

148-A-4

2011-305

138 Cancro Rd.

Truck Bay Expansion
CMP



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 8, 2011

ROBERT MEADER
CENTRAL MAINE POWER COMPANY
83 EDISON DRIVE
AUGUSTA, ME 04336

SPAULDING ENGINEERING AND
CONSTRUCTING SERVICES, INC.
ATTENTION: DANIEL E. SPAULDING, PE
24 COMMON STREET
WATERVILLE, ME 04901

| | | | |
|---------------|-----------------------------|-------------|-----------|
| Project Name: | EXPANSION OF TRUCK BAY | Project ID: | 2011-305 |
| Address: | 138 CANCO ROAD | CBL: | 148-A-006 |
| Applicant: | CENTRAL MAINE POWER COMPANY | | |
| Planner: | SHUKRIA WIAR | | |

Dear Mr. Meader:

On August 8, 2011, the Portland Planning Authority approved a Level II site plan for a new 874 square foot truck bay addition at 138 Canco Road as submitted by Central Maine Power Company and shown on the approved plan prepared by Daniel Spaulding of Spaulding Engineering and Construction Services and dated - 03.11.2011 with the following conditions:

1. The proposed lighting catalogue cuts shall be submitted for review and approval by the Planning Authority, prior to the issuance of a building permit.
2. The applicant shall provide an Erosion and Sedimentation Control Plan and details in accordance with Maine DEP Chapter 500 Basic Standards. The plan should address the applicant's means of limiting runoff of sediment onto the adjacent City street, limiting the tracking of mud and sediment from construction vehicles, dust control, and measures to prevent sediment from entering the City's storm drain system for review and approval by the Planning Authority, prior to the issuance of a building permit.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL


Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.

2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount (a minimum fee of \$300 is required) and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. If there are any questions, please contact Shukria Wiar at 756-8083 or via shukriaw@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments: 1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division
Lannie Dobson, Administrative Assistant
Michael Bobinsky, Public Services Director

Katherine Eartley, Public Services
David Senus, Woodard & Curran
Assessor's Office
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, TY LIN International

Memorandum
Department of Planning and Urban Development
Planning Division



To: Phil DiPierro- Development Review Coordinator
Assessor's Office
Capt. Chris Pirone- Fire Department
Matt Doughty- Public Services
Marge Schmuckal- Zoning Administrator
Bill Clark- Public Services and CD only

From: Shukria Wiar, Planner

Date: August 29, 2011

RE: 138 Canco Road- CMP Building Addison

CBL: 148-A-006

App #: 2011-305

Project Address: 138 Canco Road

Let me know if you have any questions.

Thanks.

Spaulding Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901
Phone (207) 861-9923 ~ Fax (207) 861-9923

July 19, 2011

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Maine
Planning & Urban Development Department
Planning Division
389 Congress Street
Portland, Maine 04101-3509

RE: Central Maine Power Company – 138 Canco Road, Proposed New 874 Square Foot East Truck Bay Addition – Level II Final Site Plan Development Review Application

Dear Ms. Barhydt,

Thank-you for taking the time to meet with me on Thursday, July 30 to provide a preliminary review of Central Maine Power Company's proposed 874 square foot east line truck addition at their 138 Canco Road facility. The new 5'-6" wide by 158'-10" long addition is being constructed in order to allow the newer model CMP line trucks to utilize the existing east truck bays. The new trucks are longer than the older models and do not fit in the existing truck bays.

Spaulding Engineering and Construction Services, Inc. on behalf of Central Maine Power Company is submitting the Level II –Final Site Plan Development Review Application for the new 874 square foot east truck bay addition.

Please find enclosed the following:

1. A check made out to the City of Portland in the amount of \$ 400 for the "Level II Development Final Site Development Review"
2. One (1) hard copy of the Level II – Final Site Plan Development Review Application.
3. One (1) full size 24" x 36" hard copy of the following drawings:
 - 742-60-002 "Site Plan" Revision 0 dated 07/11/11.
 - 742-61-032 "New Cross Section & Details" Rev. 1 dated 07/19/11.
 - 742-60-001 "Plan & Elevation" Rev. 0 dated 07/11/11.
 - 742-64-002 "New Structural Elevation & Details" Rev. 0 dated 07/11/11
 - 742-64-003 "New Structural & Demolition Cross Sections" Rev. 0 dated 07/11/11
 - 742-64-004 "Foundation Plan & Details" Rev. 0 dated 07/11/11
 - 742-61-28 "Warehouse & Truck Bay Plan" Rev. 0 dated -7/11/11.
 - 51-367-0002r "First Floor Sprinkler Plan" dated 10/12/54.
4. One (1) Cd with the application and drawings in electronic format.

Spaulling Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901
Phone (207) 861-9923 ~ Fax (207) 861-9923

We believe that we have provided all of the information required to proceed with the Level II - Final Site Plan Review. If you should have any questions, comments or require any further information regarding the proposed development, please contact me at (207) 861-9923.

Sincerely:

Daniel E. Spaulding P.E.

CC: R. Meader, CMP
R. Arbour, CMP
G. Mirabile, CMP

Barbara Barhydt - RE: Central Maine Power Company 138 Canco Road - 874 s.f. East Truck Bay Addition Preplanning Meeting

From: "Dan Spaulding" <dan@spauldingengineering.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>
Date: Thursday, June 23, 2011 3:11 PM
Subject: RE: Central Maine Power Company 138 Canco Road - 874 s.f. East Truck Bay Addition Preplanning Meeting
CC: "Robert Meader" <robert.meader@cmpco.com>
Attachments: 51-116.TIF; 1256.TIF; Canco Road Deed Description.TIF

Barbara, CMP does not have a licensed surveyor stamped boundary survey. They have a survey drawing that was done by their in house surveyor when they used to have an engineering department. I have attached the drawings that they currently have. I have advised CMP that the boundary survey was a part of the application, they were hoping that since the addition was in the front of the building that the deed description and the old information would suffice. If a stamped boundary survey is required we will make the provisions to get it completed. Please advise. Thanks, Dan

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Thursday, June 23, 2011 2:08 PM
To: Dan Spaulding
Subject: Re: Central Maine Power Company 138 Canco Road - 874 s.f. East Truck Bay Addition Preplanning Meeting

Hi Dan:

I note that the site plan is not based upon a survey. One of the requirements is a boundary survey stamped by a Maine licensed surveyor. Does CMP have a boundary survey of their site to include in the application?

Thanks.

Barbara

>>> "Dan Spaulding" <dan@spauldingengineering.com> Tuesday, June 21, 2011 2:35 PM >>>
 Barbara, Please find attached a brief description and preliminary plans of the proposed Central Maine Power Company 2011 East Truck Bay Extension Project located at 138 Canco Road.. CMP needs to extend their line truck storage bays by 5'-6" over 158'-10" to accommodate longer trucks. The addition is on the Canco Road side. I have attached a photo of the existing façade which will look very similar once the addition is added. I look forward to meeting with you in the near future to move this project along. Thank-you in advance for your assistance. Dan

Daniel E. Spaulding P.E.
 Spaulding Engineering and Construction Services, Inc.
 24 Common Street
 Waterville, Maine 04901
 Tel. (207) 861-9923
 Fax (207) 861-9923
 e-mail: dan@spauldingengineering.com

CENTRAL MAINE POWER COMPANY

*NEW 874 SQUARE FOOT
EAST TRUCK BAYS ADDITION
TO THE EXISTING SERVICE BUILDING
LOCATED AT 162 CANCO ROAD IN
PORTLAND, MAINE*

PROJECT DESCRIPTION

Prepared By: Daniel E. Spaulding P.E.
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
(207) 861-9923

06/21/11

DEVELOPMENT DESCRIPTION

1. EXISTING SITE DESCRIPTION:

The proposed new 874 square foot east truck bay addition is located at 138 Canco Road.

The site is owned by Central Securities Corporation and serves as Central Maine Power Company's (CMP) Portland service building. The existing main building currently has 103,357 square feet of floor space that is a mixed occupancy consisting of IBC Groups B, S-1 & S-2. A separate 11,412 square foot metal storage building with an IBC low hazard storage Group S-2 classification also occupies the site. Approximately ??? square feet of the site is paved. The entire site occupies 6.9 acres. The CBL number is 148 A006001, the book and page number is 10424/119.

Water is provided by City water supply.

Sewerage is provided by the Portland Sewage District.

See Drawing SD-1 for Existing Site Plan

2. PROPOSED NEW 874 FOOT EAST TRUCK BAY ADDITION:

The existing distance from the interior loading dock to the existing overhead doors at the east truck bays is no longer adequate for the new longer CMP line trucks. The existing east truck bay is classified as an IBC low hazard storage use group S-2. In order to adequately house the new line trucks CMP is requesting to construct a truck bay addition. The new addition would be on the east side of the building where the east truck bay is currently located. The existing east bay currently has twelve (12) 13'-6" high by 12'-0" wide overhead doors. The new addition would be 5'-6" deep and 158'-10" long. It would have the same twelve (12) overhead doors which would be 13'-5" high by 11'-6" wide.

The new building which is in the IBC low hazard storage use group S-2 would be constructed of non combustible materials with a single pitched roof. The existing east truck bay is currently sprinkled and the existing system would be extended to protect the new addition.

The existing building is in the IM- Industrial – Moderate Impact zone. The existing building has an overall height of 30'-8" above grade and a minimum setback from the east property line of approximately 50'. The new 5'-6" addition would reduce the east property line set back to 44'-6".

Fire protection would be provided by extending the existing east truck bay sprinkler system to cover the new addition area.

The new addition would not increase the impervious area as the location of the new addition is an existing paved drive.

There will be no additional city water or sewerage requirements due to the new addition.

PRELIMINARY AND FINAL SITE PLAN DEVELOPMENT REVIEW APPLICATION

1. Project Name:
 - Central Maine Power Company 2011 East Truck Bay Extension

2. Owner's Name and Address:
 - The owner's address is
Central Securities Corporation
C/o Central Maine Power Company
83 Edison Drive
Augusta, Maine 04330
Contact person: Mr. Robert Meader, Project Manager
Tel. (207) 623-3521 ext. 2390
Fax: (207)621-4737
Cell: 458-3262
Email: robert.meader@cmpco.com

3. Tax Map Information:
 - CBL Number 148 A006001
 - Book and Page: 10424/119
 - The deed for the site is included in Appendix A

4. Engineer:
 - Civil/Structural Engineering/Project Management:
Spaulding Engineering and Construction Management, Inc.
24 Common Street
Waterville, Maine 04901
Daniel E. Spaulding P.E. # 6097
Tel. (207) 861-9923
Fax (207) 861-9923
Cell: (207) 649-6726
Email: dan@spauldingneengineering.com

5. Project Data:
 - The total site area is 300,702 square feet.

- The total disturb area for the new addition would be approximately 2274 square feet which would be represented by the 874 square feet for the building footprint and approximately 1400 square feet of repaving in front and on the sides of the new addition.
6. Impervious Surface Area:
 - Proposed Paved Area: ??? square feet
 - Existing total impervious area: square feet
 - Proposed total impervious area: square feet
 - Proposed Impervious net change: 0 square feet
 7. Building Area:
 - Proposed Building Foot Print: square feet
 - Proposed Building footprint net change: 854 square feet
 - Existing Total Building Floor Area: 103,375 square feet
 - Proposed Total Building Floor Area: 104,249 square feet.
 - Proposed Building Floor Area Net change: 874 square feet
 - New Building: No
 -
 8. Zoning:
 - The existing service building is in the IM – Industrial- Moderate Impact zone.
 - Proposed, if applicable: N/A
 9. Residential; N/A:
 10. Parking Spaces: N/A. The new addition is in the location of the existing parking drive and will not impact or require any additional parking spaces.
 11. Bicycle Parking Spaces: N/A
 12. Estimated Cost of Project:
 - The estimated construction cost for this project is \$350,000.

CENTRAL MAINE POWER COMPANY

*NEW 874 SQUARE FOOT
EAST TRUCK BAYS ADDITION
TO THE EXISTING SERVICE BUILDING
LOCATED AT 162 CANCO ROAD IN
PORTLAND, MAINE*

PROJECT DESCRIPTION

Prepared By: Daniel E. Spaulding P.E.
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
(207) 861-9923

06/21/11

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83 Edison Drive
Augusta, Maine 04330
Contact person: Mr. Robert Meader, Project Manager
Tel. (207) 623-3521 ext. 2390
Fax: (207)621-4737
Cell: 458-3262
Email: robert.meader@cmpco.com

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4. Engineer:
 - Civil/Structural Engineering/Project Management:
Spaulding Engineering and Construction Management, Inc.
24 Common Street
Waterville, Maine 04901
Daniel E. Spaulding P.E. # 6097
Tel. (207) 861-9923
Fax (207) 861-9923
Cell: (207) 649-6726
Email: dan@spauldingneengineering.com

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-

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10. Parking Spaces: N/A. The new addition is in the location of the existing parking drive and will not impact or require any additional parking spaces.

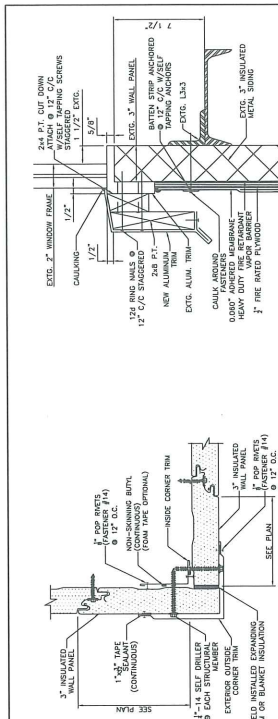
11. Bicycle Parking Spaces: N/A

12. Estimated Cost of Project:

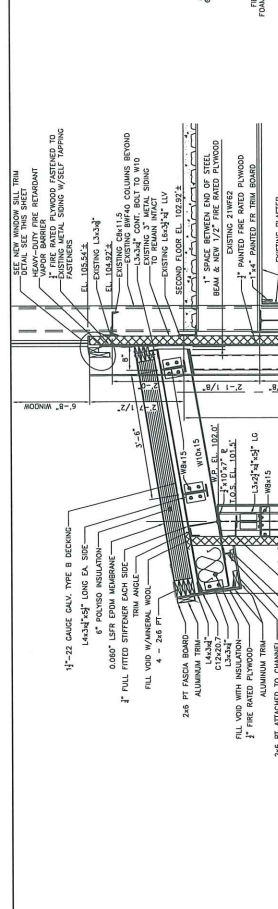
- The estimated construction cost for this project is \$350,000.



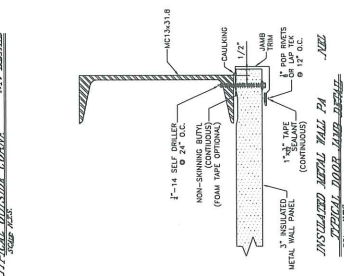
06-08-11 138 Canco Road Portland. Existing East Truck with 12 overhead doors facing Canco Road. New addition will be out 5'-6" toward Canco Road to provide storage space for new longer line trucks.



