



October 5, 2015

Jean Fraser, Planner  
City of Portland Planning Office  
389 Congress Street  
Portland, ME 04101

Re: Portland Technology Park  
Subdivision Amendment

Dear Jean:

On behalf of the City of Portland, we are submitting an application for an amendment to the Subdivision Plat for the Portland Technology Park Condominium located on Rand Road in Portland Maine. It is our understanding that the fee for this amendment is \$500, however as the applicant is the City of Portland, the fee is waived. This application includes the amended plat. For all other materials in support of the associated changes, please see the Level III Site Plan application that has been submitted separately.

The Plat for the Technology Park was first approved on January 24, 2012, recorded on October 10, 2012, and the first amendment was approved on March 10, 2015. This amendment added a 20-foot wide Unutil gas line easement through a portion of the Technology Park. A copy of this most recent amended plat is attached for reference. At this time, the only portion of the Technology Park that has been constructed is approximately 950 linear feet of roadway.

A Purchase and Sale Agreement has been executed between the City of Portland and Patrons Oxford Insurance for Limited Common Element (LCE) 4 within the Technology Park. Patrons Oxford Insurance is proposing to develop Unit 4 and LCE 4, and a Level III Site Plan application is being submitted concurrently for this work. The development of LCE 4 will also include the construction of a short section of roadway to extend access to the proposed driveway of LCE 4.

Modifications to some of the original LCE and road easement boundaries will be required to accommodate the proposed LCE 4 development. The road has been shifted, resulting in some minor changes to the adjacent LCE 5, 6, and 7 lots. The Unutil gas line easement will also be shortened to end at the new road easement boundary. The enclosed draft Subdivision Plat shows the proposed new boundaries.

The Phase boundaries have not yet been updated on the Subdivision Plat. As part of the Maine Department of Environmental Protection (DEP) and Army Corps permitting process for the overall technology park, a Phase plan for wetland impacts was developed. A Minor Revision to the Natural Resource Protection Act (NRPA) has been submitted to the Maine DEP and Army Corps, and as part of this submission, a revision to the wetland impact phasing has been proposed. The enclosed wetland impact figure shows two phases as outlined below:

- Phase 1 – 1,120 linear feet of road including road that has already been built and road that is being proposed for construction as part of this project, LCE 1, LCE 2, and LCE 4.
- Phase 2 – 270 linear feet of remaining road, LCE 3, LCE 5 (including trailhead access and parking), LCE 6, & LCE 7.



Pending approval from the Maine DEP and the Army Corps of Engineers of the wetland phasing we propose an adjustment to the Subdivision Plat Phase boundaries to match with the wetland phasing. We are happy to discuss this proposed phasing change with you further.

Please do not hesitate to contact me at (207)558-3763 or by email at [lswett@woodardcurran.com](mailto:lswett@woodardcurran.com) if you have any questions or require additional information.

Sincerely,

WOODARD & CURRAN INC.

A handwritten signature in cursive script that reads "Lauren Swett".

Lauren Swett, PE  
Project Engineer

Enclosures:      2015.05.05 Recorded First Amended Subdivision Plat  
                         DRAFT Second Amended Subdivision Plat  
                         Wetland Impact Plan

cc:            Nelle Hanig; Business Dev. Rep., Economic Development Division, City of Portland



Executive Department  
Jon P. Jennings, City Manager

September 23, 2015

Re: Portland Technology Park Site 4 – Agent Authorization

To Whom It May Concern:

Woodard and Curran will be acting as the City of Portland's agent for all local, state, and federal permitting associated with the Portland Technology Park, Site 4 development project, located off of Rand Road in Portland, Maine.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon P. Jennings".

Jon P. Jennings  
City Manager



Jeff Levine, AICP, Director  
Planning & Urban Development Department

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

*\*It is our understanding that, as the City of Portland is the Applicant, fees are waived.*

Lauren Swett  
Applicant Signature:

10/5/15  
Date:

Lauren Swett  
I have provided digital copies and sent them on:

10/5/15  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



## Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.

**PROJECT NAME:** Portland Technology Park

**PROPOSED DEVELOPMENT ADDRESS:**

0 Rand Road

**PROJECT DESCRIPTION:**

Project also includes the re-alignment of the access road and the remaining lots within the previously approved Portland Technology Park Subdivision, which are owned by the City of Portland, to accommodate the development of Limited Common Element (LCE) 4 and associated infrastructure for the Patrons-Oxford Insurance headquarters, including utilities and stormwater management system.

