

NOTES

(1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.

(2) Bearings are referenced to grid north. Control provided by Maine Dept. of Transportation (Maine West Zone, NAD 83)

(3) SOURCE DEEDS:
 Edward F. Lally to Cianbro Corporation, Book 4176, Page 166, February 27, 1978
 James O. Cobb to Cianbro Corporation, Book 3567, Page 293, July 1, 1974.
 Nellie Jacobson to Cianbro Corporation, Book 3709, Page 218, January 13, 1972.
 William Leavitt (Receiver of Bernstein and Jacobson, Inc.) to Cianbro Corporation, Book 3207, Page 602, December 22, 1971.
 William Leavitt (Receiver of Bernstein and Jacobson, Inc.) to Cianbro Corporation, Book 3207, Page 606, December 22, 1971.
 See Also: Judgement - Cianbro Corporation and James O. Cobb vs. The State of Maine and Mary J. Fraser et al., Book 4448, Page 90, June 18, 1979.

(4) According to the Flood Insurance Rate Map for the City of Portland dated July 17, 1988 (Panel #18), this parcel is not located within a flood hazard area.

(5) See Agreement between Cianbro and P&D Real Corp. and Coauthors dated March 23, 2004 and recorded in Book 21153, Page 115.

OWNER OF RECORD
 Cianbro Corporation
 328 West Commercial Street
 Portland, Maine 04102

AREA
 22,664.88 Sq. Ft. (0.52 Acres)

PLAN REFERENCES

(1) "Right-Of-Way and Track Map, The Portland & Ogdensburg Railway, owned and operated by the Portland Terminal Company, Sub Sheet, Sheet V-2/1A", prepared by Office of the Chief Engineer, Portland, Maine, dated June 30, 1916, unrecorded.

(2) "Maine State Highway Commission Plan of Proposed Relocation State Highway "A", Portland, Cumberland County, across land of Josephine J. Roman, Wilfred E. Rickar, Portland Terminal Company, E. Murray Graham, State of Maine", File FAGM No. 118-1, Dated February, 1933, CCRD Plan Book 24, Page 55.

(3) "Maine State Highway Commission Right of Way Map, State Highway "A", Portland, Cumberland County, Fore River Bridge", SHC File No. 3-77, Sheets 1 and 2 of 12, dated September 1952, on file with Maine Dept. of Transportation, Augusta, Maine

(4) "Right-Of-Way and Track Map, The Portland & Ogdensburg Railway, owned and operated by the Portland Terminal Company, Sub Sheet, Sheet V-1-D/1", prepared by Office of the Chief Engineer, Portland, Maine, dated June 30, 1916, revised March 1954, unrecorded.

(5) "State of Maine Department of Transportation Bureau of Highways Right of Way Map, Approach to Vaughn's Bridge, Portland, Cumberland County", DOT File No. 3-283, Sheet 1 of 1, dated January, 1976, on file with Maine Dept. of Transportation, Augusta, Maine

(6) "Preliminary Plan, Standard Boundary Survey on West Commercial & Danforth Streets, Portland, Maine for Coauthors, Inc.", prepared by Wayne Wood & Co., Job # 97008, dated April 1997, unrecorded.

(7) "Preliminary Plan, Cianbro Corp. Parcel, North of West Commercial Street", prepared by Verne Shaw, dated August 23, 1997, unrecorded.

(8) "Plan of Northern UTILITIES gas lines on West Commercial Street, dated January 1974, provided by Northern UTILITIES in a TIF format graphic.

