

215-B-2

2005-0270

2211 Congress St.

Plan Amendment - lighting

UNUM

Logged on Spreadsheet



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

March 7, 2006

John Fox  
UNUM Provident  
2211 Congress St.  
Portland, ME 04102

RE: UNUM Light Fixtures  
CBL: 231-B-002

Dear Mr. Fox:

On March 3, 2006, the Portland Planning Authority approved the installation of five light fixtures to be located along the east entrance to the UNUM campus as shown on the approved plan with the following conditions:

- That the two light poles closest to Congress Street and the nearest residential neighbors will be fitted with lights of wattage no greater than 250W. It is understood that the three lights farthest from Congress Street will have a wattage of 400W.

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:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. Due to the limited nature of the work, no performance guarantee will be required for this project; nor will an inspection fee be required.
3. 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.

4. 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. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Sarah Hopkins, Development Review Services Manager at 874-8720.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Bill Clark, Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File

Rob Woodman  
DeLuca Hoffman Associates  
778 Main St., Suite 8  
South Portland, ME 04106



# PORTLAND MAINE

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Rob Woodman  
DeLuca Hoffman Associates  
778 Main St., Suite 8  
South Portland, ME 04106

Ms. Sarah Hopkins  
December 9, 2005  
Page 2

Photos of the proposed light pole locations are included in this submission. (Note: the proposed light pole locations are marked with wooden stakes in photographs.)

**Practicable Alternatives:**

The location of the light poles is primarily governed by photometric data. It would be ineffective to place the light poles either too close or too far away from each other creating an illumination overlap or an unlit region respectively. The plan provided shows the proposed design provided by the illumination consultant.

**Minimizing Protected Natural Resource Impacts:**

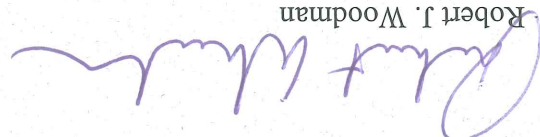
The project will result in minimal impacts to adjacent natural resources. The only anticipated disturbance will result from the excavation of the light pole foundation holes. There is an existing underground conduit that stretches the length of the access drive to provide power to the proposed light poles, and hence no disturbance will be required other than at the five light pole locations.

The light pole foundations have a diameter of 2 feet and an anticipated disturbed diameter of 6 feet. The installation of the light pole bases is expected to take 3 days, in which the excavated soil will be replaced and the surrounding area will be loamed, seeded and mulched as a means of erosion and sedimentation control. In the event of any inclement weather, silt fence will be installed down gradient of the disturbance. A MeDEP NRPA Permit By Rule Application has also been submitted for this project.

Please contact our office with any questions regarding this matter.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Robert J. Woodman  
Design Engineer

RJW/smk/JN2445.02/Hopkins12-9-05

Enclosures:

- Figure 1 - Aerial
- Figure 2 - USGS Map
- Sheet 1 - Lighting Plan
- Catalog Cuts
- Photographs

John Fox - UNUM Provident

Dwight D. Anderson, P.E. - DeLuca-Hoffman Associates, Inc.

# City of Portland Site Plan Application



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

Address of Proposed Development: <b>2211 CONGRESS ST</b>		Zone: <b>OP</b>	
Total Square Footage of Proposed Structure: <b>N/A</b>		Square Footage of Lot: <b>N/A</b>	
Tax Assessor's Chart, Block & Lot: Chart# <b>215</b> Block# <b>B</b> Lot# <b>2,3,5,6,10</b>		Property owner's mailing address: <b>UNUM PROVIDENT CORPORATION</b> <b>2211 CONGRESS ST</b> <b>PORTLAND, MAINE 04122</b>	
Consultant/Agent, mailing address, phone # & contact person: <b>DELUCA-HOFFMAN ASSOC, INC.</b> <b>778 MAIN ST SUITE 8</b> <b>SOUTH PORTLAND ME 04105</b> <b>CONTACT: DWIGHT ANDERSON</b>		Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>JOHN FOX</b> <b>2211 CONGRESS ST</b> <b>PORTLAND MAINE 04122</b>	
Project name: <b>UNUM PROVIDENT CORPORATION</b> <b>ADDITIONAL EAST ENTRANCE LIGHTING</b>		Telephone #: <b>575 5886</b>	

Fee For Service Deposit (all applications) \_\_\_\_\_ (\$200.00)

Proposed Development (check all that apply)

- New Building
- Building Addition
- Change of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking lot
- Subdivision (\$500.00) + amount of lots \_\_\_\_\_ (\$25.00 per lot) \$ \_\_\_\_\_ + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
- (except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)
- Traffic Movement (\$1,000.00)
- Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other \_\_\_\_\_

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

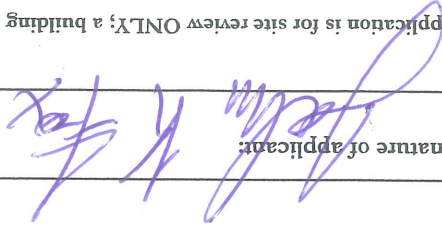
- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

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

Signature of applicant: 	Date: 12/09/05
---	-------------------

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.

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c) ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

- 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 checklist
  - d. 1 set of 11 x 17 plans

Who billing will be sent to: (Company, Contact Person, Address, Phone #) <b>JOHN FOX</b> <b>QUAM PROVIDENT CORPORATION</b> <b>2211 CONGRESS ST</b> <b>PORTLAND, ME 04122</b>
--

**Figure 1 - Aerial**





WWW.DELUCAHOFFMAN.COM  
 207.775.1121  
 SOUTH PORTLAND, ME 04106  
 778 MAIN STREET, SUITE 8

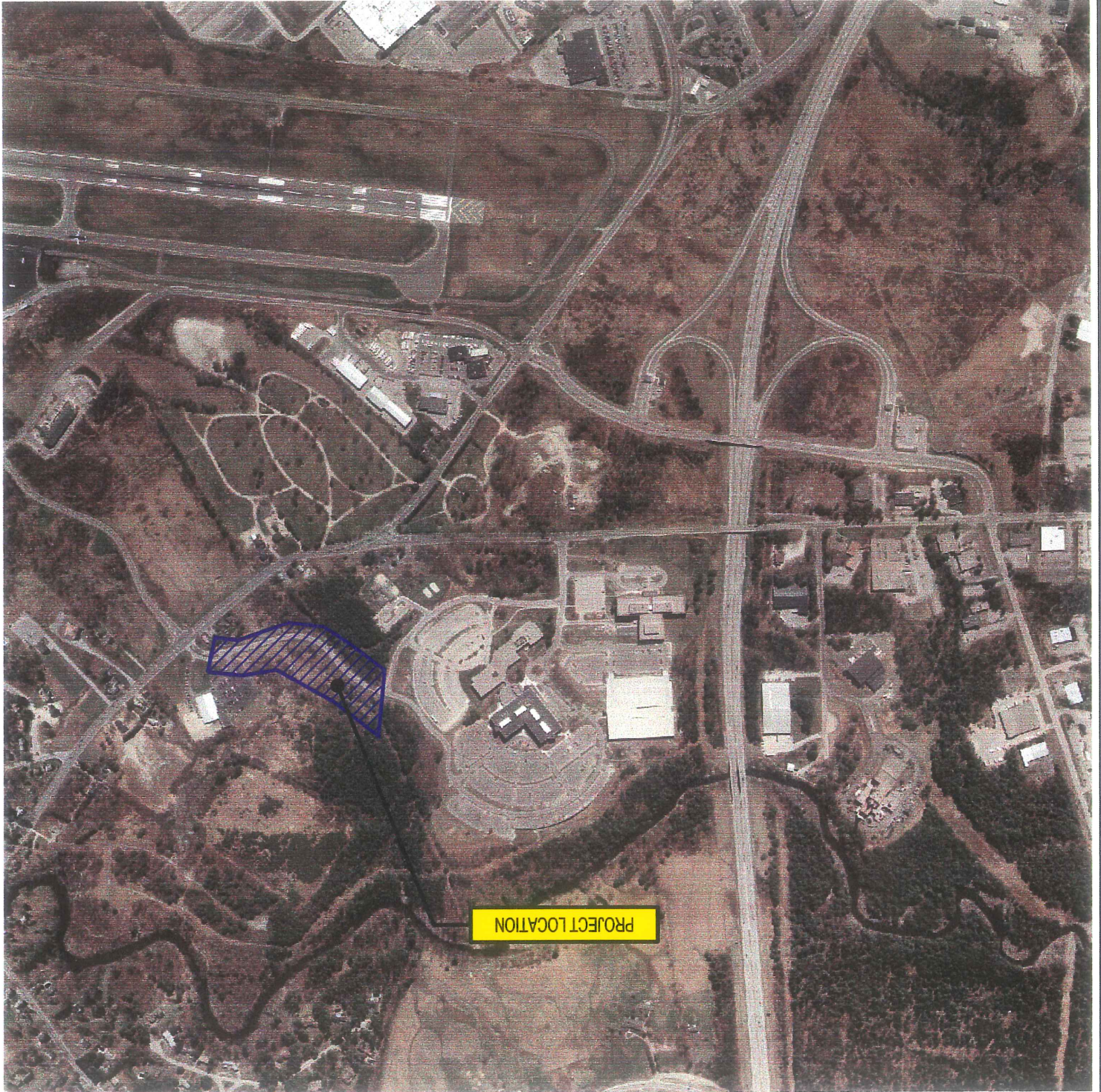
Deluca-Hoffman Associates, Inc.

DRAWN: SEB		DATE: DEC 2005
DESIGNED: RJW		SCALE: 1" = 1000'
CHECKED: DDA		JOB NO. 2445.02
FILE NAME: FIG1AERIAL.dwg		



FIGURE 1

EAST ENTRANCE LIGHTING ADDITONS  
 UNUM PROVIDENT  
 AERIAL PHOTOGRAPH  
 SOURCE: MAINE OFFICE OF GIS



PROJECT LOCATION



Figure 2 – USGS Map



WWW.DELUCAHOFFMAN.COM  
 207.775.1121  
 SOUTH PORTLAND, ME 04106  
 778 MAIN STREET, SUITE 8

Deluca-Hoffman Associates, Inc.

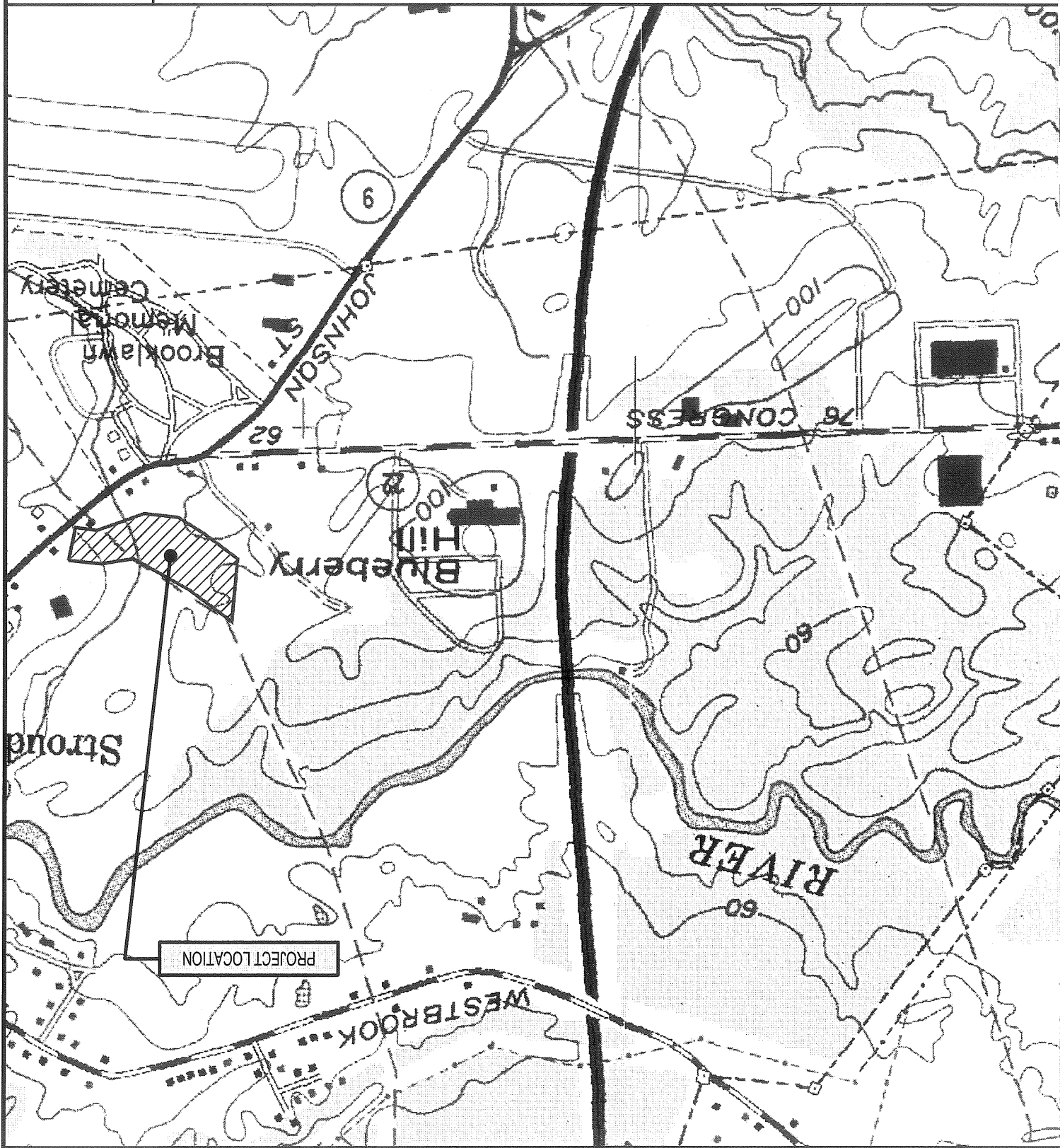
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DESIGNED:	RJW	SCALE: 1" = 1000'
DRAWN:	SEB	DATE: DEC 2005