**CHART/BLOCK/LOT:** 249 A001001

**PRELIMINARY PLAN** \_\_\_\_\_ (date)

**FINAL PLAN** 10/5/15 (date)

**\*Original Submission for Portland Technology Park: 11/5/10**

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: City of Portland - Economic Development Department, c/o Gregory Mitchell Business Name, if applicable: Address: 389 Congress Street City/State : Portland/ME Zip Code: 04101	<b>Applicant Contact Information</b> Work # 207-874-8945 Home# Cell # Fax# 207-756-8217 e-mail: gmitchell@portlandmaine.gov
<b>Owner – (if different from Applicant)</b> Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail:
<b>Agent/ Representative</b> Name: Woodard & Curran, c/o Lauren Swett, PE Address: 41 Hutchins Drive City/State : Portland/ME Zip Code: 04102	<b>Agent/Representative Contact information</b> Work # 207-774-2112 Cell # e-mail: lswett@woodardcurran.com
<b>Billing Information</b> Name: City of Portland - Economic Development Department, c/o Gregory Mitchell Address: 389 Congress Street City/State : Portland/ME Zip Code: 04101	<b>Billing Information</b> Work # 207-874-8945 Cell # Fax# 207-756-8217 e-mail: gmitchell@portlandmaine.gov

<b>Engineer</b> *See Agent/Representative* Name: Address: City/State :                      Zip Code:	<b>Engineer Contact Information</b> Work # Cell #                                      Fax# e-mail:
<b>Surveyor</b> Name: SGC Engineering, LLC c/o Scot MacDonald Address: 501 County Road City/State : Westbrook/ME                      Zip Code:                      04092	<b>Surveyor Contact Information</b> Work # (207)347-8100 Cell #                                      Fax# e-mail:
<b>Architect</b> Name: Scott Simons Architects, c/o Austin Smith Address: 75 York Street City/State : Portland/ME                      Zip Code:                      04101	<b>Architect Contact Information</b> Work # 207-772-4656 Cell #                                      Fax# e-mail: austin@simonsarchitects.com
<b>Attorney</b> Name: Ann Freeman Address: 389 Congress Street City/State : Portland/ME                      Zip Code:                      04101	<b>Attorney Contact Information</b> Work # 207-874-8480 Cell #                                      Fax#                      207-874-8497 e-mail: amf@portlandmaine.gov

**APPLICATION FEES:**

**Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)**

<b>Level III Development (check applicable reviews)</b> ___ Less than 50,000 sq. ft. (\$500.00) ___ 50,000 - 100,000 sq. ft. (\$1,000) ___ 100,000 – 200,000 sq. ft. (\$2,000) ___ 200,000 – 300,000 sq. ft. (\$3,000) ___ over \$300,00 sq. ft. (\$5,000) ___ Parking lots over 11 spaces (\$1,000) ___ After-the-fact Review (\$1,000.00 plus applicable application fee)  <b>Plan Amendments (check applicable reviews)</b> ___ Planning Staff Review (\$250) <u>X</u> Planning Board Review (\$500)  The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	<b>Other Reviews (check applicable reviews)</b> ___ Traffic Movement (\$1,000) ___ Stormwater Quality (\$250) ___ Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = _____ ___ Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ ___ Other _____ ___ Change of Use ___ Flood Plain ___ Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation
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**\*It is our understanding that, as the City of Portland is the Applicant, fees are waived.**

**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:



1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

**APPLICANT SIGNATURE:**

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 
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## PROJECT DATA

The following information is required where applicable, in order to complete the application.