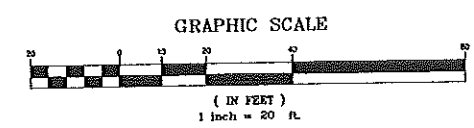
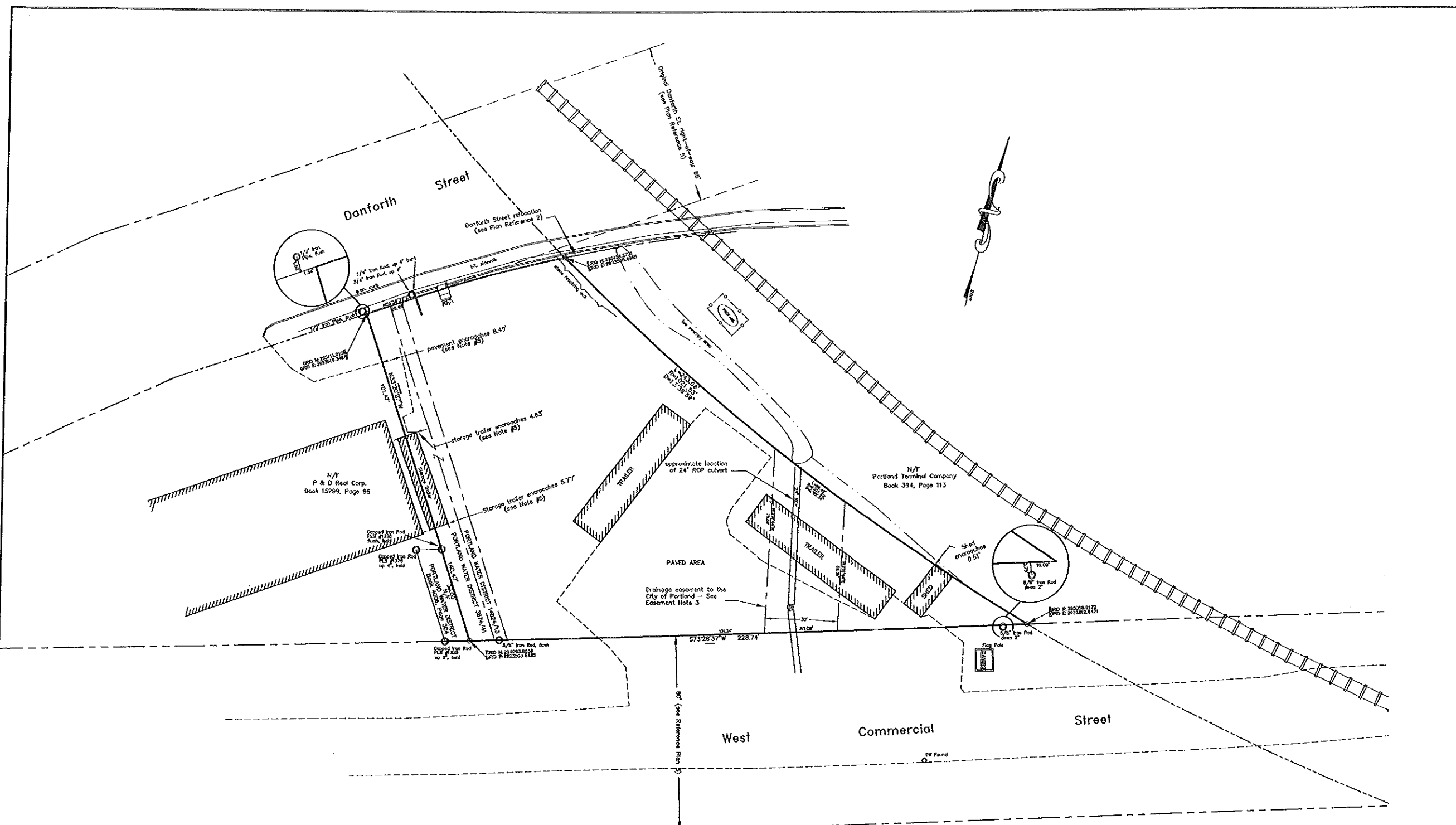
(9) "State of Maine, Dept. of Transportation, Right of Way Map, State Highway 10, Portland, Cumberland County", DOT File No. 3-483, Sheet 15 of 19, dated September 2002.

EASEMENTS OF RECORD

(1) Cianbro Corporation to Portland Water District, Book 3874, Page 41, June 28, 1976

(2) Cianbro Corporation to Portland Water District, Book 14524, Page 13, January 27, 1999

(3) Cianbro Corporation to the City of Portland, Book 21674, Page 290, August 17, 2004



LEGEND

- 5/8" capped iron rod set
- iron pipe found (type and size indicated)
- Stone retaining wall
- Fence line
- abutting property line
- Property line
- - - right-of-way line

NO.	DATE	DESCRIPTION	BY
5	8/17/2004	added easement note 3	DRE
4	7/21/2004	revised drainage easement	DRE
3	7/13/2004	added drainage easement	DRE
2	7/7/2004	edited notes, legend	DRE
2	7/7/2004	added GPS coordinates	DRE
1	3/3/2004	removed State of Maine taking	DRE

State of Maine, Cumberland ss
 Registry of Deeds
 Received August 18 2004
 at 3 h 14 m 53 AM and recorded in
 Plan Book 2097 Page 5/11
 Attest: _____
 Register