2

FIGURE

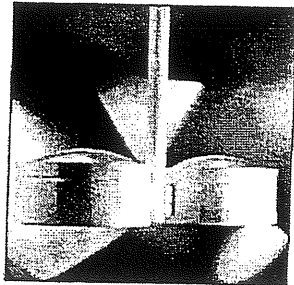
**EAST ENTRANCE LIGHTING ADDITIONS  
 UNUM PROVIDENT  
 USGS TOPOGRAPHIC MAP**

SOURCE: MAINE OFFICE OF GIS





# Design 123-20/25



PROJECT \_\_\_\_\_  
 FIXTURE TYPE \_\_\_\_\_  
 CATALOG NUMBER \_\_\_\_\_

## DISTRIBUTIONS

- TYPE VR Rectangular Symmetrical (Vert. Lamp)
- TYPE F Forward Throw (Honz. Lamp)
- TYPE V Symmetrical (Vert. Lamp)
- TYPE VS Square (Vertical Lamp)
- TYPE 3 Asymmetrical (Honz. Lamp)

ORDERING EXAMPLE 123-25-VR-HPS-400-CL-DB-120-LA-FD-CL80X360

PHOTOMETRIC FILE NO. \_\_\_\_\_  
 HPS \_\_\_\_\_  
 MHW/MHP \_\_\_\_\_  
 LAMP \_\_\_\_\_  
 LENS \_\_\_\_\_  
 HPS \_\_\_\_\_  
 MHW/MHP \_\_\_\_\_

DESIGN	DISTRIBUTION	HPS	MHW/MHP	LAMP	LENS	HPS	MHW/MHP
123-20	F	70/100/150	100/150/175/200*	ED-17	FL	129291	L8173
	V	70/100/150	100/150/175/200*	ED-17	FL	B4908H	L4780
							L8173
							L8173
123-25	VR	250/400	250/400	ED-18	CL or FL	B4880L	
	VR	250/400	400/450*	ED-28	CL or FL		
	VR	750	400/450*	ED-37	CL		B4891L
	VS	250/400	250/400	ED-18	CL or FL	9730	
	VS	250/400	400/450*	ED-28	CL or FL	L10180	
	VS	750	750	ED-37	CL		
123-25	3	250/400	250/400	ED-18	FL	L3316	
	3	250	250	ED-28	FL		
	3	400	400	ED-37	FL		L3159
123-25	F	250/400	250/400	ED-18	FL	L5898	
	F	250	250	ED-28	FL		
	F	400	400	ED-37	FL		L28485

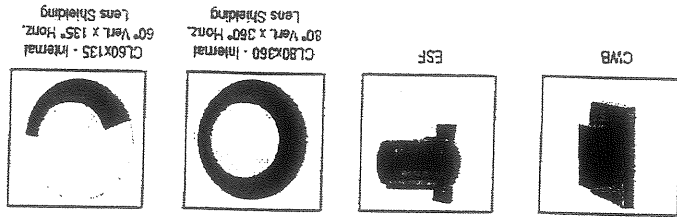
\* Available only in Pulse Start 100,150,200,450 MHP = Pulse Start

## REQUIRED CHOICES

FINISH	RAL NO.	VOLTAGES	MOUNTINGS
BK	Black	9005	SA Standard Arm (2.5')
BW	White	9010	LA Long Arm (13.5')
DB	Bronze	8019	CWB Cast Wall Bracket
SL	Silver	9006	ESF External Sfp. Filter
FG	Gray	7001	(for 2-3/8" O.D. Pipe)
CC	Custom	Specify Color	480

## OPTIONAL CHOICES

ELECTRICAL OPTIONS	OPTICAL OPTIONS	LIGHT/RESPASS OPTIONS
FD Single Fusing 120V/277V LX	Vandal Resistant Shield	CL80X360 Internal 60° Vert. x 360° Horz. Lens Shielding
FDD Double Fusing 480V	(Lexan lens 400W max.)	CL60X135 Internal 60° Vert. x 135° Horz. Lens Shielding
FDD Double Fusing 208V/240V		HSS House Side Shield (75° Standard) (External)
FDC Single Fusing 347V		FL Flat clear glass lens (see ordering information for availability)
PCT Photo Cell and Receptacle		



There is no substitute for

*Quality Engineering*

A Division of JLI Lighting Group Inc.

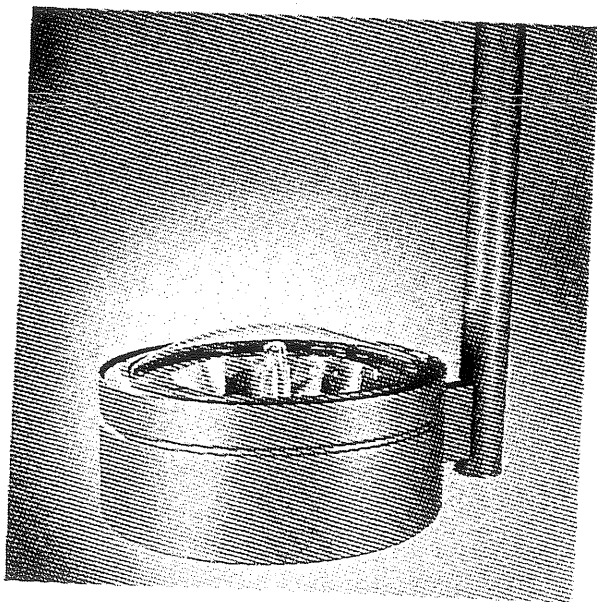


11500 MELROSE AVE. FRANKLIN PARK, IL 60131 - Phone (847) 451-0040 - FAX (847) 451-6768  
 e-mail: quality@jli.com - www.qualitylighting.com  
 (2200) Specifications subject to change without notice. ©2000 Quality Lighting

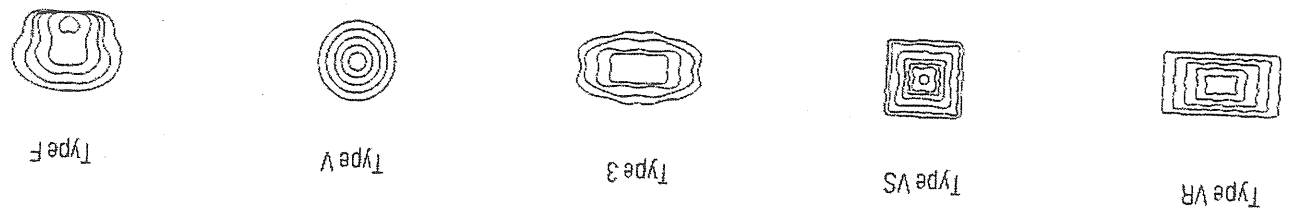
# Design 123

High Performance, Arm Mounted, Round Luminaire for Low to High Mounting Heights - 70 to 750 Watt

- New innovative reflector technology provides the industry's best available lighting with the fewest fixtures and poles.
- The one-piece spun aluminum housing's stylish reveal enhances and blends with the curvilinear shapes of contemporary architectural styles.
- A choice of two housing sizes assures proper aesthetic appearance at any mounting height.
- Function oriented engineering and quality construction reduces installation and maintenance costs.



## Distribution Patterns:



Consult pages 35-38 for specific photometric data.

## Specifications:

**Housing:** Each Design 123 one-piece, reinforced housing shall be constructed of heavy-gauge spun aluminum. There shall be no seams, weld beads or other visible disturbances to the housing's smooth surface. A sleek circumference-reveal shall be located one-third from the housing bottom. All internal and external threaded hardware shall be stainless steel. Design 123 shall be available in two housing sizes: 1) 20" x 10.5" for 70 to 175 watt lamps. The fixture shall be U.L. listed "suitable for wet locations."

**Lens Frame:** The heavy-duty cast aluminum lens frame shall be hinged to the housing with twin stainless steel piano hinges and secured with four flush mounted, vibration resistant, captive screw type fasteners.

**Lens:** The flat or convex thermal and shock resistant glass lens shall be sealed to the lens frame and secured with six retainer clips.

**Dual Gasketing:** The flat or convex glass lens shall be gasketed to the lens frame with extruded butyl acrylic tape sealant. The lens frame shall be gasketed to the housing's internal reinforcement ring with silicone impregnated Dacron gasketing.

**Installation:** Each Design 123 shall be provided with an extruded aluminum mounting arm (2"W x 6.25"H x 5.5"L or 2"W x 6.25"H x 12.5"L). Please specify number and configuration of fixtures to assure correct arm. The fixture shall be secured to the pole with captive through bolts and a one-piece backup nutplate. (See Ordering Information for alternate mounting options).

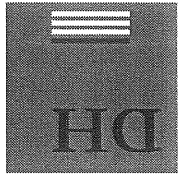
**Reflector System:** Each electro-brightened, anodized and sealed aluminum reflector shall be mounted to a one-piece reflector mask which shall be hinged to the housing for ease of access to the ballast compartment. The reflector mask shall hold a porcelain lamp holder and an insulated lamp support. The optical system shall be fully enclosed. Design 123 shall be available with the following reflector systems: 1) Type VS - square distribution, vertical lamp, 16 panel reflector (8 semi-specular diffused, 8 hammer-tone specular); 2) Type VR - rectangular distribution, vertical lamp, 6 panel reflector (hammer-tone specular); 3) Type F - forward throw distribution, horizontal lamp, die-formed reflector (specular); 4) Type V - symmetrical distribution, vertical lamp, one-piece spun reflector (specular); 5) Type 3 - asymmetrical lamp, one-piece spun reflector (specular).

**Finish:** The fixture shall be pre-treated, primed, baked, covered with a high solids polyester finish and baked again. (Standard finish is dark bronze-313.) The double baked finish shall meet or exceed all AAMA requirements for 1,000 hour salt spray exposure. Optional anodized finishes shall be applied over brushed aluminum surfaces of a uniform grain.

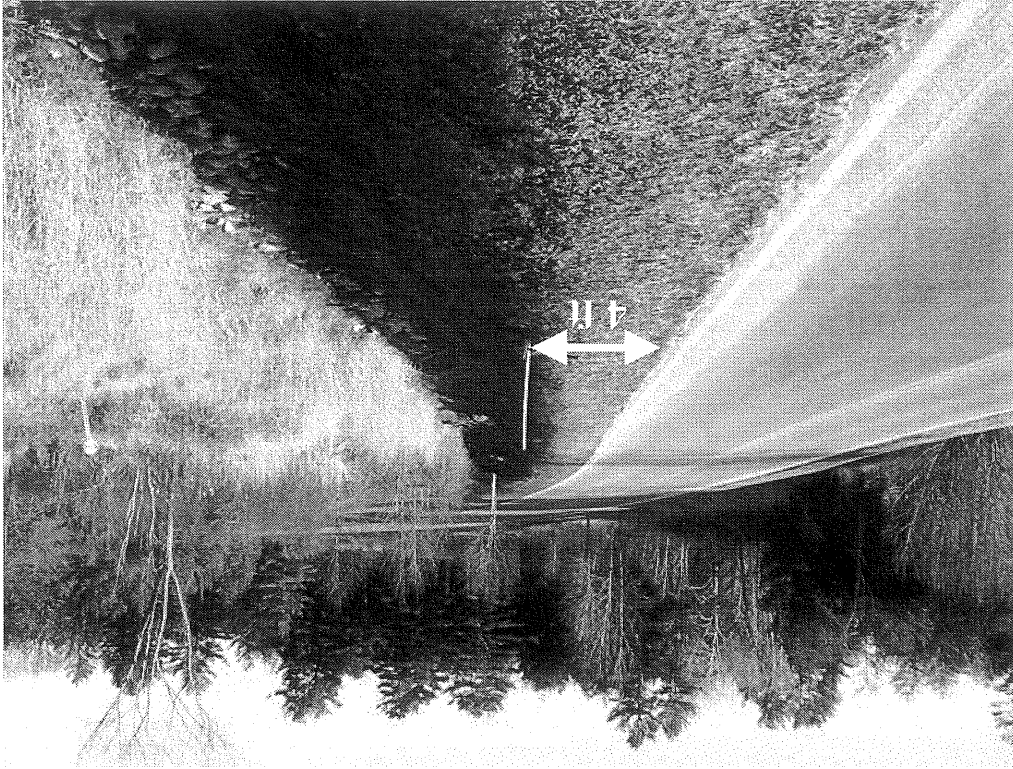
**Ballast:** All CWA ballasts (+10% to -10% lamp power regulation) shall be tray mounted and supplied with quick-disconnects. Ballasts are rated for -20 degree F operation.