<b>Total Area of Site</b>	1,741,700	sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	595,465	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.		
<b>Impervious Surface Area</b>		
Impervious Area (Total Existing)	0	sq. ft.
Impervious Area (Total Proposed)	405,979	sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>		
Building Footprint (Total Existing)	0	sq. ft.
Building Footprint (Total Proposed)	80,500	sq. ft.
Building Floor Area (Total Existing)	0	sq. ft.
Building Floor Area (Total Proposed)	121,000	sq. ft.
<b>Zoning</b>		
Existing	OP & RP	
Proposed, if applicable	N/A	
<b>Land Use</b>		
Existing	Technology Business Park	
Proposed	N/A	
<b>Residential, If applicable</b>		
# of Residential Units (Total Existing)	N/A	
# of Residential Units (Total Proposed)		
# of Lots (Total Proposed)		
# of Affordable Housing Units (Total Proposed)		
<b>Proposed Bedroom Mix</b>		
# of Efficiency Units (Total Proposed)	N/A	
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
<b>Parking Spaces</b>		
# of Parking Spaces (Total Existing)		
# of Parking Spaces (Total Proposed)		
# of Handicapped Spaces (Total Proposed)		
<b>Bicycle Parking Spaces</b>		
# of Bicycle Spaces (Total Existing)		
# of Bicycle Spaces (Total Proposed)		
<b>Estimated Cost of Project</b>		

<b>PRELIMINARY PLAN (Optional) - Level III Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
		1	Completed Application form
		1	Application fees
		1	Written description of project
		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		1	Evidence of financial and technical capacity
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
			Proposed grading and contours;
			Existing structures with distances from property line;
			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
			Preliminary infrastructure improvements;
			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
			Exterior building elevations.

<b>FINAL PLAN - Level III Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)</b>
X		1	* Completed Application form
N/A*		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
X		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
X		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
X		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

**\*It is our understanding that, as the City of Portland is the Applicant, fees are waived.**

**All application materials, except for amended plat, submitted as part of Level III Site Plan Application, submitted under separate cover.**

Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b> <b>(* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)</b>
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Final Site Plans including the following:</b>
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
X			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
X			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
X			A traffic control plan as detailed in Section 1 of the Technical Manual;
X			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
X			Location and proposed alteration to any watercourse;
X			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
X			Proposed buffers and preservation measures for wetlands;
X			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
X			Ground water protection measures;
X			Existing and proposed sewer mains and connections;

All application materials, except for amended plat, submitted as part of Level III Site Plan Application, submitted under separate cover.

- Continued on next page -

X		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
X		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
X		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
X		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
X		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

All application materials, except for amended plat, submitted as part of Level III Site Plan Application, submitted under separate cover.