CERTIFICATION
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

Exceptions:
 (1) No pipe set as of plan date

SOL N. Erberg
 David R. Erberg SLS #2204
 Dated: August 17, 2004



STANDARD BOUNDARY SURVEY FOR PROPOSED ELECTRICAL SUBSTATION
 WEST COMMERCIAL STREET PORTLAND, MAINE

MADE FOR
CENTRAL MAINE POWER
 CMP # 956-3-1

EDISON DRIVE AUGUSTA, MAINE

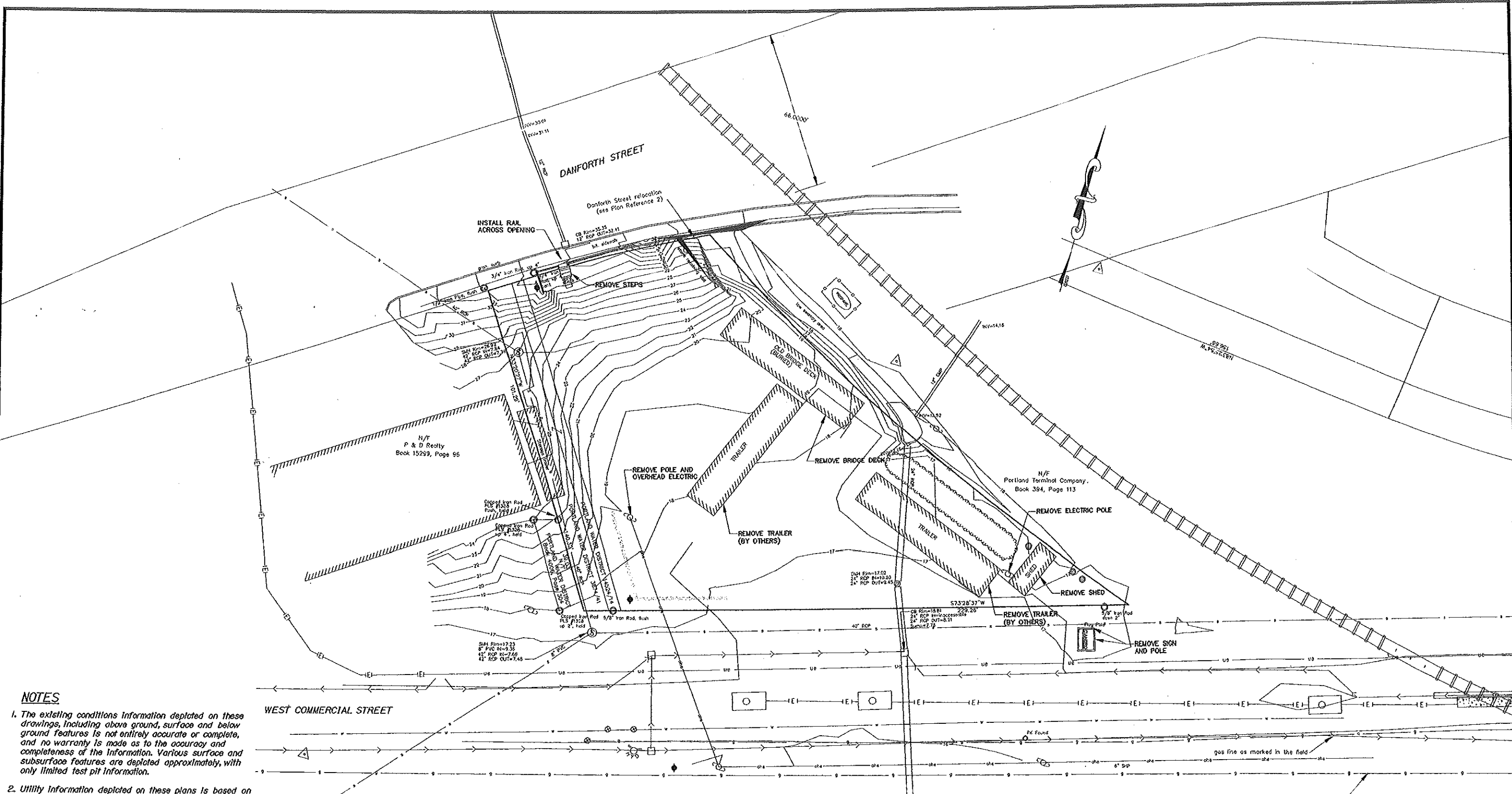
JOB# 204003 DATE: JAN 2004 SCALE: 1"=20'

BOOK# 652

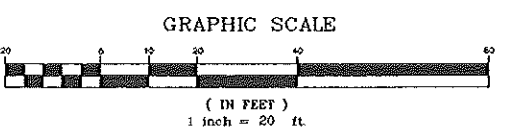
DISC#

FILE#

Pitcomb Associates
 133 Gray Road
 Falmouth, Maine 04105



- NOTES**
1. The existing conditions information depicted on these drawings, including above ground, surface and below ground features is not entirely accurate or complete, and no warranty is made as to the accuracy and completeness of the information. Various surface and subsurface features are depicted approximately, with only limited test pit information.
 2. Utility information depicted on these plans is based on field survey of surface evidence, dig safe point markings and plan data available. The contractor shall contact the various utilities in the project area. The contractor shall be responsible for locating and protecting all utilities both overhead and underground, throughout the course of the work. The contractor shall coordinate and cooperate with the utilities for the protection and/or relocation of existing assets, and shall be responsible for the repair of any utility assets damaged as a result of his operations.
 3. The contractor shall comply with dig safe procedures for all excavations necessary to work.
 4. The contractor shall field verify the exact location, depth, dimensions and condition of existing utility assets and other features in critical areas of construction to confirm clearances for proposed work. The contractor shall immediately notify the engineer of any conflicts discovered.
 5. Adjust existing pipe size at sewer manhole located at 6+20.



NOT FOR CONSTRUCTION

100% 115 kV LINE SUBMISSION
SHT. 1 OF 8

THE Louis Berger Group, INC.
1001 Elm Street, Suite 300
Manchester, New Hampshire 03101
Tel: 603 844 2500
Fax: 603 844 2520
www.LouisBerger.com

NO.	REVISION	DATE	BY	CK	P.E. Sig.	P.E. No.