UNUM PROVIDENT CORPORATION  
Additional East Entrance Lighting  
Taken on December 8, 2005

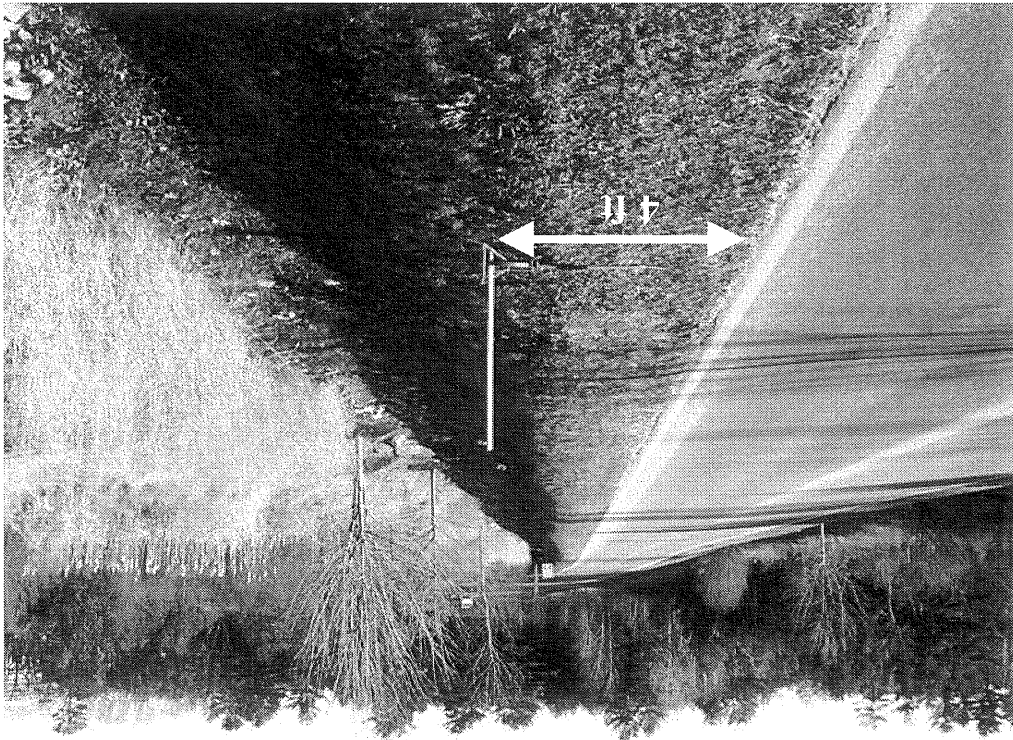
D.LUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207-775-1121  
FAX: 207-879-0896  
E-MAIL: dluca@delucahoffman.com

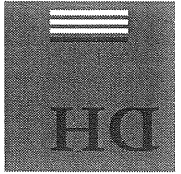


PROPOSED LOCATION OF LIGHT POLE #2



PROPOSED LOCATION OF LIGHT POLE #1

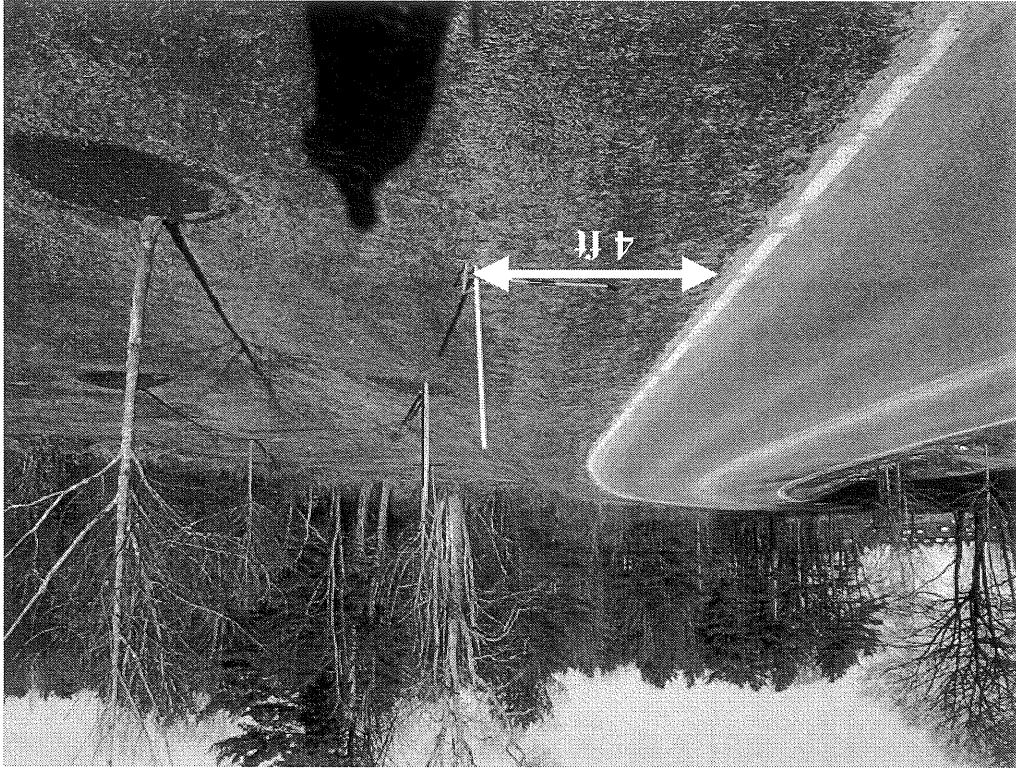




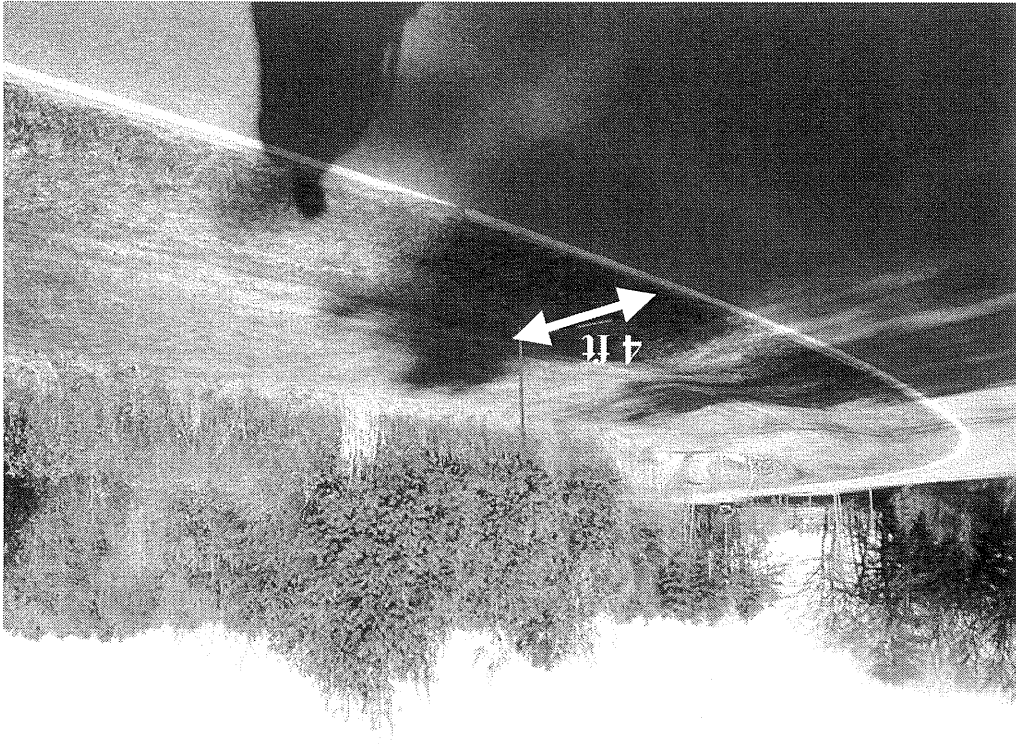
D.LUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207-775-1121  
FAX: 207-879-0896  
E-MAIL: dha!@delucahoffman.com

UNUM PROVIDENT CORPORATION  
Additional East Entrance Lighting  
Taken on December 8, 2005

PROPOSED LOCATION OF LIGHT POLE #4



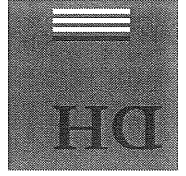
PROPOSED LOCATION OF LIGHT POLE #3



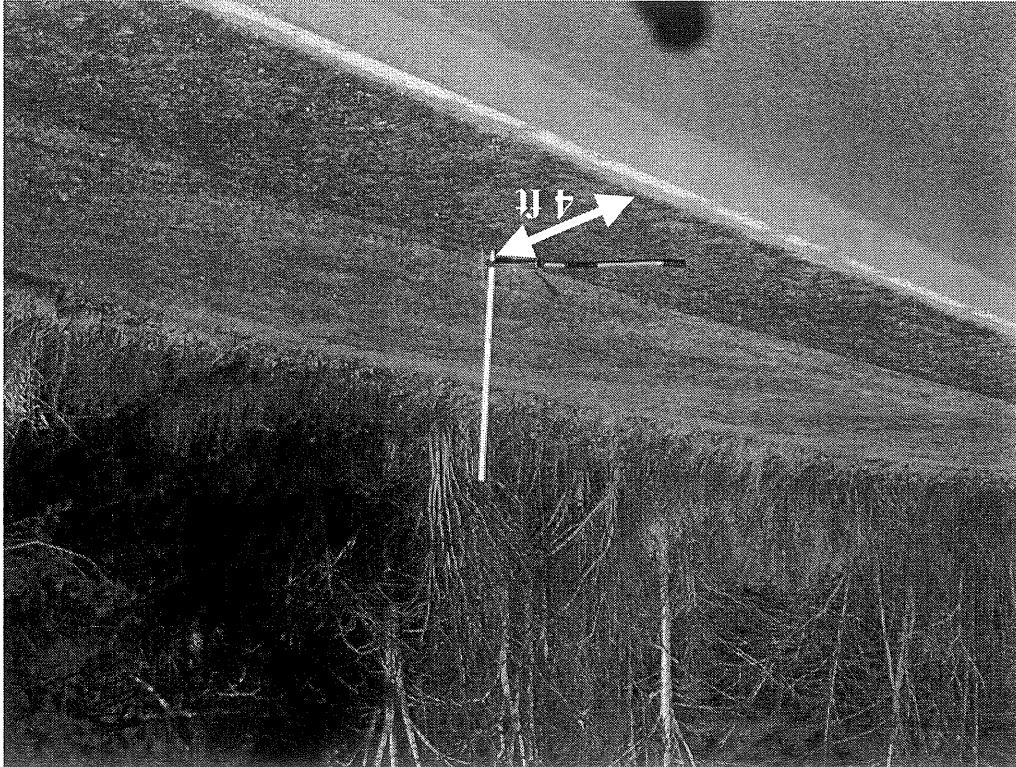


**UNUM PROVIDENT CORPORATION**  
**Additional East Entrance Lighting**  
Taken on December 8, 2005

**DELUCA-HOFFMAN ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207-775-1121  
FAX: 207-879-0896  
E-MAIL: [dhat@delucahoffman.com](mailto:dhat@delucahoffman.com)



**PROPOSED LOCATION OF LIGHT POLE #5**



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

DRC Copy

2005-0270

Application I. D. Number

12/14/2005

Application Date

Amendment to Plan - UNUM Lighting

Project Name/Description

2211 - 2211 Congress St, Portland, Maine

Address of Proposed Site

215 B002001

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) **Amendmen to Plan**

Proposed Building square Feet or # of Units

Acrage of Site

Zoning

**Check Review Required:**

Site Plan  Subdivision  PAD Review  14-403 Streets Review

Flood Hazard  Shoreland  Historic Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)

Other

Fees Paid: Site Pla \$250.00 Subdivision

Engineer Review

Date 12/14/2005

**DRC Approval Status:**

Reviewer

Approved  Approved w/Conditions  Denied

See Attached

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance

Performance Guarantee  Required\*  Not Required

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

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

date

date

date

date

date

date

date

date

submitted date

date

amount

amount

date

remaining balance

Conditions (See Attached)

signature

signature

amount

signature

expiration date

signature

signature

signature

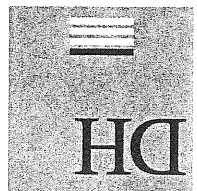
expiration date

signature

signature

expiration date

signature



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

December 9, 2005

Ms. Sarah Hopkins  
 City of Portland – Planning Department  
 389 Congress Street  
 Portland, ME 04101

**Subject:** Light Fixtures on East Entrance  
 UNUM Provident, Portland, Maine

Dear Ms. Hopkins:

On behalf of Unum Provident Corporation, Deluca-Hoffman Associates, Inc. is pleased to submit an application for a Revision to an Approved Plan for the installation of five (5), 24-foot high (26' exposed including 2' foundation) light fixtures to be located along the "East Entrance" to the Unum Provident Site.

Included with this letter is a copy of the City of Portland Site Plan Application Form and site plan showing all relevant information regarding the light fixture locations and the corresponding photometrics. A check in the amount of \$250 is included with this submission for Planning Staff Review. Site-specific issues are discussed below.

**Project Location:**

Unum Provident Corporation, 2211 Congress St, Portland, ME – East Entrance. An aerial photograph (Figure 1) and USGS Map (Figure 2) are attached.

**Scope of Work:**

Unum Provident proposed to install five (5) light poles along the eastern side of the "East Entrance" to the Unum Provident office park. The lights will be full cut and have a pole height of 24 feet with a type 3 light distribution. A house side shield is proposed for each fixture to reduce spill light behind the pole. The poles will be installed with centers four (4) feet from the edge of pavement. The lighting layout plan, photometric plan and light catalog cuts have been included with this application. The light poles are located nearby identified wetlands. The following light pole - wetland setback data was collected during preliminary field reconnaissance on December 8, 2005:

Light Pole I.D.	Pole foundation setback from Wetland (feet)	Soil disturbance setback from wetland (feet)
1	81	78
2	45	42
3	11	8
4	24	21
5	40	37

Ms. Sarah Hopkins  
December 9, 2005  
Page 2

Photos of the proposed light pole locations are included in this submission. (Note: the proposed light pole locations are marked with wooden stakes in photographs.)

