

214A-A-1

2003-0087

9 Johnson Rd.

Building Addition -  
Time Warner  
Transport Leasing

on Spreadsheet

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2003-0087

Application I. D. Number

05/05/2003

Application Date

Time Warner Addition

Project Name/Description

Transport Leasing Corp

Applicant

9 Johnson St B7, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

9 - 9 Johnson Rd, Portland, Maine

Address of Proposed Site

214A A001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

7,500 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 05/07/2003

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

OK to Issue Building Permit \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**William E. Whited, Inc.**

*Architecture/Engineering/Interiors*

*William E. Whited, President*

May 5, 2003

City of Portland  
Department of Planning & Development  
ATTN: Sara Hopkins  
389 Congress Street  
Portland, ME 04101

RE: Time Warner Addition, Jetport Business Park

Dear Sara:

This addition to the building on Lot #3 in the Jetport Business Park in Portland and South Portland, will provide office space and studio space for Time Warner Cable of Maine. This addition is a 7,500 sq. ft. one floor building. Exterior facade will be similar to the Time Warner building on Lot 1B across the street.

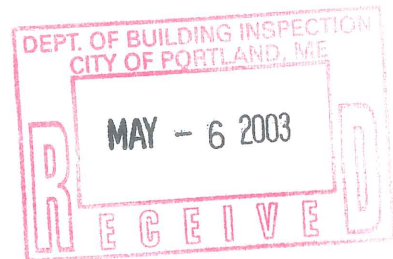
Forty-two parking spaces are planned for this building and the existing building. The existing building is used for storage and service call vans. It is separated from the proposed addition by a one-hour fire wall. Opening between the buildings will be through one-hour rated doors.

Site plan checklist comments are included in the attached Site Plan Application Booklet.

Sincerely,



William E. Whited  
P.E., R.A.

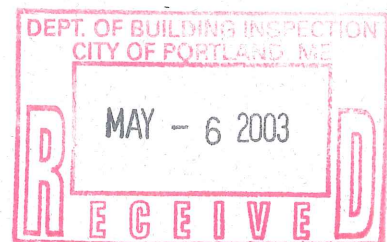


**CITY OF PORTLAND**

**SITE PLAN APPLICATION**

**PROJECT:      ADDITION TO TIME WARNER  
                    JETPORT BUSINESS PARK  
                    PORTLAND, ME 04102**

**APPLICANT:    TRANSPORT LEASING CORP.  
                    9 JOHNSON ROAD  
                    PORTLAND, ME 04102**



*William E. Whited, Inc.*  
*Architecture/Engineering/Interiors*

*1321 Washington Ave., Portland, ME 04103*  
*(207) 878 4530      Fax (207) 878 4533*

***William E. Whited, Inc.***

*Architecture/Engineering/Interiors*

*William E. Whited, President*

May 5, 2003

City of Portland  
Department of Planning & Development  
ATTN: Sara Hopkins  
389 Congress Street  
Portland, ME 04101

RE: Time Warner Addition, Jetport Business Park

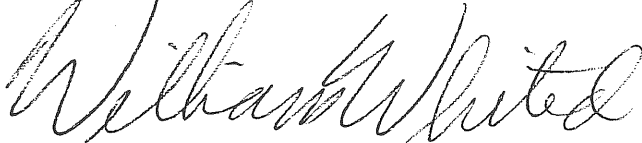
Dear Sara:

This addition to the building on Lot #3 in the Jetport Business Park in Portland and South Portland, will provide office space and studio space for Time Warner Cable of Maine. This addition is a 7,500 sq. ft. one floor building. Exterior facade will be similar to the Time Warner building on Lot 1B across the street.

Forty-two parking spaces are planned for this building and the existing building. The existing building is used for storage and service call vans. It is separated from the proposed addition by a one-hour fire wall. Opening between the buildings will be through one-hour rated doors.

Site plan checklist comments are included in the attached Site Plan Application Booklet.

Sincerely,



William E. Whited  
P.E., R.A.

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 9 Johnson Rd., Jetport Business Park		Zone: B4
Total Square Footage of Proposed Structure 7,500 SF new plus 12,700 SF existing		Square Footage of Lot 73,180 SF
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 214A              A              1	Property owner, mailing address: Transport Leasing Corp. 9 Johnson Road Portland, ME 04102	Telephone:  773-9567
Consultant/Agent, mailing address, phone & contact person William E. Whited, P.E., R.A. 1321 Washington Ave., Portland 04103 phone 878-4530	Applicant name, mailing address, telephone #/Fax#/Pager#: Transport Leasing Corp. 9 Johnson Road, Portland, ME 04102; 773-9567 fax: 775-3214	Project name: Addition to Time Warner
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development _____ \$500.00      Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: Transport Leasing Corp. Mailing address: 9 Johnson Road State and Zip: Portland, ME 04102      Contact person: Penny Booker      Phone: 773-9567		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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 Code Official'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.