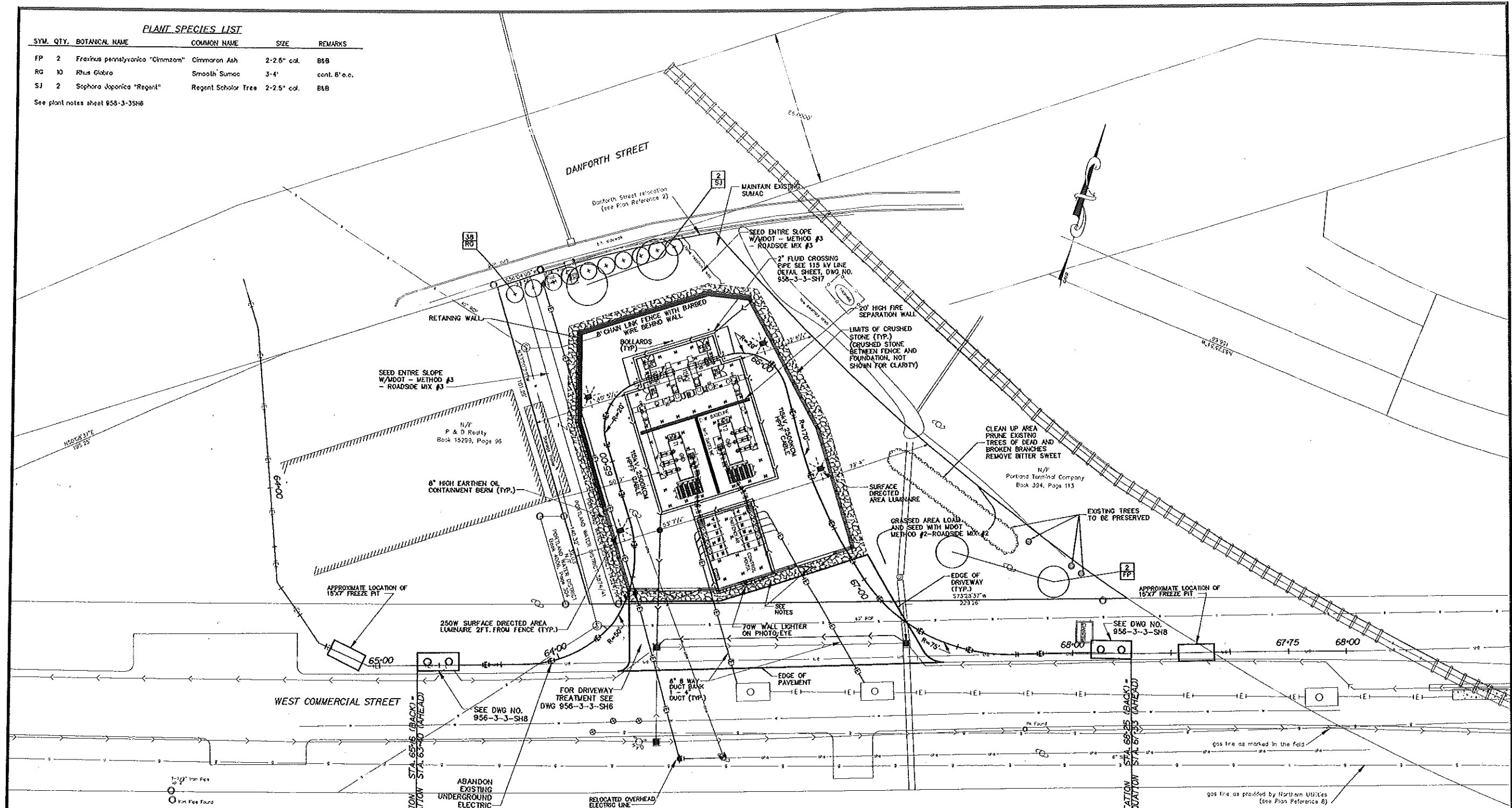
DESIGNED MCH	SITE PLAN EXISTING CONDITIONS/DEMO PLAN FORE RIVER S/S WEST COMMERCIAL ST. PORTLAND, ME	REVIEWED	CENTRAL MAINE POWER COMPANY SUBSTATION ENGINEERING DATE 8/13/04	SHEET NUMBER 950-3-3-SH1
DRAWN AKN		APPROVED		
CHECKED RLS				

EXISTING CONDITIONS SURVEY AND BOUNDARY SURVEY BY TICOM ASSOCIATES, DATED JANUARY 2004.

PLANT SPECIES LIST

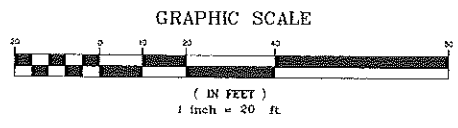
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FP	2	<i>Fraxinus pennsylvanica</i> "Cinnamom" Cinnamom Ash	2-2.5' cal.	B&B	
RG	10	<i>Rhus Glabra</i>	Smooth Sumac	3-4'	cont. 8' o.c.
SJ	2	<i>Sophora Japonica</i> "Regent"	Regent Scholar Tree	2-2.5' cal.	B&B

See plant notes sheet 956-3-3SH6



NOT FOR CONSTRUCTION
100% 115 kV LINE SUBMISSION
SHT. 2 OF 8

- NOTES:**
- Warning signs, "DANGER HIGH VOLTAGE KEEP OUT", shall be attached to the chain link fence fabric at a minimum of 50' intervals.
 - Additional signs will be posted on the fence line facing West Commercial Street involving the open area in front of the substation is "PRIVATE PROPERTY, PUBLIC PARKING PROHIBITED".
 - 115KV, Water, Gas (within roadway) adjusted per field test pits.