**Practicable Alternatives:**

The location of the light poles is primarily governed by photometric data. It would be ineffective to place the light poles either too close or too far away from each other creating an illumination overlap or an unlit region respectively. The plan provided shows the proposed design provided by the illumination consultant.

**Minimizing Protected Natural Resource Impacts:**

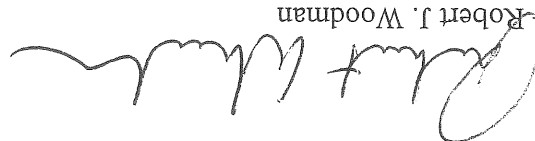
The project will result in minimal impacts to adjacent natural resources. The only anticipated disturbance will result from the excavation of the light pole foundation holes. There is an existing underground conduit that stretches the length of the access drive to provide power to the proposed light poles, and hence no disturbance will be required other than at the five light pole locations.

The light pole foundations have a diameter of 2 feet and an anticipated disturbed diameter of 6 feet. The installation of the light pole bases is expected to take 3 days, in which the excavated soil will be replaced and the surrounding area will be loamed, seeded and mulched as a means of erosion and sedimentation control. In the event of any inclement weather, silt fence will be installed down gradient of the disturbance. A MeDEP NRPA Permit By Rule Application has also been submitted for this project.

Please contact our office with any questions regarding this matter.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Robert J. Woodman  
Design Engineer

RJW/smk/JN2445.02/Hopkins12-9-05

Enclosures:

- Figure 1 - Aerial
- Figure 2 - USGS Map
- Photographs
- Sheet 1 - Lighting Plan

c: John Fox - UNUM Provident  
Dwight D. Anderson, P.E. - DeLuca-Hoffman Associates, Inc.





# City of Portland Site Plan Application

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

Address of Proposed Development: <b>2211 CONGRESS ST</b>		Zone: <b>OP</b>	
Total Square Footage of Proposed Structure: <b>N/A</b>		Square Footage of Lot: <b>N/A</b>	
Tax Assessor's Chart, Block & Lot: Chart# <b>215</b> Block# <b>B</b> Lot# <b>2,3,5,6,10</b>		Property owner's mailing address: <b>UNUM PROVIDENT CORPORATION</b> <b>2211 CONGRESS ST</b> <b>PORTLAND, MAINE 04122</b>	
Consultant/Agent, mailing address, phone # & contact person: <b>DELUCA-HOFFMAN ASSOC INC.</b> <b>778 MAIN ST SUITE 8</b> <b>SOUTH PORTLAND ME 04105</b> <b>CONTACT: DWIGHT ANDERSON</b>		Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>JOHN FOX</b> <b>2211 CONGRESS ST</b> <b>PORTLAND MAINE 04122</b>	
Project name: <b>UNUM PROVIDENT CORPORATION</b> <b>ADDITIONAL EAST ENTRANCE LIGHTING</b>		Telephone #: <b>575 5886</b>	

Fee For Service Deposit (all applications) \_\_\_\_\_ (\$200.00)

Proposed Development (check all that apply)

- New Building
- Building Addition
- Change of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking lot
- Subdivision (\$500.00) + amount of lots \_\_\_\_\_ (\$25.00 per lot) + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
- (except for residential projects which shall be \$200.00 per lot)
- Traffic Movement (\$1,000.00)
- Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other \_\_\_\_\_

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

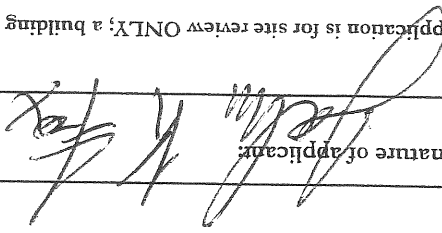
- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

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

Signature of applicant: 	Date: 12/09/05
---	-------------------

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.

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c) ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

- 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 checklist
  - d. 1 set of 11 x 17 plans

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

**JOHN FOX**  
**UNUM PROVIDENT CORPORATION**  
**2211 CONGRESS ST**  
**PORTLAND, ME 04122**





778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

Deluca-Hoffman Associates, Inc.

FILE NAME:	FIG1AERIAL.dwg	
CHECKED:	DDA	JOB NO. 2445.02
DESIGNED:	RJM	SCALE: 1" = 1000'
DRAWN:	SEB	DATE: DEC 2005



FIGURE 1

EAST ENTRANCE LIGHTING ADDITONS  
UNUM PROVIDENT  
AERIAL PHOTOGRAPH  
SOURCE: MAINE OFFICE OF GIS







778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

Deluca-Hoffman Associates, Inc.

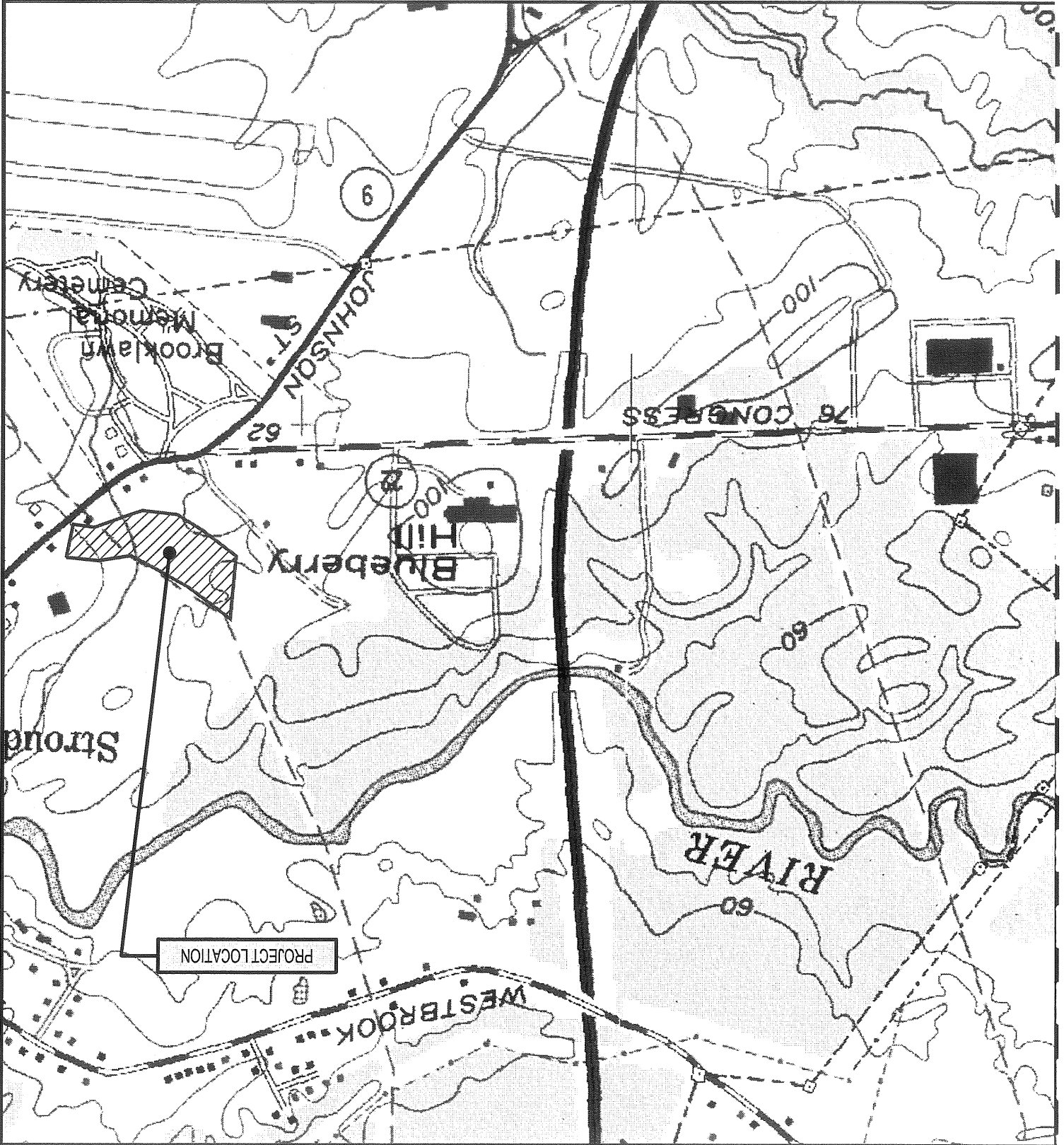
FILE NAME:	FIG2USGS.dwg	
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DESIGNED:	RJW	SCALE: 1" = 1000'
DRAWN:	SEB	DATE: DEC 2005

2

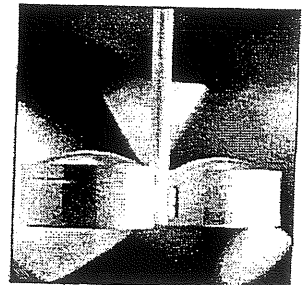
FIGURE

**EAST ENTRANCE LIGHTING ADDITIONS  
UNUM PROVIDENT  
USGS TOPOGRAPHIC MAP**

SOURCE: MAINE OFFICE OF GIS



# Design 123-20/25



PROJECT \_\_\_\_\_  
 FIGURE TYPE \_\_\_\_\_  
 CATALOG NUMBER \_\_\_\_\_

## DISTRIBUTIONS

- TYPE VR Rectangular Symmetrical (Vert. Lamp)
- TYPE F Forward Throw (Horiz. Lamp)
- TYPE V Symmetrical (Vert. Lamp)
- TYPE VS Square (Vertical Lamp)
- TYPE 3 Asymmetrical (Horiz. Lamp)

ORDERING EXAMPLE 123-25-VR-HPS-400-CL-DB-120-LA-FD-CL80X360

PHOTOMETRIC FILE NO. MM/MHP  
 HPS  
 LAMP  
 LENS  
 FL = Clear glass lens  
 CL = Cornea glass lens

DESIGN	DISTRIBUTION	HPS	MM/MHP	LAMP	LENS	HPS	PHOTOMETRIC FILE NO.
123-20	F	70/100/150	100/150/175/200*	ED-17	FL	129291	L8173
	V	70/100/150	100/150/175/200*	ED-17	FL	B4908H	L2485
		70/100/150	100/150/175/200*	ED-17	FL	L4780	L8173
123-25	VR	250/400	250/400	ED-18	CL or FL	B4880L	B4891L
	VR	250/400	400/450*	ED-28	CL or FL		
	VR	750	400/450*	ED-37	CL		
	VR	750	BT-37	BT-37	CL		
123-25	VS	250/400	250/400	ED-18	CL or FL	9730	
	VS	250/400	400/450*	ED-28	CL or FL	L10180	
	VS	750	400/450*	ED-37	CL		
	VS	750	BT-37	BT-37	CL		
123-25	3	250/400	250/400	ED-18	FL	L3316	
	3	250/400	250/400	ED-28	FL		
	3	750	400	ED-37	FL		
	3	750	BT-37	BT-37	FL		
123-25	F	250/400	250/400	ED-18	FL	L5898	
	F	250/400	250/400	ED-28	FL		
	F	400	400	ED-37	FL		
	F	750	BT-37	BT-37	FL		
	F	750	BT-37	BT-37	FL		

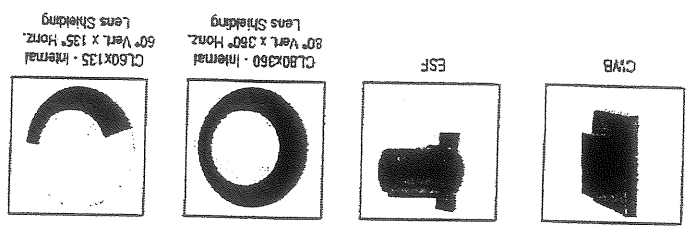
\* Available only in Pulse Start 100,150,200,450 MHP = Pulse Start

## REQUIRED CHOICES

FINISH	RAL NO.	VOLTAGES	MOUNTINGS
BK	Black	9005	120
BW	White	9010	208
OB	Bronze	8019	240
SL	Silver	9008	277
FG	Gray	7001	347
CC	Custom	Specify Color	480

## OPTIONAL CHOICES

ELECTRICAL OPTIONS	OPTICAL OPTIONS	LIGHT TRESPASS OPTIONS
FD Single Fusing 120V/277V LX	Vandal Resistant Shield	CL80X360 Internal 80° Vert. x 360° Horiz. Lens Shielding
FDD Double Fusing 480V	(Lexan lens 400W max.)	CL60X135 Internal 60° Vert. x 135° Horiz. Lens Shielding
FDD Double Fusing 208V/240V		HSS House Side Shield (75° Standard) (External)
FDC Single Fusing 347V		FL Flat clear glass lens (see ordering information for availability)
PCT Photo Cell and Receptacle		



There is no substitute for

*Quality Engineering*

A Division of JJI Lighting Group Inc.