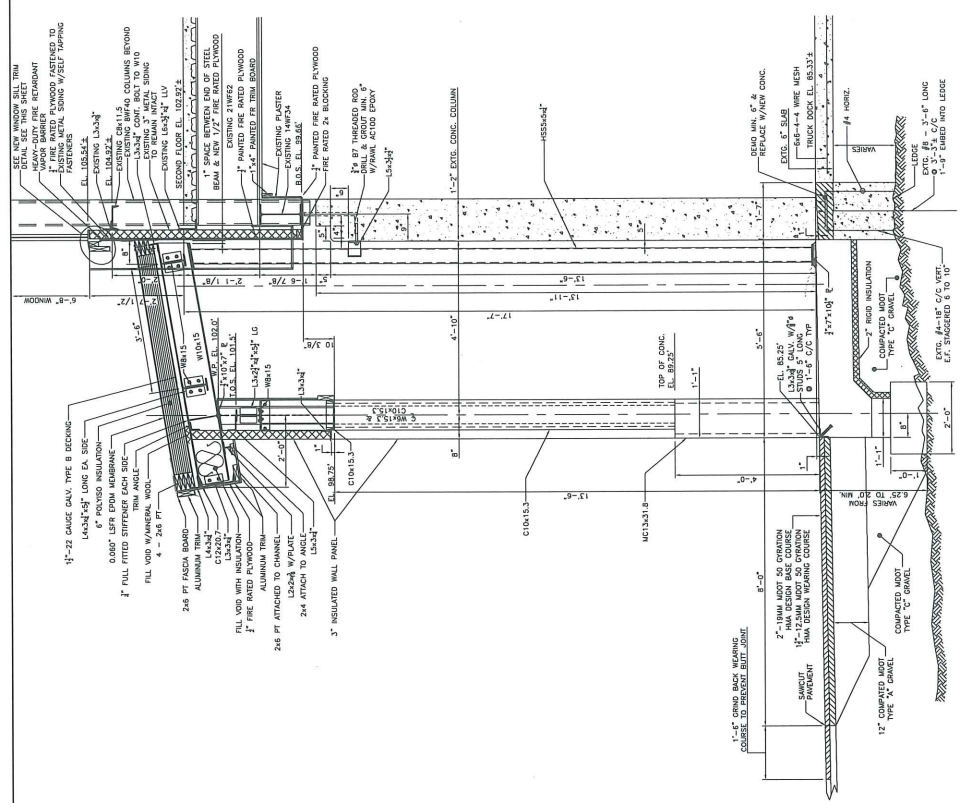
TYPICAL DETAIL OF EXISTING WALL - JOINTS
 SCALE: 1/4" = 1'-0"



TYPICAL DETAIL OF METAL WALL PANEL - JOINTS
 SCALE: 1/4" = 1'-0"



TYPICAL DETAIL OF METAL WALL PANEL - JOINTS
 SCALE: 1/4" = 1'-0"



NEW CROSS SECTION
 SCALE: 3/4" = 1'-0"

PRELIMINARY
 NO. 07-008
CONSTRUCTION

2011 EAST TRUCK BAY EXTENSION
 NEW CROSS SECTION & DETAILS
 PORTLAND SERVICE BUILDING
 PORTLAND, ME
 CENTRAL Maine POWER COMPANY
 PORTLAND, ME

| NO. | REVISION | DATE | BY | CHK | P. E. | NO. | PROFESSIONAL ENGINEER SEAL |
|-----|----------|------|----|-----|-------|-----|----------------------------|
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| NO. | REVISION | DATE | BY | CHK | P. E. | NO. | PROFESSIONAL ENGINEER SEAL |
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| NO. | REVISION | DATE | BY | CHK | P. E. | NO. | PROFESSIONAL ENGINEER SEAL |
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| | | | | | | | |

742-61-032
 REV. A

This document and any attachments are considered
BUSINESS CONFIDENTIAL
 PROTECTED CRITICAL INFRASTRUCTURE INFORMATION

REFERENCE DRAWINGS

DD-1

DRIVING ENGINEERING
 AND CONSTRUCTION SERVICES, INC.
 11 CONNOR STREET
 PORTLAND, ME 04106

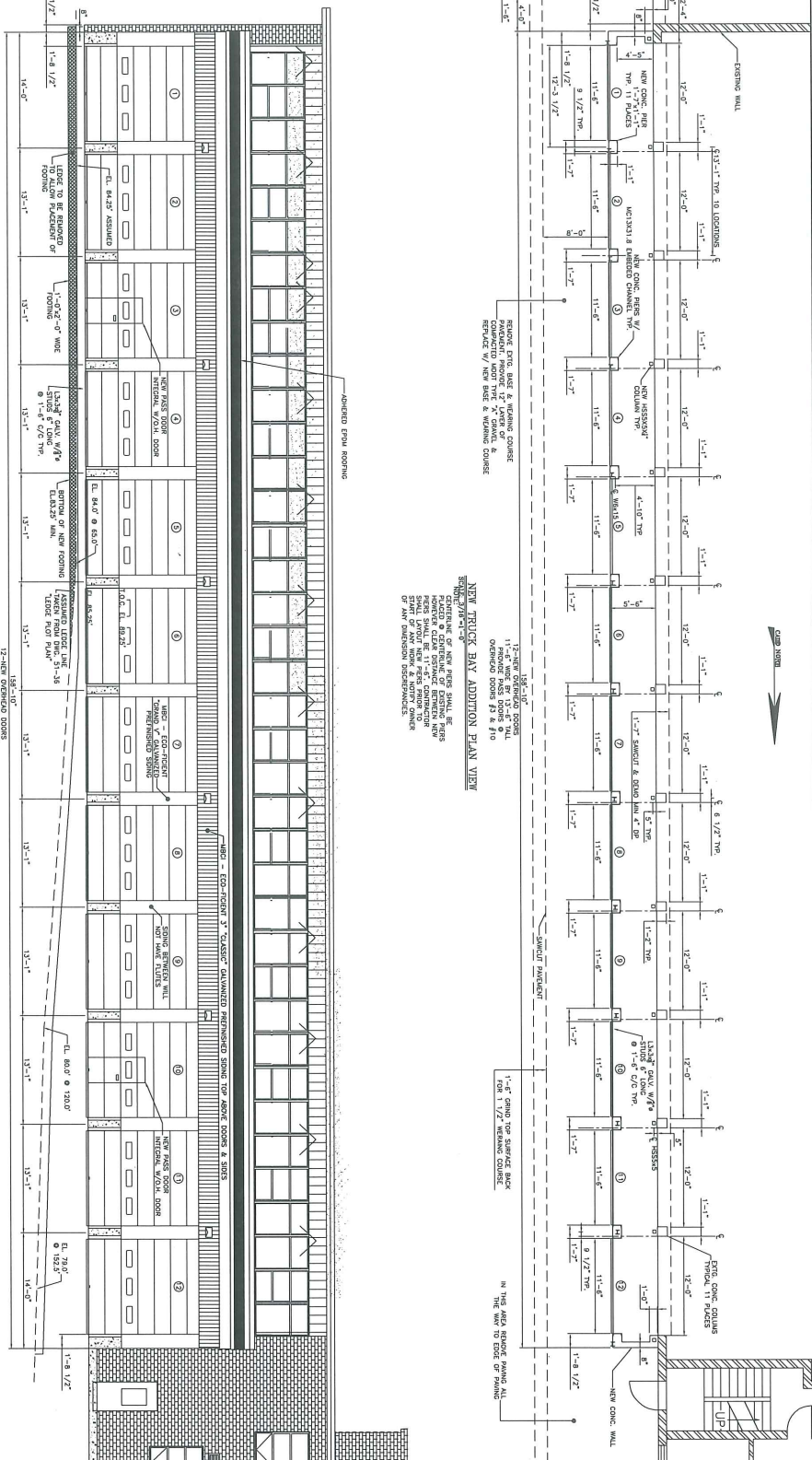
DRIVING ENGINEERING
 AND CONSTRUCTION SERVICES, INC.
 11 CONNOR STREET
 PORTLAND, ME 04106

DRIVING ENGINEERING
 AND CONSTRUCTION SERVICES, INC.
 11 CONNOR STREET
 PORTLAND, ME 04106

| NO. | REVISION | DATE | BY | CHK | P.E. |
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BUILDING ENGINEERING AND CONSTRUCTION SERVICES, INC.
 36 COMMON HILLS DRIVE
 BOSTON, MASSACHUSETTS 02130
 TEL: 617.452.8500 FAX: 617.452.8501
 WWW.BEC-COS.COM

THIS DRAWING SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.



NEW TRUCK BAY ADDITION EAST ELEVATION

REMOVE EXIST. CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

REMOVE EXIST. CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

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NEW TRUCK BAY ADDITION PLAN VIEW

REMOVE EXIST. CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

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REMOVE EXIST. CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

REMOVE EXIST. CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

NOTES:

1. REFER TO ALL DRAWINGS FROM THIS SET FOR DIMENSIONS AND DETAILS.
2. NEW WORK SHALL BE SHOWN WITH DASHED LINES.
3. EXISTING WORK SHALL BE SHOWN WITH SOLID LINES.
4. ALL ELECTRICAL WORK SHALL BE SHOWN WITH DASHED LINES.

1. REMOVE EXISTING CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.
2. REMOVE EXISTING CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.
3. REMOVE EXISTING CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.
4. REMOVE EXISTING CONC. & REPAIR CONC. TO MATCH EXIST. CONC. FINISH.

NEW TRUCK BAY ADDITION EAST ELEVATION

SCALE: 3/16" = 1'-0"

11'-0" WALL HEIGHT TO TOP OF WINDOW

11'-0" FINISH FLOOR TO TOP OF WINDOW

11'-0" FINISH FLOOR TO TOP OF WINDOW

11'-0" FINISH FLOOR TO TOP OF WINDOW

This drawing and any attachments are considered:

PROTECTED CONTRACT INFORMATION

NO. 1. REVISION DATE BY CK P.L.E. Professional Engineer Seal

DESIGNED BY: 2011 EAST TRUCK BAY EXTENSION PLAN & ELEVATION

DRAWN BY: PORTLAND SERVICE CENTER

CHECKED BY: PORTLAND SERVICE CENTER

APPROVED BY: PORTLAND SERVICE CENTER

742-64-001

REV A

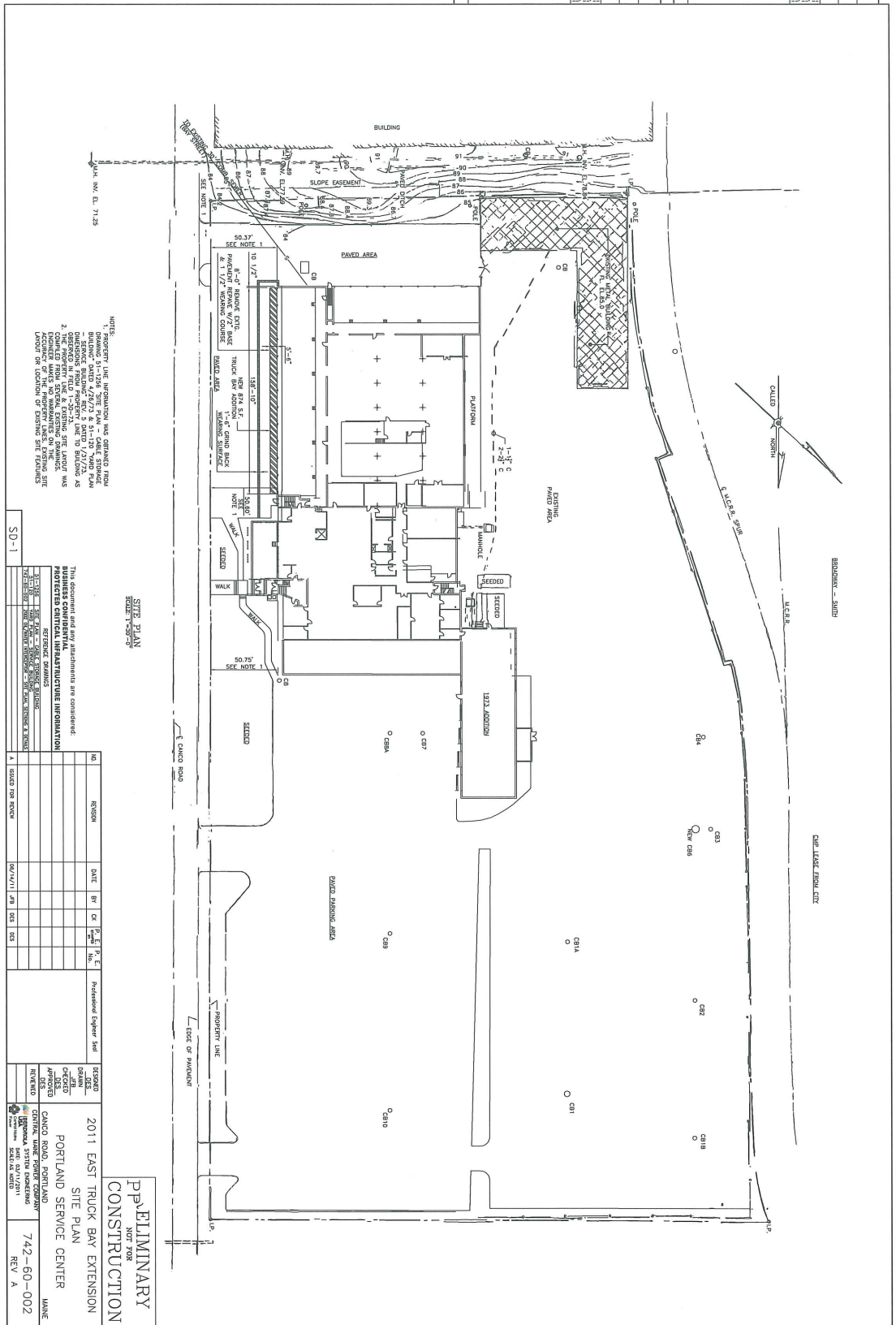
PRELIMINARY CONSTRUCTION

NOT FOR CONSTRUCTION

THIS DRAWING SHALL BE REVISIONS OF THE CAD SYSTEM ONLY

BOOKING SHEET - 100 - ADRES
PAUL HENNING ENGINEERING AND CONSTRUCTION SERVICES, INC.
 24 COMMERCE STREET SUITE 117 - SEASIDE, OR 97138

| NO. | REVISION | DATE | BY | CK | P.E. |
|-----|----------|------|----|----|------|
| | | | | | |
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NOTES:
 1. PROPERTY LINE INFORMATION WAS OBTAINED FROM BUILDING PERMITS 42/21/2 & 51-120 7480 PLAN 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SD-1

NO. REVISION DATE BY CK P.E.

Professional Engineer Seal

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

2011 EAST TRUCK BAY EXTENSION
 PORTLAND SERVICE CENTER
 742-60-002
 REV A

PRELIMINARY
 NOT FOR CONSTRUCTION

QUITCLAIM DEED WITH COVENANT

NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation having its office and principal place of business at Boston, Suffolk County, Massachusetts, for consideration paid, conveys to CENTRAL SECURITIES CORPORATION, a Maine Corporation with offices on Edison Drive in Augusta, Kennebec County, Maine 04336, its successors and assigns, with quitclaim covenants, a certain lot or parcel of land located at the corner of Canco Road and Bay Street (said Bay Street being a strip of land identified as Bay Street or Bay Street extension in the deed from Cumberland Securities Corporation as the Grantor herein dated July 19, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2189, Page 299, hereinafter referred to as "Bay Street" or "Bay Street extension") in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the intersection of Bay Street and the northwesterly side of Canco Road; thence northwesterly along the northwesterly side of Canco Road to a point which is distant eight hundred feet (800') from the intersection of the northwesterly side of Canco Road and the northwesterly side of Bay Street; thence at right angles to said last mentioned bound a distance of four hundred ten feet (410') more or less in a northwesterly direction to the southeasterly sideline of a certain railroad right-of-way as delineated on a certain Plan dated December 10, 1951, and recorded in the Cumberland County Registry of Deeds, Plan Book 38, Pages 16-17 and 20-21; thence southwesterly along the southeasterly sideline of said railroad right-of-way to Bay Street; thence southeasterly along Bay Street to the point of beginning, containing approximately 293,400 square feet.

The land hereinabove conveyed is the same property conveyed to this Grantor by Cumberland Securities Corporation by deed dated July 19, 1954, and recorded in said Registry in Book 2189, Page 299.

Grantor also conveys to Grantee the following interest in land:

The right which the Grantor acquired from Cumberland Securities Corporation by said deed of July 19, 1954, to use in connection for railroad purposes, as defined in a certain deed from the City of Portland to Quincy Market Cold Storage and Warehouse Company, dated January 29, 1952, and recorded in said Registry in Book 2076, Page 145, and subject to the provisions set forth in said deed of January 29, 1952, the railroad spur track constructed by Quincy Market Cold Storage and Warehouse Company in the right-of-way referred to in said deed of January 29, 1952, as said right was modified or released by subsequent documents of record to the date hereof.