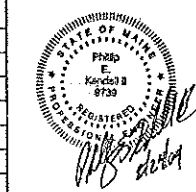


THE Louis Berger Group, Inc.
 1201 Elm Street, Suite 303
 Manchester, New Hampshire 03103
 Tel: 603 644 8200
 Fax: 603 644 8250
 www.LouisBerger.com

ENG. CONTRACTOR

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

REFERENCE DRAWINGS



DESIGNED: MCH
 DRAWN: BHN
 CHECKED: RLS
 APPROVED: [Signature]
 REVIEWED: [Signature]

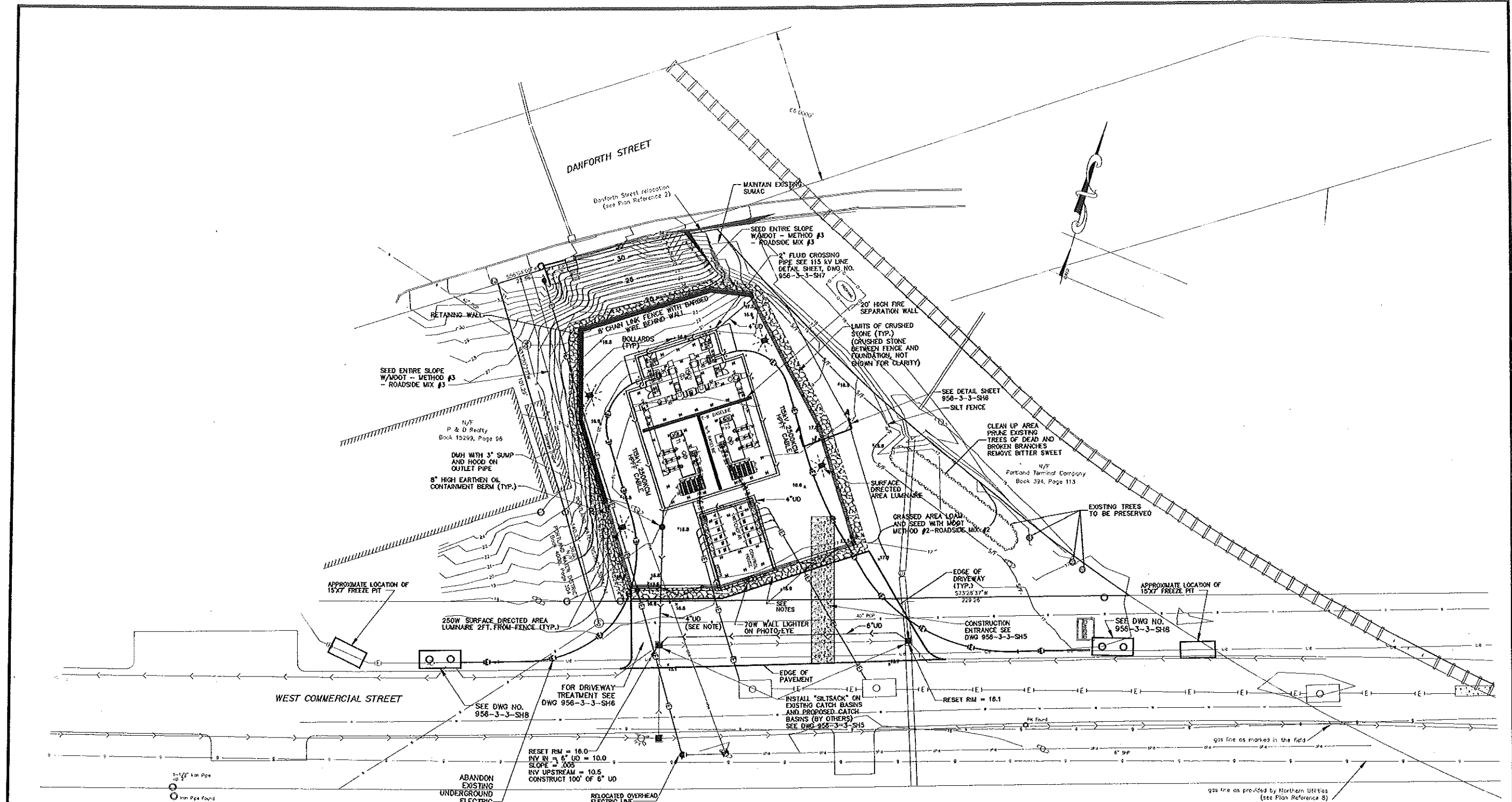
SITE PLAN
GENERAL LOCATION PLAN
FORE RIVER S/S
WEST COMMERCIAL ST. PORTLAND, ME.

CENTRAL MAINE POWER COMPANY
 SUBSTATION ENGINEERING
 DATE 8/13/24

SHEET NUMBER
956-3-3-SH2

EXISTING CONDITIONS SURVEY AND BOUNDARY SURVEY BY TITCOM ASSOCIATES, DATED JANUARY 2004.