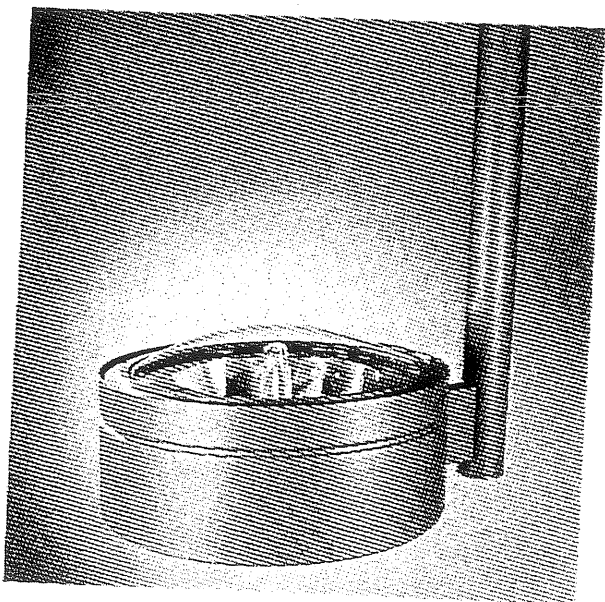


11500 MELROSE AVE., FRANKLIN PARK, IL 60131 - Phone (847) 451-0060 - FAX (847) 451-6768  
 e-mail: qualityeng.com - www.qualityeng.com  
 (52230) Specifications subject to change without notice. ©2000 Quality Lighting

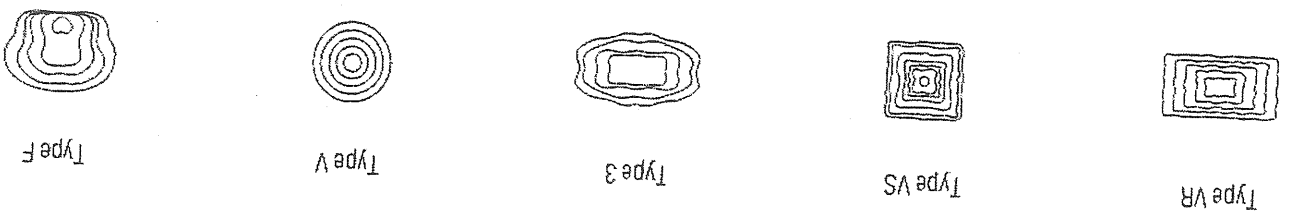
# Design 123

High Performance, Arm Mounted, Round Luminaire for Low to High Mounting Heights - 70 to 750 Watt

- New innovative reflector technology provides the industry's best available lighting with the fewest fixtures and poles.
- The one-piece spun aluminum housing's stylish reveal enhances and blends with the curvilinear shapes of contemporary architectural styles.
- A choice of two housing sizes assures proper aesthetic appearance at any mounting height.
- Function oriented engineering and quality construction reduces installation and maintenance costs.



## Distribution Patterns:



Consult pages 35-38 for specific photometric data.

## Specifications:

**Housing:** Each Design 123 one-piece, reinforced housing shall be constructed of heavy-gauge spun aluminum. There shall be no seams, weld beads or other visible disturbances to the housing's smooth surface. A sleek circumferential reveal shall be located one third from the housing bottom. All internal and external threaded hardware shall be stainless steel. Design 123 shall be available in two housing sizes: 1) 20" x 10.5" for 70 to 175 watt lamps; 2) 25" x 11" for 400 to 750 watt lamps. The fixture shall be U.L. listed "suitable for wet locations."

**Lens Frame:** The heavy-duty cast aluminum lens frame shall be hinged to the housing with twin stainless steel piano hinges and secured with four flush mounted, vibration resistant, captive screw type fasteners.

**Lens:** The flat or convex thermal and shock resistant glass lens shall be sealed to the lens frame and brightened, anodized and sealed aluminum reflector shall be mounted to a one-piece reflector mask which shall be hinged to the housing for ease of access to the ballast compartment. The reflector mask shall hold a porcelain lamp holder and an insulated lamp support. Housing's internal reinforcement ring with silicone impregnated Dacron gasketing.

**Installation:** Each Design 123 shall be provided with an extruded aluminum mounting arm (2"W x 6.25"H x 5.5"L or 2"W x 6.25"H x 12.5"L). Please specify number and configuration of fixtures to assure correct arm. The fixture shall be secured to the pole with captive through bolts and a one-piece backup nutplate. (See Ordering information for alternate mounting options).

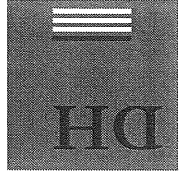
**Reflector System:** Each electro-brightened, anodized and sealed aluminum reflector shall be mounted to a one-piece reflector mask which shall be hinged to the housing for ease of access to the ballast compartment. The reflector mask shall hold a porcelain lamp holder and an insulated lamp support. The optical system shall be fully able with the following reflector systems: 1) Type VS - square distribution, vertical lamp, 16 panel reflector (8 semi-specular diffused, 8 hammer-tone specular); 2) Type VR - rectangular distribution, vertical lamp, 6 panel reflector (hammer-tone specular); 3) Type F - forward throw distribution, horizontal lamp, die-formed reflector (specular); 4) Type V - symmetrical distribution, vertical lamp, one-piece spun reflector (specular); 5) Type 3 - asymmetrical lamp, one-piece spun reflector (specular); 5) Type 3 - asymmetrical lamp, one-piece spun reflector (specular).

**Finish:** The fixture shall be pre-treated, primed, baked, covered with a high solids polyester finish and baked again. (Standard finish is dark bronze-313). The double baked finish shall meet or exceed all AAMA requirements for 1,000 hour salt spray exposure. Optional anodized finishes shall be applied over brushed aluminum surfaces of a uniform grain.

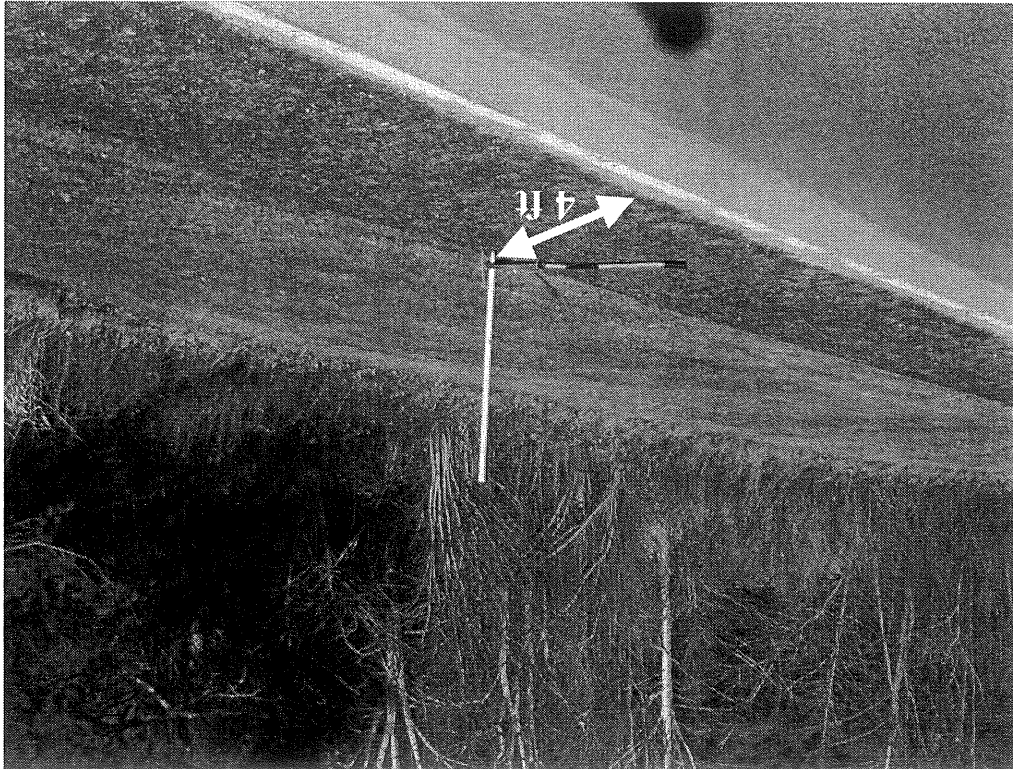
**Ballast:** All CWA ballasts (+10% to -10% lamp power regulation) shall be tray mounted and supplied with quick-disconnects. Ballasts are rated for -20 degree F operation.

UNUM PROVIDENT CORPORATION  
Additional East Entrance Lighting  
Taken on December 8, 2005

D&LCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207-775-1121  
FAX: 207-879-0896  
E-MAIL: dhai@delucahoffman.com



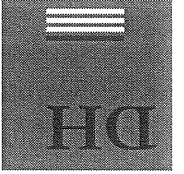
PROPOSED LOCATION OF LIGHT POLE #5



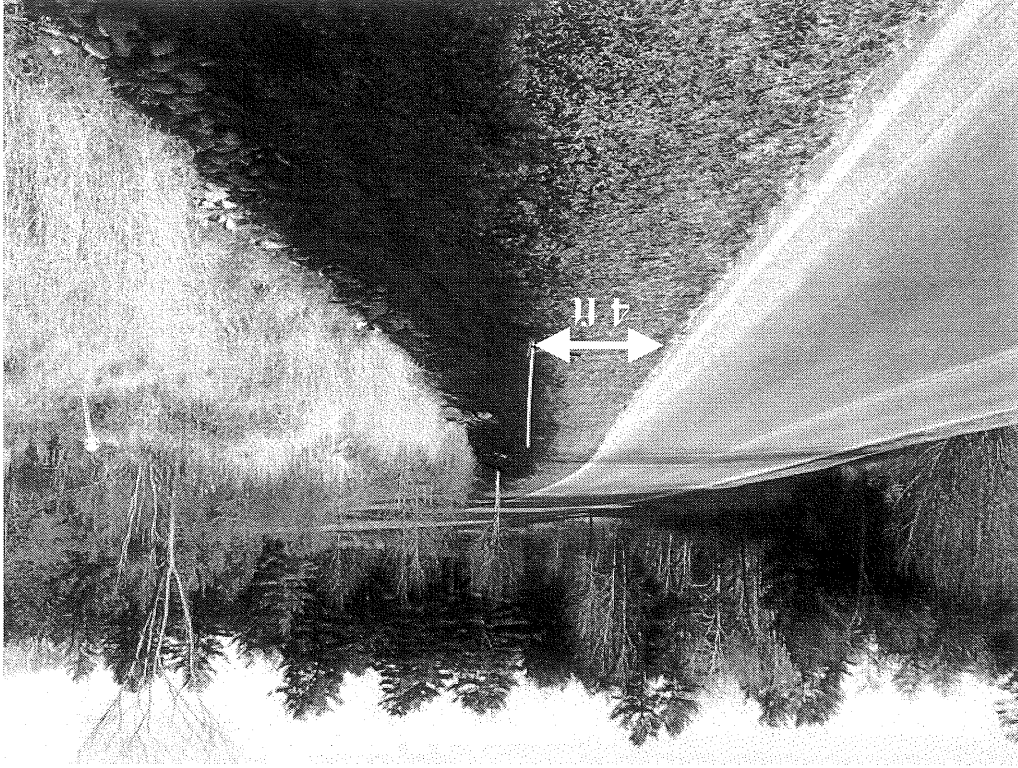


UNUM PROVIDENT CORPORATION  
Additional East Entrance Lighting  
Taken on December 8, 2005

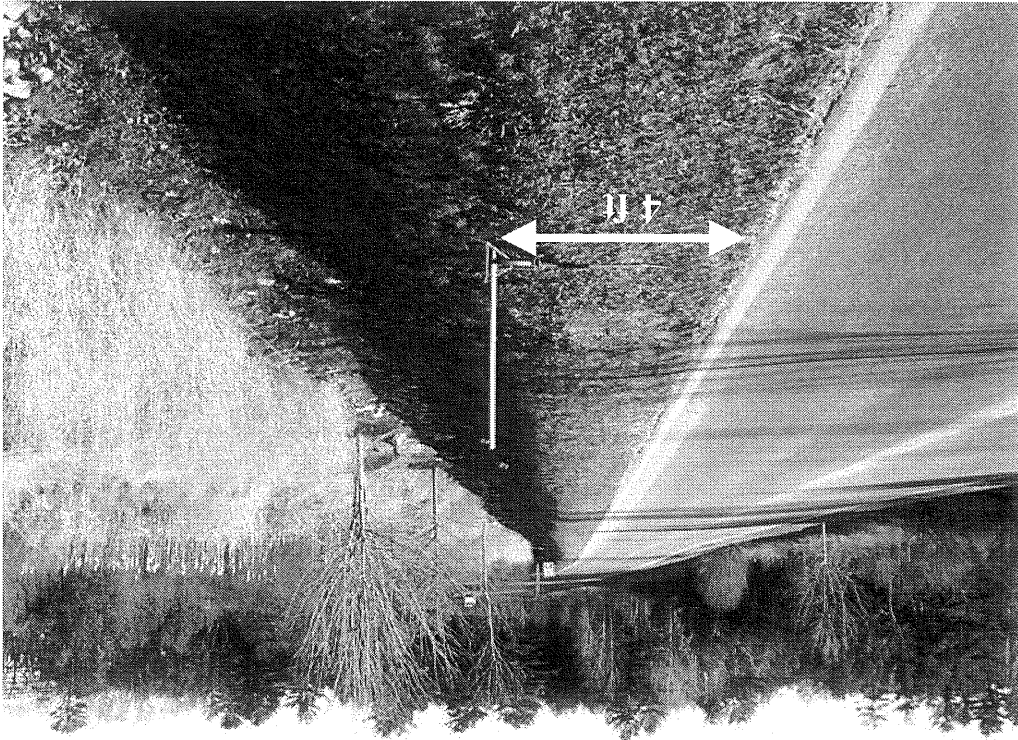
DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207-775-1121  
FAX: 207-879-0896  
E-MAIL: dhai@delucahoffman.com