Signature of applicant: 	Date: 05-05-03
---	----------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

## TIME WARNER ADDITION, JETPORT BUSINESS PARK

### SITE PLAN CHECKLIST ITEMS

- 1 - 5. Standard boundary survey prepared by Owen Haskell, Inc., showing information required under Section 14-525 (b, c) a, b, c, and d.
6. Topographic Survey showing existing contours prepared by Owen Haskell, Inc., and Proposed Site Plan Sheet C2, prepared by William E. Whited, Inc., showing existing and proposed contours.
- 7 - 10. Existing soil is brown clay over shallow ledge from 6 in. to 48 in. below the existing ground. Knowledge of this ledge is from construction work that has taken place on this site since 1965. Floor grade for the proposed addition is Elev. 74.44, and for the existing building is Elev. 72.11. Floor area of the proposed addition is 7,500 sq. ft; floor area of the existing building is 12,700 sq. ft.
11. Existing Site Plan Sheet C1 shows adjacent building within the subdivision and adjacent property of Lewis C. Weeks.
12. On-site waste will be contained within the existing building.
13. Public utilities are shown on Sheet C1.
14. Water and sewer mains are shown on Sheet C1.
15. Existing and proposed culverts and drains are shown on Sheets C1 and C2.
16. Sheet C1 shows private drive.
17. Sheets C1 and C2 show on-site pedestrian and vehicular access ways.
18. Sheet C2 shows proposed parking areas.
19. Sheet C2 shows proposed loading facilities at rear of existing building.
20. Sheets C1 and C2 show ingress and egress of vehicles to and from the site onto public streets.
21. Curbs and sidewalks are shown on Sheet C2 and C3.
- 22 - 29. Shown on Landscape Plan L1.
30. None
31. Building-mounted wall packs - 250 watt metal halide with cut-off reflectors.

32. Hydrant at Johnson Road.
33. Written statement.
34. Building addition to be used by Time Warner as office space and studio space.
35. Not applicable.
36. Land area is 1.68 acres.
37. Proposed addition is 7,500 sq. ft., existing building is 12,700 sq. ft.
38. There are no easements or burdens on the site. The overhead power transmission line is within the subdivision wholly owned by Transport Leasing Corporation.
39. Solid waste will be contained within the existing building and removed by a privately licensed rubbish service.
40. Existing buildings within the subdivision are served by the Portland Water District for water and sewer.
41. There are no problems with topography and drainage.
42. Four months are anticipated for construction once approvals are received.
43. The State of Maine Department of Environmental Protection (MDEP) has approved the overall stormwater management plan. Each new development is submitted to MDEP for review.
44. There are no pending applications.
45. A new application will be made to MDEP for stormwater quality control.
46. Portland is the only city that has jurisdiction on this site.
47. Letter attached.



# MAINE BANK & TRUST

April 25, 2003

Peter Ventre  
Rockwater Capital Management  
22 Monument Sq.  
Portland, ME 04101

Re: Transport Leasing Corp.

Dear Peter:

We are pleased to offer this revised Term Sheet, which outlines the basis on which we would rapidly proceed to underwrite a proposed financing.

**BORROWER:** Transport Leasing Corp. ("TLC") a Maine corporation owned by Blaine and Dwight Sanborn.

**LENDER:** Maine Bank & Trust Company ("MB&T")

**AMOUNT:** Approximately \$1,200,000, per below.

**CREDIT FACILITY/  
PURPOSE:** A Construction/Permanent loan to provide approximately \$1,000,000 in financing for expansion of the Property with the balance of the Loan to fund other property owned by TLC, per below.

**REPAYMENT/  
INTEREST RATE:** During the Construction Phase, interest-only paid monthly, then converting in January 2004 to monthly installments of principal and interest over a specified amortization period per the below :

Fixed at 7.01% through December 2018. P&I payments are based on a 15 year amortization schedule, with all sums due at Maturity.

Note- the above rate is indicative of current market conditions and is subject to change until set by TLC. Rates may be either locked in at closing, or be locked in at any time after TLC's acceptance of MB&T's Term Sheet with the payment of a 1% reservation fee. The reservation fee would be returned to TLC at Closing. The fee is also returnable if MB&T does not provide a loan commitment within 30 days in substantial conformance with the accepted Term Sheet.

**ORIGINATION FEE:** None

**PREPAYMENT:** TLC may prepay the Loan at any time, subject to the following: Payment of a premium equal to the greater of either a) 3% of the amount prepaid through December 2005, then 2% through December 2007, then 1% through December 2008; or b) an amount due under a yield maintenance agreement for the duration of the fixed rate period then in effect.

Transport Leasing Corp

4/25/03

Page 2

(The yield maintenance calculation is described as the premium for prepayment that is equal to the net present value of the reduction in MB&T's interest income which would occur if the amount prepaid were reinvested at the then applicable FHLB Index plus a spread of 2.55% (Reinvestment Rate) until the expiration of the fixed rate interest period, discounted at the Reinvestment Rate. MB&T will not pay TLC the difference if the result is a positive number.)

The above notwithstanding, TLC shall be permitted to prepay the loan beginning December 2009 in an annual lump sum not to exceed \$100,000 per year without penalty. Amounts prepaid can not be re-advanced. Monthly P&I payments will be adjusted downwards to reflect such prepayments.

**COLLATERAL:**

An acceptable first mortgage on Lot #3 of the Jetport Business Park, in Portland, ME, including a 22,634± square foot flex/office building and appurtenant surface parking (the "Property").

The Loan shall also be secured by an assignment of all leases, rents, and profits, all permits, approvals, plans, and/or eminent domain.

The lease (and any amendments) will be subject to MB&T's review and acceptance. Further, MB&T will enter into a mutually agreeable Subordination, Non-Disturbance and Attornment Agreement with the Tenant, Time Warner Entertainment.

**GUARANTEE:**

The Loan will be made without recourse to TLC or its principals except for a standard carve out for malfeasance.

**OTHER:**

TLC may make one draw per month on construction availability during the Construction Phase. TLC and MB&T will mutually agree to the procedure for making draw requests, which will provide protection against lien claims and orderly completion of the proposed expansion. TLC will guarantee lien-free completion not later than the date required under the lease with Time Warner Entertainment. In addition, TLC and MB&T will agree to an amount of money to be set aside for off site expenditures from which TLC may draw at any one time during the Construction Phase.

The Loan is subject to an independent appraisal report to be performed by an appraiser selected and engaged by MB&T. The appraisal is to provide an "as completed" market value of the Property, as reviewed and accepted by MB&T, indicating a loan to value ratio of not greater than 55%.