File Location: \\c:\projects\me\956-3-3-sh2.dwg

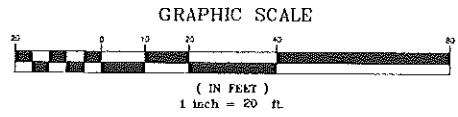


NOT FOR CONSTRUCTION

100% 115 kV LINE SUBMISSION

SHT. 3 OF 8

NOTE
Underdrain elevation around foundation = 12.77
riv to CB = 12.42



THE Louis Berger Group, Inc.
1001 Elm Street, Suite 200
Manchester, New Hampshire 03101
Tel: 603.271.8300
www.LBG.com

END CONTRACTOR	REFERENCE DRAWINGS

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



DESIGNED
MCH
DRAWN
BKN
CHECKED
RLS
APPROVED

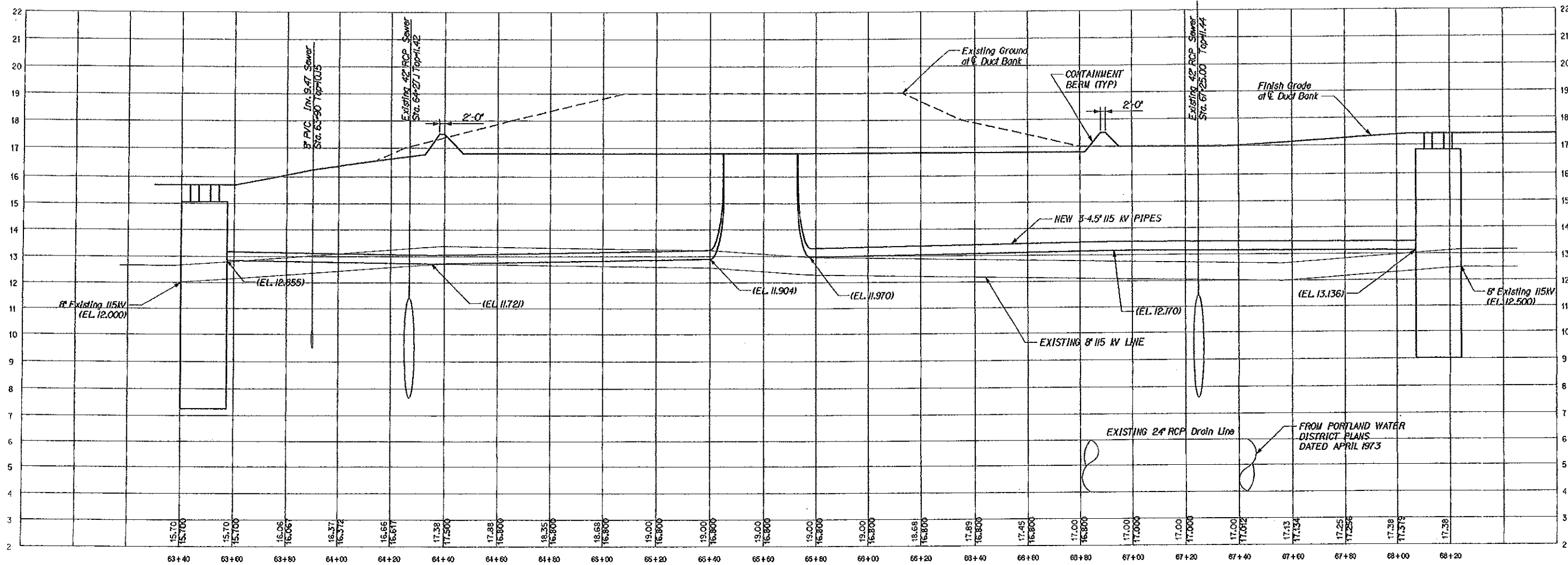
**SITE PLAN
DRAINAGE, GRADING & EROSION PLAN
FORE RIVER S/S
WEST COMMERCIAL ST. PORTLAND, ME.**

CENTRAL MAINE POWER COMPANY
SUBSTATION ENGINEERING
DATE 8/13/24

SHEET NUMBER
956-3-3-SH3

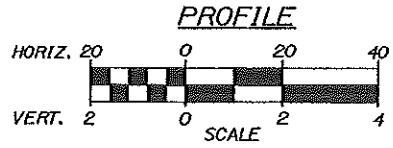
EXISTING CONDITIONS SURVEY AND BOUNDARY SURVEY
BY TITCOM ASSOCIATES, DATED JANUARY 2004.

File Location: \\hous\glw\set\922.G\edp\104.dgn



NOT FOR CONSTRUCTION

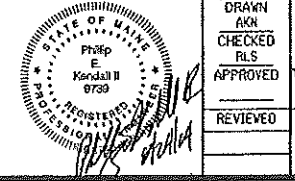
100% 115 kV LINE SUBMISSION SHT. 4 OF 8



THE Louis Berger Group, Inc.
 1001 Elm Street, Suite 800
 Manchester, New Hampshire 03101
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 Fax: 603 424 6301
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ENG. CONTRACTOR	
REFERENCE DRAWINGS	

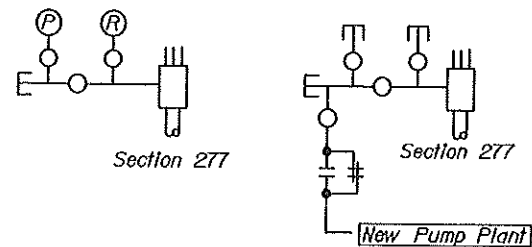
NO.	REVISION	DATE	BY	CK	P.E. No.	P.E. No.



