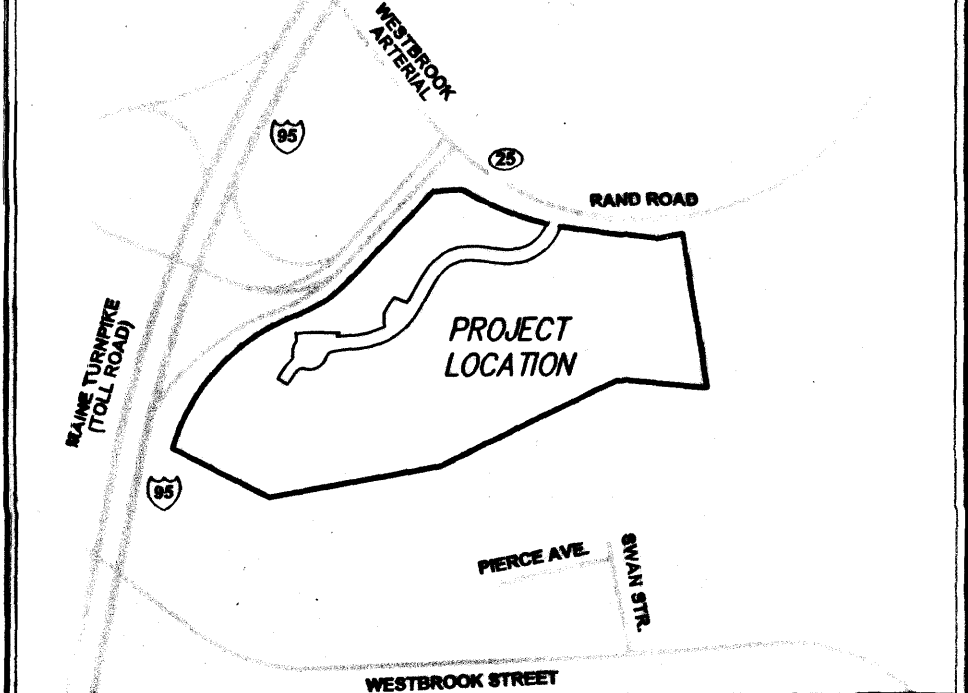


VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WOODWARD & 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. DYNODER, JASON A. DYNODER, RONALD A. BARRIS, TRUSTEES OF THE THEODORE 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, 1989 AND RECORDED IN DEED BOOK 15211, PAGE 631 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 4 ASSESSORS MAP 249. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSORS 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. SHOULDN'T BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION (885-344-7233).
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 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 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. THE CONSTRUCTION OF APPROXIMATELY 1,000 FEET OF THE EASEMENT AREA 1 ROADWAY AND UTILITIES TO A LOCATION JUST BEYOND THE ENTRANCE OF LCE #4, AND THE CONSTRUCTION OF LCE #1, LCE #2, LCE #3 AND LCE #4.
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 ORDERS, AND ENGINEER 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 WITHIN A STORMWATER MANAGEMENT PLAN AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.
15) A TABLE OF BASE INFORMATION ABOUT THE PORTLAND TECHNOLOGY PARK, INCLUDING PARKING, IMPERVIOUS SURFACE, STORMWATER TREATMENT, AND OTHER GENERAL SITE INFORMATION IS AVAILABLE WITH THE PLANNING AND URBAN DEVELOPMENT DEPARTMENT AND WILL BE UPDATED WITH EACH LCE DEVELOPMENT.
16) THERE ARE TWO PREVIOUS PLATS NOW SUPERSEDED:
- ORIGINAL SUBDIVISION PLAT APPROVED ON JANUARY 24, 2012 AND RECORDED ON OCTOBER 10, 2012 IN PLAN BOOK 212 PAGE 324
- FIRST AMENDED SUBDIVISION PLAT APPROVED MARCH 10, 2018 AND RECORDED JUNE 19, 2018 IN PLAN BOOK 215 PAGE 250, WHICH AMENDED THE ORIGINAL SUBDIVISION PLAT TO IDENTIFY THE LOCATION OF THE NEW GAS LINE EASEMENT SERVING THE OFFICE PARK.
17) PRIOR TO STARTING WORK ON ANY SITE, A PERFORMANCE GUARANTEE SHALL BE PROVIDED TO THE CITY AND APPROVED BY THE CITY OF PORTLAND PLANNING DIRECTOR.

MAP REFERENCES:

- 1) A PLAN ENTITLED "PLAN OF STANDARD BOUNDARY SURVEY, PROPERTY OF THE CITY OF PORTLAND, WESTBROOK STREET, PORTLAND, MAINE" DATED OCT. 1987 AND LAST REVISED OCT. 23, 2002, PREPARED BY LAND SERVICES INC.