PROPOSED LOCATION OF LIGHT POLE #2



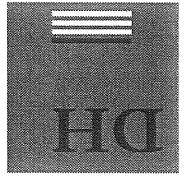
PROPOSED LOCATION OF LIGHT POLE #1



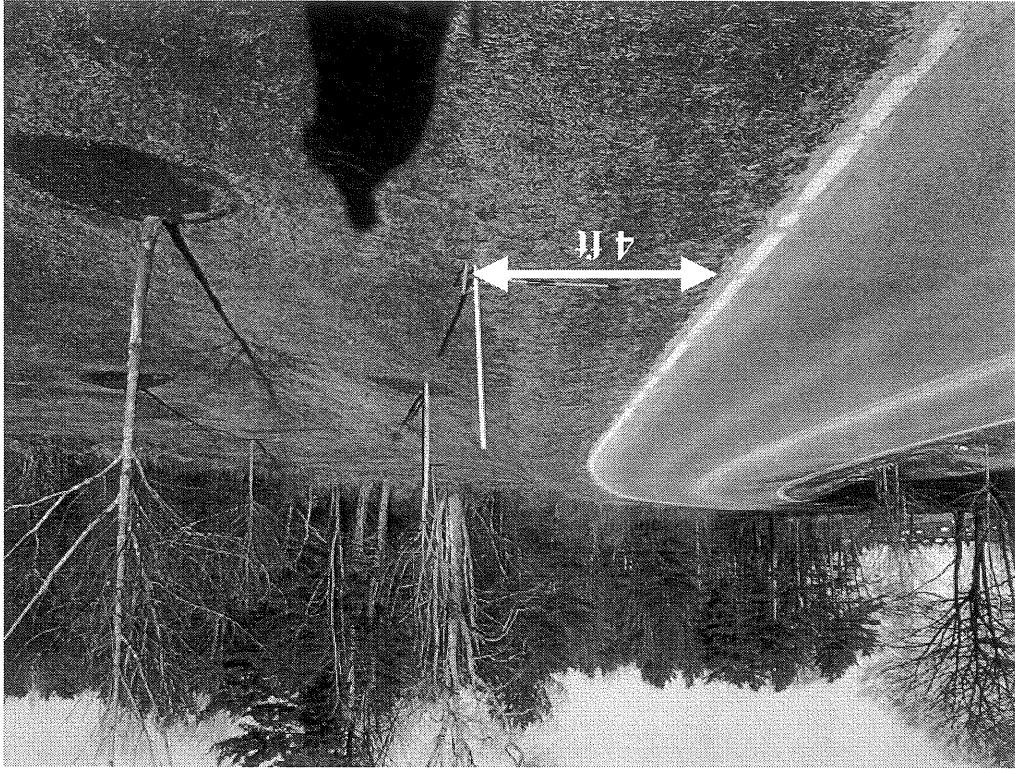


UNUM PROVIDENT CORPORATION  
Additional East Entrance Lighting  
Taken on December 8, 2005

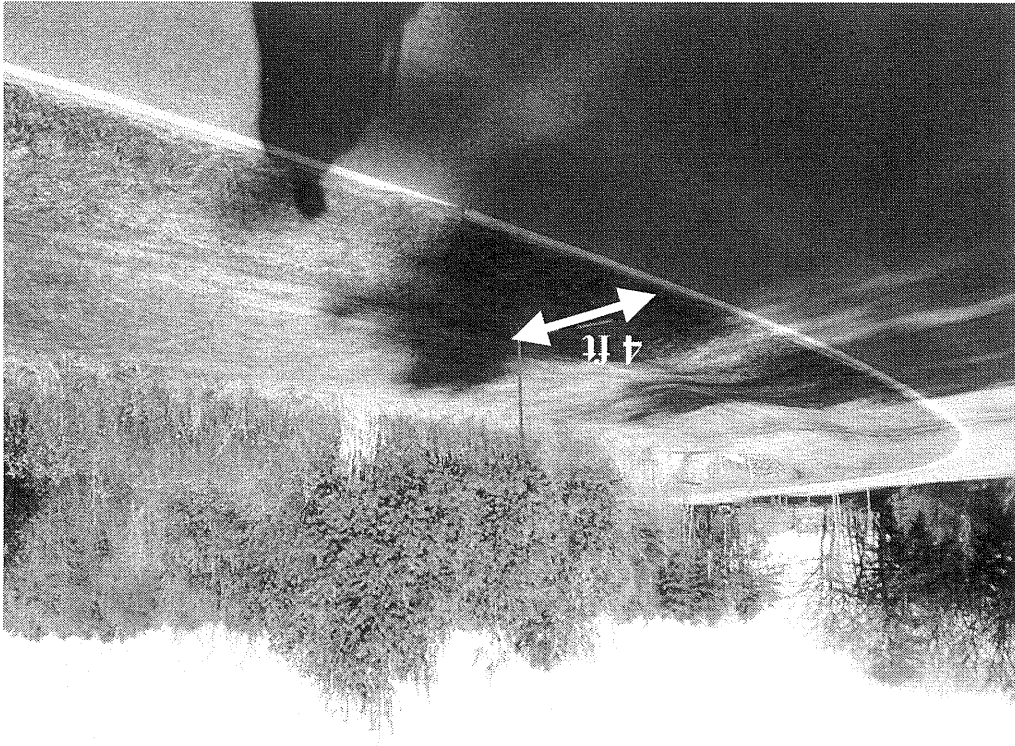
D.LUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL: 207-775-1121  
FAX: 207-879-0896  
E-MAIL: dluca@delucahoffman.com



PROPOSED LOCATION OF LIGHT POLE #4



PROPOSED LOCATION OF LIGHT POLE #3



DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS  
778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896



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

March 20, 2006

Mr. Bob Green  
Maine Department of Environmental Protection  
Division of Land Resources  
312 Canco Road  
Portland, ME 04103

Subject: MeDEP Permit #L-18486-26-N-M

UNUM Provident East Entrance Lighting Additions  
City of Portland Conditions of Approval Notification

Dear Bob:

Attached is a copy of a letter our office received on March 7, 2006 from the City of Portland approving the installation of five light fixtures to be located along the east entrance to the UnumProvident campus. One of the conditions the City of Portland has placed on this approval is that the two light fixtures closest to Congress Street will be reduced from 400 watts to no greater than 250 watts. The three lights farthest from Congress Street will remain 400 watts as originally proposed.

Our Application for Project Modification, which was approved by your office on January 25, 2006, proposed all five light fixtures to be 400 watts. Deluca-Hoffman Associates, Inc does not anticipate that the reduction in wattage for the two light fixtures closest to Congress Street will effect the approval we received from your office, but thought it appropriate to inform you of this change.

If you do have any concerns or comments about this change, or would like a revised photometric plan to be issued to your office, please contact our office.

Sincerely,

DELUCA-HOFFMAN ASSOCIATES, INC.  
  
Robert J. Woodman E.I.T.  
Design Engineer

RJW/smk/JN2445.02/Green03-20-06

Enclosures: City of Portland Approval Letter

c: John Fox - UNUM Provident  
Sarah Hopkins - City of Portland  
Ken Sweeney - Chartron Inc  
Dwight D. Anderson, P.E. - Deluca-Hoffman Associates, Inc.



*Strengthening a Remarkable City: Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

March 7, 2006

John Fox  
UNUM Provident  
2211 Congress St.  
Portland, ME 04102

RE: UNUM Light Fixtures  
CBL: 231-B-002

Dear Mr. Fox:

On March 3, 2006, the Portland Planning Authority approved the installation of five light fixtures to be located along the east entrance to the UNUM campus as shown on the approved plan with the following conditions:

- That the two light poles closest to Congress Street and the nearest residential neighbors will be fitted with lights of wattage no greater than 250W. It is understood that the three lights farthest from Congress Street will have a wattage of 400W.

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:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. Due to the limited nature of the work, no performance guarantee will be required for this project; nor will an inspection fee be required.
3. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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.

MAR 13 2006

4. 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. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Sarah Hopkins, Development Review Services Manager at 874-8720.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director

Alexander Jaegerman, Planning Division Director

Sarah Hopkins, Development Review Services Manager

Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Inspections

Michael Bobinsky, Public Works Director

Traffic Division

Eric Labelle, City Engineer

Bill Clark, Public Works

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Fire Prevention

Assessor's Office

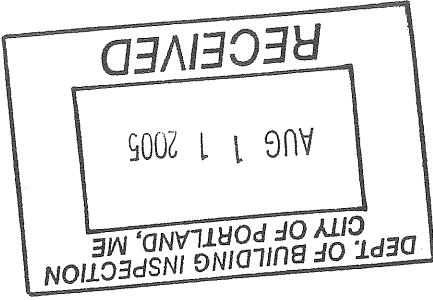
Approval Letter File

Rob Woodman

DeLuca Hoffman Associates

778 Main St., Suite 8

South Portland, ME 04106



Mike Witkowski  
Vice President of Engineering  
Pritchard Brown, LLC

Best regards,

We hope this information has been helpful, and please advise if you require anything further.

Based on these observations, the resultant sound level measured at the Congress Street property line with both units operating at full load will be less than the free field condition levels. In our experience, it is expected that the wooded area will provide an additional 4-5 dB(A) reduction. The fact that the generator set system has been designed to run at an average load factor of less than 80% will lower the source noise by at least 2 dB(A); therefore, it is our professional opinion that these additional site-specific factors will result in a property line sound level of under 60 dB(A).

- The pad location is well away from any buildings or other large reflective surfaces, causing the attenuation in the direction of the property line at Congress Street to adhere to the inverse-square law.
- The vegetation appears to be mature, and a mix of both deciduous and evergreen trees. These trees will have both barrier and absorptive properties, especially for the higher-frequency sound.

We have thoroughly reviewed the photographs and drawings depicting the UNUM campus and proposed generator pad location. Here are our observations:

The proposed generator enclosures are designed to reduce the source noise by an average of 25 dB(A) at 1 meter. With the Caterpillar model 3516B's known source noise level of 112 dB(A), the estimated resultant noise level at 100' is 70 dB(A). At 200', the estimated resultant noise level is 64 dB(A). These values are based upon free field conditions and are the expected empirical results of the inverse-square law. (The inverse square law is often applied as a "rule-of-thumb" to determine the effects of distance on sound level. The inverse-square law simply predicts that for a point-source of sound under free field conditions the sound level will decrease by 6 dB each time the distance from the source is doubled.) Site obstructions such as natural vegetation often reduce this value further.

Mike,

Subject: UNUM Sound Study

Milton Cat Power Systems  
16 Pleasant Hill Rd  
Scarborough, Maine 04070  
Attn: Mr. Mike Gilbert

August 10, 2005

**From:** "Dwight Anderson" <danderson@DelucaHoffman.com>  
**To:** <MES@portlandmaine.gov>  
**Date:** Thu, Aug 11, 2005 9:22 AM  
**Subject:** UNUM Provident Generator Model Modification

Marge,  
Attached is a letter from Pritchard Brown's Engineering Department indicating that in their professional opinion the existing vegetation will result in a property line sound level of under 60 dB(A); therefore, any additional plantings will only help to further reduce the noise level.  
On behalf of UNUM, we will appreciate a timely response from your office to keep this time sensitive project moving forward.

Dwight D. Anderson, P.E.  
Deluca-Hoffman Associates, Inc.  
778 Main Street Suite 8  
South Portland, Maine 04106  
Phone 207.775.1121  
Facsimile 207.879.0896

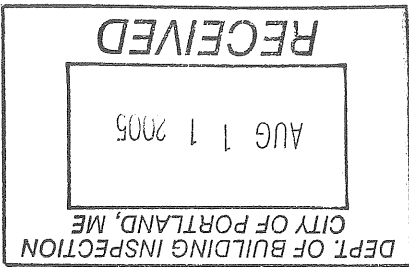
**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Thursday, August 04, 2005 3:36 PM

**To:** Rob Woodman  
**Cc:** SH@portlandmaine.gov  
**Subject:** UNUM Provident Generator Model Modification

Rob,  
I am in receipt of your project modifications for the new Generator. Can you give me more specifics as to how the additional plantings may reduce the sound that is generated? As you know the OP Zone states that the sound generated at the lot boundaries should not exceed 60 dBAs. I would like a like more assurances that requirement could be met.  
Thanks,  
Marge

<<UNUM Sound Letter-rev 2.doc>>

**CC:** <Nnajafinia@unumprovident.com>,"Rob Woodman" <two...>

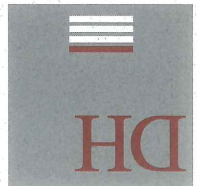




- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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



November 12, 2004

Ms. Sarah Hopkins  
City of Portland - Planning Department  
389 Congress Street  
Portland, ME 04101

**Subject: Emergency Generator Pad  
UNUM Provident, Portland, Maine**

Dear Ms. Hopkins:

Our office has reviewed the guardrail to be placed in front of the utility poles along Route 22 near the main entrance to the UNUM campus with Eric Labelle at the City of Portland's Engineering Department. Mr. Labelle indicated that it would be acceptable to switch from the wooden guardrail approved to a steel guardrail. Attached please find figures SK-1 and SK-2, which show details of the steel guardrail detail UNUM Provident will be installing at this location.

Please contact our office with any questions regarding this matter.

Sincerely,

DELUCA-HOFFMAN ASSOCIATES, INC.  


Dwight D. Anderson, P.E.  
Senior Engineer  
DDA/sss/JN2445/Hopkins

c: Eric Labelle, City of Portland  
Nick Najafinia, UNUM Provident  
Rich Simonelli, E. S. Boulos

Enclosures: SK-1  
SK-2

September 20, 2004

*copy*  
*original*  
*sent*

Nick Najafinia  
UNUM  
2211 Congress Street  
Portland ME 04122

RE: UNUM Generator Pad  
CBL: 231-B-002

Dear Mr. Najafinia:

On September 14, 2004, the Portland Planning Authority approved your plan for an emergency generator and associated pad at 2211 Congress Street as shown on the approved plan. The approval was made with the following condition:

- that prior to installation of the generator, a landscape plan showing a vegetated buffer be submitted for City review and approval.