Grantor hereby excepts from this conveyance the rights reserved by the City of Portland, in a deed to Cumberland Securities Corporation dated April 1, 1954, and recorded in the said Registry in Book 2172, Page 4, to pass by foot or vehicle over said spur track and the right to construct crossings, public or private, suitable for such purpose, and the right to place pipes, wires, or cables under said spur track. All expenses and risk in connection with the rights reserved by this paragraph shall be borne by the said City of Portland and no damages shall be payable to the Grantor for the proper exercise of said rights.

Grantor hereby assigns to Grantee all of its rights in and to a Lease between Grantor and Central Maine Power Company dated July 1, 1955 and recorded in said Registry in Book 2235, Page 333, as amended by a Lease Amendment dated November 9, 1957 and recorded in said Registry in Book 2344, Page 418.

Grantee, by the acceptance of this deed, waives any right to damages by reason of the discontinuance as a street by the City of Portland of any part of Bay Street extension located northwesterly of Canco Road and Grantee further waives any right to any damages upon any relocation of Bay Street extension or any part thereof, provided said Bay Street extension is not relocated on land hereby conveyed to said Grantee. By the said April 1, 1954 deed of the City of Portland to Cumberland Securities Corporation, the City of Portland agreed that in the event the City of Portland discontinues as a street that part of Bay Street extension located southeasterly of the railroad spur track right-of-way as laid out on the Plan dated December 10, 1951, and hereinafter referred to, the City will grant to the Grantee an easement thirty (30) feet wide for passage on foot or with vehicles in common with others, over that portion of Bay Street extension adjoining the land hereinabove conveyed to Grantee for the full length of the southwesterly boundary of said land. Nothing in the foregoing shall be construed to prohibit the City of Portland from at any time relocating Bay Street extension upon the terms and conditions hereinabove stated.

MAINE REAL ESTATE TAX PAID

8924

b) 74268 k: 10424 P: 120

Grantor also releases to Grantee any rights it may have in the buildings on the lot or parcel of land conveyed herein and in Bay Street or Bay Street extension.

Grantor also conveys to Grantee, its successors and assigns, as appurtenant to the land hereby conveyed, the right, as modified by subsequent documents of record to the date hereof, to use in common with Quincy Market Cold Storage and Warehouse Company and others to whom rights may be granted by said Quincy Market Cold Storage and Warehouse Company, or said City of Portland, the section of the spur track as now or formerly constructed or relocated between the Portland Terminal Company's right-of-way at Downing Junction and the point of switch of any private siding to be constructed on land conveyed by City of Portland to Cumberland Securities Corporation by said deed dated April 1, 1954, subject, however, to such agreements as may from time to time be made between Quincy Market Cold Storage and Warehouse Company and Cumberland Securities Corporation, or their respective successors or assigns, for sharing the cost of maintenance of said section of track in common use and to the requirements of Portland Terminal Company, its successors or assigns, from time to time applicable for furnishing rail service to said siding. The right hereby conveyed is the same right conveyed to Cumberland Securities Corporation by Quincy Market Cold Storage and Warehouse Company by deed dated July 2, 1954, recorded in Cumberland County Registry of Deeds on July 10, 1954 in Book 2185, Page 128, as said right was modified or relocated by subsequent documents of record to the date hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereto belonging, to the said Central Securities Corporation, its successors and assigns forever, subject to the exceptions, reservations and rights contained in or referred to in this instrument.


IN WITNESS WHEREOF, the said New England Mutual Life Insurance Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its duly authorized agent this 24th day of November, 1992.

Signed, Sealed and Delivered

NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY
a Massachusetts corporation

By Copley Real Estate Advisors, Inc.
a Massachusetts Corporation, its duly
authorized agent manager and advisor

Recorded
Cumberland County
Registry of Deeds
11-25-92 03:19:34PM
Robert P. Liscob
Registrar

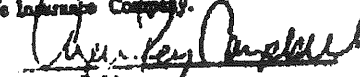
By 
William J. Salisbury
Managing Director of
Copley Real Estate Advisors, Inc.

Commonwealth of Massachusetts

November 24 1992

The above-named William J. Salisbury personally appeared before me, and acknowledged the foregoing instrument to be his free act and deed in his own capacity, and the free act and deed of said Copley Real Estate Advisors, Inc., and said New England Mutual Life Insurance Company.

My Commission expires


Notary Public
Angela Petry Campbell

Printed Name

SEAL

Spaulding Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901
Phone (207) 861-9923 ~ Fax (207) 861-9923

August 29, 2011

Ms. Shukaria Wiar
Planner
City of Portland Maine
Planning & Urban Development Department
Planning Division
389 Congress Street
Portland, Maine 04101-3509

RE: Central Maine Power Company – 138 Canco Road, Proposed New 874 Square Foot East Truck Bay Addition – Level II Final Site Plan Development – Final Plans and Inspection Fees – Project ID 2011-305

Dear Ms. Wiar,

In accordance with the City of Portland letter dated August 8, 2011 in reference to Central Maine Power Company's Expansion of Truck Bay on Canco Road – Project ID 2011-305 Site Level II, approval, please find attached the following

1. A check made out to the City of Portland in the amount of \$ 427.82 for the "Site Inspection Fee."
2. A CD rom containing unstamped AutoCAD 2007 drawings, a PE stamped pdf version and seven (7) sets of 24 x36 hardcopy prints of the following Drawings:

742-60-002 "Site Plan" Revision 1 dated 08/26/11.

742-61-032 "New Cross Section & Details" Rev. 2 dated 08/26/11.

742-64-001 "Plan & Elevation" Rev. 1 dated 08/26/11.

742-64-002 "New Structural Elevation & Details" Rev. 1 dated 08/26/11

742-64-003 "New Structural & Demolition Cross Sections" Rev. 2 dated 08/26/11

742-64-004 "Foundation Plan & Details" Rev. 1 dated 08/26/11

742-61-28 "Warehouse & Truck Bay Plan" Rev. 2 dated -7/11/11.

51-367-0002r "First Floor Sprinkler Plan" dated 10/12/54.

CMP submitted a draft letter of credit to Mr. Philip DiPierro on Friday, August 26 for review. It is our understanding that as soon as Mr. DiPierro is satisfied that the letter of credit meets the City of Portland's requirements that we can schedule an onsite meeting with Mr. DiPierro to address any of the City of Portland's concerns regarding the expansion. We also understand that once Mr. DiPierro advises the Code Enforcement division that the Project is in line with the City of Portland's requirements that the City will process the Building Permit. If you should have any additional questions or require any further information, please contact me at (207) 861-9923.

Sincerely:


Daniel E. Spaulding P.E.

CC: R. Meader, CMP
G. Mirabile, CMP

Spaulding Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901
Phone (207) 861-9923 ~ Fax (207) 861-9923

August 11, 2011

Ms. Shukaria Wiar
Planner
City of Portland Maine
Planning & Urban Development Department
Planning Division
389 Congress Street
Portland, Maine 04101-3509

RE: Central Maine Power Company – 138 Canco Road, Proposed New 874 Square Foot East
Truck Bay Addition Level II Final Site Plan Development Additional Information

Dear Ms. Wiar,

We are in receipt of the City of Portland Planning Authority approval of the CMP truck bay addition subject to the submittal of two (2) items of additional information.

Item #1: Exterior Truck Bay Lighting: Please find attached the catalogue cuts for the truck bay exterior lights to be installed above the overhead doors. The exterior truck bay lighting will utilize nighttime friendly cut-off high pressure sodium light fixtures that will be positioned such that they will not produce a glare along Canco Road.

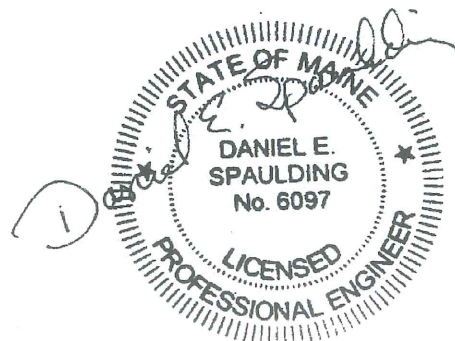
Item#2: Erosion and Sedimentation Plan. Please find attached a copy of Addendum#3 that was issued to the General Contractors during the bidding process which details that no soils will be stockpiled onsite. Also since the application was submitted the Contract for the project has been awarded to H.E. Callahan Construction of Auburn who will be using Colex Commercial & Residential Excavation for the site work. Also attached is a write-up from Colex on how they will perform erosion and sedimentation controls during the work.

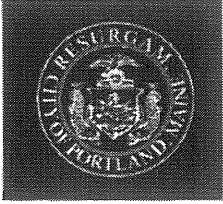
We are in hopes that this information addresses the additional information required to allow the building permit to be processed. Thank-you for your quick response to the site level II final application and if you should have any additional questions or require any further information, please contact me at (207) 861-9923.

Sincerely:


Daniel E. Spaulding P.E.

CC: R. Meader, CMP
R. Arbour, CMP
G. Mirabile, CMP





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 8, 2011

ROBERT MEADER
CENTRAL MAINE POWER COMPANY
83 EDISON DRIVE
AUGUSTA, ME 04336

SPAULDING ENGINEERING AND
CONSTRUCTING SERVICES, INC.
ATTENTION: DANIEL E. SPAULDING, PE
24 COMMON STREET
WATERVILLE, ME 04901

Project Name: EXPANSION OF TRUCK BAY
Address: 138 CANCO ROAD
Applicant: CENTRAL MAINE POWER COMPANY
Planner: SHUKRIA WIAR

Project ID: 2011-305
CBL: 148-A-006

Dear Mr. Meader:

On August 8, 2011, the Portland Planning Authority approved a Level II site plan for a new 874 square foot truck bay addition at 138 Canco Road as submitted by Central Maine Power Company and shown on the approved plan prepared by Daniel Spaulding of Spaulding Engineering and Construction Services and dated - 03.11.2011 with the following conditions:

1. The proposed lighting catalogue cuts shall be submitted for review and approval by the Planning Authority, prior to the issuance of a building permit.
2. The applicant shall provide an Erosion and Sedimentation Control Plan and details in accordance with Maine DEP Chapter 500 Basic Standards. The plan should address the applicant's means of limiting runoff of sediment onto the adjacent City street, limiting the tracking of mud and sediment from construction vehicles, dust control, and measures to prevent sediment from entering the City's storm drain system for review and approval by the Planning Authority, prior to the issuance of a building permit.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.

2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount (a minimum fee of \$300 is required) and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. If there are any questions, please contact Shukria Wiar at 756-8083 or via shukriaw@portlandmaine.gov.

Sincerely,



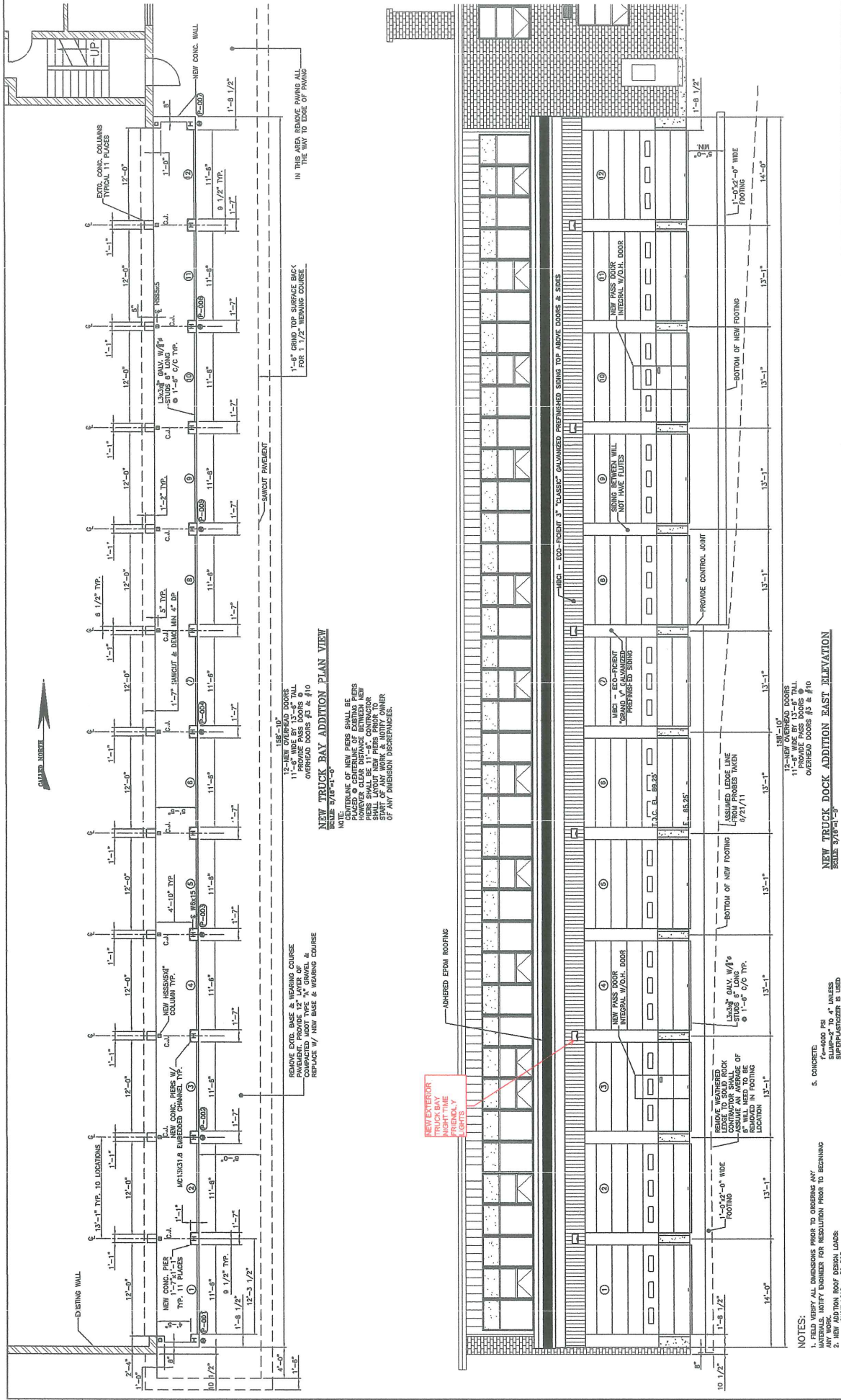
Alexander Jaegerman
Planning Division Director

Attachments: 1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckel, Zoning Administrator
Tammy Munson, Inspections Division
Lannie Dobson, Administrative Assistant
Michael Bobinsky, Public Services Director

Katherine Earley, Public Services
David Senus, Woodard & Curran
Assessor's Office
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, TY LIN International



| NO. | REVISION | DATE | BY | CK | P.E. |
|-----|----------|------|----|----|------|
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REMOVE EXIST. BASE & WEARING COURSE PAVEMENT. PROVIDE 12" LAYER OF COMPACTED AGGREGATE BASE & WEARING COURSE PER FIG. 47 - NEW BASE & WEARING COURSE.

REMOVE EXIST. BASE & WEARING COURSE PAVEMENT. PROVIDE 12" LAYER OF COMPACTED AGGREGATE BASE & WEARING COURSE PER FIG. 47 - NEW BASE & WEARING COURSE.

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10. SCALE 6/16"=1'-0"

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10. SCALE 6/16"=1'-0"

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10. SCALE 6/16"=1'-0"

NEW TRUCK BAY ADDITION PLAN VIEW

MAINTENANCE OF NEW PIERS SHALL BE PLACED @ CENTERLINE OF EXISTING PIERS. PIER SPACING SHALL BE 11'-8". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.

NEW TRUCK DOCK ADDITION EAST ELEVATION
SCALE 1/16"=1'-0"

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10.

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10.

12" NEW OVERHEAD DOORS. PROVIDE PASS DOORS @ OVERHEAD DOORS #3 & #10.

BRIDGES CONSULTANT - LEAD ARCHITECT

SPATINUS ENGINEERING, INC.