LEGEND: LINTYPES & 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

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
SINGLE POST SIGN
ELECTRIC MANHOLE
LIGHT POST
GAS VALVE
GAS VENT PIPE
SEWER MANHOLE
HYDRANT
WATER MANHOLE
WATER SHUT-OFF
WATER VALVE
DECIDUOUS TREE

GRAPHIC SCALE: 1" = 100'

EASEMENTS

- EASEMENT 1 - EASEMENT AREA 1 INCLUDES THE SIDEWALK AND RIGHT-OF-WAY BENEATH IT, SEWER, WATER, AND NATURAL GAS LINES, AS WELL AS A DUCT BANK, WHICH ACCOMMODATES ELECTRICITY AND TELECOMMUNICATIONS LINES. UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL.
EASEMENT 2 - EASEMENT AREA 2 INCLUDES THE DRIVEWAY THROUGH LCE 3, PROVIDING ACCESS TO THE TRAIL HEAD PARKING EASEMENT AREA 3.
EASEMENT 3 - EASEMENT AREA 3 INCLUDES THE TRAIL HEAD PARKING AREA.
EASEMENT 4 - PORTLAND WATER DISTRICT EASEMENT INCLUDES EASEMENT AREA 1, EASEMENT AREA 2, EASEMENT AREA 3, AND THE RPZ AREA ON THE PROPERTY WITH THE EXCLUSION OF THE LOCUS PARCEL. BOOK 3089, PAGE 66, AMENDED BOOK 2264, PAGE 29.
EASEMENT 5 - UNTIL EASEMENT INCLUDES EASEMENT AREA 1, AND 20' FOOT WIDE GAS LINE EASEMENT BETWEEN PROPERTY BOUNDARY AND EASEMENT AREA 1 BOUNDARY. UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1 AND SHEET C-08 TECHNOLOGY PARK UTILITY PLAN 2, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL. BOOK 3276, PAGE 34.
EASEMENT 6 - PORTLAND WATER DISTRICT EASEMENT INCLUDES EASEMENT AREA 1 UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1 AND SHEET C-08 TECHNOLOGY PARK UTILITY PLAN 2, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL. BOOK 3276, PAGE 34.
EASEMENT 7 - CMP EASEMENT INCLUDES EASEMENT AREA 1 UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1 AND SHEET C-08 TECHNOLOGY PARK UTILITY PLAN 2, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL. BOOK 3276, PAGE 34.
EASEMENT 8 - FAIRPORT EASEMENT INCLUDES EASEMENT AREA 1 UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1 AND SHEET C-08 TECHNOLOGY PARK UTILITY PLAN 2, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL. BOOK 3276, PAGE 34.
EASEMENT 9 - PORTLAND WATER DISTRICT EASEMENT INCLUDES EASEMENT AREA 1 UTILITIES ARE LOCATED AS SHOWN ON SHEET C-05 TECHNOLOGY PARK UTILITY PLAN 1 AND SHEET C-08 TECHNOLOGY PARK UTILITY PLAN 2, PREPARED BY WOODWARD & CURRAN AND DATED 2016, FILED WITH THE CITY OF PORTLAND AS PART OF THE LEVEL II SITE PLAN APPROVAL. BOOK 3276, PAGE 34.
EASEMENT 10 - PORTLAND PIPELINE EASEMENT INCLUDES 100' FOOT WIDE PIPELINE EASEMENT CROSSING PROPERTY, SUBJECT TO ADDITIONAL PIPELINES. BOOK 1046 PAGE 18. SEE ALSO BOOK 3078 PAGE 18.

