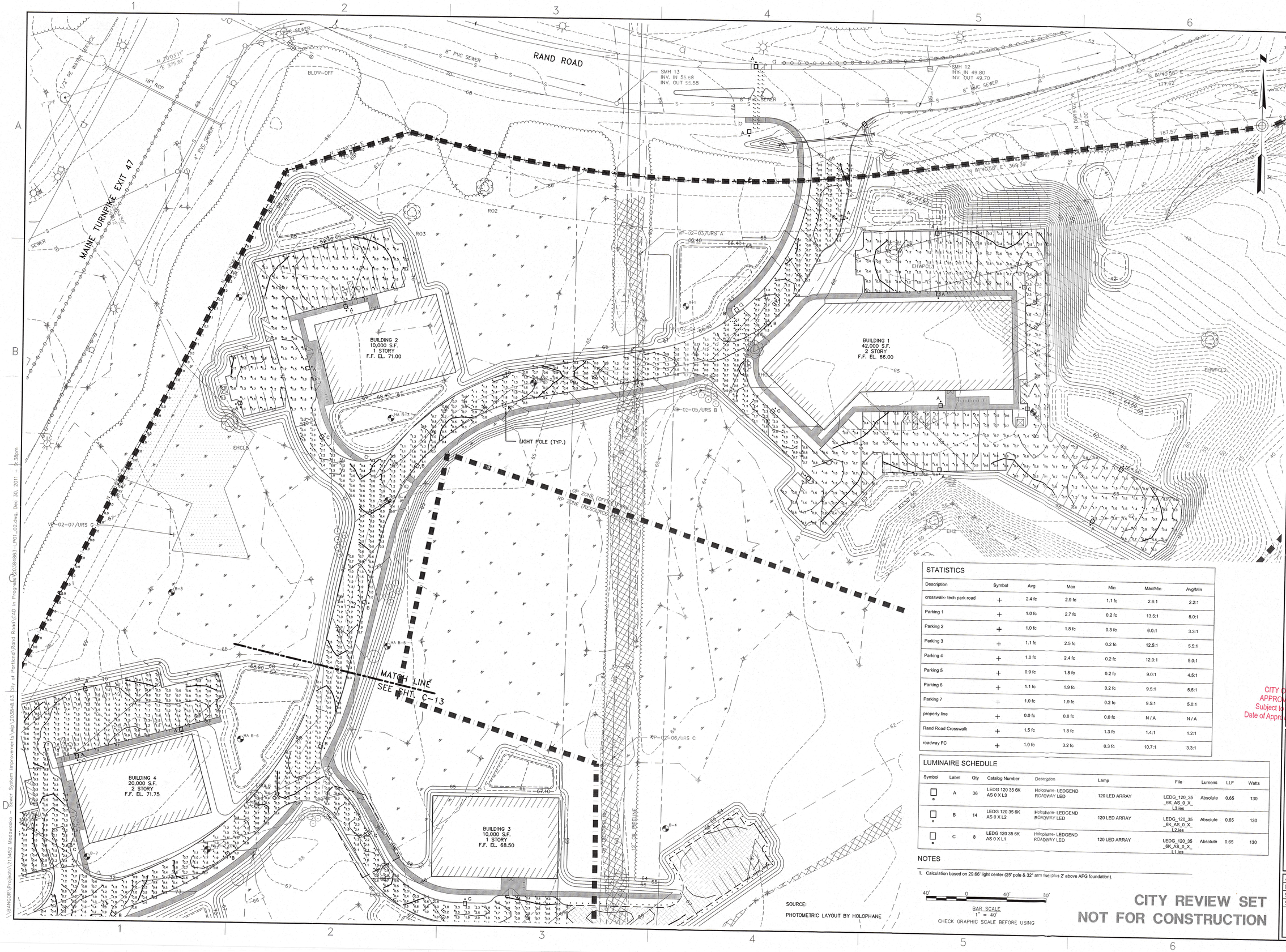

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
crosswalk- tech park road	+	2.4 fc	2.9 fc	1.1 fc	2.6:1	2.2:1
Parking 1	+	1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1
Parking 2	+	1.0 fc	1.8 fc	0.3 fc	6.0:1	3.3:1
Parking 3	+	1.1 fc	2.5 fc	0.2 fc	12.5:1	5.5:1
Parking 4	+	1.0 fc	2.4 fc	0.2 fc	12.0:1	5.0:1
Parking 5	+	0.9 fc	1.8 fc	0.2 fc	9.0:1	4.5:1
Parking 6	+	1.1 fc	1.9 fc	0.2 fc	9.5:1	5.5:1
Parking 7	+	1.0 fc	1.9 fc	0.2 fc	9.5:1	5.0:1
property line	+	0.0 fc	0.8 fc	0.0 fc	N / A	N / A
Rand Road Crosswalk	+	1.5 fc	1.8 fc	1.3 fc	1.4:1	1.2:1
roadway FC	+	1.0 fc	3.2 fc	0.3 fc	10.7:1	3.3:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	36	LEDG 120 35 6K AS 0 X L3	Holophane- LEDGEND ROADWAY LED	120 LED ARRAY	LEDG_120_35_6K_AS_0_X_L3.ies	Absolute	0.65	130
