

EASEMENT AREA 1				
CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C1	250.00	30.49	S85°16'18"W	30.47
C2	74.58	64.22	N39°39'58"W	62.25
C3	170.00	56.12	N41°13'36"E	56.67
C4	1180.00	12.69	N85°30'32"E	12.58
C5	350.00	25.49	S28°46'56"W	25.49

EASEMENT AREA 2				
CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C6	76.54	37.59	S43°48'45"E	37.21
C7	74.00	77.50	S59°44'51"E	74.00
C8	114.00	119.39	N59°44'51"W	114.01
C9	20.00	8.26	N41°34'58"W	8.21

### GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WOODWARD & CURRAN, INC. AND SGC ENGINEERING LLC, DATED SEPTEMBER 8, 2010 AND SIGNED MARCH 14, 2011.
- REFERENCE DEED FOR THE LOCUS PARCEL IS SIMON A. SNYDER, JASON A. SNYDER, RONALD A. BARRIS, TRUSTEES OF THE THERESE BARRIS MARITAL TRUST, CYNTHIA B. BAKER, TRUSTEE OF THE THEODORE BARRIS TRUST, RONALD A. BARRIS AND CYNTHIA B. BAKER, CO-TRUSTEES OF THE BARRIS FAMILY TRUST TO THE CITY OF PORTLAND, DATED DECEMBER 7, 1999 AND RECORDED IN DEED BOOK 15211, PAGE 031 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFERRED TO GRID NORTH AND ARE BASED ON PLAN REFERRED TO UNDER MAP REFERENCES, NOTE 1.
- THE LOCUS PARCEL IS DEPICTED AS LOTS 1 & 2 IN BLOCK A ASSESSORS MAP 249. ABUTTING PROPERTY OWNER INFORMATION WAS TAKEN FROM THE CITY OF PORTLAND ASSESSORS DATA AS OF THE DATE OF THIS PLAN.
- RAND ROAD IS A PUBLIC HIGHWAY. THE SIDELINE LOCATIONS ARE BASED ON THE PLAN REFERENCED UNDER NOTE 1 OF MAP REFERENCES BELOW AND MAINE TURNPIKE AUTHORITY PLANS ON FILE AT THE OFFICES FOR THE MAINE TURNPIKE AUTHORITY.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIO-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- THE BOUNDARY INFORMATION ON THIS PLAN IS BASED ON THE PLAN REFERENCED UNDER NOTE 1 OF MAP REFERENCES. SGC ENGINEERING FIELD CREWS COMPLETED A SURVEY OF THE PIPELINE LOCATIONS WITHIN THE PORTLAND PIPELINE COMPANY EASEMENT AND EXISTING MONUMENTATION FOUND AND SET BY PREVIOUS SURVEY COMPLETED BY LAND SERVICES, INC., FOR THE PURPOSE OF VERIFYING THEIR EXISTENCE AND TO OVERLAY DESIGN INFORMATION WITHIN BOUNDARIES DETERMINED BY LAND SERVICES, INC. SGC ENGINEERING DID NOT CONFIRM PERIMETER BOUNDARIES BEYOND LOCATION OF MONUMENTATION.
- REFERENCE IS HEREBY MADE TO THE PORTLAND TECHNOLOGY PARK CONDOMINIUM DECLARATION OF CONDOMINIUM, INCLUDING OF BYLAWS, TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- CLEARING LIMITS SHALL BE RESTRICTED TO LIMITED COMMON ELEMENT AREAS, EASEMENT AREA 1 ASSOCIATED WITH THE SITE ROADWAY, EASEMENT AREA 2 ASSOCIATED WITH ACCESS TO THE TRAIL HEAD PARKING, AND EASEMENT AREA 3 ASSOCIATED WITH THE TRAIL HEAD PARKING AND 20 FT WIDE EASEMENT AREA FOR THE GAS LINE TO EASEMENT AREA 1 NEAR LCE 5 & 7. MANAGEMENT OF THE FORESTED COMMON AREAS OUTSIDE OF THE CLEARING LIMITS SHALL BE PERFORMED IN ACCORDANCE WITH A FOREST MANAGEMENT PLAN PREPARED FOR THE CITY OF PORTLAND AND APPROVED BY THE CITY ENGINEER. MONUMENTATION OF THE CLEARING LIMIT BOUNDARIES SHALL OCCUR PRIOR TO THE START OF CONSTRUCTION.
- PHASE 1 INCLUDES CONSTRUCTION OF ALL PROPOSED RIGHT-OF-WAY IMPROVEMENTS IN RAND ROAD.
- PROJECT IS SUBJECT TO THE CONDITIONS SET FORTH IN CITY OF PORTLAND SITE PLAN APPROVAL, SUBDIVISION APPROVAL, AND TRAFFIC MOVEMENT PERMIT; MAINE DEP NATURAL RESOURCES PROTECTION ACT AND SITE LOCATION OF DEVELOPMENT ACT DEPARTMENT ORDER; AND US ARMY CORPS OF ENGINEERS MAINE GENERAL PERMIT AUTHORIZATION. COPIES OF THESE DOCUMENTS ARE AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.
- PROJECT IS SUBJECT TO THE PLANS APPROVED UNDER SITE PLAN REVIEW BY THE CITY OF PORTLAND PLANNING AUTHORITY. COPIES OF THESE DOCUMENTS ARE AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.
- RESPONSIBILITIES FOR STORMWATER MANAGEMENT SYSTEM INSPECTIONS AND MAINTENANCE ARE IDENTIFIED WITHIN THE DECLARATION OF CONDOMINIUM. STORMWATER MANAGEMENT SYSTEM INSPECTION AND MAINTENANCE REQUIREMENTS ARE IDENTIFIED IN A STORMWATER MANAGEMENT PLAN AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.