The identity of TLC and its principals are important to MB&T. Any conveyance of a majority interest in TLC to parties other than family members will be subject to MB&T's review and approval.

TLC, and TLC's counsel, shall provide standard opinions and other exhibits as may be reasonably and customarily required in such transactions.

Transport Leasing Corp

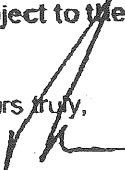
4/25/03

Page 3

TLC will maintain a deposit relationship with MB&T.

**Please note that the above is based on our current understanding of the request and is not an offer, agreement or commitment by Maine Bank & Trust Company to provide such financing. Such a commitment, if one is delivered, will be evidenced by a formal commitment letter and is subject to the completion of our due diligence as well as final approval.**

Yours truly,



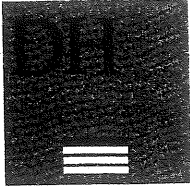
Thomas N. Lea  
Vice President

Read and understood:

\_\_\_\_\_

\_\_\_\_\_

Date



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

June 10, 2003

Mr. Bill Whited  
William Whited, Inc.  
1321 Washington Avenue  
Portland, ME 04103

**Subject: Time Warner Cable – Site Modification  
Portland, Maine**

Dear Bill:

As requested, our office has completed an assessment of the water quality treatment measures in conjunction with the proposed site modifications of the Time Warner Cable site within the Jetport Business Park in Portland, Maine. Our assessment was limited to a review of the water quality treatment measures requested by the City of Portland as a result of previous staff review comments.

As you are aware, the City of Portland has a requirement for all parking lots, containing over 25 parking spaces, to provide provisions for water quality treatment. Our office contacted the City Planning Department to discuss the specific requirements for water quality treatment as they pertain to this project. Sarah Hopkins, Planner, referred us to James Seymore, P.E., of Sebago Technics, which is the subconsultant engineer retained by the City to review site plan applications. Mr. Seymore indicated that the City's ordinance does not quantify the level of treatment required for the parking lot; however, previous projects have been reviewed using the State Stormwater Law, Sliding Scale Method. Furthermore, Mr. Seymore indicated the maximum level of treatment that he would expect from this project would be a Vortechinics water quality treatment unit.

Based upon the marked-up site plan provided from your office, the following summary of land use areas has been prepared:

	Predevelopment	Postdevelopment	Change
Building Roof Area	12,470	19,970	+ 7,500
Pavement Areas	42,313	34,483	- 7,830
Landscape Areas	18,397	18,727	+ 350
<b>Total</b>	<b>73,180</b>	<b>73,180</b>	<b>0</b>

As shown, the total impervious area on the site will be slightly reduced in the postdevelopment condition. Based upon the Sliding Scale method, the total percent impervious area on the site is approximately 75%, which correlates with a TSS treatment removal requirement of 74%.

Based upon a mass balance approach, the use of a Vortechinics water quality treatment unit to provide 60% TSS removal for a portion of the site (areas tributary to catch basins 5 and 6) will result in an improved water quality discharge from the site as follows:

Mr. Bill Whited  
June 10, 2003  
Page 2

Redevelopment Condition:

1.26 acres of impervious area receiving no treatment = 1.26

Postdevelopment Condition:

1.00 acre of impervious area receiving treatment = 0.40

$$1.0 \times (1-0.60) = 0.40$$

0.26 acres of impervious area receiving no treatment = 0.26  
0.66

As shown, the installation of the Vortechincs water quality unit will reduce the TSS discharge from the site below predevelopment conditions (0.66 versus 1.26).

Our office provided the peak stormwater flow rates for a 2.5-inch rainfall event to Vortechincs in order to size the water quality unit. The design calculations and response data from Vortechincs are appended to this letter. As shown, a Vortechincs Model 4000 has been selected by Vortechincs to provide 60% TSS removal efficiency for the project site.


As requested by Dwight Sanborn, our office also requested that Vortechincs review sizing requirements for a water quality unit to provide 60% treatment for 1.0 acre of onsite impervious area, as well as an additional 0.74 acre of impervious area associated with the potential future development of the adjacent Weeks parcel. As shown in the attached calculations, the Vortechincs water quality treatment unit would need to be increased from the Model 4000 to the Model 7000 to meet the 60% treatment goal for the additional 0.74 acre of impervious area.

Our office has attached a mark-up of your site plan indicating the storm drain piping and inverts associated with the installation of the Vortechincs water quality unit, regardless of whether the Model 4000 or 7000 is selected for the project. Vortechincs indicated the purchase price for the Model 4000 is approximately \$15,000, while the price for the Model 7000 is approximately \$18,000. These costs do not include installation of the unit.

Please contact our office with any questions you may have concerning this project.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Joseph A. Laverriere, P.E.  
Senior Engineer

JAL/sq/JN2374/Whited6-9-03

Enclosure

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers  
778 Main Street Suite 8  
SOUTH PORTLAND, MAINE 04106  
(207) 775-1121  
FAX (207) 879-0896

JOB Time Warner - Portland

SHEET NO. 1 OF 2

CALCULATED BY AJB DATE 5/20/03

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

On-Site Area

Treated Area

$$\begin{aligned} \text{Impervious Area} &= 43,360 \text{ s.f.} = 1.0 \text{ AC} \\ \text{Grassed Area} &= 4,753 \text{ s.f.} = 0.1 \text{ AC} \end{aligned}$$

$$\text{Total Area} = 48,113 \text{ s.f.} = 1.1 \text{ AC}$$

$$\begin{aligned} Q_{1\text{-year}} &= 2.27 \text{ cfs} \\ Q_{25\text{-year}} &= 5.68 \text{ cfs} \end{aligned}$$