	B	14	LEDG 120 35 6K AS 0 X L2	Holophane- LEDGEND ROADWAY LED	120 LED ARRAY	LEDG_120_35_6K_AS_0_X_L2.ies	Absolute	0.65	130
	C	8	LEDG 120 35 6K AS 0 X L1	Holophane- LEDGEND ROADWAY LED	120 LED ARRAY	LEDG_120_35_6K_AS_0_X_L1.ies	Absolute	0.65	130

NOTES

1. Calculation based on 29.66' light center (25' pole & 32" arm rise) plus 2' above AFG foundation).

SOURCE:
PHOTOMETRIC LAYOUT BY HOLOPHANE

40' 0 40' 80'
BAR SCALE
1" = 40'
CHECK GRAPHIC SCALE BEFORE USING

CITY REVIEW SET
NOT FOR CONSTRUCTION

WOODARD & CURRAN
41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

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REV	DESCRIPTION	DATE

DESIGNED BY: MKC
DRAWN BY: JDE
CHECKED BY: AS
203848-LP01.dwg

LIGHTING PHOTOMETRIC PLAN 1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 01-24-2012

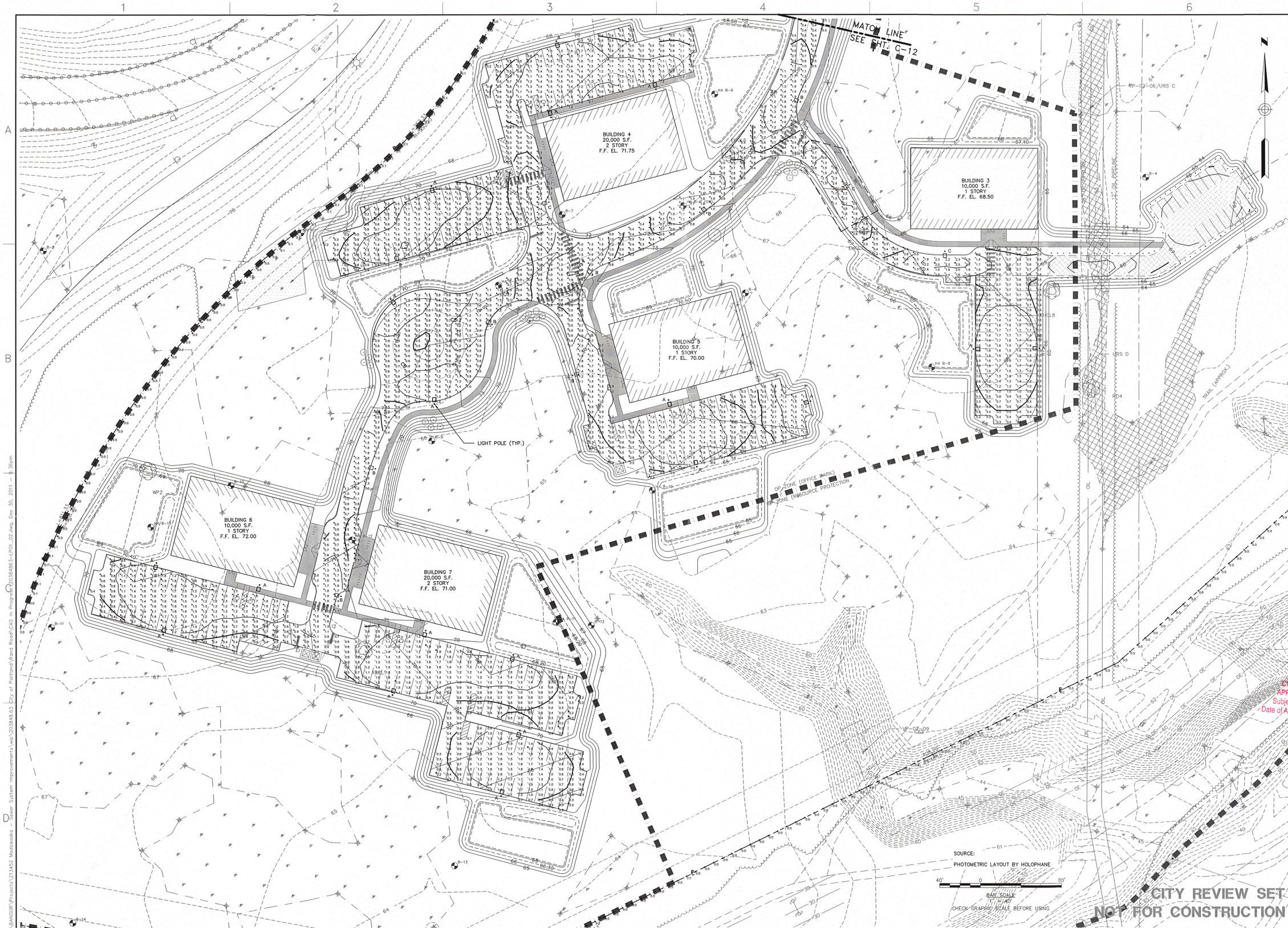
CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: 1"=40'
SHEET: OF