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:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD, DXF files with seven (9) sets of the final plans.
2. A performance guarantee/defect guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 9 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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. 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. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Sarah Hopkins, Development Review Services Manager at 874-8720.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Gayle Guertin, Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
Approval Letter File

**From:** "Dwight Anderson" <danderson@DelucaHoffman.com>  
**To:** "Sarah Hopkins" <SH@portlandmaine.gov>  
**Date:** 08/18/2005 1:58:51 PM  
**Subject:** RE: FW: Subject: UNUM Provident Generator Model Modification

Sarah,  
Thank you. Will we be getting a letter from the City or is this the City's sign-off?

Dwight D. Anderson, P.E.  
Deluca-Hoffman Associates, Inc.  
778 Main Street Suite 8  
South Portland, Maine 04106  
Phone 207.775.1121  
Facsimile 207.879.0896

-----Original Message-----

**From:** Sarah Hopkins [mailto:SH@portlandmaine.gov]  
**Sent:** Friday, August 12, 2005 11:52 AM  
**To:** Dwight Anderson  
**Subject:** RE: FW: Subject: UNUM Provident Generator Model Modification

we are all set

>>> "Dwight Anderson" <danderson@DelucaHoffman.com> 08/11/2005 5:27:56 PM >>>  
Sarah,  
Are you all set now?  
Dwight

-----Original Message-----

**From:** Marge Schuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Thursday, August 11, 2005 11:46 AM  
**To:** Dwight Anderson  
**Cc:**

port-web#c#port-web#c#091#DelucaHoffman.com#093#c#rwoodman@portlandmai  
ne.gov;  
port-web#c#port-web#c#091#unumprovident.com#093#c#Nnafajinia@portlandm  
aine.gov; SH@portlandmaine.gov  
Subject: Re: Subject: UNUM Provident Generator Model Modification

Dwight,  
Thank you for the attached information. With this information, I have determined that you will be meeting the zoning requirements of the OP underlying zone. With my zoning sign-off, I believe that planning will be approving your site plan submittal. The next step would be to apply for a building permit for the work and then to build it.  
Thank you,  
Marge

>>> "Dwight Anderson" <danderson@DelucaHoffman.com> 08/11 9:15 AM >>>  
Marge,

Attached is a letter from Pritchard Brown's Engineering Department indicating that in their professional opinion the existing vegetation will result in a property line sound level of under 60 dB(A); therefore, any additional plantings will only help to further reduce the noise level.

On behalf of UNUM, we will appreciate a timely response from your office to keep this time sensitive project moving forward.

Dwight D. Anderson, P.E.  
Deluca-Hoffman Associates, Inc.  
778 Main Street Suite 8  
South Portland, Maine 04106  
Phone 207.775.1121  
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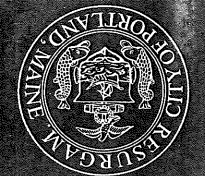
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Thanks,  
Marge

<>UNUM Sound Letter-rev 2.doc>>

CC: "Najafinia, Nick" <NNajafinia@unumprovident.com>

# PORTLAND MAINE



Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

August 31, 2005

Nick Najafinia  
UNUM  
2211 Congress Street  
Portland ME 04122

RE: UNUM Generator Pad  
CBL: 231-B-002

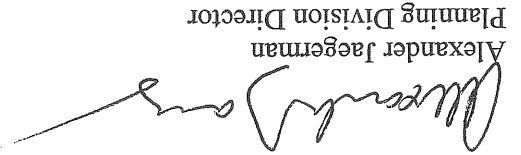
Dear Mr. Najafinia:

This letter is to confirm the revision to the approved site plan for the placement of a generator pad at the UNUM campus at 2211 Congress Street. Evidence was submitted to the Zoning Administrator describing how the sound from the generator would be attenuated by the structure and associated plantings to meet the noise performance standard in the OP zone.

The revised plan has been reviewed and approved by the Planning Department.

If you have any questions regarding the revision 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 Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuuckal, Zoning Administrator  
Inspections Division  
Michael Robinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
STATE HOUSE STATION 17  
AUGUSTA, MAINE 04333  
DEPARTMENT ORDER

IN THE MATTER OF

UNUM PROVIDENT  
Portland, Cumberland County  
EAST ENTRANCE STREET LIGHTING  
L-18486-26-N-M (approval)  
( ) FINDINGS OF FACT AND ORDER  
( ) MINOR MODIFICATION  
( ) SITE LOCATION OF DEVELOPMENT ACT

Pursuant to the provisions of 38 M.R.S.A. Sections 481 et seq., the Department of Environmental Protection has considered the application of UNUM PROVIDENT with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History: In Board Order #61-7521-05170, dated September 9, 1981, the Board approved the development of a 20,000 square foot data processing center. The development is located off Route 202 in the City of Portland. In Department Order #L-18486-26-A-N dated March 3, 1994, the Department approved the development of a 4-story office building with associated facilities. Subsequent Board and Department Orders approved additional construction and revisions to the site layout.

B. Summary: The applicant proposes to add five light poles along the east entrance to the UNUM complex, as shown on a plan entitled "Lighting Plan," prepared by Deluca-Hoffman Associates, Inc., and dated December 2005.

C. Current Use of Site: The site is currently developed with several buildings and parking areas.

2. FINDING:

The proposed project will install five 24-foot high light poles with light distribution mechanisms that will direct the greatest light intensity along the road, limiting the light intensity into adjacent forested wetlands. The photometric model shown on the Lighting Plan indicates that light intensities of 0.2 foot-candles will not intrude greater than 50 feet into the wetlands. The closest structure from an abutting property is greater than 100 feet from the closest light pole; therefore, no adverse impact is expected as a result of this project.

Based on its review of the application, the Department finds the requested modification to be in accordance with all relevant Departmental standards. All other findings of fact, conclusions and conditions remain as approved in Department Order #L-18486-26-A-N, and subsequent orders.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.
- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities, solid waste disposal and roadways required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities and roadways in the municipality or area served by those services.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of UNUM PROVIDENT to install five light poles along the east entrance to the UNUM complex, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

- 1. The Standard Conditions of Approval, a copy attached.
- 2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.

3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-18486-26-A-N, and subsequent orders, and are incorporated herein.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 25<sup>th</sup> DAY OF January, 2006.

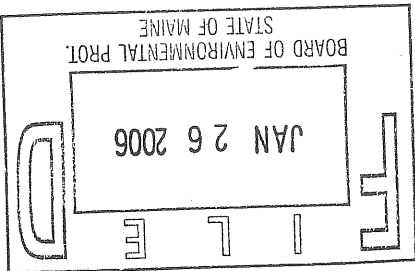
DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:   
DAVID P. LITTELL, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application December 29, 2005  
 Date of application acceptance January 5, 2006

Date filed with Board of Environmental Protection  
 RLG/ATS#/L18486NM





SITE LOCATION OF DEVELOPMENT (SITE)  
STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.
3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Reapplications for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Reapplications for approval may include information submitted in the initial application by reference.
7. If the approved development is not completed within five years from the date of the granting of approval, the Board may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.
8. A copy of this approval must be included in or attached to all contract bid specifications for the development.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)/Revised November 1, 1979

DEPLW 148

**Post development**

INSTALL STORMTECH SC-740 UNDERGROUND CHAMBER SYSTEM (56 TOTAL CHAMBERS) BOTTOM OF STONE EL. 77.00

3H:1V LOAM & SEED SLOPE

OUTLET CONTROL STRUCTURE

**POI**

1.5H:1V RIP RAP SLOPE

FLARED END W/ BAR RACK

RIP RAP OUTLET APRON

WETLAND FILL AT ENTRANCE TO FACILITY 430 S.F.

SAWCUT EXISTING PAVEMENT

ADJUST STRUCTURE TO GRADE

INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE

INSTALL 18" CULVERT

Inv. = 73.21

12" Conc.