Untreated Area

$$\begin{aligned} \text{Impervious Area} &= 11,323 \text{ s.f.} = 0.26 \text{ AC} \\ \text{Grassed Area} &= 13,744 \text{ s.f.} = 0.32 \text{ AC} \end{aligned}$$

$$\text{Total Area} = 25,067 \text{ s.f.} = 0.58 \text{ AC}$$

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers  
778 Main Street Suite 8  
SOUTH PORTLAND, MAINE 04106  
(207) 775-1121  
FAX (207) 879-0896

JOB \_\_\_\_\_

SHEET NO. 2 OF 2

CALCULATED BY AJB DATE 5/20/03

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

Combined Sites

On-site plus Lewis Weeks Site

Treated Area

$$\begin{aligned} \text{Impervious Area} &= 43,360 + 32,663 = 76,023 \text{ sf} = 1.74 \text{ AC} \\ \text{Grassed Area} &= 4,753 + 10,888 = 15,641 \text{ s.f.} = 0.36 \text{ AC} \end{aligned}$$

$$\text{Total Area} = 91,664 \text{ s.f.} = 2.10 \text{ AC}$$

$$Q_{1\text{-year}} = 3.40 \text{ cfs}$$

$$Q_{25\text{-year}} = 9.97 \text{ cfs}$$

Untreated Area

$$\text{Impervious Area} = 11,323 \text{ s.f.} = 0.26 \text{ AC}$$

$$\text{Grassed Area} = 13,744 \text{ s.f.} = 0.32 \text{ AC}$$

$$\text{Total Area} = 25,067 \text{ s.f.} = 0.58 \text{ AC}$$

**Time Warner Cable Site**

Total Site Area = 73,180 s.f.

Area to CB5 & CB6 (Treated)		Area not to CB5 & CB6 (Untreated)		Total Area		Total Impervious Area	% of Site Impervious
Pavement	Roof	Pavement	Roof	Pavement	Roof		
25,360	18,000	9,123	2,200	34,483	20,200	54,683	74.7%

**Time Warner Cable Site plus Lewis Weeks Site**

Total Site Area = 116,731 s.f.

Area to CB5 & CB6 (Treated)		Area not to CB5 & CB6 (Untreated)		Total Area		Total Impervious Area	% of Site Impervious
Pavement	Roof	Pavement	Roof	Pavement	Roof		
58,023	18,000	9,123	2,200	67,146	20,200	87,346	74.8%

\* Sliding Scale for 75% impervious area is 74% TSS removal efficiency.



timewarner-1yr

1-yr  
Type III 24-hr Rainfall=2.50"

Prepared by DeLuca-Hoffman Associates, Inc.

HydroCAD® 6.10 s/n 000734 © 1986-2002 Applied Microcomputer Systems

5/20/03

### Subcatchment 1S: TREATED AREA

[49] Hint:  $T_c < 2dt$  may require smaller dt

Runoff = 2.27 cfs @ 12.07 hrs, Volume= 0.154 af, Depth= 1.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=2.50"

Area (ac)	CN	Description
1.000	98	Paved parking & roofs
0.100	39	>75% Grass cover, Good, HSG A
1.100	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

# Transport Leasing

Prepared by DeLuca-Hoffman Associates, Inc.

HydroCAD® 6.10 s/n 000734 © 1986-2002 Applied Microcomputer Systems

<sup>25-yr</sup>  
Type III 24-hr Rainfall=5.50"

5/30/03

## Subcatchment 1S: TREATED ONSITE AREA (TIME WARNER CABLE)

[49] Hint:  $T_c < 2dt$  may require smaller dt

Runoff = 5.68 cfs @ 12.07 hrs, Volume= 0.406 af, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
1.000	98	Paved parking & roofs
0.100	39	>75% Grass cover, Good, HSG A
1.100	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

# Transport Leasing

Prepared by DeLuca-Hoffman Associates, Inc.

HydroCAD® 6.10 s/n 000734 © 1986-2002 Applied Microcomputer Systems

1-yr  
Type III 24-hr Rainfall=2.50"

5/30/03

## Subcatchment 2S: COMBINED SITES

[49] Hint:  $T_c < 2dt$  may require smaller dt

Runoff = 3.40 cfs @ 12.08 hrs, Volume= 0.225 af, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=2.50"

Area (ac)	CN	Description
1.740	98	Paved parking & roofs
0.360	39	>75% Grass cover, Good, HSG A
2.100	88	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

timewarner-1yr

Prepared by DeLuca-Hoffman Associates, Inc.

HydroCAD® 6.10 s/n 000734 © 1986-2002 Applied Microcomputer Systems

<sup>25-yr</sup>  
Type III 24-hr Rainfall=5.50"

5/20/03

### Subcatchment 2S: COMBINED SITES

[49] Hint:  $T_c < 2dt$  may require smaller dt

Runoff = 9.97 cfs @ 12.07 hrs, Volume= 0.685 af, Depth= 3.92"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
1.740	98	Paved parking & roofs
0.360	39	>75% Grass cover, Good, HSG A
2.100	88	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,



## Time Warner Cable – South Portland, Maine

### Vortechns Stormwater Treatment System Design Confirmation and Sizing Calculations

#### Vortech #1 (Treated Area)

##### Site and System Specifics

$$Q_{1\text{-year}} = 2.27 \text{ cfs}$$

Specified System – Vortechs Model 4000  
Treatment Capacity = 6.0 cfs  
Grit Chamber Diameter = 6 ft

##### Vortechns System Swirl Chamber Surface Area Calculation

$$\begin{aligned} \text{Surface Area} &= (\pi)r^2 &= (3.14)(3 \text{ ft})^2 \\ & &= 28.3 \text{ sqft} \end{aligned}$$

##### Q<sub>1-year</sub> Water Loading Rate Calculation

$$\begin{aligned} Q_{1\text{-year}} \text{ Operating Rate} &= Q_{1\text{-year}} / \text{Grit Chamber Surface Area} \\ &= (2.27 \text{ cfs} * 448.8 \text{ gpm/cfs}) / 28.3 \text{ sqft} \\ &= 36.0 \text{ gpm/sqft} \end{aligned}$$

##### 60% ME DEP Total Suspended Solids Removal Rating Verification

As stated in the attached letter from the ME DEP dated June 5, 2002, a removal rating of 60% will apply to Vortechs Systems, provided that the projected one year peak flow does not exceed a water loading rate of 36.8 gpm/sqft within the Vortechs System.

