



CITY OF PORTLAND

January 13, 1997

215-B-002

Ray Keller
UNUM
2211 Congress Street
Portland, ME 04102

Re: UNUM Access Road

Dear Mr. Keller:

On January 13, 1997 the Portland Planning Authority granted minor site plan approval for the access road and stormwater management improvements at the UNUM campus. The approval was made with the following conditions:

- i. That the applicant will finalize erosion control plans with the Department of Environmental Protection.

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. 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 defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
3. Prior to construction, a preconstruction 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 preconstruction meeting.

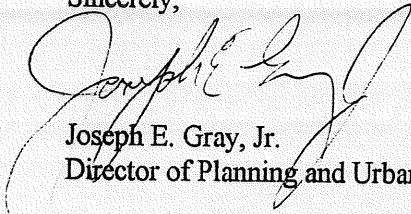
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4. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



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

I. D. Number

Applicant UNUM Corporation
2211 Congress St Portland, ME 04102

11 June 1996

Applicant's Mailing Address

Application Date

Consultant/Agent Lester Berry 839-2771

Project Name/Description

Congress St
Address of Proposed Site 216-A-002 216-A-001 (?)

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) Environmental/Site Work
125 Acres

Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- XX Site Plan (major/minor)
Subdivision # of lots
PAD Review
14-403 Streets Review
Flood Hazard
Shoreland
Historic Preservation
DEP Local Certification
Zoning Conditional Use (ZBA/PB)
Zoning Variance
Single-Family Minor
Other

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

- Approved
Approved w/Conditions listed below
Denied

- 1.
2.
3.
4.

Approval Date Approval Expiration date Extension to date Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted date amount expiration date
Inspection Fee Paid date amount
Performance Guarantee Reduced date remaining balance signature
Performance Guarantee Released date signature
Defect Guarantee Submitted submitted date amount expiration date
Defect Guarantee Released date signature

Address: 2211 Congress St (UNUM)



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

I. D. Number

UNUM Corporation

11 June 1996

Applicant 2211 Congress St Ptld, ME 04102

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Lester Berry 839-2771

Congress St
Address of Proposed Site 216-A-002 216-A-001 (7)

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) Environmental/Site Work

Proposed Building Square Feet or # of Units

125 Acres
Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) [checked]
Subdivision # of lots
PAD Review
14-403 Streets Review
Flood Hazard
Shoreland
Historic Preservation
DEP Local Certification
Zoning Conditional Use (ZBA/PB)
Zoning Variance
Single-Family Minor
Other

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer [Signature]

- Approved [checked]
Approved w/Conditions listed below
Denied

- 1.
2.
3.
4.

Approval Date 6/11/96 Approval Expiration date Extension to date Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted date amount expiration date
Inspection Fee Paid date amount
Performance Guarantee Reduced date remaining balance signature
Performance Guarantee Released date signature
Defect Guarantee Submitted submitted date amount expiration date
Defect Guarantee Released date signature

Address: 2211 Congress St (UNUM)



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

I. D. Number _____

UNUM Corporation

11 June 1996

Applicant 2211 Congress St Portland, ME 04102

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent BH2H

Address of Proposed Site Congress St
216-A-002 216-A-001 (1)

Applicant or Agent Daytime Telephone, Fax Leater Berry 839-2771

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 Other (specify) Environmental/Site Work

Proposed Building Square Feet or # of Units _____
 Acreage of Site 125 Acres Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

- _____
- DEP will give final approval of sedimentation/erosion control
- _____
- _____

Approval Date January 13, 1997 Approval Expiration _____ date
 Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted 1/13/97 date \$ 100,000 amount _____ expiration date
 Inspection Fee Paid 2/3/97 date \$ 9,500 amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

Address: 2211 Congress St Portland, ME 04102



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

I. D. Number _____

Applicant UNUM Corporation
2211 Congress St Portland, ME 04102

11 June 1996

Application Date _____

Applicant's Mailing Address _____
PH28

Project Name/Description _____

Consultant/Agent Lester Berry 839-2771

Congress St
Address of Proposed Site 215-A-002 216-A-001 (3)

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) environmental/site work
1.5 Acres

Proposed Building Square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

- _____
- DEP will give final approval of sedimentation/erosion control
- _____
- _____

Approval Date January 13, 1997 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>1/13/97</u> date	<u>\$ 100,000</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>2/3/97</u> date	<u>\$ 9,500</u> amount	_____ expiration date
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	_____ expiration date
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	_____ expiration date

Project Name: UNION

Project Address: UNION #1 2211 Congress St

Inspection Date	Type of Inspection	Remarks - prints - page #
4/Dec/98	work going well placing slabs as per plan	
8/Dec/98	still placing concrete slabs	
15 Dec/98	working slabs - laying out cle-	
29 Dec/98	working slabs - approx 2 more weeks	
17 Feb/99	work area with John Reed GCO will plank set-work going well	
12 Mar/99	work going slow	
23 Mar/99	work area working on elevator	
6 Mar/99	work going well receiving final special inspection reports for coils	
23 Mar/99	work going well step up work in this area	
7 Apr/99	work going well - elevator work	
23 Apr/99	work going as per plan - receiving all inspection reports	
27 Apr/99	work site with J. McDougall Bill Muzyl Supt. and foreman	
	work nearing completion - have been receiving all special inspection reports	