11101 SW 35TH AVENUE, SUITE 100, MIAMI, FL 33155

PH: (305) 554-1111

WWW.SPATINUSENGINEERING.COM

- NOTES:**
- FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY WORK.
 - NEW TRUCK DOCK ADDITION SHALL BE CONSTRUCTED FROM TO EXISTING TRACK BAY.
 - SHOPS SHALL BE AS FOLLOWS:
 - DRIFT SNOW LOAD = 50 PSF
 - WIND LOAD = 20 PSF
 - SHOPS SHALL BE CONSTRUCTED WITH 300# REINFORCED CONCRETE AND PAINT STRUCTURAL STEEL.
 - TOP CONG. ONE CONT. DRIVE BAR MUST 235 MULTIPURPOSE EXIST. FRONT CURB OR OVERLAP APPROVED EQUAL.
 - ALL ELECTRICAL REVISIONS & NEW CONSTRUCTION WILL BE BY OWNER'S ELECTRICAL CONTRACTOR.

11'-8" WIDE BY 13'-8" TALL OVERHEAD DOORS #3 & #10. SCALE 1/16"=1'-0"

11'-8" WIDE BY 13'-8" TALL OVERHEAD DOORS #3 & #10. SCALE 1/16"=1'-0"

11'-8" WIDE BY 13'-8" TALL OVERHEAD DOORS #3 & #10. SCALE 1/16"=1'-0"

5. CONCRETE SUPPLIER SHALL PROVIDE PROOF OF COMPLIANCE TO 4" UNLESS OTHERWISE NOTED. AIR CONTROLS - 4" W/G RWD-2-05. AIR CONTROLS - 4" W/G RWD-2-05.

6. REINFORCING STEEL: F60,000 PSI.

LEGEND

① - NEW PASS DOOR INTEGRAL W/O.H. DOOR

② - NEW HESSKIET COLUMN TYP.

③ - NEW CONG. PIERS W/ EMBEDDED CHANNEL TYP.

④ - NEW TRUCK DOCK ADDITION EAST ELEVATION

PROFESSIONAL ENGINEER

DAVID L. WILSON, P.E.

07/11/11

07/11/11

07/11/11

07/11/11

07/11/11

07/11/11

07/11/11

2011 EAST TRUCK BAY EXTENSION
PLAN & ELEVATION
PORTLAND SERVICE CENTER

CENTRAL WME POWER COMPANY
PORTLAND, OREGON

742-64-001
REV 0



FEATURES & SPECIFICATIONS

INTENDED USE — The ALXW LED luminaire is ideal for commercial wall-mounted applications where traditional metal halide luminaires are typically used. With a choice of two light levels, the ALXW is available in a 70W package as well as a 112W package. The ALXW generates up to 63% in energy savings and can replace traditional HID luminaires ranging from 70W up to 250W. Designed for long life, the ALXW delivers an expected 50,000+ hour (L70) life at 40°C (104°F) ambient, with even greater life at typical ambient temperatures that are much cooler. This long life is more than six times that of probe-start lamps, greatly reducing maintenance costs and improving security.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is sealed completely against moisture and environmental contaminants.

Finish: Standard finish is corrosion-resistant powder coat. Available in dark bronze, black, white or natural aluminum. Textured and non-textured finishes available.

OPTICS — Individual, precision-molded lens assemblies provide optimal luminaire spacing and improved uniformity. Two zero-uplight systems available: Type III (asymmetric) and Type IV (forward throw).

ELECTRICAL — Utilizes high-efficiency LEDs mounted to a metal core circuit board and aluminum heat sink, ensuring optimal thermal management. 5100 K temperature, CRI > 70. Electronic drivers are accessible through a hinged door. LED drivers have power factor > 90% and THD < 20%.

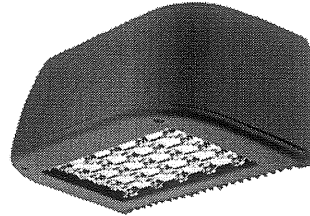
INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS — CSA Certified to U.S. and Canadian standards for 40°C (104°F) ambient. Designed to provide more than 50,000 hours of performance (L70) in ambient temperatures up to 40°C (104°F). Down orientation only. IP65 rated.

WARRANTY — Five-year limited warranty.

NOTE: Specifications subject to change without notice.

| | |
|----------------|--|
| Catalog Number | ALXW LED 1 15A400 / 51K SR3 277 PE DDBXD BBW |
| Notes | |
| Type | |



ALX
LED Luminaires

Building-Mounted Luminaire

ALXW LED



Consistent with LEED® gold & Green Globes™ criteria for light pollution reduction

Specifications

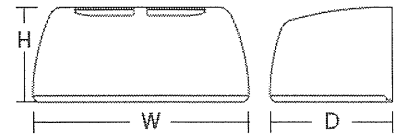
Height: 7-1/8 (29.2)

Width: 16-3/8 (41.6)

Depth: 9-5/16 (23.6)

Weight: 31 lbs (14.1 kg)

All dimensions are inches (centimeters) unless otherwise specified.



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: ALXW LED 1 15A400/51K SR4 MVOLT DDBTXD

| ALXW LED | 1 | 15A400/51K | SR3 | 277 | BBW | PE | DDBXD |
|----------|-------------------------|--------------------------|---|--|---|--|--|
| Series | Number of light engines | Performance package | Distribution | Voltage | Mounting | Options | Finish ⁵ |
| ALXW LED | 1 | 15A400/51K 30A350/51K | SR3 Type III asymmetric SR4 Type IV forward throw ¹ | MVOLT ² 120 208 240 277 347 480 | (blank) Surface mount <u>Shipped separately</u> ² BBW Surface-mounted back box | <u>Shipped installed in fixture</u> SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) PE Photoelectric cell, button type ⁴ <u>Shipped separately</u> ³ VG Vandal guard WG Wire guard | DDBXD Dark bronze DNAXD Natural aluminum DWHXD White DBLXD Black DDBTXD Dark bronze textured DNATXD Natural aluminum textured DWHGXD White textured DBLBXD Black textured |

| Performance package | Number of light engines | Total number of LEDs | Generation | Drive current | CCT | Total initial lumens | | Total watts | LM at 50,000 hrs at 40°C |
|---------------------|-------------------------|----------------------|------------|---------------|-------|----------------------|--------|-------------|--------------------------|
| | | | | | | Type 3 | Type 4 | | |
| 15A400/51K | 1 | 15 | A | 400 | 5100K | 3778 | n/a | 70 | >70% |
| 30A350/51K | 1 | 30 | A | 350 | 5100K | 7208 | 6892 | 112 | >70% |

Notes

- SR4 not available with 15A400/51K performance package.
- Multi-volt driver capable of operating on any line voltage from 120V-277V.
- May be ordered as an accessory. Prefix with ALXW (i.e. ALXWVG). Must specify finish.
- Must be ordered with fixture; cannot be field installed. Must specify voltage (not available with MVOLT or 480V).
- Must specify finish.

ALXW LED LED Building-Mounted Lighting

PHOTOMETRICS

Tested in accordance with IESNA LM-79 and LM80 standards.

Lithonia Lighting

lighting facts®

A Program of the U.S. DGE

| | |
|----------------------------|------|
| Light Output (Lumens) | 3778 |
| Watts | 69 |
| Lumens per Watt (Efficacy) | 55 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 69 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **4921 (Daylight)**

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-Y3JLA2
Model Number: ALXW LED 1 15A40C-51K SR3
Type: Outdoor-wall pack

Lithonia Lighting

lighting facts®

A Program of the U.S. DGE

| | |
|----------------------------|------|
| Light Output (Lumens) | 7195 |
| Watts | 113 |
| Lumens per Watt (Efficacy) | 64 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 68 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **4864 (Daylight)**

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-6GCV56
Model Number: ALXW LED 1 30A250-51K SR3
Type: Outdoor-wall pack

Lithonia Lighting

lighting facts®

A Program of the U.S. DGE

| | |
|----------------------------|------|
| Light Output (Lumens) | 6940 |
| Watts | 113 |
| Lumens per Watt (Efficacy) | 62 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 67 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **4850 (Daylight)**

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-7X32M7
Model Number: ALXW LED 1 30A250-51K SR4
Type: Outdoor-wall pack

Spaulling Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901
Phone (207) 861-9923 ~ Fax (207) 861-9923

July 27, 2011

**RE: Addendum No. 3– Central Maine Power Company (CMP) RFP KJ#11409,
Specification 742-57 - 5'-6" Expansion of the East Truck Bays at the Portland
Service Center, Portland, Maine**

Sir or Madam:

This correspondence shall serve as Addendum No. 3 – Central Maine Power Company (CMP) RFP KJ#11409, Specification 742-57 - 5'-6" Expansion of the East Truck Bays at the Portland Service Center, Portland, Maine

CHANGES/QUESTIONS/ANSWERS AND CLARIFICATIONS:

1. After consultation with the Owner, once the foundations are excavated, there will be no space in the remaining graveled area for the storage of excavated material other than to place it on pavement which could be susceptible to erosion from heavy rains. The Contractor shall assume that all excavated material will need to be hauled offsite and then returned once foundations are ready for backfilling. CMP will entertain an alternate price if the Contractor has a method to store the excavated material on the paved site and ensure that erosion can be controlled during a heavy rainfall event. The Contractor shall provide a description of how the soils will be contained with their alternate price.

If you should have any questions or comments regarding this addendum, please contact Dan Spaulding at (207) 861-9923. The Contractor shall acknowledge receipt of Addendum #3 on their Proposal Form.

CC: B. Meader, CMP
T. Daniels, CMP



Commercial & Residential
Excavation

P.O. Box 156 • Gray, ME 04039

CMP Truck bay expansion
Erosion & Sedimentation control plan

8/10/11

Dave

Below is our intended Erosion and Sedimentation control plan for this project.

1. All truck traffic will remain on the existing asphalt surface to eliminate tracking
2. Any spillage from truck loading will be cleaned immediately
3. All excavations will be below existing hot top grade to eliminate run off
4. Any existing cb in front of the job will have a silt sack installed
5. If necessary a stone check dam will be installed along the edge of the excavation in the event of a weather event.

Any further recommendations will be entertained

Jason Cole

Project Manager/ Estimator

CENTRAL MAINE POWER COMPANY

*NEW 874 SQUARE FOOT
EAST TRUCK BAYS ADDITION
TO THE EXISTING SERVICE BUILDING
LOCATED AT 138 CANCO ROAD IN
PORTLAND, MAINE*

*PROJECT DESCRIPTION
AND LEVEL II FINAL SITE PLAN INFORMATION*

Prepared By: Daniel E. Spaulding P.E.
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
(207) 861-9923

07/18/11



Level II – 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 II: 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. General information pertaining to the thresholds of review, public noticing procedures and the fee structure is contained in the Notice to Developer's Packet.

Level II: Site Plan Development includes:

- New structures with a total floor area of less than 10,000 sf except in Industrial Zones.
- New structures with a total floor area of less than 20,000 sf in Industrial Zones.
- Any new temporary or permanent parking area, paving of an unpaved surface parking area, or creation of other impervious surface area greater than 7,500 sf.
- Building addition(s) with a total floor area of less than 10,000 sf (cumulatively within a 3 year period) except in Industrial Zones.
- * ▪ Building addition(s) with a total floor area of less than 20,000 sf in Industrial Zones. *
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sf, facilities encompassing an area of greater than 7,500 sf and less than 20,000 sf (excludes rehabilitation or replacement of existing facilities).
- New piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres (includes stripping, grading, grubbing, filling or excavation).
- A change in the use of a total floor area between 10,000 and 20,000 sf in any existing building (cumulatively within a 3 year period).
- Construction of a lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. (IV) of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sf of building area that is outside the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

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

PROJECT NAME: CMP 2011 EAST TRUCK BAY ADDITION

PROPOSED DEVELOPMENT ADDRESS:

138 CANCO ROAD

PROJECT DESCRIPTION:

CONSTRUCT A 5'-6" DEEP X 159'-10" LONG ADDITION TO THE
EXISTING EAST TRUCK BAYS TO ACCOMMODATE LONGER LINE TRUCKS

CHART/BLOCK/LOT: 148 A006001 PRELIMINARY PLAN _____ (date)
CONTACT NAME/EMAIL: DANIEL E. SPAULDING P.E. FINAL PLAN 7/19/11 (date)
CONTACT INFORMATION: dan@spauldingengineering.com

| | |
|---|--|
| Applicant – must be owner, Lessee or Buyer Name: <u>ROBERT MEADER</u> Business Name, if applicable: <u>CENTRAL MAINE POWER COMPANY</u> Address: <u>83 EDISON DRIVE</u> City/State: <u>AUGUSTA, ME</u> Zip Code: <u>04336</u> | Applicant Contact Information Work # <u>(207) 623-3521 EXT. 2390</u> Home# Cell # <u>(207) 458-3262</u> Fax# <u>(207) 621-4737</u> e-mail: <u>robert.meader@cmpco.com</u> |
| Owner – (if different from Applicant) Name: Address: <u>SAME AS ABOVE</u> City/State: Zip Code: | Owner Contact Information Work # Home# Cell # Fax# e-mail: |
| Agent/ Representative Name: Address: <u>SAME AS ABOVE</u> City/State: Zip Code: | Agent/Representative Contact information Work # Cell # e-mail: |
| Billing Information Name: Address: <u>SAME AS ABOVE</u> City/State: Zip Code: | Billing Information Work # Cell # Fax# e-mail: |

| | |
|--|---|
| Engineer SPAULDING ENGINEERING & CONSTRUCTION SERVICES, INC. Name: DANIEL E. SPAULDING P.E. Address: 24 COMMON STREET City/State: WATERVILLE, ME Zip Code: 04901 | Engineer Contact Information Work # (207) 861-9923 Cell # (207) 649-6726 Fax# (207) 861-9923 e-mail: dan@spauldingengineering.com |
| Surveyor Name: Address: N/A City/State: Zip Code: | Surveyor Contact Information Work # Cell # Fax# e-mail: |
| Architect Name: Address: N/A City/State: Zip Code: | Architect Contact Information Work # Cell # Fax# e-mail: |
| Attorney Name: Address: N/A City/State: Zip Code: | Attorney Contact Information Work # Cell # Fax# e-mail: |

APPLICATION FEES:

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

| | | | |
|--|---|--|---|
| Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) | Fees Paid (office use) | Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot) # of Lots ___ x \$25/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation | Fees Paid (office use) |
| The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately. | | | |
| Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) | Fees Paid (office use) | | |

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Seven (7) copies 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.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 II 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: 7-12-2011 |
|--|--------------------|

PROJECT DATA

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

| | | |
|---|---------------------------------------|--|
| Total Site Area | 308,640 | sq. ft. |
| Proposed Total Disturbed Area of the Site | 2,685 | 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) | | |
| IMPERVIOUS SURFACE AREA | | |
| • Proposed Total Paved Area | 218,500 | sq. ft. |
| • Existing Total Impervious Area | 284,510 | sq. ft. |
| • Proposed Total Impervious Area | 284,510 | sq. ft. |
| • Proposed Total Impervious Area | 284,510 | sq. ft. |
| • Proposed Impervious Net Change | 0 | sq. ft. |
| BUILDING AREA | | |
| • Proposed Building Footprint | 53242 | sq. ft. |
| • Proposed Building Footprint Net change | 874 | sq. ft. |
| • Existing Total Building Floor Area | 103,375 | sq. ft. |
| • Proposed Total Building Floor Area | 104,249 | sq. ft. |
| • Proposed Building Floor Area Net Change | 874 | sq. ft. |
| • New Building | | (yes or <input checked="" type="radio"/> no) |
| ZONING | | |
| • Existing | IM - INDUSTRIAL - MODERATE IMPACT | |
| • Proposed, if applicable | N/A | |
| LAND USE | | |
| • Existing | CMP SERVICE CENTER - ELECTRIC UTILITY | |
| • Proposed | SAME | |
| RESIDENTIAL, IF APPLICABLE | | |
| • Proposed Number of Affordable Housing Units | N/A | |
| • Proposed Number of Residential Units to be Demolished | | |
| • Existing Number of Residential Units | | |
| • Proposed Number of Residential Units | | |
| • Subdivision, Proposed Number of Lots | | |
| PARKING SPACES | | |
| • Existing Number of Parking Spaces | 257 | |
| • Proposed Number of Parking Spaces | 257 | |
| • Number of Handicapped Parking Spaces | 7 | |
| • Proposed Total Parking Spaces | 257 | |
| BICYCLE PARKING SPACES | | |
| • Existing Number of Bicycle Parking Spaces | 0 | |
| • Existing Number of Bicycle Parking Spaces | 0 | |
| • Proposed Number of Bicycle Parking Spaces | 0 | |
| • Total Bicycle Parking Spaces | 0 | |
| ESTIMATED COST OF PROJECT | | |
| | \$ 350,000 | |