Since the calculated water loading rate 36.0 gpm/sqft for a one year flow does not exceed the upper limit of 36.8 gpm/sqft as set by the ME DEP, the Vortechs Model 4000 is sized appropriately for a 60% TSS removal rating.



## Time Warner Cable – South Portland, Maine

### Vortechs Stormwater Treatment System Design Confirmation and Sizing Calculations

#### Vortech #1 (Combined Sites)

##### Site and System Specifics

$Q_{1\text{-year}} = 3.40 \text{ cfs}$   
 Specified System – Vortechs Model 7000  
 Treatment Capacity = 11.0 cfs  
 Grit Chamber Diameter = 8 ft

##### Vortechs System Swirl Chamber Surface Area Calculation

$$\begin{aligned}
 \text{Surface Area} &= (\pi)r^2 &= (3.14)(4 \text{ ft})^2 \\
 & &= 50.3 \text{ sqft}
 \end{aligned}$$

##### $Q_{1\text{-year}}$ Water Loading Rate Calculation

$$\begin{aligned}
 Q_{1\text{-year}} \text{ Operating Rate} &= Q_{1\text{-year}} / \text{Grit Chamber Surface Area} \\
 &= (3.40 \text{ cfs} * 448.8 \text{ gpm/cfs}) / 50.3 \text{ sqft} \\
 &= 30.3 \text{ gpm/sqft}
 \end{aligned}$$

##### 60% ME DEP Total Suspended Solids Removal Rating Verification

As stated in the attached letter from the ME DEP dated June 5, 2002, a removal rating of 60% will apply to Vortechs Systems, provided that the projected one year peak flow does not exceed a water loading rate of 36.8 gpm/sqft within the Vortechs System.

Since the calculated water loading rate 30.3 gpm/sqft for a one year flow does not exceed the upper limit of 36.8 gpm/sqft as set by the ME DEP, the Vortechs Model 7000 is sized appropriately for a 60% TSS removal rating.

# MEMO

William E. Whited, Inc.  
Architecture/Engineering/Interiors  
1321 Washington Ave.  
Portland, ME 04103

Tel: (207) 878-4530  
Fax: (207) 878-4533

**TO:** Sara Hopkins, Dept of Planning & Development  
City of Portland

**FROM:** William Whited, P.E., R.A.

**DATE:** 05-19-03

**RE:** Time Warner Addition, Jetport Business Park

---

Attached are four copies each of C1 and C2, and the MDOT properties plans in front of the Transport Leasing Corp. land along Johnson Road.

C1 and C2 have been revised to reflect actual routing of the existing sewer force main.

There will be no trenching needed in Johnson Road public way. All excavation will be within the Transport Leasing Corp. land.

If you have any questions, please call.

*Flow rate  
+ detail on vortex*

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

July 10, 2003

William Whited  
1321 Washington Ave.  
Portland, ME 04103

RE: Time Warner Addition, 9 Johnson Road  
CBL: 214A A001001

Dear Mr. Whited:

On June 27, 2003, the Portland Planning Authority granted minor site plan for the building expansion and parking reconfiguration at 9 Johnson Road, as shown on the approved plan.

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.

Please note the following provisions and requirements for all site plan approvals: site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.



5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)

6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

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. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