12" Conc. Inv. = 71.92 70.10 Rim = 75.27

**Detained (trucks)**

**80' x 100' CONCRETE PAD**

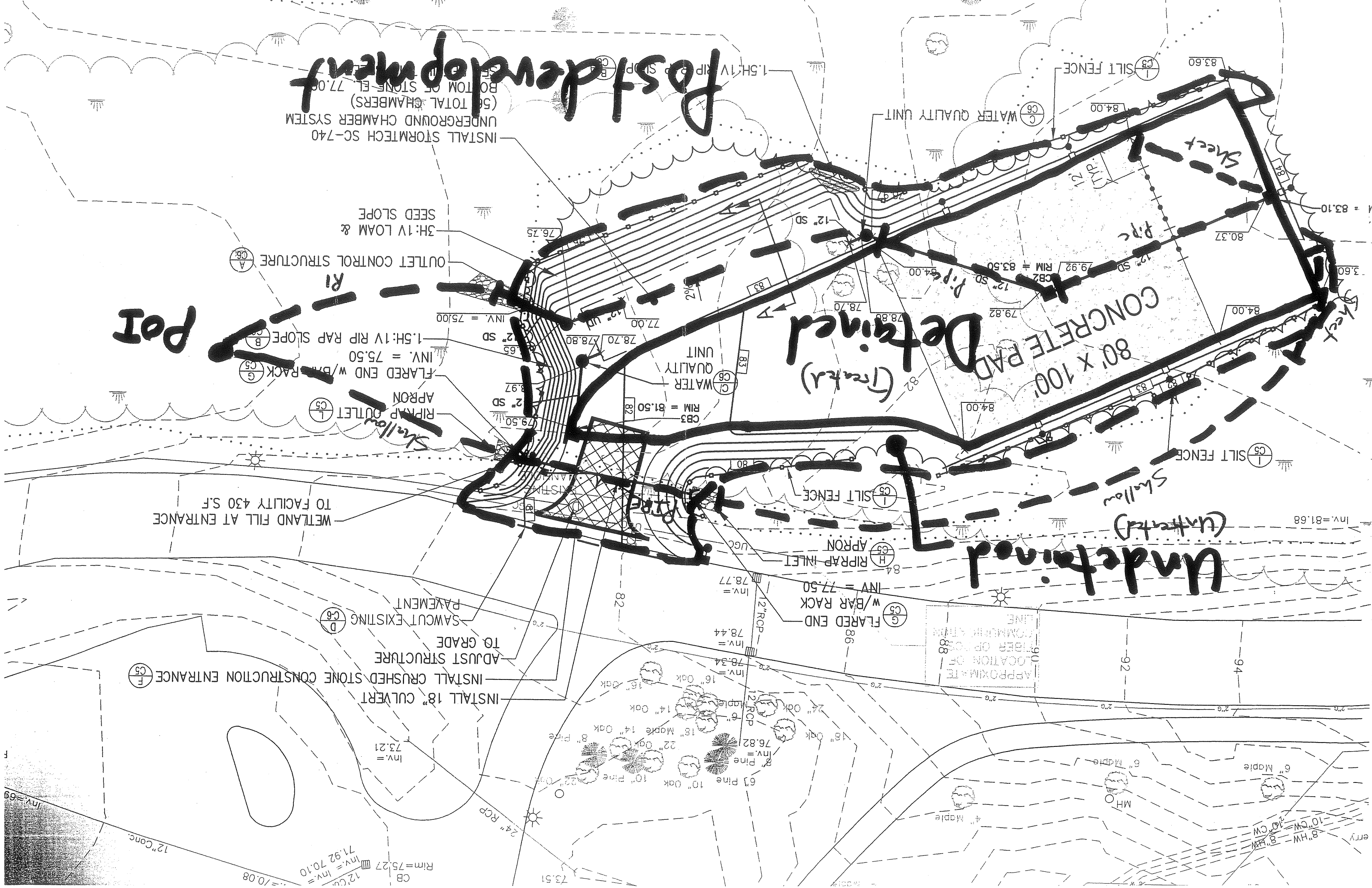
**Undetained (untreated)**

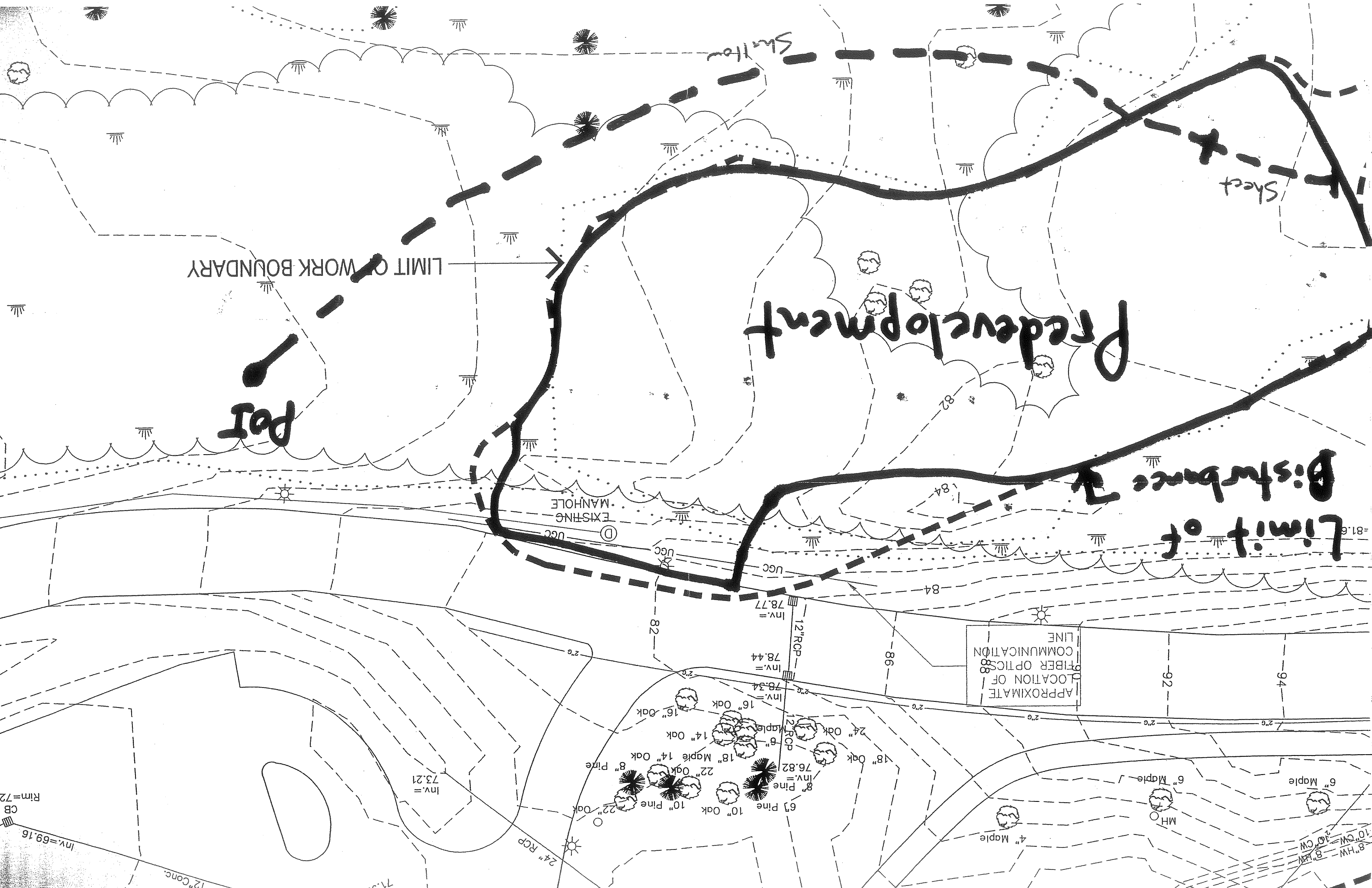
Shallow

Sheet

Sheet

APPROXIMATE LOCATION OF COMMUNICATION LINE





LIMIT OF WORK BOUNDARY

Redevelopment

Limit of Disturbance

POI

Sheet

APPROXIMATE LOCATION OF FIBER OPTICS COMMUNICATION LINE

EXISTING MANHOLE

UGC

UGC

UGC

UGC

UGC

UGC

UGC

UGC

UGC

UGC

82

84

84

86

92

94

82

82

82

82

82

82

16" Oak

14" Oak

8" Oak

18" Maple

14" Oak

8" Pine

10" Pine

10" Oak

6" Pine

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12" RCP

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12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

CB

Rim=72

Inv=69.16

12" Conc.

Inv=73.21

Inv=71.92

Rim=71.92

Inv=71.92

Rim=71.92

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Inv=71.92

Rim=71.92

Inv=71.92

8" HW - 8' RM  
10" CW - 10' CW  
6" Maple  
4" Maple  
MH  
6" Maple  
6" Maple

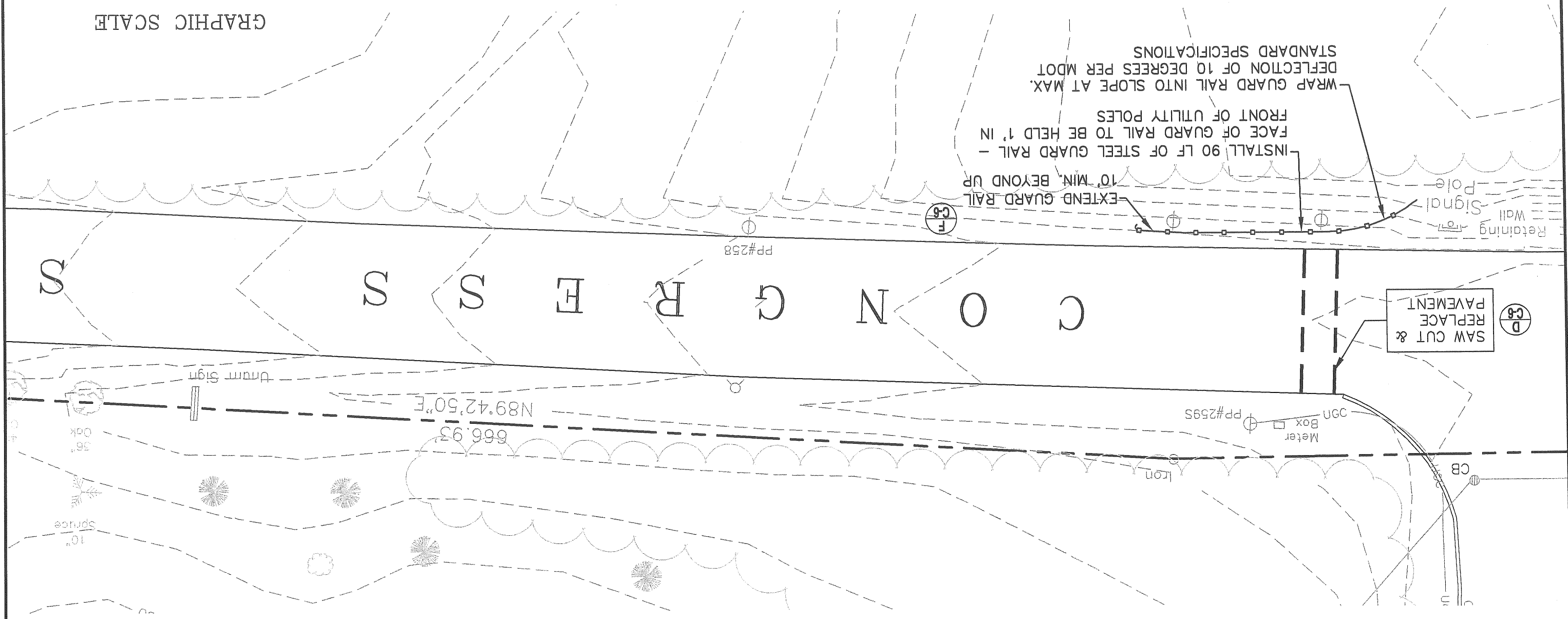
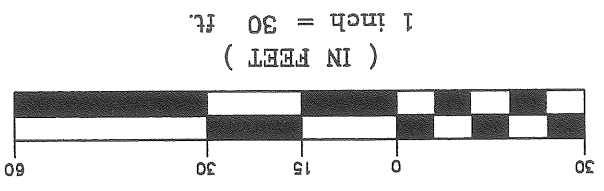
FILE NAME:	2445-SP
CHECKED:	DDA JOB NO. 2445.01
DESIGNED:	DDA SCALE: 1"=30'
DRAWN:	LEJ DATE: NOV. 2004

# EMERGENCY GENERATOR PAD UNUM LIFE INSURANCE

## REVISED GUARD RAIL LAYOUT EXCERPT OF SHEET C3

SK-1

FIGURE







778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

Deluca-Hoffman Associates, Inc.

FILE NAME:	2445-01-DET
CHECKED:	DDA JOB NO. 2445.01
DESIGNED:	DDA SCALE: N.T.S.
DRAWN:	LEJ DATE: NOV. 2004

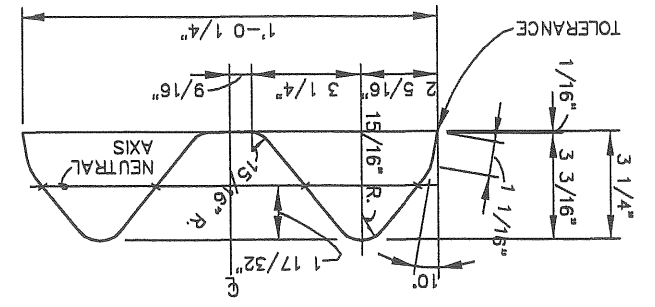
# EMERGENCY GENERATOR PAD UNUM LIFE INSURANCE

## STANDARD GUARD RAIL DETAIL

SK-2

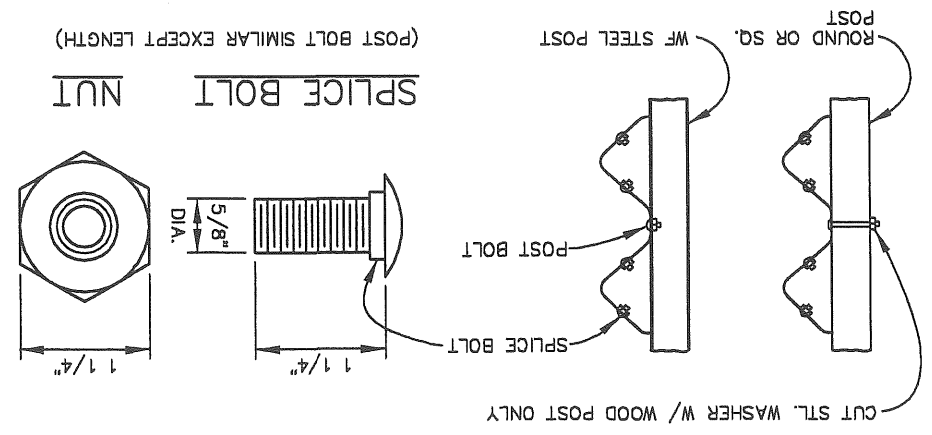
FIGURE

### SECTION THRU RAIL ELEMENT

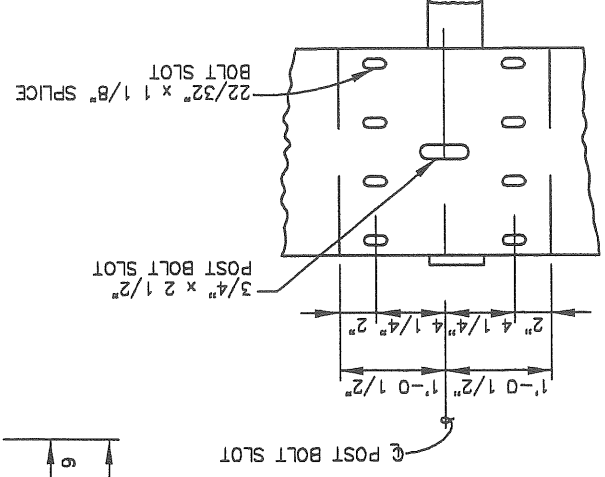


NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCE. RAIL ELEMENT MAY BE 12'-6" OR 25'-0" IN LENGTH.

### ARRANGEMENT AT POSTS



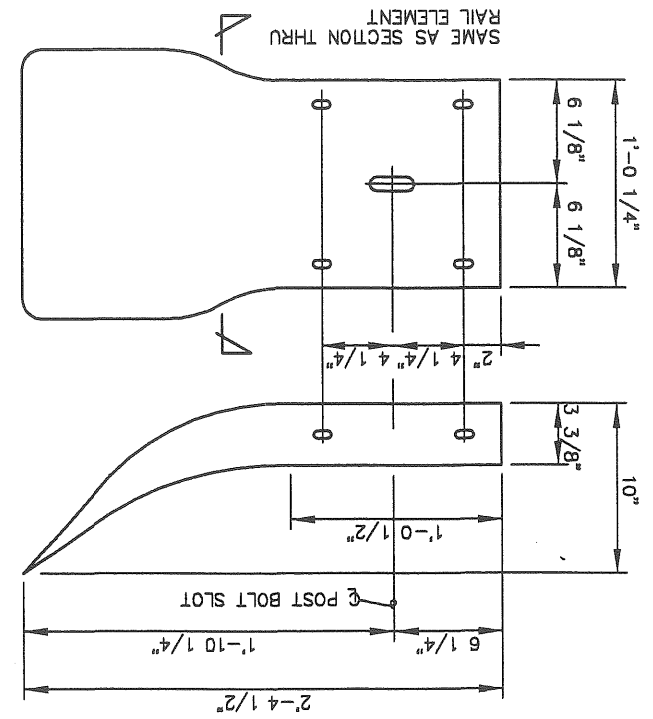
### RAIL SPLICE



### STANDARD GUARDRAIL DETAIL

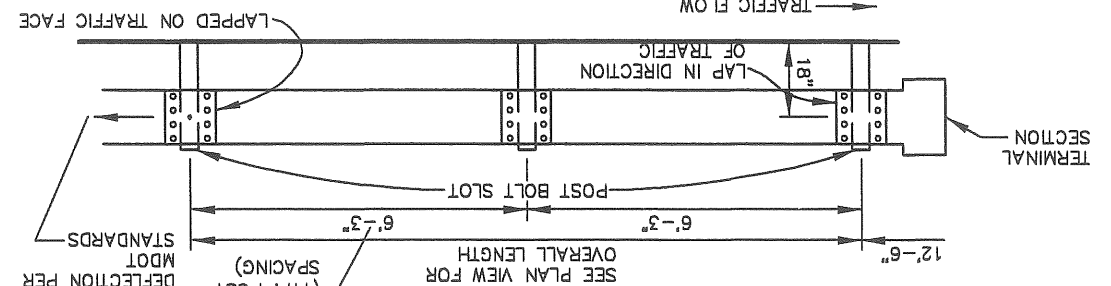
NOTE: STEEL POSTS ARE TO BE USED FOR THIS PROJECT

### TERMINAL SECTION



CONTRACTOR SHALL FURNISH AND INSTALL GUARDRAIL, POSTS, FASTENERS, AND ALL NECESSARY PARTS REQUIRED TO COMPLETE THE INSTALLATION.

### ELEVATION



### SECTION