General Submittal Requirements – Preliminary Plan (Optional)

Level II Site Plan

Preliminary Plan Phase Check list (if elected by applicant)

| Applicant Checklist | Planner Checklist | Number of Copies | Written Submittal Requirements |
|--------------------------|--------------------------|--------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Completed application form |
| <input type="checkbox"/> | <input type="checkbox"/> | 1 | Application fees |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Written description of project |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Evidence of right, title and interest. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Copies of required State and/or Federal permits. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 ((1 paper copy as of Dec. 1) | Written assessment of zoning. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Written description of existing and proposed easements or other burdens. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Written requests for waivers from individual site plan and/or technical standards, where applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Traffic analysis (may be preliminary, in nature, during the preliminary plan phase). |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Written summary of significant natural features located on the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Written summary of project's consistency with related city master plans. |
| Applicant Checklist | Planner Checklist | Number of Copies | Site Plan Submittal Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Preliminary Site Plan Including the following: (*information provided may be preliminary in nature during preliminary plan phase): |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed site access and circulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed grading and contours. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed utilities (preliminary layout). |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements). |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Preliminary stormwater management and erosion control plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code). |

| | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). |
| <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> Existing and proposed easements or public or private rights of way. |

General Submittal Requirements – Final Plan (Required)
Level II Site Plan
Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

| Applicant Checklist | Planner Checklist | Number of Copies | Written Submittal Requirement |
|-------------------------------------|--------------------------|------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Evidence of financial and technical capacity. 2.1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Evidence of utilities' capacity to serve the development. 2.2 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). 2.3 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Construction management plan. 2.4 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within 1/4 mile of an intersection identified in a previous traffic study as a failing intersection). 2.5 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Stormwater management plan. 2.6 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written summary of solid waste generation and proposed management of solid waste. 2.7 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written assessment of conformity with applicable design standards. 2.8 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements. 2.9 |

| Final Plan Phase | | | |
|-------------------------------------|--------------------------|-------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 (1 paper copy as of Dec. 1) | Final Site Plan Including the following 3.0 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone). 3.1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Location of adjacent streets and intersections and approximate location of structures on abutting properties. 3.2 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Proposed site access and circulation. 3.3 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Proposed grading and contours. 3.4 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown. 3.5 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Proposed loading and servicing areas, including applicable turning templates for delivery vehicles 3.6 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Proposed snow storage areas or snow removal plan. 3.7 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Proposed trash and recycling facilities. 3.8 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees. 3.9 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> Existing and proposed utilities. 3.10 |

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements). 3.11 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application) 3.12 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Proposed finish floor elevation (FFE). 3.13 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Exterior building elevation(s) (showing all 4 sides). 3.14 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Proposed stormwater management and erosion controls. 3.15 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Exterior lighting plan, including street lighting improvements.. 3.16 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Proposed signage. 3.17 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated. 3.18 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). 3.19 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Total area and limits of proposed land disturbance. 3.20 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Soil type and location of test pits and borings. 3.21 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Details of proposed pier rehabilitation (Shoreland areas only). 3.22 |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ Existing and proposed easements or public or private rights of way. 3.23 |



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. 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.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. 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

Dan Spaulding

From: Meader, Robert J. [Robert.Meader@cmpco.com]
Sent: Tuesday, June 14, 2011 3:19 PM
To: 'Dan Spaulding'
Subject: FW: Portland square footage

Dan
I hope that tis will help

Thanks Bob M

From: Poirier, Timothy W.
Sent: Tuesday, June 14, 2011 3:03 PM
To: Meader, Robert J.
Subject: Portland square footage

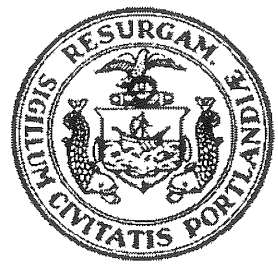
Basement/Garage area = 23,825
First floor----- = 1,282
Second floor----- = 46,901
Third floor----- = 20,287
Total----- =103,375sq.ft.

Tim Poirier
CMP-Facilities
207-623-3521 x2506

NOT APPLICABLE

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: _____

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Proposed Use: _____

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection: _____

Chart Block Lot Number: _____

| | | |
|---------------|---|-------|
| Site Category | Commercial | _____ |
| | Industrial <i>(complete part 4 below)</i> | _____ |
| | Governmental | _____ |
| | Residential | _____ |
| | Other <i>(specify)</i> | _____ |

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: _____

Owner/Developer Address: _____

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____ *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:



CENTRAL MAINE POWER COMPANY

*NEW 874 SQUARE FOOT
EAST TRUCK BAYS ADDITION
TO THE EXISTING SERVICE BUILDING
LOCATED AT 138 CANCO ROAD IN
PORTLAND, MAINE*

*PROJECT DESCRIPTION
AND LEVEL II FINAL SITE PLAN INFORMATION*

Prepared By: Daniel E. Spaulding P.E.
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
(207) 861-9923

07/18/11

DEVELOPMENT DESCRIPTION

1. EXISTING SITE DESCRIPTION:

The proposed new 874 square foot east truck bay addition is located at 138 Canco Road.

The site is owned by Central Maine Power Company and serves as Central Maine Power Company's (CMP) Portland service building. The existing main building currently has 103,357 square feet of floor space that is a mixed occupancy consisting of IBC Groups B, S-1 & S-2. A separate 8,780 square foot metal storage building with an IBC low hazard storage Group S-2 classification also occupies the site. Approximately 218,500 square feet of the site is paved. The entire site occupies approximately 7.08 acres. The CBL number is 148 A006001, the book and page number is 10424/119.

The current site has approximately
Water is provided by City water supply.

Sewerage is provided by the Portland Sewage District.

See Drawing 742-60-002 "Site Plan" for site layout and new addition location.

Because the new 874 square foot east truck bay addition is on the east side of the building in an area that is already impervious and is set back from the existing property lines Central Maine Power Company requested a waiver from the requirements of a new boundary survey performed by a licensed surveyor. On July 6, Mr. David Margolis-Pineo provided an e-mail indicating that CMP's request met the requirements of Section 13.4 Waiver of Survey Requirements:

13.4.1 Level I Site Alteration, Level II and Level III Site Plans - The Reviewing Authority may permit the submission of a partial survey depicting only the to be developed portion of the improved lot of record if the development:

1. Is proposed on an already improved lot or record: and
2. Comprises less than one (1) acre of said improved lot of record.

A copy of the existing deed, Drawing 51-116 "Plan-Property Line & Services Proposed Service Building" and Drawing 51-1256 "Site Plan Cable Storage Building" is included in Appendix A.

Photos of the existing east truck bays and the area surrounding the east truck bays are included in Appendix D.

2. PROPOSED NEW 874 FOOT EAST TRUCK BAY ADDITION:

The existing distance from the interior loading dock to the existing overhead doors at the east truck bays is no longer adequate for the new longer CMP line trucks. The existing east truck bay is classified as an IBC low hazard storage use group S-2. In order to adequately house the new line trucks CMP is requesting to construct a truck bay addition. The new addition would be on the east side of the building where the east truck bay is currently located. The existing east bay currently has twelve (12) - 13'-6" high by 12'-0" wide overhead doors. The new addition would be 5'-6" deep and 158'-10" long. It would have the same twelve (12) overhead doors which would be 13'-6" high by 11'-6" wide.

The new building which is in the IBC low hazard storage use group S-2 would be constructed of non combustible materials with a single mono pitched roof. The existing east truck bay is currently sprinkled and the existing system would be extended to protect the new addition.

The existing building is in the IM- Industrial – Moderate Impact zone. The existing building has an overall height of 30'-8" above grade and a minimum setback from the east property line of approximately 50'. The new 5'-6" addition would reduce the east property line set back to 44'-6". The new addition meets the front setback requirements of Section 14-250 (f) which requires one foot of setback for every 1 foot of structure height.

The existing building and new east truck bay addition has a minimum setback of 65' to the south property line. The new addition meets the side yard setback requirements of section 14-250 (b) which requires 1 foot of setback for every one foot of height up to 25 feet.

The existing site occupies approximately 308,640 square feet with approximately 284,510 square feet of impervious area which equates to an impervious surface ratio of approximately 92%. Section 114-250 (b) requires a maximum 75% impervious surface ratio. CMP is asking for a waiver on the 75% requirement because the new 874 square foot addition will be placed in an area that is already impervious and will not increase the existing 92% impervious ratio.

Fire protection would be provided by extending the existing east truck bay sprinkler system to cover the new addition area.

The new addition would not increase the impervious area as the location of the new addition is an existing paved drive.

There will be no additional city water or sewerage requirements due to the new addition.

Level II Final Site Plan Development Review Application:

1. Project Name:
 - Central Maine Power Company 2011 East Truck Bay Extension

2. Proposed Development Address:
 - 138 Canco Road

3. Chart/Block/Lot:
 - 148 A006001

4. Tax Map Information:
 - CBL Number 148 A006001
 - Book and Page: 10424/119
 - The deed for the site is included in Appendix A

5. Primary Contact for Technical Questions:
 - Daniel E. Spaulding P.E.
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
Tel. (207) 861-9923
Fax (207) 861-9923
Email: dan@spauldingengineering.com

6. Owner's Name and Address:
 - Central Maine Power Company
83 Edison Drive
Augusta, Maine 04336
Contact person: Mr. Robert Meader, Project Manager
Tel. (207) 623-3521 ext. 2390
Fax: (207) 621-4737
Cell: 458-3262
Email: robert.meader@cmpco.com

7. Engineer:

- Civil/Structural Engineering/Project Management:
Spaulding Engineering and Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
Daniel E. Spaulding P.E. # 6097
Tel. (207) 861-9923
Fax (207) 861-9923
Cell: (207) 649-6726
Email: dan@spauldingneengineering.com

8. Project Data:

- The total site area is 308,640 square feet.
- The total disturb area for the new addition would be approximately 2685 square feet which would be represented by the 874 square feet for the building footprint and approximately 1811 square feet of repaving in front and on the sides of the new addition.

9. Impervious Surface Area:

- Proposed Paved Area: 218,500 square feet
- Existing total impervious area: 284,510 square feet
- Proposed total impervious area: 284,510 square feet
- Proposed Impervious net change: 0 square feet

10. Building Area:

- Proposed Building Foot Print: 53,242 square feet
- Proposed Building footprint net change: 854 square feet
- Existing Total Building Floor Area: 103,375 square feet
- Proposed Total Building Floor Area: 104,249 square feet.
- Proposed Building Floor Area Net change: 874 square feet
- New Building: No

11. Zoning:

- The existing service building is in the IM – Industrial- Moderate Impact zone.
- Proposed, if applicable: N/A

12. Residential:

- N/A:

13. Parking Spaces:

- Existing number of parking spaces: 257
- Proposed number of parking spaces: 257
- Number of handicapped parking spaces: 7
- Proposed total parking spaces: 257

14. Bicycle Parking Spaces:

- Existing number of bicycle parking spaces: 0
- Proposed number of bicycle spaces: 0
- Total Bicycle parking spaces: 0

15. Estimated Cost of Project:

- The estimated construction cost for this project is \$350,000.

GENERAL SUBMITTAL REQUIREMENT
LEVEL II SITE PLAN
FINAL PLAN CHECKLIST
LEVEL II SITE PLAN FINAL PLAN REQUIRED

- 2.1. Evidence of financial and technical capacity:
- A letter is included in Appendix B from CMP/Central Securities Accountant indicating that the Company has the financial capacity to support the project construction.
 - Spaulding Engineering and construction Services, Inc, A civil/structural design consultant has completed the design and will perform construction inspections of major components of the project.
 - The CMP facilities department has been involved and has experience with the construction management of additions and new buildings. They have construction managed new building and building expansions at several of their facilities throughout the state.
- 2.2. Evidence of utilities capacity to serve the development:
- This truck bay addition is to accommodate new CMP line trucks that will be too long to fit in the existing east truck bays. There will be no additional water, sewer, or electric utilities required for the addition.
- 2.3. Written summary of fire safety (referencing NFPA fire code) and Section 3 of the City of Portland Technical Manual:
- The existing building and truck bays are sprinkled. The existing sprinkler system will be extended to sprinkle the new addition.
 - The sprinkler system extension will be designed and installed by Eastern Fire Service in accordance with NFPA requirements.
 - All building materials will be non-combustible.
 - The new addition will meet the requirements of Section 3 of the City of Portland Technical Manual.
- 2.4. Construction management plan:
- The project is anticipated to be completed in 8 to 10 weeks starting around mid-September.
 - Excavation and foundation work should be completed in 2 weeks.
 - Structural steel framing should be completed in 3 -4 weeks.
 - Siding, roofing and overhead door installation should be completed in 3-5 weeks.
 - The building addition will have no impact on Canco road traffic flow or traffic patterns.
- 2.5. Traffic Plan:
- The existing 874 sf addition is to accommodate longer line trucks. There will be no increase to the existing traffic flow or traffic count.

- 2.6. Stormwater Management Plan:
- The existing 874 sf addition and 1811 sf of repaving are already in an asphalt paved area. There will be a net zero change in existing stormwater quantity. The stormwater flow pattern will remain unchanged.
- 2.7. Written summary of solid waste generation and proposed management of solid waste:
- The new 874 sf truck bay addition is for longer line trucks only and there will be no additional solid waste generated due to the new addition.
- 2.8. Written assessment of conformity with applicable design standards:
- The new 874 sf truck bay addition will be designed in accordance with the International Building Code IBC 2009, City of Portland Technical Standards and the National Fire Protection Association (NFPA) standards.
- 2.9. Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emission standards:
- The new 874 sf bay addition is for longer line trucks only. There will be no HVAC or mechanical equipment required for the addition.

FINAL SITE REQUIREMENTS

- 3.1. Existing and proposed structures on the site with distance from property line (including location of proposed piers, decks or wharves if in shoreland zone)
 - The new 874 sf line truck bay addition will be a minimum of 65 feet off from the south property line.
 - The new 874 sf line truck bay addition will be a minimum of 44'-6" off from the east (Canco Road) property line.

- 3.2. Location of adjacent street and approximate location of structures on abutting properties.
 - The existing building on the abutter's property to the south of the new 874 truck bay addition is approximately 40 feet off from south property line.
 - Canco Road intersects with Reed Street which is approximately 410 feet to the south of the CMP south property line.
 - Canco Road intersects with Washington Avenue which is approximately 2320 feet north of the CMP property line.

- 3.3. Proposed site access and utilization:
 - The existing facility is CMP's service building providing services to support CMP's electrical utility infrastructure in the Portland area.
 - Employee parking is provided to the north of the existing building and is served by two gated access drives.
 - CMP line trucks are located in the south and south east portion of the building. The south line trucks utilize a 30 foot wide paved drive onto Canco Road.
 - The south east line trucks where the new addition will be installed access Canco Road directly from the paved driveway across the east line truck face.

- 3.4. Proposed grading and contours:
 - The new 874 sf line truck bay addition will be constructed to match the existing truck bay concrete slab elevation. The new truck bay addition slab will blend back in with the existing paved drive that discharges directly onto Canco Road.

- 3.5. Location and dimension of existing and proposed paved areas including all parking area and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
 - The new 874 sf line truck bay addition will require that the 3 ADA parking spots and walkway to the north of the new addition be shifted to the east by approximately 3'. The spots will be blacked out and restriped.

- 3.6. Proposed loading and servicing areas, including applicable turning templates for delivery trucks:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays and will not require or impact any loading or servicing areas.
- 3.7. Proposed snow storage areas or snow removal plan:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays and will not require or impact any snow storage or snow removal plans.
- 3.8. Proposed trash & recycling plan:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays and will not generate any additional trash requirements or affect recycling plans.
- 3.9. Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees and all existing trees and vegetation to remain:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays. The new addition will be constructed in the area of existing pavement. There are no trees, grass or any other vegetation in the new addition footprint. All trees, shrubs and grass north of the new addition as shown on the plan will remain.
- 3.10. Existing and proposed utilities:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays. The new addition is being constructed to allow CMP's new longer line trucks to fit into the existing east truck bays. The new addition will not require any new utilities.
- 3.11. Location and details of proposed infrastructure improvements (e.g. curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements):
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays. The new addition is being constructed to allow CMP's new longer line trucks to fit into the existing east truck bays. The new addition will not require any new utilities. The new addition will not impact any existing curb openings, sidewalks, roadway intersections, public transit infrastructure or roadways.