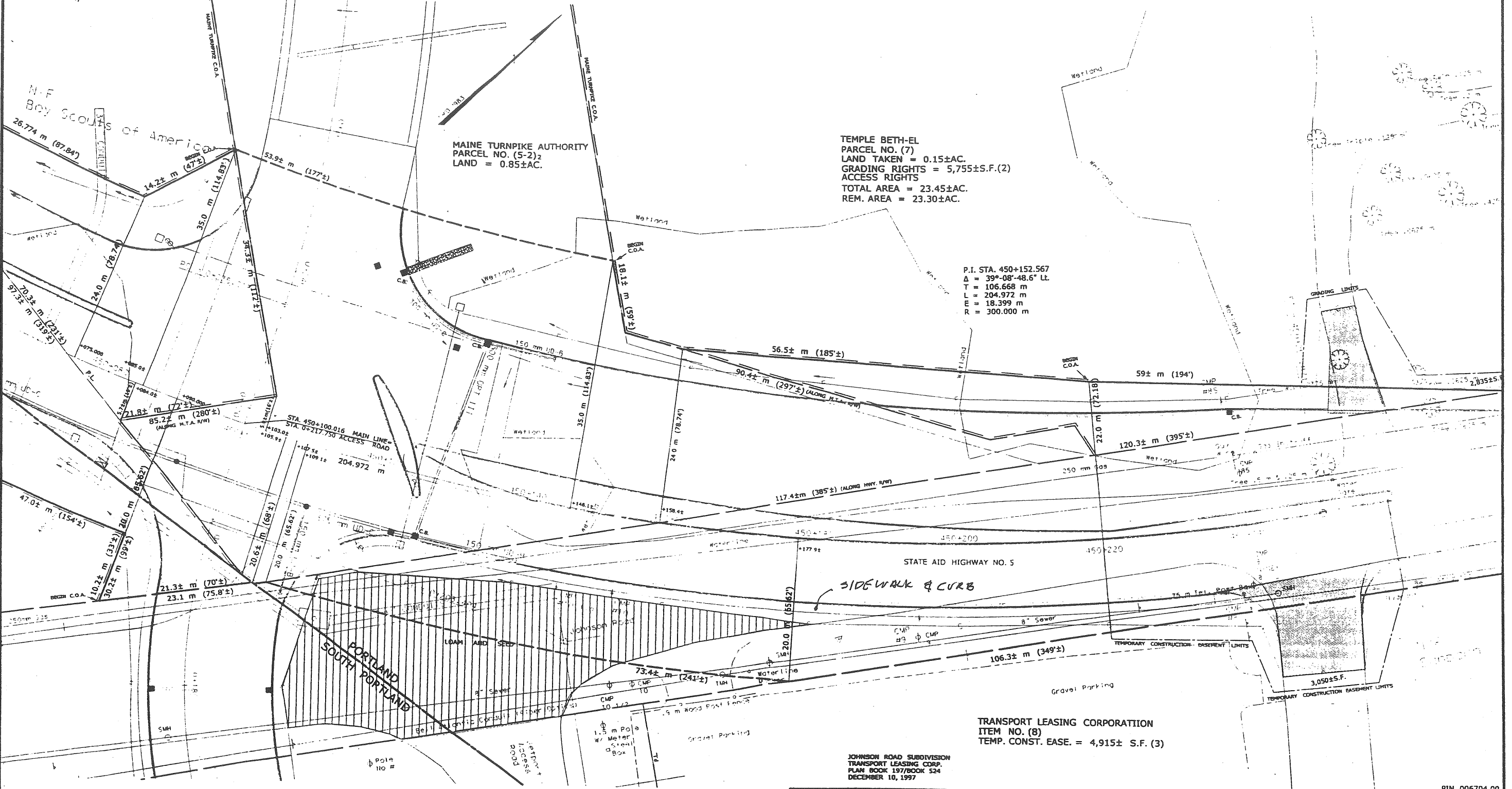
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
✓ Sarah Hopkins, Development Review Program Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Karen Dunfey, Inspections  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File  
Correspondence File



ITEM	TECH	CHECKED	REVISIONS			
BASE MAP	EXIST. R/W	PROP. LINES	NO.	DATE	DESCRIPTION	BY
	K.J.C.					
	K.J.C.					
	K.J.C.	G.L.T.				

<b>METRIC</b>		AREA REG. NO.	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS



PLAN FILED IN PLAN BOOK		PAGE	
NO.	GRANTOR	INSTRUMENT	DATE

RIGHT-OF-WAY REFERENCES  
 WESTERN AVE./JOHNSON ROAD  
 SEE FEDERAL AID AIRPORT PROJECT NO. 9-17-001-508  
 WESTERN AVE./MAINE MALL ROAD/JOHNSON ROAD  
 CUMBERLAND COUNTY  
 VOL. 3, PAGE 622  
 JOHNSON ROAD  
 CITY OF PORTLAND 564/14  
 POPE AVE  
 CITY OF PORTLAND 4940/8  
 ALSO SEE  
 D.O.T. FILE NO. 3-262  
 D.O.T. FILE NO. 3-295  
 D.O.T. FILE NO. 3-408

**CONTROLLED ACCESS LIMIT**  
 CONTROLLED ACCESS LIMIT LINE 10' ON R/W LINE  
 NO ACCESS WILL BE PERMITTED TO OR FROM STATE HIGHWAY NOS. 5 AND ADJOINING PROPERTIES WITHIN BOUNDARIES DETICED BY CONTROLLED ACCESS LIMIT LINES.

SYMBOLS		RAILROAD EMBLEM		CONTROL MONUMENTS	
□ (IRON PIPE or PIP)	△	○	△	△	△
□ (DEPTH TANG)	△	△	△	△	△
— WATER LINE	—	—	—	—	—
— GAS LINE	—	—	—	—	—
— ELECTRIC LINE	—	—	—	—	—
— TELEPHONE LINE	—	—	—	—	—
— SEWER LINE	—	—	—	—	—
— PROPERTY LINE	—	—	—	—	—
— LIMITS OF VIADUCT PORTION	—	—	—	—	—
— EXISTING RIGHT OF WAY	—	—	—	—	—
— NEW RIGHT OF WAY	—	—	—	—	—
— NEW RIGHT OF WAY WITHIN EXISTING RIGHT OF WAY	—	—	—	—	—
— CONTROL OF ACCESS	—	—	—	—	—

STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 STATE AID HIGHWAY NO. 5  
 SOUTH PORTLAND-PORTLAND CUMBERLAND COUNTY  
 FEDERAL AID PROJECT NO. STP-6704(00)X

DATE: APRIL 2000  
 SCALE: 1 = 250  
 SHEET NO. 5 OF 8 SHEETS

JOHN G. MELROSE  
 COMMISSIONER

JOHN F. DONAHY  
 CHIEF ENGINEER

DOT FILE NO. 3-461

PIN. 006704.00









**POTENTIAL RUNOFF  
OFF SITE TREATMENT  
AREA**

**0.74 ACRES OF  
IMPERVIOUS AREA**

**AREA OF SITE  
RECEIVING TREATMENT**

**1.0 ACRES OF  
IMPERVIOUS**

**REMAINING SITE  
RECEIVES NO  
TREATMENT**

AREA TABULATIONS

ITEM	EXISTING	PROPOSED
IMPERVIOUS	12,170 SF	10,870 SF
PAVEMENT	42,313 SF	24,483 SF
TOTAL IMPERVIOUS	54,483 SF	35,353 SF
LANDSCAPE AREAS	18,382 SF	18,727 SF
LOT AREA	72,865 SF	72,865 SF