DESIGNED MCH	SITE PLAN 115kV LINE PROFILE FORE RIVER S/S WEST COMMERCIAL ST. PORTLAND, ME	NO. 956-3-3-SH4
DRAWN AKN		DATE 8/13/84
CHECKED RLS		
APPROVED		
REVIEWED		

DESIGNED BY: MCH
 DRAWN BY: AKN
 CHECKED BY: RLS
 APPROVED BY: [Signature]
 REVIEWED BY: [Signature]

CENTRAL MAINE POWER COMPANY
 SUBSTATION ENGINEERING
 DATE 8/13/84



EXISTING

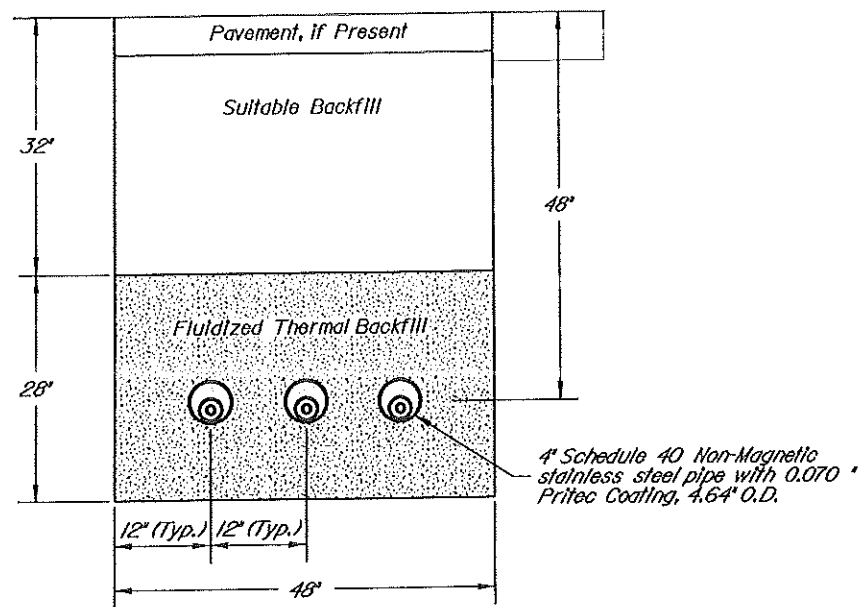
FUTURE

2" Schedule 80 Steel (with Primer and Corrosion Protection Tape Below Grade) Install with 24" Cover

FLUID SUPPLY PIPING SEWALL STREET SUBSTATION

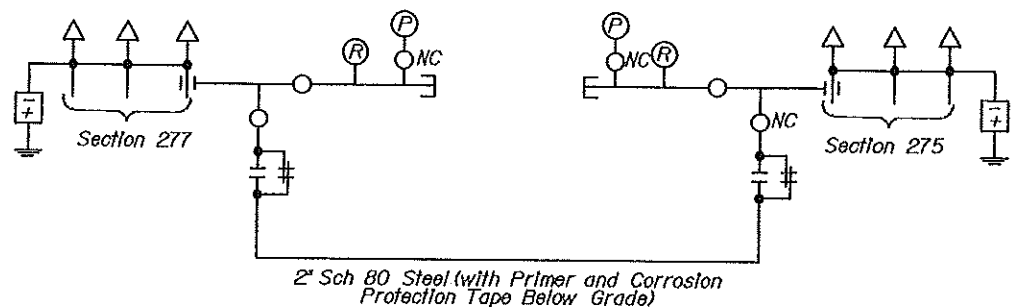
LEGEND:

- Terminal
- Spreaderhead
- Pressure Relay - To be Removed
- Pressure Gauge - To be Removed
- Pipe Cap
- Valve
- Insulating Flange, Jumper with #4/0 Bare Copper Conductor, Cadweld to Pipe and Connect with 2-Hole NEMA Compression Terminals



FLUIDIZED THERMAL BACKFILL TRENCH DETAIL

Not to Scale

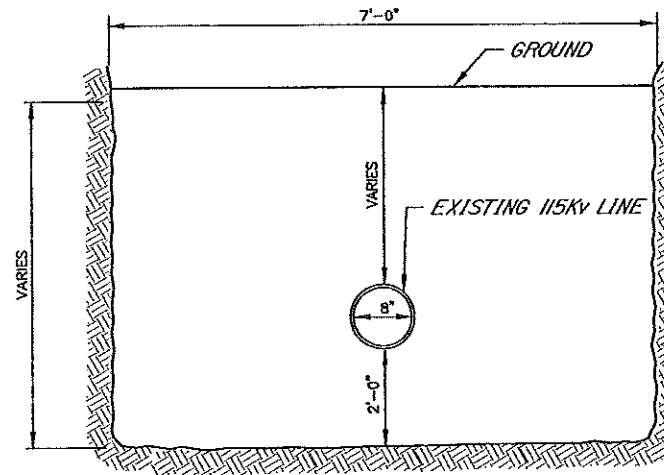


2" Sch 80 Steel (with Primer and Corrosion Protection Tape Below Grade)