CERTAIN PLANNING BOARD CONDITIONS OF SUBDIVISION APPROVAL

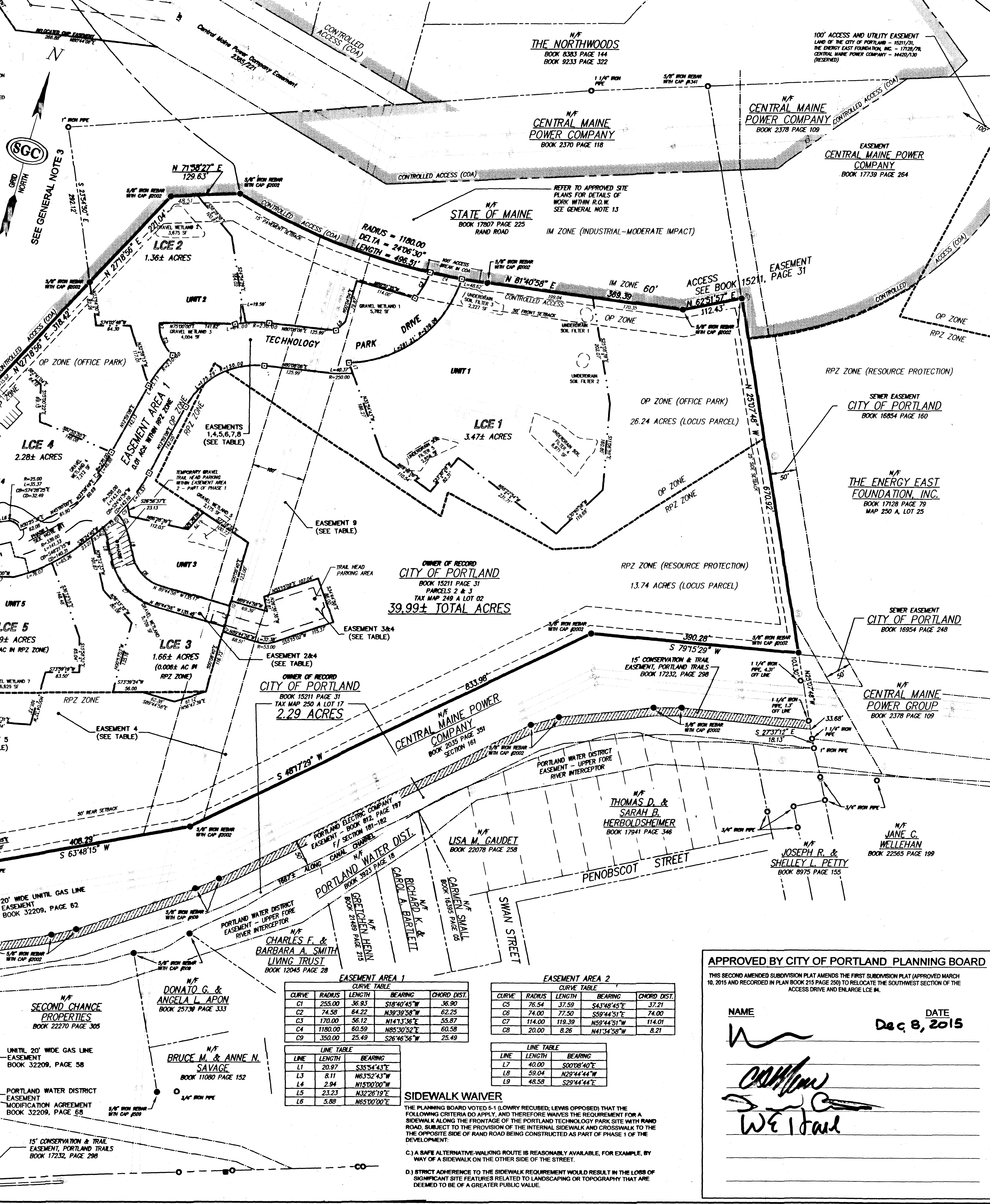
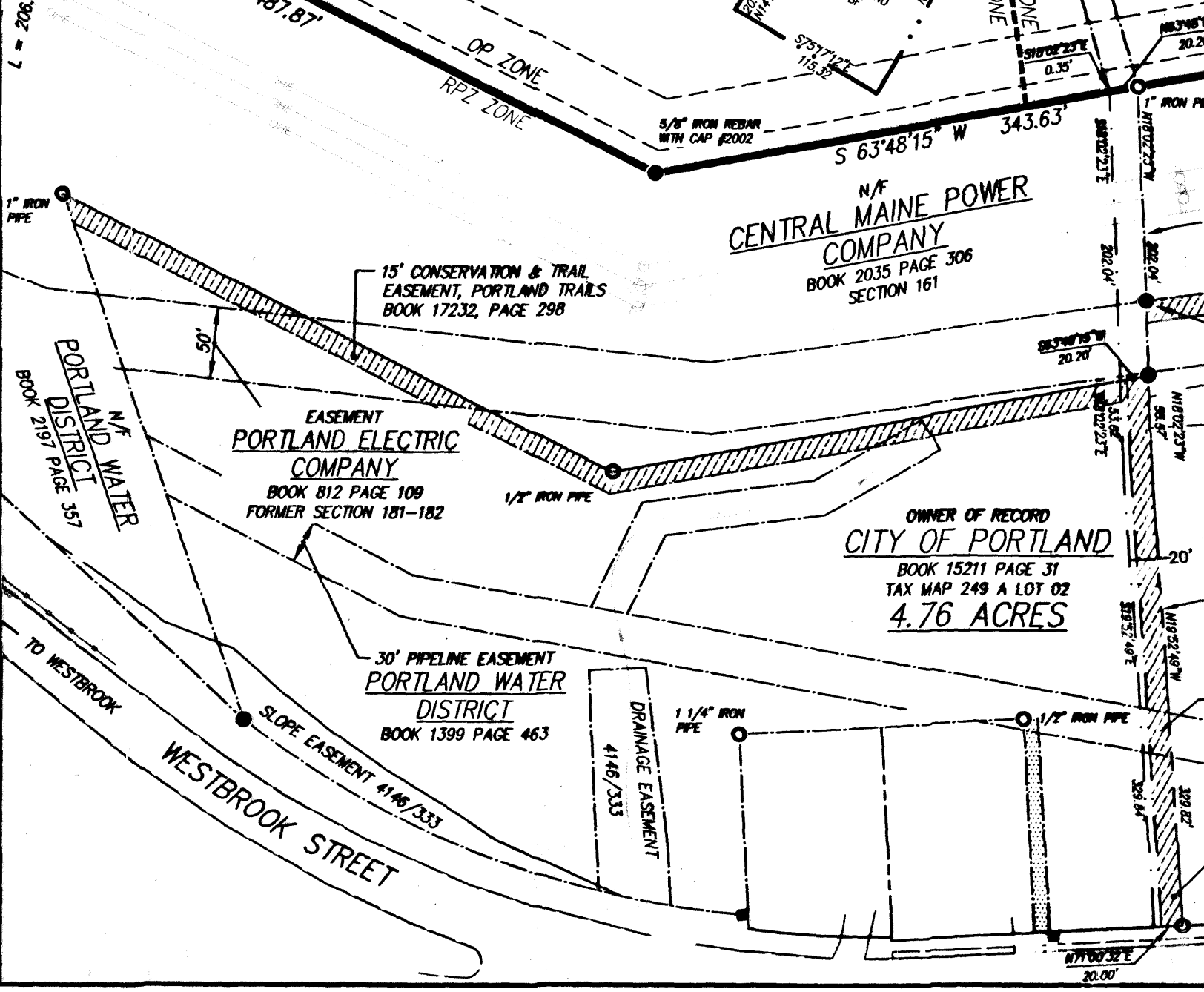
- 1) THIS APPROVAL ENTITLES THE APPLICANT AND FUTURE DEVELOPERS OF THE OFFICE PARK UNITS TO DEVELOP THE MAXIMUM NUMBER AND SIZE OF PARKING SPACES AS SHOWN ON THE SUBDIVISION PLAN AND OVERALL SITE PLAN SUBJECT TO PROVIDING CONFIRMATION OF THE NEED FOR THESE SPACES AND SPACE DIMENSIONS ON A PARKING ANALYSIS AT THE TIME THAT THE LIMIT IS UNDER SITE PLAN REVIEW, AND
2) 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 AREA, AND
3) 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 REVIEW BUILDING ARCHITECTURE, SITE LANDSCAPING, SITE PEDESTRIAN CIRCULATION, BICYCLE PARKING, LAWN SPECIFICATIONS AND SIGNAGE AND ANY CHANGES OR ALTERATIONS TO APPROVED TRAFFIC, PARKING, ACCESS, UTILITY, EXTERIOR LIGHTING, TREE PRESERVATION AND STORMWATER FEATURES; AND
4) 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
5) THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; AND
6) 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
7) THAT THE RPZ ZONE LINE, TRAIL HEAD 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