42 PARKING SPACES TOTAL

CATCH BASINS

C.B.	ELEVATIONS		
	TOP	INLET	OUTLET
1	71.50	66.00	65.50
2	70.50	65.50	65.75
3	67.50	64.43	64.38
4	71.50	67.70	67.50
VORTEX CB-5	70.50	---	64.18
VORTEX CB-6	68.00	---	65.50

**WILLIAM  
WHITED, INC.**

William E. Whited, PE, RA  
1324 Washington Avenue  
Portland, Maine 04102  
Tel: 207.678.4530  
Fax: 207.678.4535



CONSTRUCTION FROM THIS DRAWING IS RESTRICTED TO THE WORK SHOWN BY THIS DRAWING OR ARCHITECT

PROJECT:  
REHABILITATION  
OF  
CABLE NEWS CENTER  
AT  
TIME WARNER  
CABLE OF MAINE

DATE: 10/11/01  
DRAWN BY: [Signature]

- 04-18-01 ADD PRO VISIONS
- 03-03-01 PRELIM REVISIONS
- 03-01-01 FOR PERMITS
- 02-24-01 FOR REVIEW
- 02-02-01 FOR COMMENTS
- 04-27-01 FOR REVIEW

PROJECT NO:  
DATE:  
PLOT SCALE: 1" = 20'  
CAD FILE:  
DRAWN BY:  
CHECKED BY:  
© WILLIAM E. WHITED, INC. 2001

SHEET TITLE:  
**PROPOSED  
SITE PLAN**

**C2**  
SHEET NO. OF  
REVISION NO.:

**FIGURE 1  
WATER QUALITY TREATMENT  
AREA**

SITE PLAN  
SCALE 1" = 20'