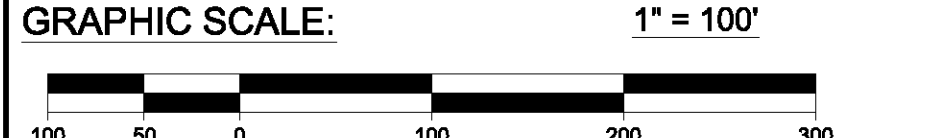
### MAP REFERENCES:

- A PLAN ENTITLED "PLAN OF STANDARD BOUNDARY SURVEY, PROPERTY OF THE CITY OF PORTLAND, WESTBROOK STREET, PORTLAND, MAINE" DATED OCT. 1997 AND LAST REVISED OCT. 23, 2002, PREPARED BY LAND SERVICES INC.

LEGEND: LINETYPES & HATCH PATTERN	
ADJACENT LOT LINE	---
ADJACENT R.O.W. LINE	---
LOCUS BOUNDARY LINE	---
OLD TRACT LINE	---
EASEMENT LINE	---
CONTROLLED ACCESS	---
OVERHEAD ELECTRIC LINE	---
SANITARY SEWER LINE	---
LIMITED COMMON ELEMENT YARD LIMIT	---
UNIT	---

LEGEND: POINT TYPES & SYMBOLS	
CONCRETE BOUND	□
GRANITE BOUND TO BE SET	□
PIPE	○
REBAR	●
SOLID SMOOTH ROD	●
RAILROAD SPIKE	●
HANDICAPPED SYMBOL	○
UTILITY POLE	○
SQUARE CATCH BASIN	□
ROUND CATCH BASIN	□
DRAIN MANHOLE	○
LIMITED COMMON ELEMENT	L.C.E.