**PORTLAND FIRE DEPARTMENT  
SITE REVIEW  
FIRE DEPARTMENT CHECKLIST**

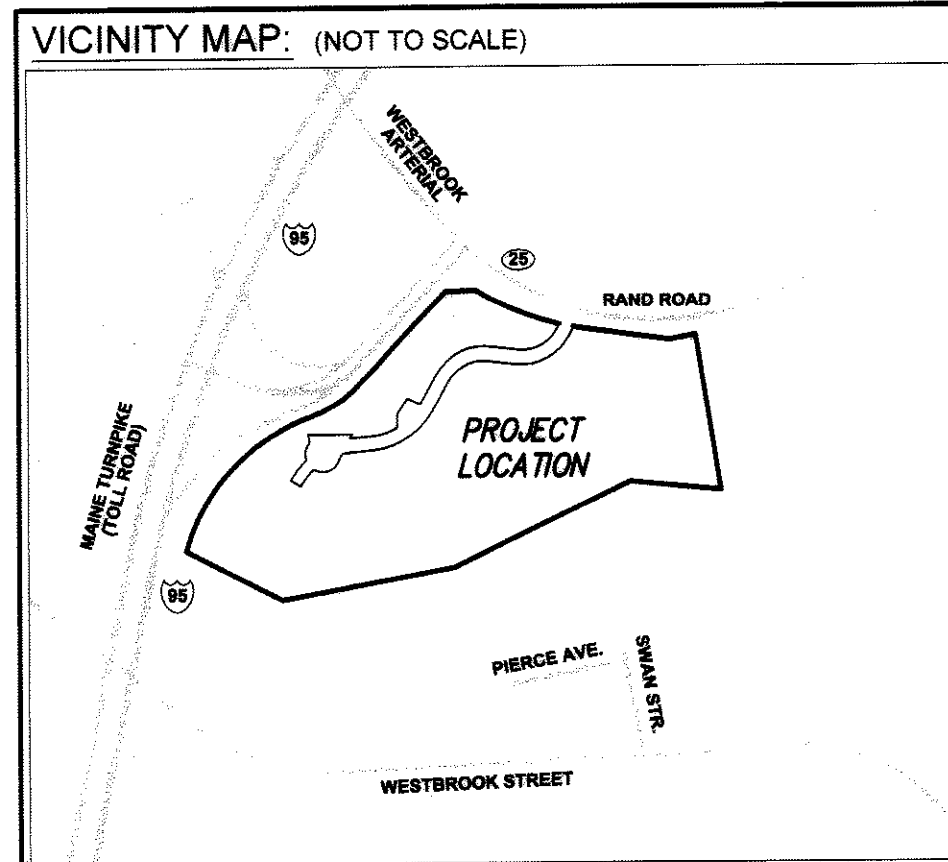


A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
8. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

**All application materials, except for amended plat, submitted as part of Level III Site Plan Application, submitted under separate cover.**



**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	N14°13'38"E	55.87
C4	1180.00	60.59	N85°30'52"E	60.58

LINE	LENGTH	BEARING
L1	20.87	S35°54'41"E
L2	35.12	N24°30'45"W
L3	19.39	S14°11'31"W
L4	2.94	N15°00'00"W
L5	23.23	N32°26'19"E

**EASEMENT AREA 2**

CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C5	76.54	37.59	S43°48'45"E	37.21
C6	74.00	77.50	S59°44'51"E	74.00
C7	114.00	119.39	N59°44'51"W	114.01
C8	60.59	8.26	N41°34'58"W	8.21

LINE	LENGTH	BEARING
L6	48.58	S29°44'44"E
L7	40.00	S00°08'40"E
L8	59.04	N22°44'44"W

**CERTAIN PLANNING BOARD CONDITIONS OF SUBDIVISION APPROVAL**

- THIS APPROVAL ENTITLES THE APPLICANT AND FUTURE DEVELOPERS OF THE OFFICE PARK UNITS TO DEVELOP THE MAXIMUM NUMBER AND SIZE OF PARKING SPACES AS SHOWN ON THE SUBDIVISION PLAT 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 CODES 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 GAS LINE (TO EASEMENT AREA 1 NEAR LCES 5 & 7); AND
- THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, 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 FEND 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.
- 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 RESERVES THE RIGHT TO REVIEW INDIVIDUAL UNITS UNDER THE STANDARDS OF THE SITE PLAN ORDINANCE.

**CERTAIN PLANNING BOARD CONDITIONS OF SITE PLAN APPROVAL**

- PHASE 1 INCLUDES CONSTRUCTION OF ALL PROPOSED RIGHT-OF-WAY IMPROVEMENTS IN RAND ROAD, 880 LF OF PARK ROADWAY WITHIN EASEMENT AREA 1, TEMPORARY GRAVEL TRAIL HEAD PARKING AREA WITHIN EASEMENT AREA 2, TRAIL HEAD PARKING AREA WITHIN EASEMENT AREA 3, LIMITED COMMON ELEMENT AREAS 1, 2 AND 3. PHASE 2 INCLUDES CONSTRUCTION OF REMAINING 450 LF OF PARK ROADWAY WITHIN EASEMENT AREA 1 AND LIMITED COMMON ELEMENT AREAS 4, 5, 6, AND 7.
- 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.