LOT #18  
3.26A

LOT #4  
1.98 A

LOT #3  
1.68 A

ADAMSON ROAD

SPENCER

POLE #5

POLE #7

POLE #8

POLE #9

POLE #10

POLE #11

POLE #12

POLE #13

POLE #14

POLE #15

POLE #16

POLE #17

POLE #18

POLE #19

POLE #20

POLE #21

POLE #22

POLE #23

POLE #24

POLE #25

POLE #26

POLE #27

POLE #28

POLE #29

POLE #30

POLE #31

POLE #32

POLE #33

POLE #34

POLE #35

POLE #36

POLE #37

POLE #38

POLE #39

POLE #40

POLE #41

POLE #42

POLE #43

POLE #44

POLE #45

POLE #46

POLE #47

POLE #48

POLE #49

POLE #50

POLE #51

POLE #52

POLE #53

POLE #54

POLE #55

POLE #56

POLE #57

POLE #58

POLE #59

POLE #60

POLE #61

POLE #62

POLE #63

POLE #64

POLE #65

POLE #66

POLE #67

POLE #68

POLE #69

POLE #70

POLE #71

POLE #72

POLE #73

POLE #74

POLE #75

POLE #76

POLE #77

POLE #78

POLE #79

POLE #80

POLE #81

POLE #82

POLE #83

POLE #84

POLE #85

POLE #86

POLE #87

POLE #88

POLE #89

POLE #90

POLE #91

POLE #92

POLE #93

POLE #94

POLE #95

POLE #96

POLE #97

POLE #98

POLE #99

POLE #100

POLE #101

POLE #102

POLE #103

POLE #104

POLE #105

POLE #106

POLE #107

POLE #108

POLE #109

POLE #110

POLE #111

POLE #112

POLE #113

POLE #114

POLE #115

POLE #116

POLE #117

POLE #118

POLE #119

POLE #120

POLE #121

POLE #122

POLE #123

POLE #124

POLE #125

POLE #126

POLE #127

POLE #128

POLE #129

POLE #130

POLE #131

POLE #132

POLE #133

POLE #134

POLE #135

POLE #136

POLE #137

POLE #138

POLE #139

POLE #140

POLE #141

POLE #142

POLE #143

POLE #144

POLE #145

POLE #146

POLE #147

POLE #148

POLE #149

POLE #150

POLE #151

POLE #152

POLE #153

POLE #154

POLE #155

POLE #156

POLE #157

POLE #158

POLE #159

POLE #160

POLE #161

POLE #162

POLE #163

POLE #164

POLE #165

POLE #166

POLE #167

POLE #168

POLE #169

POLE #170

POLE #171

POLE #172

POLE #173

POLE #174

POLE #175

POLE #176

POLE #177

POLE #178

POLE #179

POLE #180

POLE #181

POLE #182

POLE #183

POLE #184

POLE #185

POLE #186

POLE #187

POLE #188

POLE #189

POLE #190

POLE #191

POLE #192

POLE #193

POLE #194

POLE #195

POLE #196

POLE #197

POLE #198

POLE #199

POLE #200

POLE #201

POLE #202

POLE #203

POLE #204

POLE #205

POLE #206

POLE #207

POLE #208

POLE #209

POLE #210

POLE #211

POLE #212

POLE #213

POLE #214

POLE #215

POLE #216

POLE #217

POLE #218

POLE #219

POLE #220

POLE #221

POLE #222

POLE #223

POLE #224

POLE #225

POLE #226

POLE #227

POLE #228

POLE #229

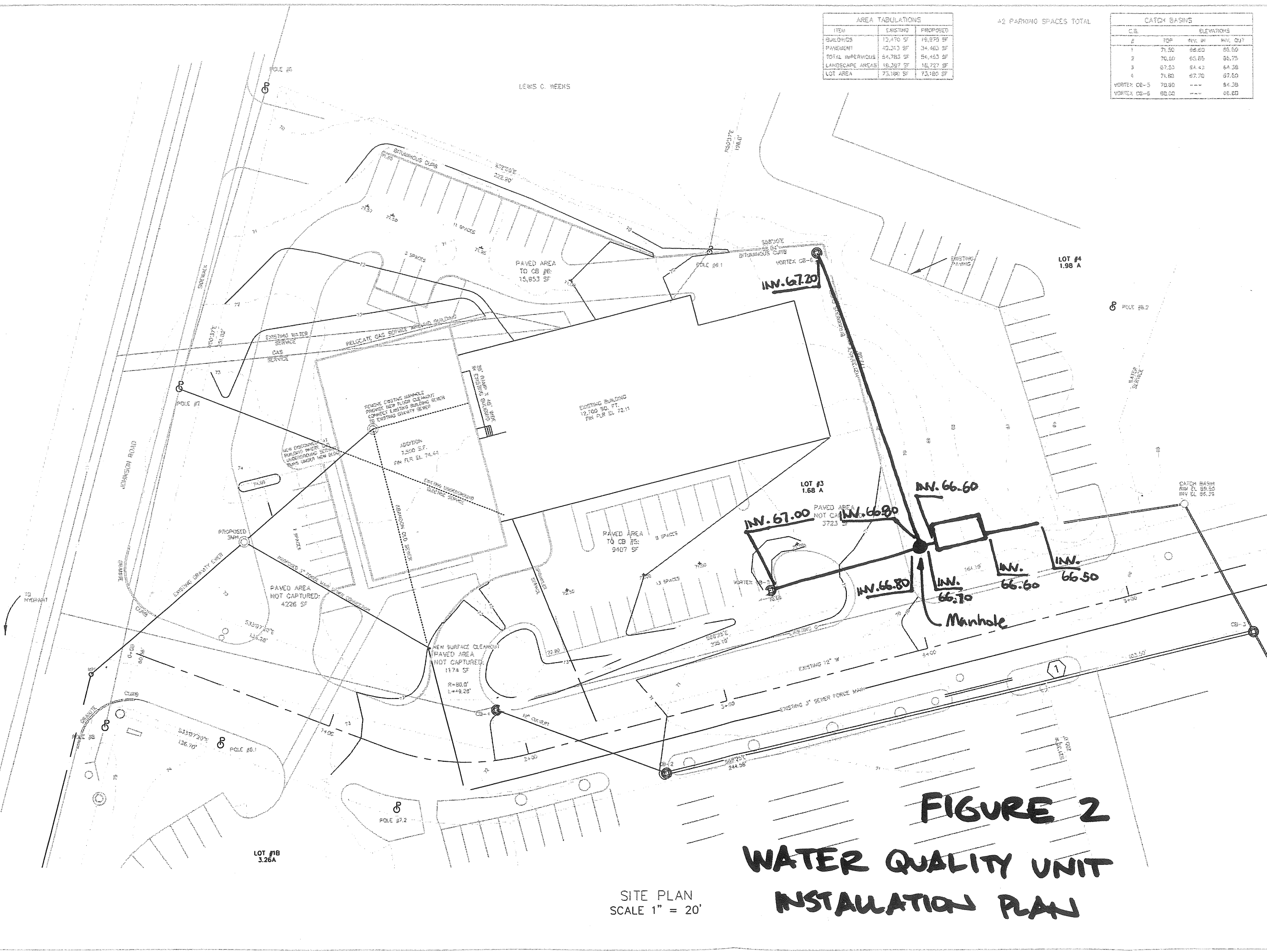
POLE #230



AREA TABULATIONS		
ITEM	EXISTING	PROPOSED
BUILDINGS	13,470 SF	16,878 SF
PAVEMENT	42,243 SF	34,463 SF
TOTAL IMPERVIOUS	55,713 SF	51,341 SF
LANDSCAPE AREAS	18,287 SF	18,727 SF
LOT AREA	73,180 SF	73,180 SF

42 PARKING SPACES TOTAL

CATCH BASINS				
C.B.	#	ELEVATIONS		
		TOP	INT. W/	INT. OUT
1	1	71.50	68.60	68.60
2	2	70.60	65.65	65.75
3	3	67.50	64.40	64.38
4	4	74.80	67.70	67.60
VORTEX CB-5		70.80	---	84.38
VORTEX CB-6		68.50	---	68.60



SITE PLAN  
SCALE 1" = 20'

# FIGURE 2 WATER QUALITY UNIT INSTALLATION PLAN

**WILLIAM  
WHITED, INC.**

ARCHITECTURE  
AND ENGINEERING  
INCORPORATED

William E. Whited, PE, RA  
1221 Washington Avenue  
Portland, Maine 04103  
Tel: 207.678.4533  
Fax: 207.678.4535



CONTRACTOR MUST HAVE DESIGNER'S PERMISSION BEFORE ANY WORK IS PERFORMED BY CONTRACTOR OR ARCHITECT

PROJECT:  
ENHANCEMENT AND  
REVISION TO  
CONTRACT DOCUMENTS  
FOR THE  
TIME WARNER  
CABLE OF MAINE

OWNER:  
Time Warner Cable  
Portland, ME

DATE	DESCRIPTION
04-14-03	ADD TWO VORTICES
03-03-03	PROVIDE REVISIONS
02-01-03	FOR PERMIT
01-24-03	FOR PERMIT
01-02-03	FOR COMMENTS
04-27-03	FOR PERMIT

PROJECT NO.  
DATE  
PLOT SCALE 1" = 240'  
CADD FILE  
DRAWN BY  
CHECKED BY  
WILLIAM E. WHITED, INC. 2003

SHEET TITLE  
**PROPOSED  
SITE PLAN**

**C2**  
SHEET 02 OF 02  
REVISIONS: NONE