LEGEND: POINT TYPES & SYMBOLS	
SINGLE POST SIGN	+
ELECTRIC MANHOLE	□
LIGHT POST	○
GAS VALVE	○
GAS VENT PIPE	○
SEWER MANHOLE	○
HYDRANT	○
WATER MANHOLE	○
WATER SHUT-OFF	○
WATER VALVE	○
DECIDUOUS TREE	○

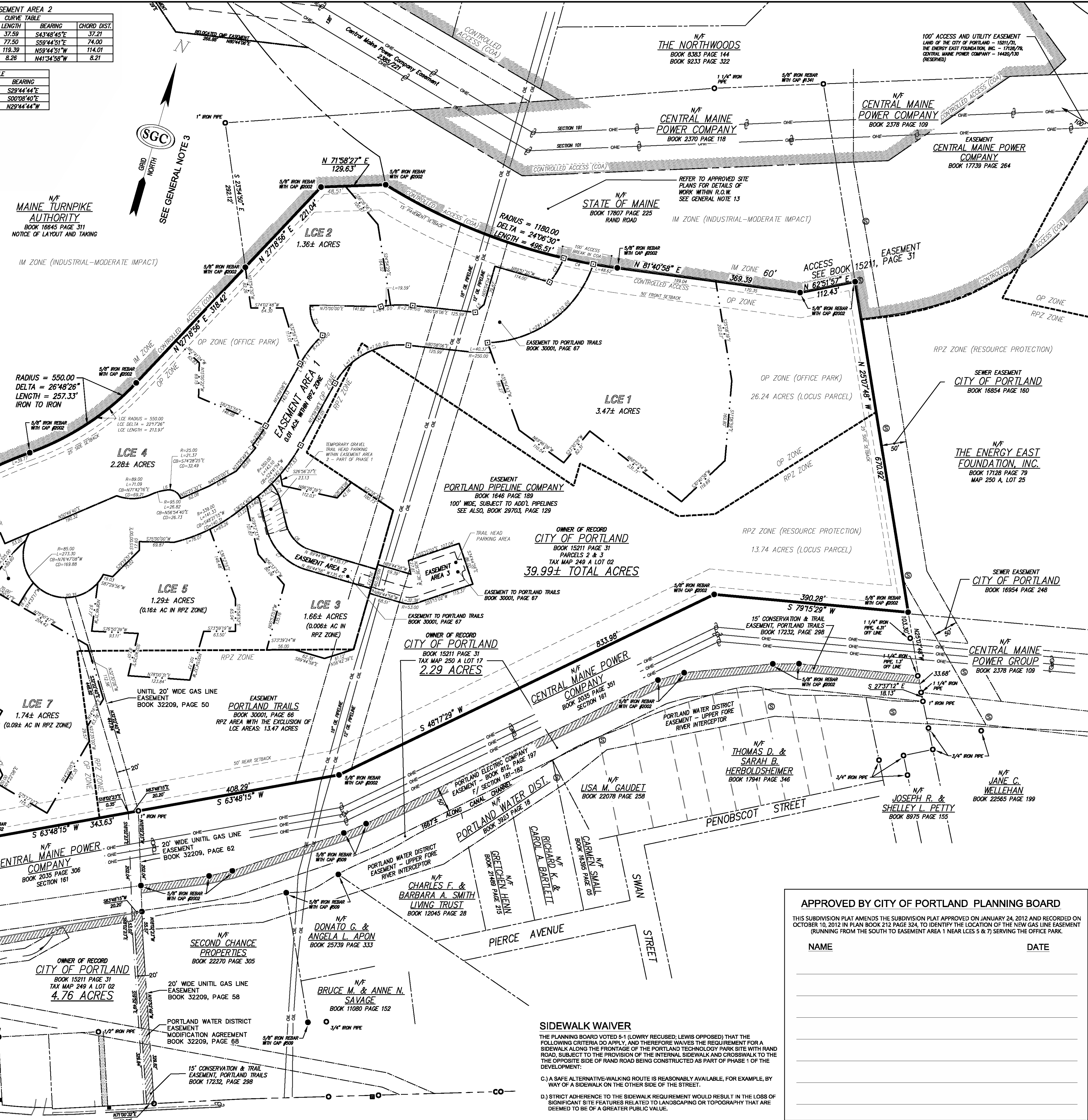
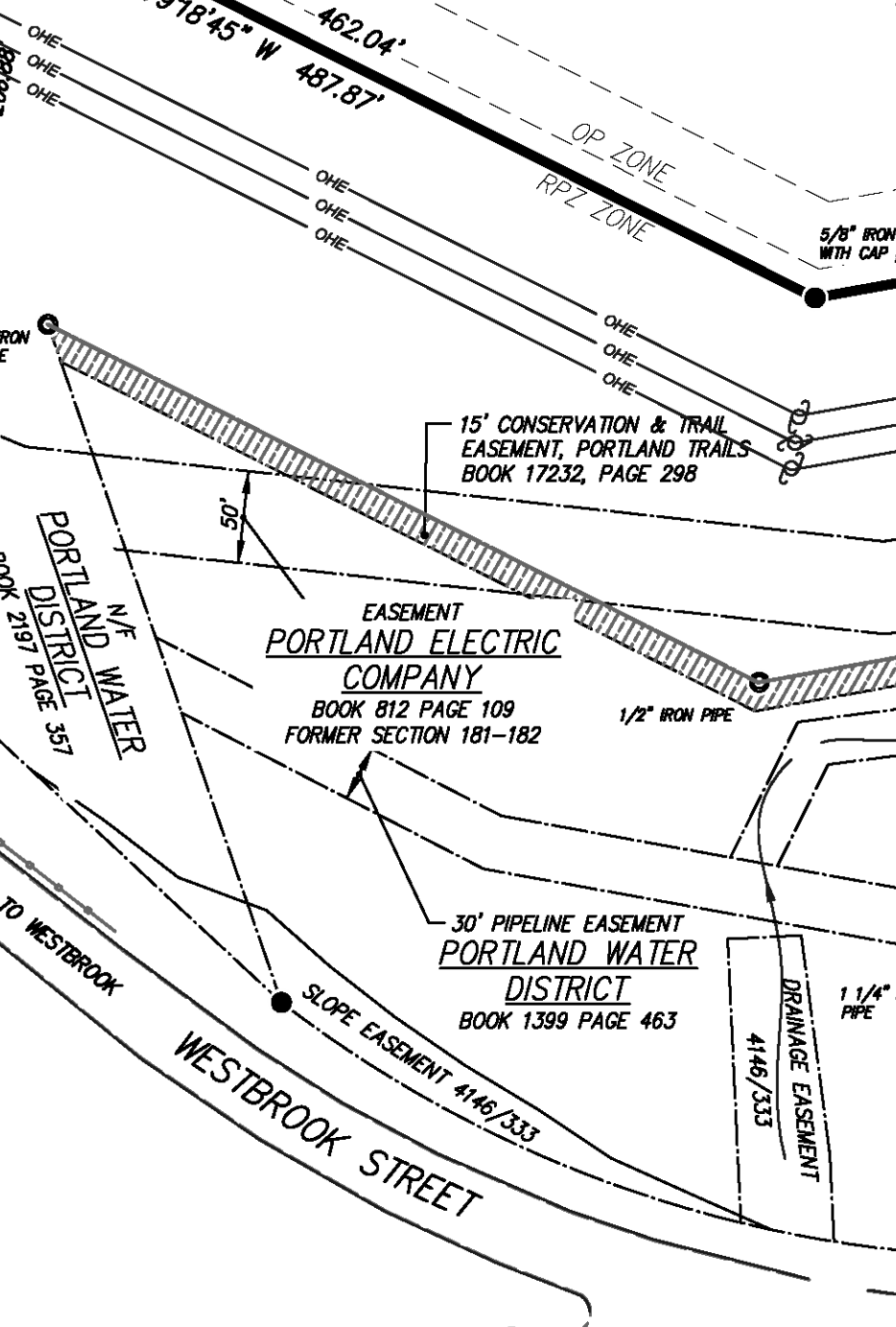
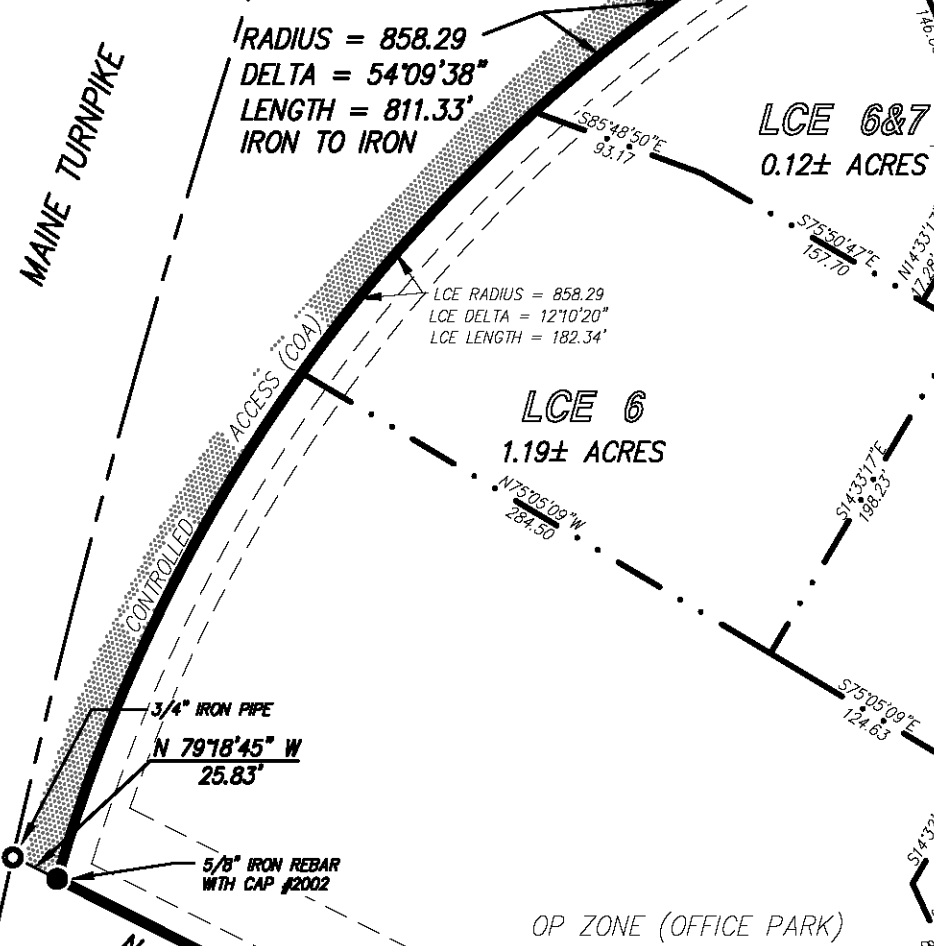