- 3.12. Proposed septic system, if not connection to municipal sewer:
- The existing facility is on municipal sewer. The new 874 sf line truck bay addition will not generate any sewerage or require a connection to the existing municipal sewer.
- 3.13. Proposed finish floor elevation:
- The new 874 sf line truck bay addition finish floor elevation will match the existing truck bay finish floor elevation identified on existing drawings as elevation 85.33'.
- 3.14. Exterior building elevations:
- The drawings show the east elevation of the new addition. The west elevation view of the building will be unaffected by the new addition. The north and south elevations will only have a 5'-6" jut out in the area of the new addition.
- 3.15. Proposed stormwater management and erosion controls:
- The new 874 sf line truck bay addition is located in the same location as the existing east truck bays. The new addition is being constructed to allow CMP's new longer line trucks to fit into the existing east truck bays. The new addition will not create any additional impervious area, change stormwater runoff volume quantities or stormwater drainage paths.
 - All area will require excavation below existing site grade elevations. It is not anticipated that any project soils will be stored onsite as part of this project. In the event that soils do get stored onsite they will be protected by the use of silt fence and/or haybales.
 - Any water to be pumped from the excavations will be pumped to a containment system utilizing haybales lined with filter fabric to remove any sediments from the discharged water.
- 3.16. Exterior lighting plan including street lighting improvements:
- The new 874 sf line truck bay addition will have exterior lights mounted above the doors in the same locations of the existing lights. The new lights will be is located in the same location as the existing east truck bays. The new building mounted lights will be nighttime friendly cut-off high pressure sodium light fixtures that will be positioned such that they will not produce a glare on Canco Road.
 - The exterior lighting will be designed to meet the requirements of Section 12 in the City of Portland Technical Manual.
- 3.17. Proposed signage:
- No additional signage will be required for the new addition.

- 3.18. Identification of significant natural features:
- There are no significant natural features on the site that will be impacted by the new 874 sf east truck bay addition.
- 3.19. Proposed alterations to and protection measures for existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-256 (b) 1. Of the Land Use Code). Identification of significant natural features:
- The new 874 sf east truck bay addition will not impact any significant natural features.
- 3.20. Total area and limits of proposed land disturbance:
- The new 874 sf line truck bay addition will require 874 sf of removal of the paved surface on the south east corner of the facility for the new addition structure. An additional 1811 sf of pavement will be removed to allow the construction of the building foundations. Once the foundation and floor slab are constructed the pavement will be replaced. There will be a net zero impact to impervious area.
- 3.21. Soil type and locations of test pits and borings:
- A total of seven test pits were performed by Maine Test Borings in the location of the new addition wall/column footings to verify ledge locations. The location of the test pits are identified on Drawing 742-64-001 "Plan and Elevation". The test pits indicated that the south side of the addition will be founded on rock at 2 feet plus or minus below grade and the northern section will be founded on gravel at 5 feet below grade. A copy of the test pit information is included in Appendix C.
- 3.22. Detail of proposed pier rehabilitation:
- Not Applicable.
- 3.23. Existing and proposed easement or private rights of way:
- The new 874 sf east truck bay addition will not require or affect any easements private rights of way.
 - Easements and rights-of-way for the site are defined in the deed that is included in Appendix A. These easements and rights-of-way are unaffected by the new 874 sf addition.

APPENDIX A
DEED & PLOT PLANS

Somerset

Doc #: 15692
Sk: 3761 Pa: 304

STATE OF MAINE
ARTICLES/CERTIFICATE OF MERGER
OR
SHARE EXCHANGE

File No 19190004 D
 File No 19050014 D Pages 3
 Fee Paid \$ 100
 DCN 2053641400016 MGSB
 FILED EFFECTIVE
 12/23/2005 12/31/2005

Julia R. Hyma
Deputy Secretary of State

A True Copy When Attested By Signature

Julia R. Hyma
Deputy Secretary of State

Pursuant to 13-C MRSA §§1106 and 1107, 31 MRSA §417 and/or 31 MRSA §741-A the undersigned survivor of the merger or the acquiring corporation in a share exchange executes and delivers the following Articles/Certificate of Merger or Share Exchange.

FIRST: The names, type of entity, jurisdiction of the parties involved in the merger or share exchange and the date on which the merger or share exchange occurred or is to be effective (attach additional pages, if necessary):

| Name | Type of Entity | Jurisdiction | Date |
|--------------------------------|----------------|--------------|----------|
| Central Maine Power Company | corporation | Maine | 12/31/05 |
| Central Securities Corporation | corporation | Maine | 12/31/05 |

SECOND: The name of the surviving entity is Central Maine Power Company

THIRD: The surviving entity is not a domestic corporation and the executed agreement or plan of merger is on file at the principal place of business of the surviving business entity. A copy of the agreement or plan of merger will be furnished by the surviving entity, on request and without cost, to any shareholder of any constituent corporation and any record owner of interests in any other business entity that participated in the merger. The address of such place of business is as follows:

83 Edison Drive

Augusta, ME 04336

FOURTH: ("X" one box only)

- If the originating document of the survivor of a merger is amended, the amendments to the survivor's originating document set forth in Exhibit _____ attached hereto and made a part hereof
- If the result of the merger or share exchange creates a new entity, attached is Exhibit _____ which contains all the provisions required to be set forth in its public organic document with any other desired provisions that are permitted.

For a Domestic Business Corporation, attach form MBCA-6-1
 For a Domestic Limited Liability Company, attach form MLLC-6-1
 For a Domestic Limited Partnership, attach form MLPA-6-1

FIFTH: The future effective date of the articles/certificate of merger or share exchange (if other than the date of filing of the articles/certificate of merger or share exchange) is December 31, 2005

SIXTH: ("X" if applicable)

- The plan was duly approved by the shareholders and, if voting by any separate voting group was required, by each separate group in the manner required by this Act and the corporation's articles of incorporation.
- The plan of merger or share exchange did not require approval by the shareholders.

SEVENTH: ("X" if applicable)

- The participation of the foreign corporation was duly authorized as required by the organic law of the corporation.
- The participation of the eligible entity was duly authorized as required by the organic law of that entity.

EIGHTH: When a merger becomes effective, a foreign corporation or a foreign other entity that is the survivor of the merger is deemed to appoint the Secretary of State as its agent for service of process in a proceeding to enforce the rights of shareholders of each domestic corporation that is a party to the merger who exercise appraisal rights. The foreign corporation or the foreign other entity shall provide the mailing address to which the Secretary of State may mail a copy of any process served on the Secretary of State.

(mailing address)

NINTH: The foreign corporation or foreign other entity agrees that it will promptly pay the amount, if any, to which the shareholders are entitled under chapter 13 of Title 13-C.

TENTH: The merger was effected in compliance with the laws applicable to mergers of all parties to the merger.

ELEVENTH: There is an agreement that the surviving corporation or other business entity shall continue to comply with all provisions of all laws applicable to mergers of all parties to the merger, including, without limitation, provisions on payment of amounts to which dissenting shareholders are entitled.

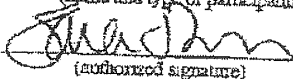
Must Be Completed By The First Participant To The Merger

Central Maine Power Company

(name and type of participating business entity)

12/23/05

(date)



(authorized signature)

Sara J. Burns, President & CEO

(type or print name and capacity)

(authorized signature)

(type or print name and capacity)

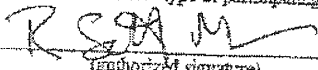
Must Be Completed By The Second Participant To The Merger

Central Securities Corporation

(name and type of participating business entity)

12/23/05

(date)



(authorized signature)

R. Scott Mahoney, Secretary & Clerk

(type or print name and capacity)

(authorized signature)

(type or print name and capacity)

Must Be Completed By The Third Participant To The Merger

| | |
|--|-----------------------------------|
| _____ | _____ |
| (name and type of participating business entity) | (dated) |
| _____ | _____ |
| (authorized signature) | (type or print name and capacity) |
| _____ | _____ |
| (authorized signature) | (type or print name and capacity) |

(Copy this page, and modify participant number, if more signature spaces are needed.)

Instructions For Required Signatures

Corporations

If this is a corporation, this document **MUST** be signed by an officer or other duly authorized representative on behalf of each party (13-C MBSA §1106 1)

Limited Partnerships

If this is a limited partnership, this document **MUST** be signed by

- (1) at least one general partner OR
- (2) any duly authorized person

The execution of this certificate constitutes an oath or affirmation, under the penalties of false swearing under 17-A MRS §453

Limited Liability Companies

If this is a limited liability company, this document **MUST** be signed by

- (1) at least one manager OR
- (2) at least one member if the limited liability company is managed by the members OR
- (3) any duly authorized person.

The execution of this certificate constitutes an oath or affirmation, under the penalties of false swearing under 17-A MRS §453

Received
Recorded Register of Deeds
Oct 24, 2006 11:18:24A
Sowad County
Diane E. Gordin

Please remit your payment made payable to the Maine Secretary of State

FORM NO. MBCA-10 (5 of 5) Rev. 8/1/2004

SEND COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101
TEL. (207) 624-7740

QUITCLAIM DEED WITH COVENANT

NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation having its office and principal place of business at Boston, Suffolk County, Massachusetts, for consideration paid, conveys to CENTRAL SECURITIES CORPORATION, a Maine Corporation with offices on Edison Drive in Augusta, Kennebec County, Maine 04336, its successors and assigns, with quitclaim covenants, a certain lot or parcel of land located at the corner of Canco Road and Bay Street (said Bay Street being a strip of land identified as Bay Street or Bay Street extension in the deed from Cumberland Securities Corporation to the Grantor herein dated July 19, 1954 and recorded in the Cumberland County Registry of Deed in Book 2189, Page 299, hereinafter referred to as "Bay Street" or "Bay Street extension") in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the intersection of Bay Street and the northwesterly side of Canco Road; thence northeasterly along the northwesterly side of Canco Road to a point which is distant eight hundred feet (800') from the intersection of the northwesterly side of Canco Road and the northeasterly side of Bay Street; thence at right angles to said last mentioned bound a distance of four hundred ten feet (410') more or less in a northwesterly direction to the southeasterly sideline of a certain railroad right-of-way as delineated on a certain Plan dated December 10, 1951, and recorded in the Cumberland County Registry of Deeds, Plan Book 38, Pages 16-17 and 20-21; thence southwesterly along the southeasterly sideline of said railroad right-of-way to Bay Street; thence southeasterly along Bay Street to the point of beginning, containing approximately 293,600 square feet.

The land hereinabove conveyed is the same property conveyed to this Grantor by Cumberland Securities Corporation by deed dated July 19, 1954, and recorded in said Registry in Book 2189, Page 299.

Grantor also conveys to Grantee the following interest in land:

The right which the Grantor acquired from Cumberland Securities Corporation by said deed of July 19, 1954, to use in common for railroad purposes, as defined in a certain deed from the City of Portland to Quincy Market Cold Storage and Warehouse Company, dated January 29, 1952, and recorded in said Registry in Book 2076, Page 145, and subject to the provisions set forth in said deed of January 29, 1952, the railroad spur track constructed by Quincy Market Cold Storage and Warehouse Company in the right-of-way referred to in said deed of January 29, 1952, as said right was modified or relocated by subsequent documents of record to the date hereof.

Grantor hereby excepts from this conveyance the rights reserved by the City of Portland, in a deed to Cumberland Securities Corporation dated April 1, 1954, and recorded in the said Registry in Book 2172, Page 4, to pass by foot or vehicle over said spur track and the right to construct crossings, public or private, suitable for such purpose, and the right to place pipes, wires, or cables under said spur track. All expense and risk in connection with the rights reserved by this paragraph shall be borne by the said City of Portland and no damages shall be payable to the Grantee for the proper exercise of said rights.

Grantor hereby assigns to Grantee all of its rights in and to a Lease between Grantor and Central Maine Power Company dated July 1, 1955 and recorded in said Registry in Book 2235, Page 333, as amended by a Lease Amendment dated November 8, 1957 and recorded in said Registry in Book 2344, Page 418.

Grantee, by the acceptance of this deed, waives any right to damages by reason of the discontinuance as a street by the City of Portland of any part of Bay Street extension located northwesterly of Canco Road and Grantee further waives any right to any damages upon any relocation of Bay Street extension or any part thereof, provided said Bay Street extension is not relocated on land hereby conveyed to said Grantee. By the said April 1, 1954 deed of the City of Portland to Cumberland Securities Corporation, the City of Portland agreed that in the event the City of Portland discontinues as a street that part of Bay Street extension located southeasterly of the railroad spur track right-of-way as laid out on the Plan dated December 10, 1951, and hereinabove referred to, the City will grant to the Grantee an easement thirty (30) feet wide for passage on foot or with vehicles in common with others, over that portion of Bay Street extension adjoining the land hereinabove conveyed to Grantee for the full length of the southwesterly boundary of said land. Nothing in the foregoing shall be construed to prohibit the City of Portland from at any time relocating Bay Street extension upon the terms and conditions hereinabove stated.

MAINE REAL ESTATE TAX PAID

8926

Grantor also releases to Grantee any rights it may have in the buildings on the lot or parcel of land conveyed herein and in Bay Street or Bay Street extension.

Grantor also conveys to Grantee, its successors and assigns, as appurtenant to the land hereby conveyed, the right, as modified by subsequent documents of record to the date hereof, to use in common with Quincy Market Cold Storage and Warehouse Company and others to whom rights may be granted by said Quincy Market Cold Storage and Warehouse Company, or said City of Portland, the section of the spur track as now or formerly constructed or relocated between the Portland Terminal Company's right-of-way at Deering Junction and the point of switch of any private siding to be constructed on land conveyed by City of Portland to Cumberland Securities Corporation by said deed dated April 1, 1954, subject, however, to such agreements as may from time to time be made between Quincy Market Cold Storage and Warehouse Company and Cumberland Securities Corporation, or their respective successors or assigns, for sharing the cost of maintenance of said section of track in common use and to the requirements of Portland Terminal Company, its successors or assigns, from time to time applicable for furnishing rail service to said siding. The right hereby conveyed is the same right conveyed to Cumberland Securities Corporation by Quincy Market Cold Storage and Warehouse Company by deed dated July 2, 1954, recorded in Cumberland County Registry of Deeds on July 10, 1954 in Book 2185, Page 120, as said right was modified or relocated by subsequent documents of record to the date hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Central Securities Corporation, its successors and assigns forever, subject to the exceptions, reservations and rights contained in or referred to in this instrument.

IN WITNESS WHEREOF, the said New England Mutual Life Insurance Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its duly authorized agent this 14th day of November, 1992.

Signed, Sealed and Delivered

NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY
a Massachusetts corporation

Recorded
Cumberland County
Registry of Deeds
11/25/92 03:18:34PM
Robert P. Titcomb
Register

By Copley Real Estate Advisors, Inc.
a Massachusetts Corporation, its duly
authorized asset manager and advisor

By: [Signature]
William J Salisbury
Managing Director of
Copley Real Estate Advisors, Inc.