LP-01

\\BANGOR\Projects\21345\2 Madawaska - Sewer System Improvements\wip\203848.63 City of Portland\Rand Road\CAD in Progress\203848.63-LP01_00.dwg, Dec 30, 2011 - 1:38pm



CITY REVIEW SET
NOT FOR CONSTRUCTION

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 01-24-2012

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REV	DESCRIPTION	DATE

DESIGNED BY: MKC | CHECKED BY: DAS
DRAWN BY: JDE | 20384863-LP01_02.dwg

LIGHTING PHOTOMETRIC PLAN 2

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

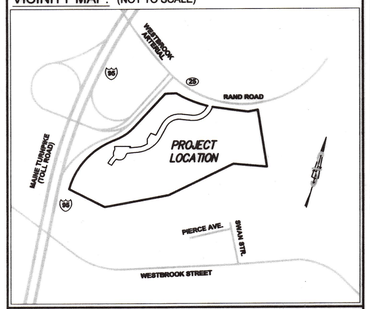
PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: 1"=40'
SHEET: OF

LP-02

\\BANGOR\Projects\213452 Madawaska - Sewer System Improvements\wip\203848.63 City of Portland\Rand Road\CAD In Progress\20384863-LP01_02.dwg, Dec 30, 2011 - 9:36pm

VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WOODARD & CURRAN, INC. AND SGC ENGINEERING LLC, DATED SEPTEMBER 8, 2010 AND SIGNED MARCH 14, 2011.

2) REFERENCE DEED FOR THE LOCUS PARCEL IS SIMON A. SNYDER, JASON A. SNYDER, RONALD A. BARRIS, TRUSTEE OF THE THERESE BARRIS MARITAL TRUST, CYNTHIA B. BAKER, TRUSTEE OF THE THEODORE BARRIS TRUST, RONALD A. BARRIS AND CYNTHIS 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.

3) THE BEARINGS SHOWN HEREON ARE REFER TO GRID NORTH AND ARE BASED ON PLAN REFERRED TO UNDER MAP REFERENCES, NOTE 1.

4) 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.

5) 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.

6) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).

7) 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.

8) REFERENCE IS HEREBY MADE TO THE PORTLAND TECHNOLOGY PARK CONDOMINIUM DECLARATION OF CONDOMINIUM, INCLUSIVE OF BYLAWS, TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK _____, PAGE _____.

9) ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

10) 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. 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 ARBORIST. MONUMENTATION OF THE CLEARING LIMIT BOUNDARIES SHALL OCCUR PRIOR TO THE START OF CONSTRUCTION.

11) PHASE 1 INCLUDES CONSTRUCTION OF ALL PROPOSED RIGHT-OF-WAY IMPROVEMENTS IN RAND ROAD; 950 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.

12) 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.

13) 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.

14) 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:

1) 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	SINGLE POST SIGN
GRANITE BOUND TO BE SET	ELECTRIC MANHOLE
PIPE	LIGHT POST
REBAR	GAS VALVE
SOLID SMOOTH ROD	GAS VENT PIPE
RAILROAD SPIKE	SEWER MANHOLE
HANDICAPPED SYMBOL	HYDRANT
UTILITY POLE	WATER MANHOLE
SQUARE CATCH BASIN	WATER SHUT-OFF
ROUND CATCH BASIN	WATER VALVE
DRAIN MANHOLE	DECIDUOUS TREE
LIMITED COMMON ELEMENT	L.C.E.

GRAPHIC SCALE: 1" = 100'

100 50 0 100 200 300

EASEMENT AREA 1 CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C1	250.00	30.49	S65°16'18"W	30.47
C2	74.58	64.22	N39°39'58"W	62.25
C3	170.00	56.12	N14°13'36"E	55.87
C4	1180.00	60.59	N85°30'52"W	60.58

EASEMENT AREA 1 LINE TABLE

LINE	LENGTH	BEARING
L1	20.97	S35°54'43"E
L2	35.12	N24°30'45"W
L3	19.39	S14°11'33"W
L4	2.94	N15°00'00"W
L5	23.23	N32°28'19"E

EASEMENT AREA 2 CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C5	76.54	37.59	S43°46'45"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	20.00	8.26	N41°34'58"W	8.21

EASEMENT AREA 2 LINE TABLE

LINE	LENGTH	BEARING
L6	48.58	S29°44'44"E
L7	40.00	S00°08'40"E
L8	59.04	N29°44'44"W

CERTAIN PLANNING BOARD CONDITIONS OF SUBDIVISION APPROVAL

iv.) 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

v.) 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

vi.) 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

vii.) THE CLEARING LIMITS SHALL BE RESTRICTED TO LIMITED COMMON ELEMENT (LEC) 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