### CERTAIN PLANNING BOARD CONDITIONS OF SUBDIVISION APPROVAL

- THIS APPROVAL ENTITLES THE APPLICANT AND FUTURE DEVELOPERS OF THE OFFICE PARK UNITS TO DEVELOPE THE MAXIMUM NUMBER AND SIZE OF PARKING SPACES AS SHOWN ON THE SUBDIVISION PLAN AND OVERALL SITE PLAN SUBJECT TO PROVIDING CONFIRMATION OF THE NEED FOR THESE SPACES AND SPACE DIMENSIONS (VIA A PARKING ANALYSIS) AT THE TIME THAT THE UNIT IS UNDER SITE PLAN REVIEW; AND
- THAT THE CONDOMINIUM ASSOCIATION SHALL DEVELOP AND MANAGE A TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN ACCEPTABLE TO THE PLANNING AUTHORITY, REVIEWED AS PART OF THE INITIAL AND SUBSEQUENT SITE PLAN APPROVALS FOR EACH BUILDING UNIT WITHIN THE LIMITED COMMON ELEMENT AREAS; AND
- THAT THE DEVELOPMENT OF LIMITED COMMON ELEMENT AREAS AND UNITS IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING AUTHORITY FOR CONFORMANCE WITH THE PORTLAND TECHNOLOGY PARK DESIGN GUIDELINES AND CITY OF PORTLAND CODE OF ORDINANCES, CHAPTER 14 LAND USE, ARTICLE V, SITE PLAN FOR BUILDING ARCHITECTURE, SITE LANDSCAPING, SITE PEDESTRIAN CIRCULATION, BICYCLE PARKING, LAMP SPECIFICATIONS AND SIGNAGE AND ANY CHANGES OR ALTERATIONS TO APPROVED TRAFFIC, PARKING, ACCESS, UTILITY, EXTERIOR LIGHTING, TREE PRESERVATION AND STORMWATER FEATURES; AND
- THE CLEARING LIMITS SHALL BE RESTRICTED TO LIMITED COMMON ELEMENT (LCE) AREAS, EASEMENT AREA 1 ASSOCIATED WITH THE SITE ROADWAY, EASEMENT AREA 2 ASSOCIATED WITH ACCESS TO THE TRAIL HEAD PARKING, AND EASEMENT AREA 3 ASSOCIATED WITH THE TRAIL HEAD PARKING, AND THE 20 FT WIDE EASEMENT AREA FOR THE GAS LINE TO EASEMENT AREA 1 NEAR LCE 5 & 7; AND
- THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 92 STORMWATER INCLUDING ARTICLE II, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; AND
- THAT THE PROPOSED LIMITED COMMON ELEMENTS, SHOWN AS "LCE" ON THE PLAN, BE MARKED WITH PERMANENT MARKERS SUCH AS FENO MARKERS IN THE FIELD PRIOR TO ANY WORK ON THE SITE TO ENSURE THAT THE LIMITS OF CLEARANCE AND TREE PRESERVATION AREAS ARE CLEAR ON THE SITE; AND
- THAT THE RPZ ZONE LINE, TRAILHEAD PARKING AREA, SIGNIFICANT TREE AREAS AND PARTICULAR TREE SAVES (AS IDENTIFIED ON THE TREE PRESERVATION PLAN) BE MARKED OR LOCATED IN THE FIELD PRIOR TO ANY SITE WORK.

### CERTAIN PLANNING BOARD CONDITIONS OF SITE PLAN APPROVAL

- THAT WHEN INDIVIDUAL UNITS ARE PROPOSED FOR SITE PLAN REVIEW THE APPLICANTS SHOULD SUBMIT DETAILED SPECIFICATIONS FOR SNOW STORAGE MANAGEMENT/PROTECTION OF GRAVEL WETLANDS, EXTERIOR LAMP FIXTURES (INCLUDING WALL MOUNTED), AND CONSIDER THE OPPORTUNITY FOR TRAIL LINKS WITH THE WIDER TRAIL NETWORK ON THE RPZ OPEN SPACE PART OF THE SITE; AND
- THAT THE SITE PLANS FOR THE INDIVIDUAL UNITS SHALL BE BROUGHT BEFORE THE PLANNING BOARD FOR REVIEW AND APPROVAL, AND THE BOARD RESERVE THE RIGHT TO REVIEW INDIVIDUAL UNITS UNDER THE STANDARDS OF THE SITE PLAN ORDINANCE.



APPROVED BY CITY OF PORTLAND PLANNING BOARD	
NAME	DATE

**SGC ENGINEERING, LLC**  
Civil Design & Survey Engineering  
Environmental & Regulatory Permitting  
Electrical Power Systems Engineering

**CITY OF PORTLAND - DECLARANT**  
RECORD OWNER:  
388 CONGRESS STREET, PORTLAND, MAINE

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9-30-2011	SUBMITTAL FOR CONCEPTUAL REVIEW
2	10-12-2011	THIRD SUBMISSION FOR REVIEW
3	1-17-2012	FINAL SUBMISSION FOR REVIEW
4	2-9-2012	REVISED PER WOODWARD & CURRAN, INC.
5	2-9-2012	REVISED PER WOODWARD & CURRAN, INC.
6	5-1-2013	REVISED PER PLANNING BOARD HEARING
7	5-1-2013	REVISED LCE 1 AND ROAD BOUNDARY
8	9-28-15	

DATE: 09-29-11  
SCALE: 1" = 100'  
FILE: 88D-89001 (P)  
SHEET 1 OF 1