- 1) 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 OPERATIONAL TRAIL LINKS WITH THE WIDER TRAIL NETWORK ON THE RPZ OPEN SPACE PART OF THE SITE, AND
2) 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

- 1) 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 OPERATIONAL TRAIL LINKS WITH THE WIDER TRAIL NETWORK ON THE RPZ OPEN SPACE PART OF THE SITE, AND
2) 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.



CUMBERLAND COUNTY, IS REGISTRY OF DEEDS
Received: 17/FEB/2015
File to Plan Book: 216 Page 63
ATTEST: [Signature]

Table with columns: NO., DATE, REVISIONS. Includes entries for SUBMITTAL FOR CONCEPTUAL REVIEW, SECOND SUBMISSION FOR REVIEW, THIRD SUBMISSION FOR REVIEW, etc.

SEAL
MAY 8 2016
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

APPROVED BY CITY OF PORTLAND PLANNING BOARD
THIS SECOND AMENDED SUBDIVISION PLAT AMENDS THE FIRST SUBDIVISION PLAT APPROVED MARCH 10, 2015 AND RECORDED IN PLAN BOOK 215 PAGE 250 TO RELOCATE THE SOUTHWEST SECTION OF THE ACCESS DRIVE AND ENLARGE LCE #4.
NAME: [Signature]
DATE: Dec 8, 2015
RECORD OWNER: CITY OF PORTLAND