viii.) 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

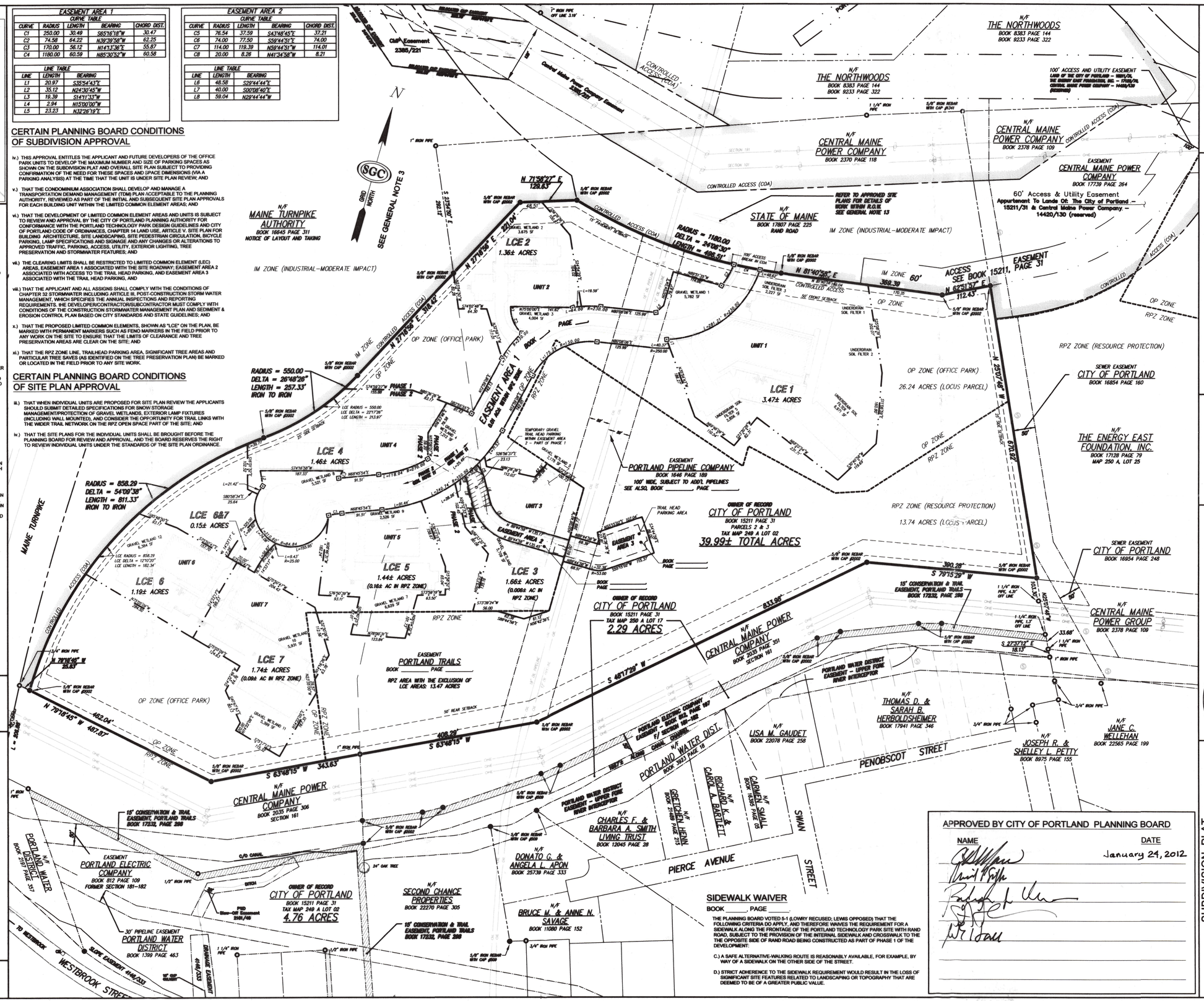
x.) THAT THE PROPOSED LIMITED COMMON ELEMENTS, SHOWN AS "LCE" ON THE PLAN, BE MARKED WITH PERMANENT MARKERS SUCH AS FENO MARKERS IN THE FIELD PRIOR TO ANY WORK ON THE SITE TO ENSURE THAT THE LIMITS OF CLEARANCE AND TREE PRESERVATION AREAS ARE CLEAR ON THE SITE; AND

xi.) 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

iii.) 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

iv.) 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.



SIDEWALK WAIVER

BOOK _____, PAGE _____.

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 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.

APPROVED BY CITY OF PORTLAND PLANNING BOARD

NAME	DATE
	January 24, 2012

CUMBERLAND COUNTY, ss REGISTRY OF DEEDS
Received: October 10, 2012
at 3 h 52 m P M, and
Filed in Plan Book 212 Page 324
ATTEST: Linda E. Pelkey Register

REVISIONS:

NO.	DATE	
1	8-30-2011	SUBMITTAL FOR CONCEPTUAL REVIEW
2	10-17-2011	SECOND SUBMISSION FOR REVIEW
3	1-17-2012	THIRD SUBMISSION FOR REVIEW
4	7-17-2012	FINAL SUBMISSION FOR REVIEW
5	9-25-2012	REVISED PER WOODARD & CURRAN, INC.

SEAL 9/27/12 ONLY VALID WITH ORIGINAL STAMP

SGC ENGINEERING, LLC
• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering
SERVING OUR CLIENTS IN THE U.S.A. & CANADA
Target Technology Center, 95 Sawyer Road, Waterville, Maine 04901, Tel: 207-547-8100, Fax: 207-547-8101
South Burlington, VT 05403, 1500 East 20th Street, Suite 1, Tel: 802-865-1718, Fax: 802-865-6801
Farmington, NM 87401, 1000 East 30th Street, Tel: 505-566-8874

DATE: 09-29-11 | DRAWN: DEB | PROJECT: 660001
SCALE: 1" = 100' | CHECKED: | FILE: BND-660001
CHECK: XXX

SHEET 1 OF 1

SUBDIVISION PLAT OF
PORTLAND TECHNOLOGY PARK CONDOMINIUM
RAND ROAD, PORTLAND, MAINE

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