**GENERAL NOTES:**

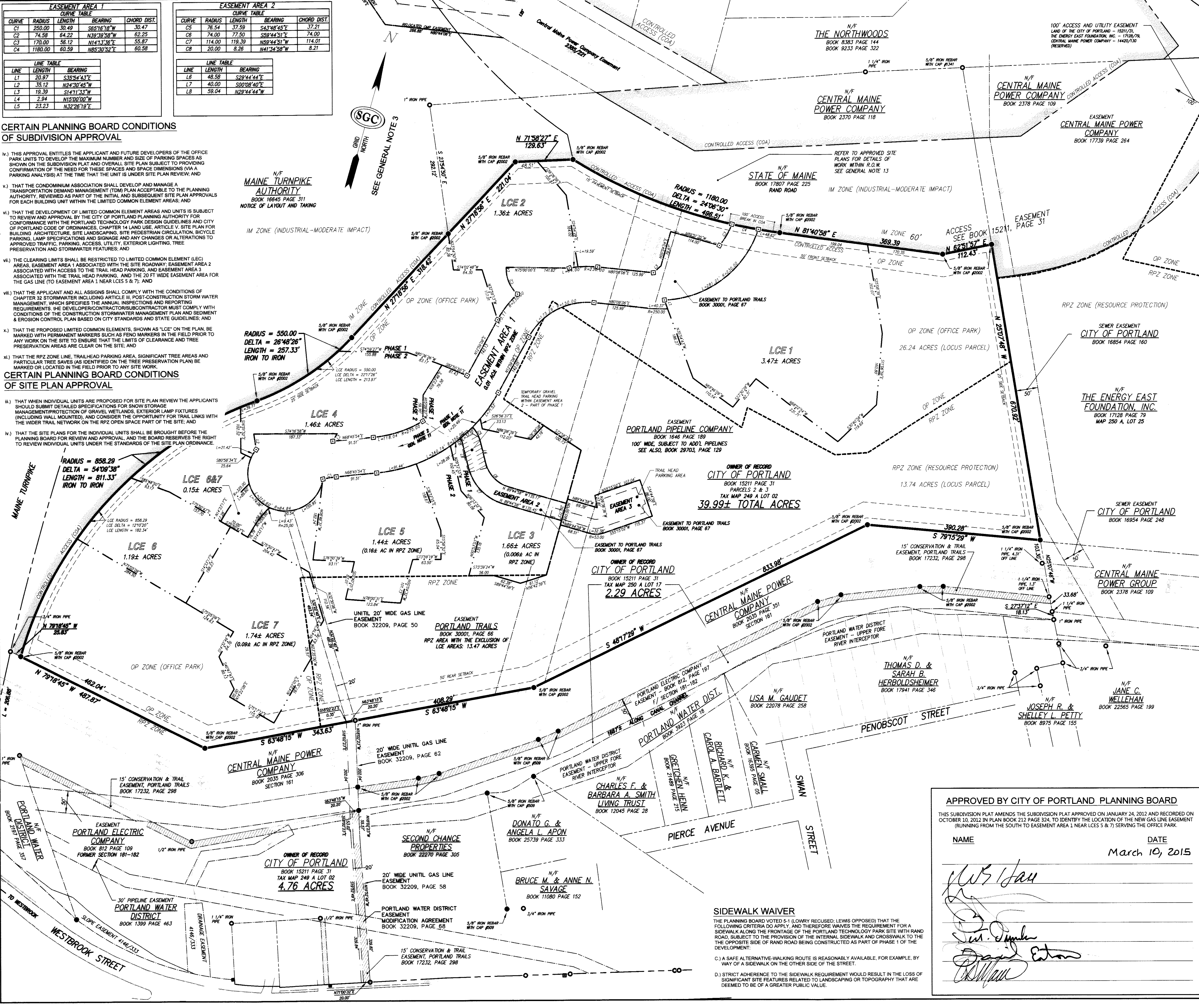
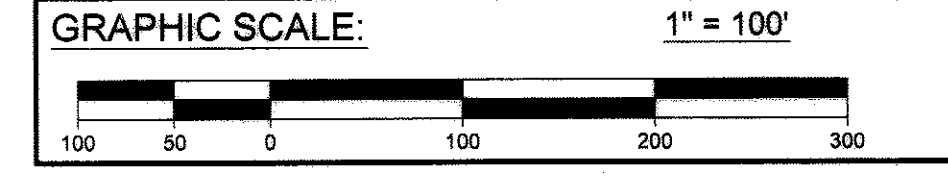
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WOODWARD & CURRIAN, INC. AND SGC ENGINEERING, LLC, DATED SEPTEMBER 8, 2010 AND SIGNED MARCH 14, 2011.
- REFERENCE DEED FOR THE LOCUS PARCEL IS SIMON A. SNYDER, JASON A. SNYDER, RONALD A. BARRIS, TRUSTEE OF THE TERRESE BARRIS MARITAL TRUST, CYNTHIA B. BAKER, TRUSTEE OF THE TERRESE 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 19211, PAGE 031 AT THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFER 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 REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S 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 OFFICE FOR THE MAINE TURNPIKE AUTHORITY.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-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, EXCLUSIVE OF BYLAWS, TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTER 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 LCES 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 ARCHITECT. MONUMENTATION OF THE CLEARING LIMIT BOUNDARIES SHALL OCCUR PRIOR TO THE START OF CONSTRUCTION.
- 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
CONCRETE BOUND	GRANITE BOUND TO BE SET	PIPE	REBAR	SOLID SMOOTH ROD	RAILROAD SPIKE	HANDICAPPED SYMBOL	UTILITY POLE	SQUARE CATCH BASIN	ROUND CATCH BASIN
POINT TYPES & SYMBOLS	SINGLE POST SIGN	ELECTRIC MANHOLE	LIGHT POST	GAS VALVE	GAS VENT PIPE	SEWER MANHOLE	HYDRANT	WATER MANHOLE	WATER SHUT-OFF
CONCRETE 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	UNIT	CONCRETE BOUND	GRANITE BOUND TO BE SET	PIPE	REBAR	SOLID SMOOTH ROD	RAILROAD SPIKE	HANDICAPPED SYMBOL	UTILITY POLE