Commonwealth of Massachusetts

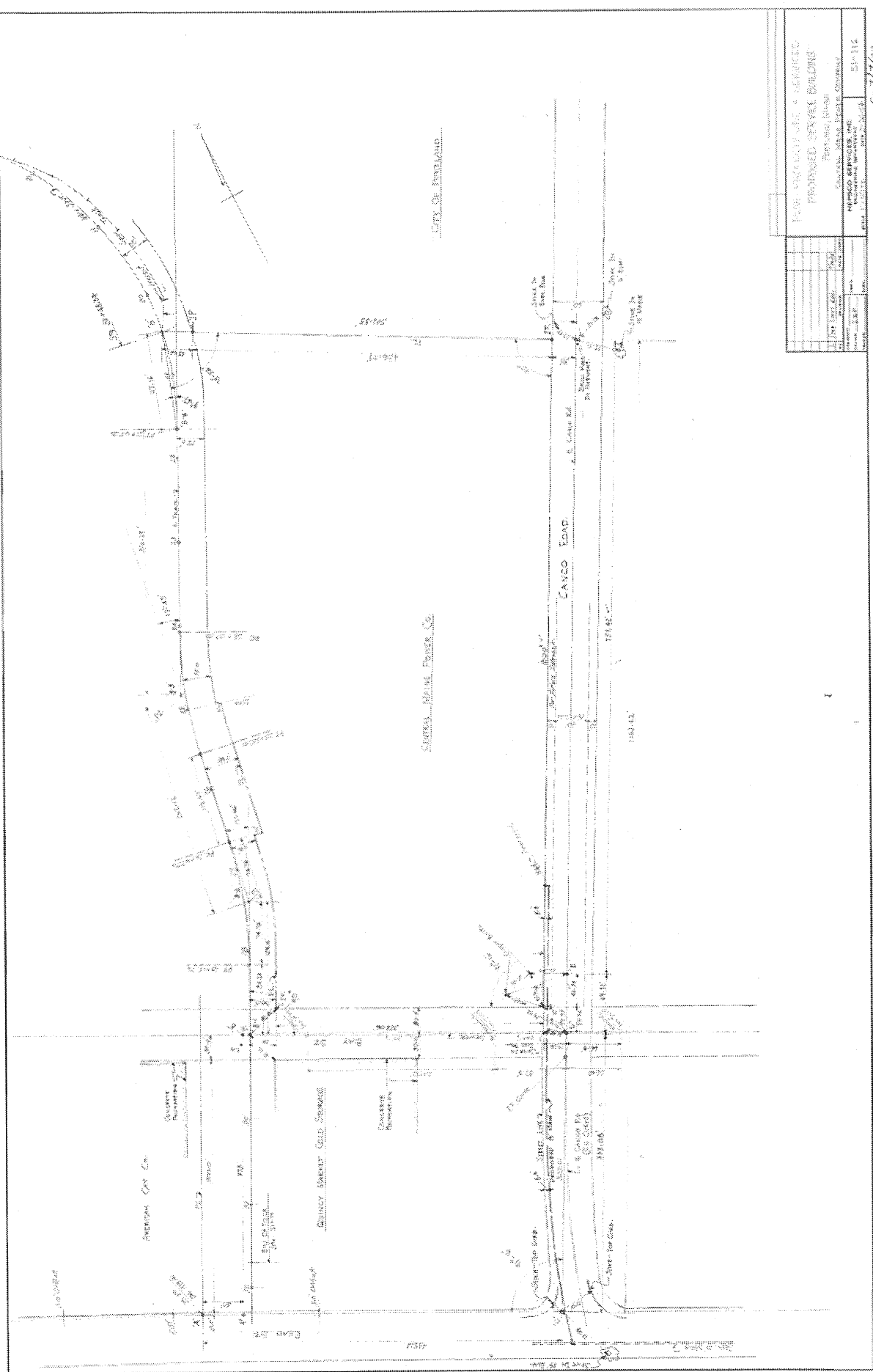
November 24, 1992

Sofia, ss.
The above-named William J. Salisbury personally appeared before me, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Copley Real Estate Advisors, Inc., and said New England Mutual Life Insurance Company.

My Commission expires:

[Signature]
Notary Public
Angela Perry Campbell
Printed Name

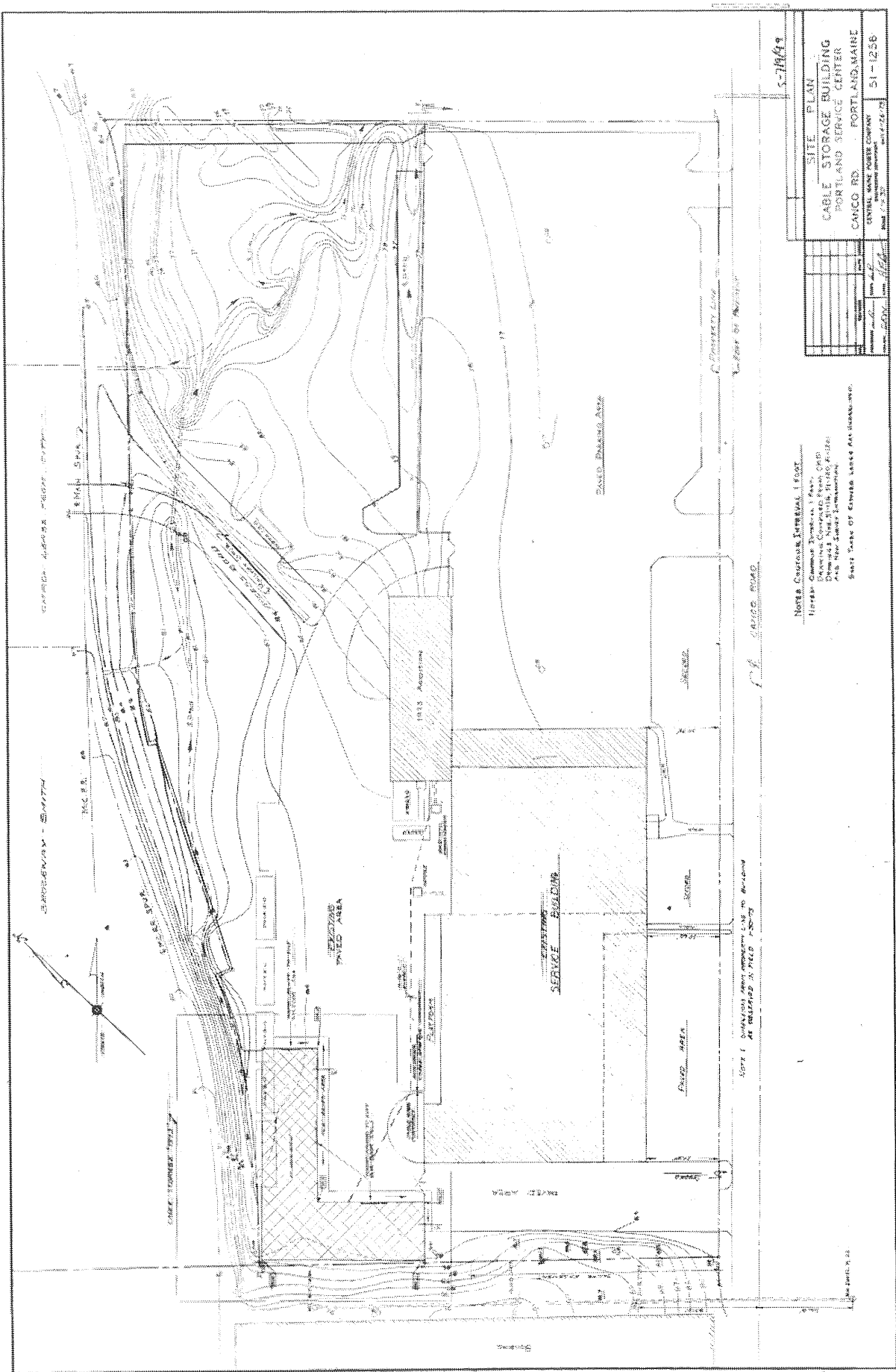




| | |
|--|-----------------------|
| PROJECT MANAGER & ARCHITECT PROPOSED SERVICE BUILDING Proposed Design Gas Service Building 1000 W. 10th St. Oklahoma City, Oklahoma 73101 | |
| DATE: 5-11-74 DRAWN BY: [Name] CHECKED BY: [Name] | SHEET NO. 10 OF 11 |

| NO. | DATE | BY | REVISION |
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5-11-74



SITE PLAN
CABLE STORAGE BUILDING
PORTLAND SERVICE CENTER
 CANCO RD. PORTLAND, MAINE
 CENTRAL WARE FABER COMPANY
 51-1256

NOTE: CUSTOMER INTERNAL FOOT
 HIRSH: CHANGE DIMENSION 1 FOOT
 DRAWING CORRECTED FROM CDR
 AND ALL DIMENSIONS TO BE
 AS SHOWN UNLESS OTHERWISE
 SPECIFIED BY OWNER'S REPRESENTATIVE

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

5-18-69

100' 0"

100' 0"

100' 0"

APPENDIX B

EVIDENCE OF FINANCIAL CAPACITY



July 12, 2011

Dear Sirs:

Central Maine Power Company is about to begin a construction project at its Portland service center. The job will extend the line dock for 12 bays at the facility. There is \$360,000 approved for this project in the Company's 2011 capital plan.

Respectfully,

A handwritten signature in black ink that reads "Michael Pacheco".

Michael Pacheco
Manager, Programs & Projects

83 Edison Drive, Augusta, ME 04336
Phone: (207) 623-3521
Michael.Pacheco@cmpco.com



APPENDIX C

MAINE TEST BORIGNS TEST PITS

APPENDIX D

PHOTOS EXISTING EAST TRUCK BAYS



138 Canco Road Portland. Existing East Truck with 12 overhead doors facing Canco Road. New addition will be out 5'-6" toward Canco Road to provide storage space for new longer line trucks.



138 Canco Road Portland. Existing East Truck with 12 overhead doors facing Canco Road. New addition will be out 5'-6" toward Canco Road to provide storage space for new longer line trucks.



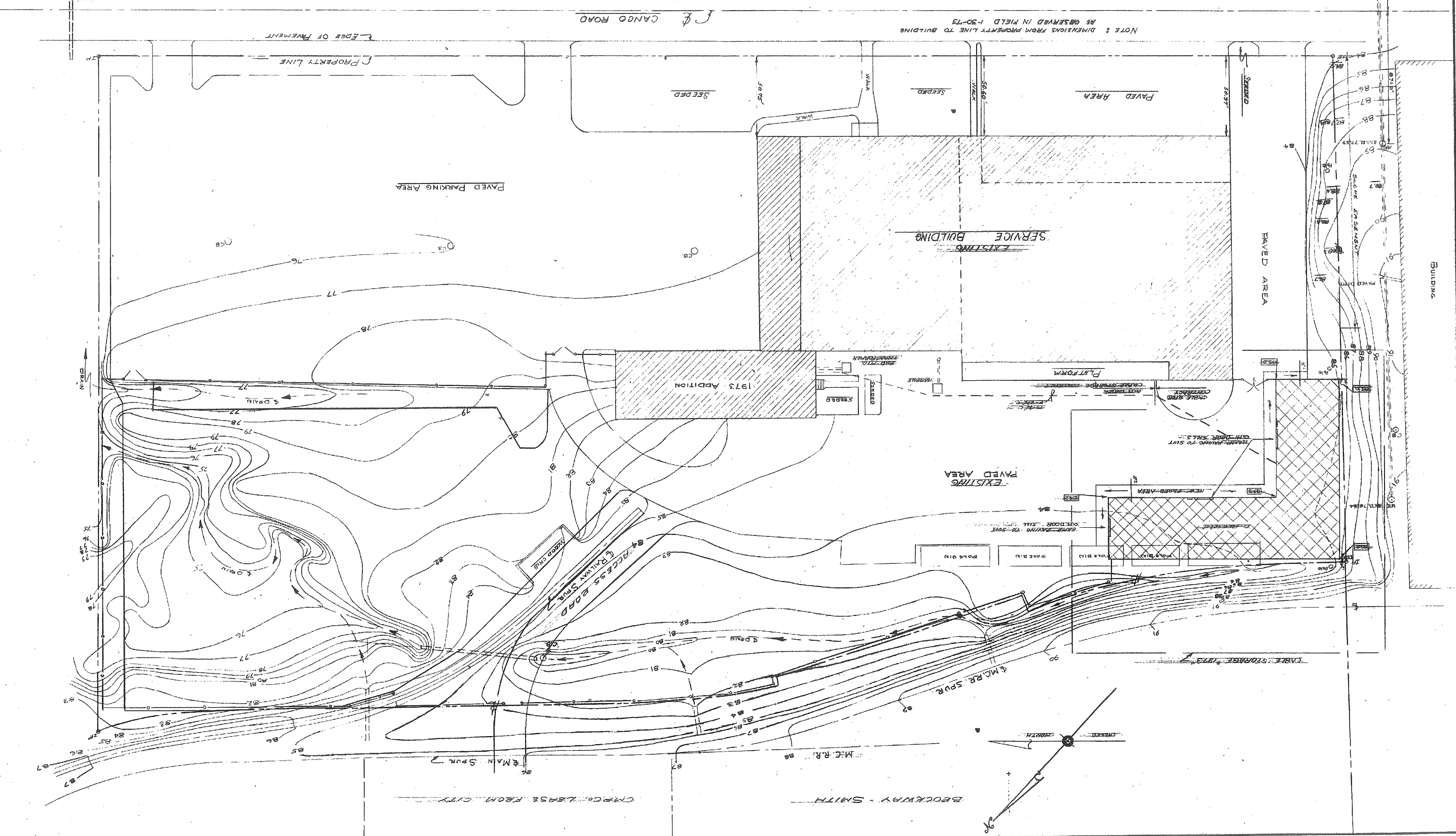
138 Canco Road Portland. Existing landscaping to the north of the east truck bays that will remain.



138 Canco Road Portland. Existing landscaping to the north of the east truck bays that will remain.

51-1256
 CENTRAL MAINE POWER COMPANY
 ENGINEERING DEPARTMENT
 SCALE 1"=30'
 DATE 4-26-73
 DRAWN BY
 CHECKED BY
 PORTLAND SERVICE CENTER
 CABLE STORAGE BUILDING
 SITE PLAN
 CANCO RD. PORTLAND, MAINE

Notes: Contour Interval 1 Foot
 Notes: Contour Interval 1 Foot
 Drawing Completed From C.M.P.
 Drawings Nos. 51-116, 51-120, 51-1201
 And New Survey Information.
 Short Ticks of Easement Lines Are Underlined.



