETLANDS



*SEE SHEET G-01 FOR GENERAL LEGEND

PERMITTING SET - NOT FOR CONSTRUCTION