**APPROVED BY CITY OF PORTLAND PLANNING BOARD**

THIS SUBDIVISION PLAT AMENDS THE SUBDIVISION PLAT APPROVED ON JANUARY 24, 2012 AND RECORDED ON OCTOBER 10, 2012 IN PLAN BOOK 212 PAGE 324, TO IDENTIFY THE LOCATION OF THE NEW GAS LINE EASEMENT (RUNNING FROM THE SOUTH TO EASEMENT AREA 1 NEAR LCES 5 & 7) SERVING THE OFFICE PARK

NAME: \_\_\_\_\_ DATE: March 10, 2015

RECORD OWNER: \_\_\_\_\_

CITY OF PORTLAND - DECLARANT

389 CONGRESS STREET, PORTLAND, MAINE

CUMBERLAND COUNTY REGISTER OF DEEDS  
 Received: June 19, 2015  
 at 12:57 P.M.  
 Filed in Plan Book 215 Page 250  
 ATTEST: \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9-30-2011	SUBMITTAL FOR CONCEPTUAL REVIEW
2	10-7-2011	SECOND SUBMISSION FOR REVIEW
3	1-17-2012	THIRD SUBMISSION FOR REVIEW
4	7-17-2012	REVISED PER CITY OF PORTLAND
5	9-25-2012	REVISED PER WOODWARD & CURRIAN, INC.
6	2-16-2015	REVISED PER PLANNING BOARD HEARING
7	5-15-2015	

SEAL

ONLY VALID WITH ORIGINAL STAMP

DATE: June 5, 2015

**SGC ENGINEERING, LLC**

Civil Design & Survey Engineering  
 Environmental & Regulatory Permitting  
 Electrical Power Systems Engineering

1000 East 20th Street  
 South Portland, ME 04063  
 Fax: 207-882-7118  
 Project: 665001  
 File: BND-665001(1)  
 SHEET 1 OF 1

**FIRST AMENDED SUBDIVISION PLAT**

OF

**PORTLAND TECHNOLOGY PARK CONDOMINIUM**

RAND ROAD, PORTLAND, MAINE

RECORD OWNER:

**CITY OF PORTLAND - DECLARANT**

389 CONGRESS STREET, PORTLAND, MAINE

**SIDEWALK WAIVER**

THE PLANNING BOARD VOTED 5-1 (LOWRY RECUSED; LEWIS OPPOSED) THAT THE FOLLOWING CRITERIA DO APPLY, AND THEREFORE WAIVES THE REQUIREMENT FOR A SIDEWALK ALONG THE FRONTAGE OF THE PORTLAND TECHNOLOGY PARK SITE WITH RAND ROAD, SUBJECT TO THE PROVISION OF THE INTERNAL SIDEWALK AND CROSSWALK TO THE OPPOSITE SIDE OF RAND ROAD BEING CONSTRUCTED AS PART OF PHASE 1 OF THE DEVELOPMENT:

C) A SAFE ALTERNATIVE-WALKING ROUTE IS REASONABLY AVAILABLE, FOR EXAMPLE, BY WAY OF A SIDEWALK ON THE OTHER SIDE OF THE STREET.

D) STRICT ADHERENCE TO THE SIDEWALK REQUIREMENT WOULD RESULT IN THE LOSS OF SIGNIFICANT SITE FEATURES RELATED TO LANDSCAPING OR TOPOGRAPHY THAT ARE DEEMED TO BE OF A GREATER PUBLIC VALUE.