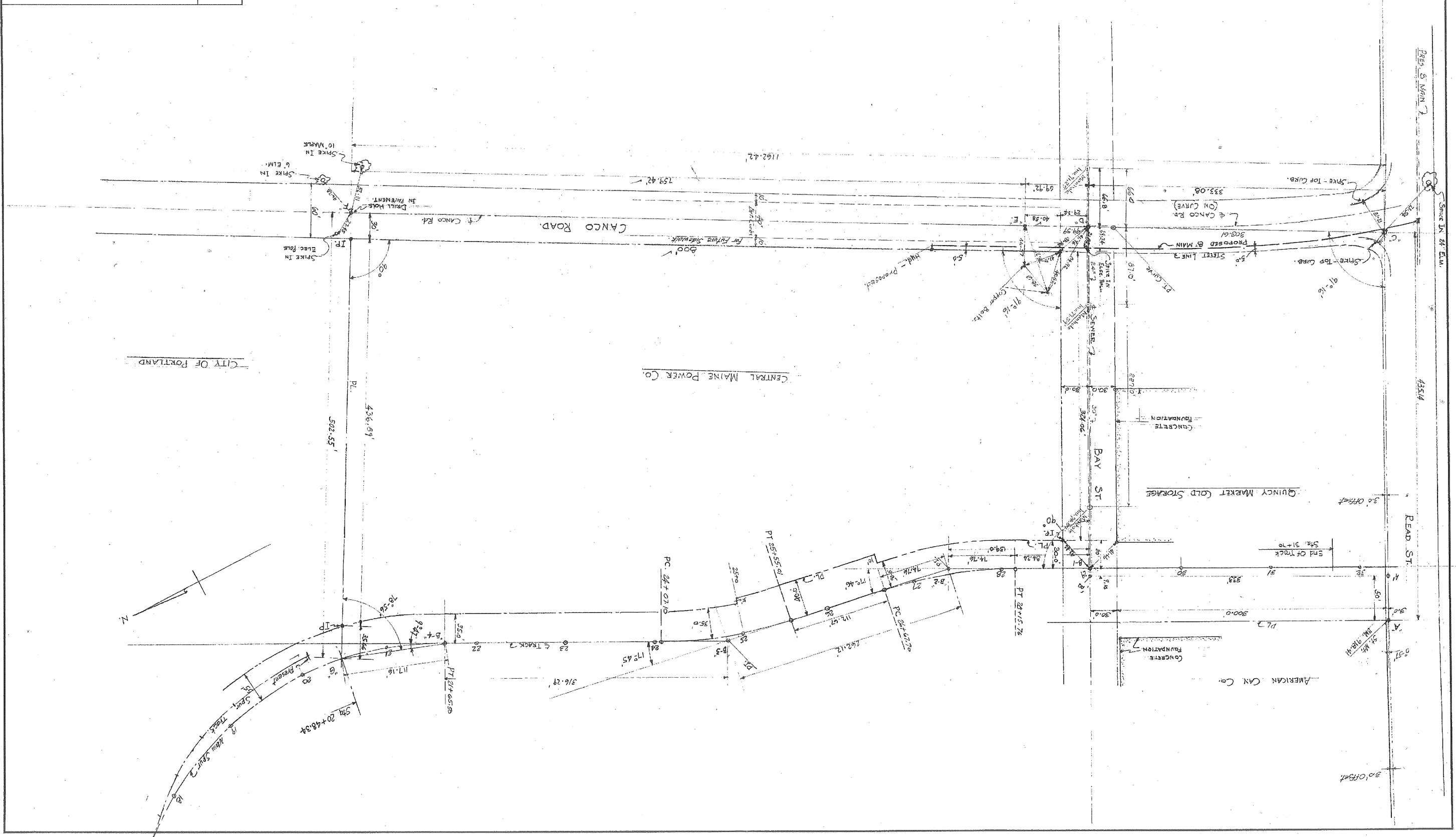
5-7/19/79

NOTE: DIMENSIONS FROM PROPERTY LINE TO BUILDING AS OBSERVED IN FIELD 1-30-73
 EDGE OF PAVEMENT
 PROPERTY LINE
 CANCO ROAD

| NO. | DATE | SENT TO | REV. | COPIES | NO. | DATE | SENT TO | REV. | COPIES |
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| 11 | | | | | 11 | | | | |
| 12 | | | | | 12 | | | | |

5-7/7/99

| | |
|---|-----|
| PLAN - PROPERTY LINE & SERVICES | |
| PROPOSED SERVICE BUILDING | |
| PORTLAND, MAINE | |
| CENTRAL MAINE POWER COMPANY | |
| DESIGNED BY | ZWE |
| DRAWN BY | ZWE |
| CHECKED BY | ZWE |
| DATE | |
| REVISION | |
| NO. | |
| DATE | |
| BY | |
| DESCRIPTION | |
| SCALE 1"=50 FT. DATE 2-26-54 | |
| NEPCO SERVICES, INC. ENGINEERING DEPARTMENT | |
| SI-116 | |



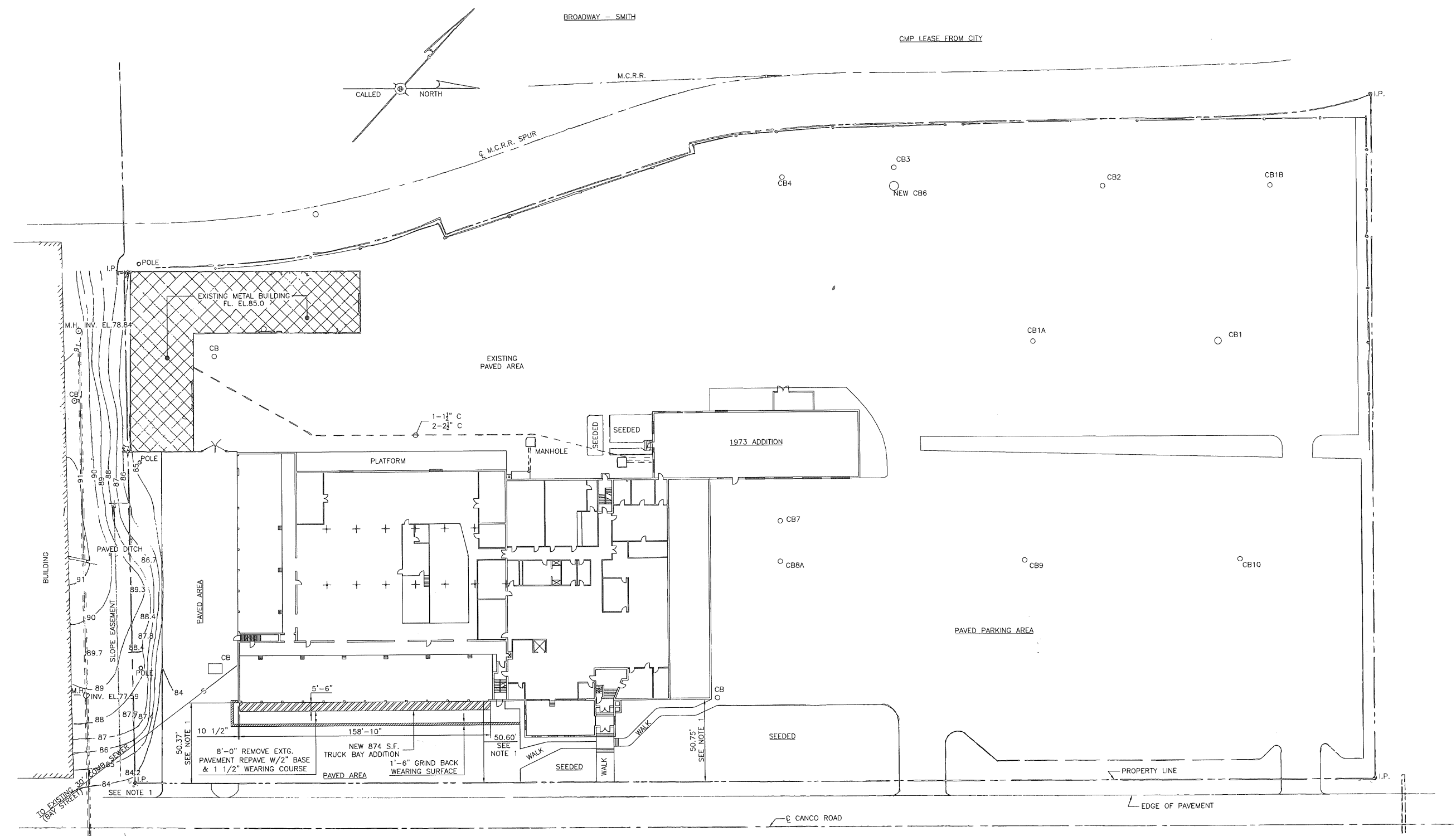
FOR PENCIL

17-24

| NO. | REVISION | DATE | BY | CK | P.E. |
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ENGINEERING CONSULTANT - LOAD - ADDRESS
SPALDING ENGINEERING AND CONSTRUCTION SERVICES, INC.
 25 COMBELL STREET
 BANGOR, MAINE

THIS DRAWING SHALL BE REVISIONED IN THE CAD SYSTEM ONLY



SITE PLAN
 SCALE: 1"=30'-0"

- NOTES:
- PROPERTY LINE INFORMATION WAS OBTAINED FROM DRAWING 51-1256 "SITE PLAN - CABLE STORAGE BUILDING" DATED 4/26/73 & 51-120 "YARD PLAN - SERVICE BUILDING" REV. 5 DATED 1/31/73. DIMENSIONS FROM PROPERTY LINE TO BUILDING AS OBSERVED IN FIELD 1-30-73.
 - THE PROPERTY LINE & EXISTING SITE LAYOUT WAS COMPILED FROM SEVERAL EXISTING DRAWINGS. ENGINEER MAKES NO WARRANTIES ON THE ACCURACY OF THE PROPERTY LINES, EXISTING SITE LAYOUT OR LOCATION OF EXISTING SITE FEATURES

This document and any attachments are considered:
BUSINESS CONFIDENTIAL
PROTECTED CRITICAL INFRASTRUCTURE INFORMATION

REFERENCE DRAWINGS

| | |
|------------|--|
| 51-1256 | SITE PLAN - CABLE STORAGE BUILDING |
| 51-120 | YARD PLAN - SERVICE BUILDING |
| 742-60-002 | 2002 OIL/WATER INTERCEPTOR - SITE PLAN, SECTIONS & DETAILS |

SD-1

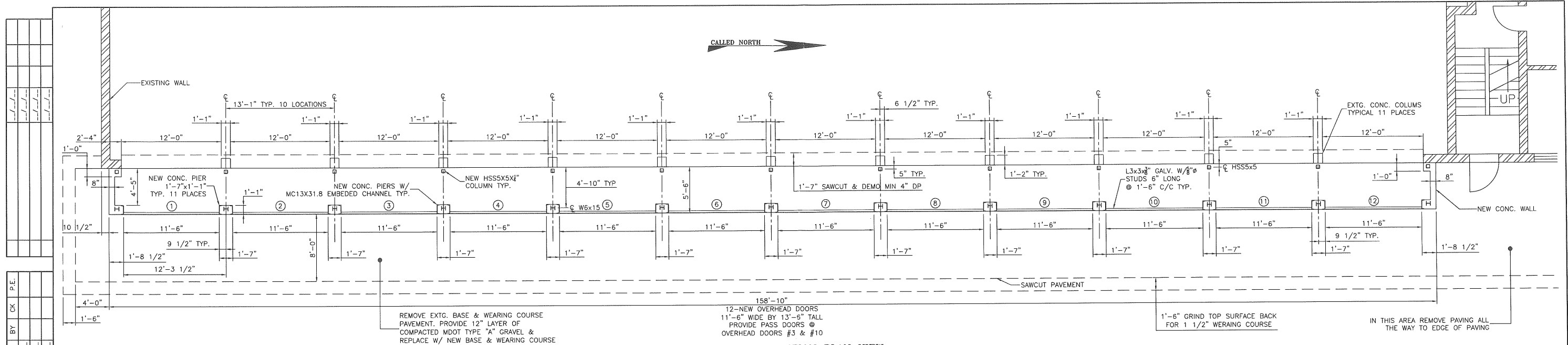
| NO. | REVISION | DATE | BY | CK | P. E. STAMPED BY | P. E. No. | Professional Engineer Seal |
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| DESIGNED | DES |
| DRAWN | JFB |
| CHECKED | DES |
| APPROVED | DES |
| REVIEWED | DES |

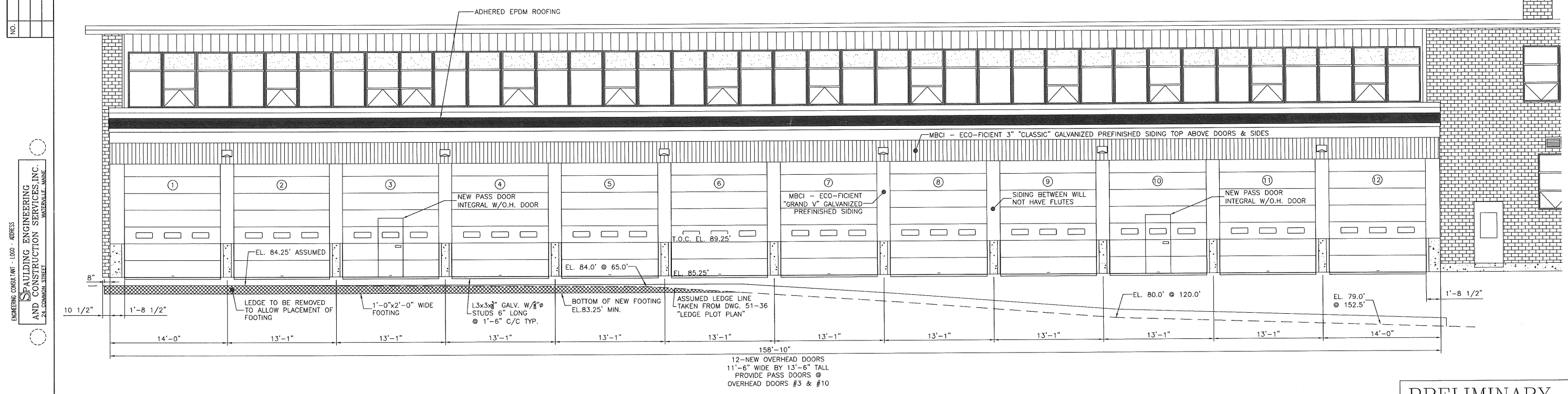
2011 EAST TRUCK BAY EXTENSION
 SITE PLAN
 PORTLAND SERVICE CENTER
 CANCO ROAD, PORTLAND MAINE
CENTRAL MAINE POWER COMPANY
 IBERDROLA SYSTEM ENGINEERING
 USA
 DATE: 03/11/2011
 SCALE: AS NOTED

742-60-002
 REV A

PRELIMINARY
 NOT FOR
CONSTRUCTION



NEW TRUCK BAY ADDITION PLAN VIEW
 SCALE: 3/16"=1'-0"
 NOTE:
 CENTERLINE OF NEW PIERS SHALL BE PLACED @ CENTERLINE OF EXISTING PIERS HOWEVER CLEAR DISTANCE BETWEEN NEW PIERS SHALL BE 11'-6". CONTRACTOR SHALL LAYOUT NEW PIERS PRIOR TO START OF ANY WORK & NOTIFY OWNER OF ANY DIMENSION DISCREPANCIES.



NEW TRUCK DOCK ADDITION EAST ELEVATION
 SCALE: 3/16"=1'-0"

- NOTES:**
- FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS. NOTIFY ENGINEER FOR RESOLUTION PRIOR TO BEGINNING ANY WORK.
 - NEW ADDITION ROOF DESIGN LOADS:
 SNOW LOAD = 50 PSF
 DRIFT SNOW LOAD = 58 PSF
 DEAD LOAD = 10 PSF
 - SHOP PRIME AND PAINT STRUCTURAL STEEL AS FOLLOWS:
 SURFACE PREP: SSPC-6 COMMERCIAL BLAST
 PRIMER: ONE COAT DEVOE, CATHA-COAT 302H - REINFORCED INORGANIC ZINC PRIMER OR OWNER-APPROVED EQUAL. MINIMUM DFT = 2 MILS.
 TOP COAT: ONE COAT DEVOE, BAR RUST 235 MULTI-PURPOSE EPOXY COATING OR OWNER-APPROVED EQUAL. MINIMUM DFT = 4 MILS. COLOR BY OWNER.
 - ALL ELECTRICAL DEMOLITION & NEW CONSTRUCTION WILL BE BY OWNER'S ELECTRICAL CONTRACTOR
- 5. CONCRETE:**
 f'_c=4000 PSI
 SLUMP=2" TO 4" UNLESS SUPERPLASTICIZER IS USED
 MAX STONE SIZE=3/4"
 W/C RATIO=0.45
 AIR CONTENT%=6% +/- 1%
 COVER=3" UNLESS NOTED OTHERWISE
- 6. REINFORCING STEEL Fy=60,000 PSI**

This document and any attachments are considered:
BUSINESS CONFIDENTIAL
PROTECTED CRITICAL INFRASTRUCTURE INFORMATION

REFERENCE DRAWINGS

| | |
|-------|-----------------|
| 51-36 | LEDGE PLOT PLAN |
|-------|-----------------|

S-1

| NO. | REVISION | DATE | BY | CK | P. E. STAMPED BY | P. E. No. | Professional Engineer Seal |
|-----|-------------------|----------|-----|-----|------------------|-----------|----------------------------|
| A | ISSUED FOR REVIEW | 06/14/11 | JFB | DES | DES | | |

PRELIMINARY
NOT FOR
CONSTRUCTION

2011 EAST TRUCK BAY EXTENSION
 PLAN & ELEVATION
 PORTLAND SERVICE CENTER

PORTLAND MAINE

CENTRAL MAINE POWER COMPANY
 BERDROLA SYSTEM ENGINEERING
 USA Central Maine Power

742-64-001
REV A

DATE: 03/16/2011
SCALE: AS NOTED

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| NO. | REVISION | DATE | BY | CK | P. E. |
| | | | | | |

SPALDING ENGINEERING AND CONSTRUCTION SERVICES, INC.
 24 COMMONS STREET, WATERVILLE, MAINE

ENGINEERING CONSULTANT - LICENSE ADDRESS

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