CROSS-OVER PIPING AND GROUNDING AT FORE RIVER SUBSTATION

LEGEND:

- Solid State Isolator, 350 kcmil, Copper, 600 Volt Cables
- Terminal
- Diffuser
- Valve, 2" Ball Except for Pressure Gauges
- 2" Pressure Gauge 0-300 PSIG with 3/4" Ball Valve
- Barksdale Pressure Switch, Close at 100 PSIG Dropping
- Pipe Cap
- Insulating Flange, Jumper with #4/0 Bare Copper Conductor, Cadweld to Pipe and Connect with 2-Hole NEMA Compression Terminals
- Substation Ground Grid



FREEZE PIT TRENCH DETAIL

Not to Scale

NOT FOR CONSTRUCTION

100% 115 kV LINE SUBMISSION SHT. 7 OF 8

THE Louis Berger Group, Inc.
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 Manchester, New Hampshire 03101
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 Fax: 603 841 6330
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ENG. CONTRACTOR	
REFERENCE DRAWINGS	

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

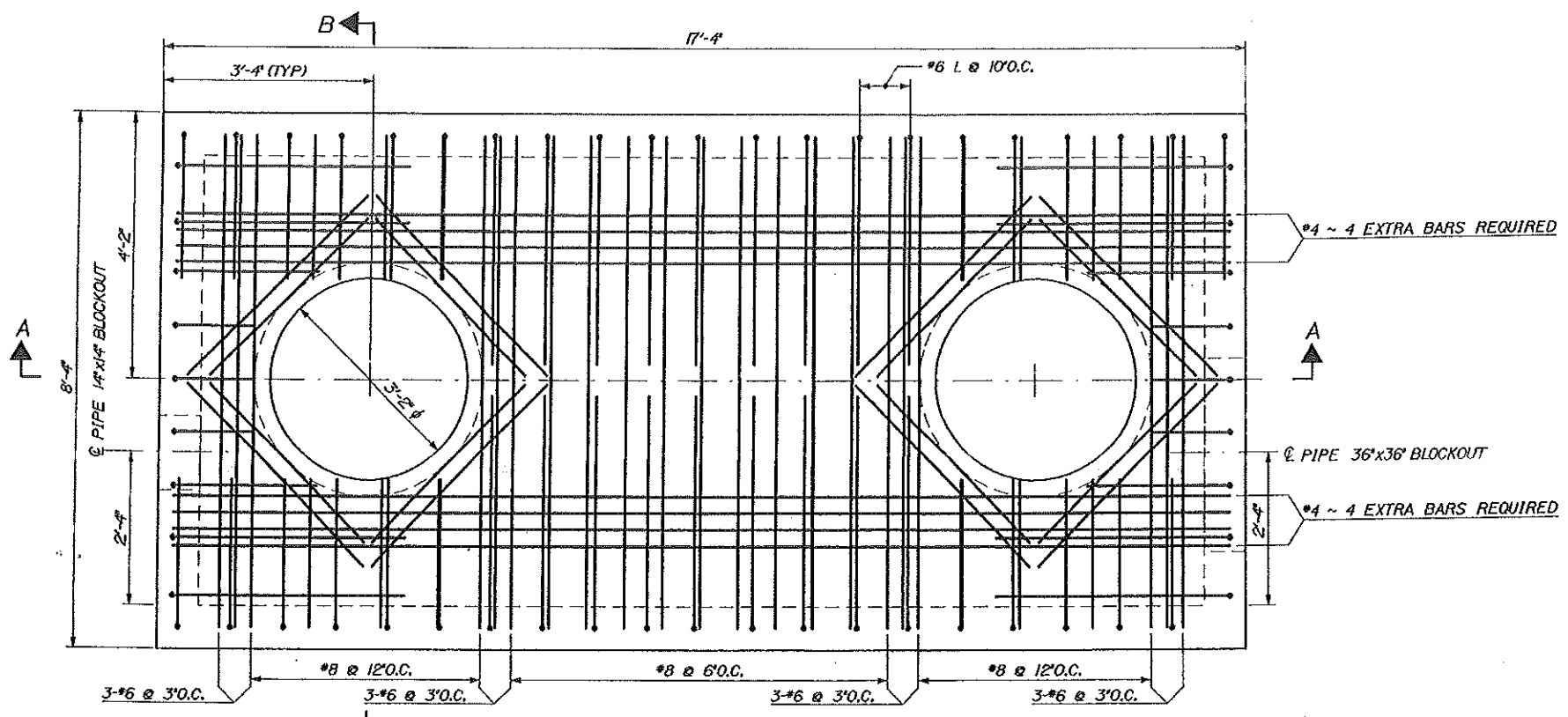
DESIGNED: MCH
 DRAWN: AKH
 CHECKED: RLS
 APPROVED: [Signature]
 REVIEWED: [Signature]

SITE PLAN
115 kV DETAIL
FORE RIVER S/S AND SEWALL STREET S/S

CENTRAL MAINE POWER COMPANY
 SUBSTATION ENGINEERING
 DATE: 8/13/84

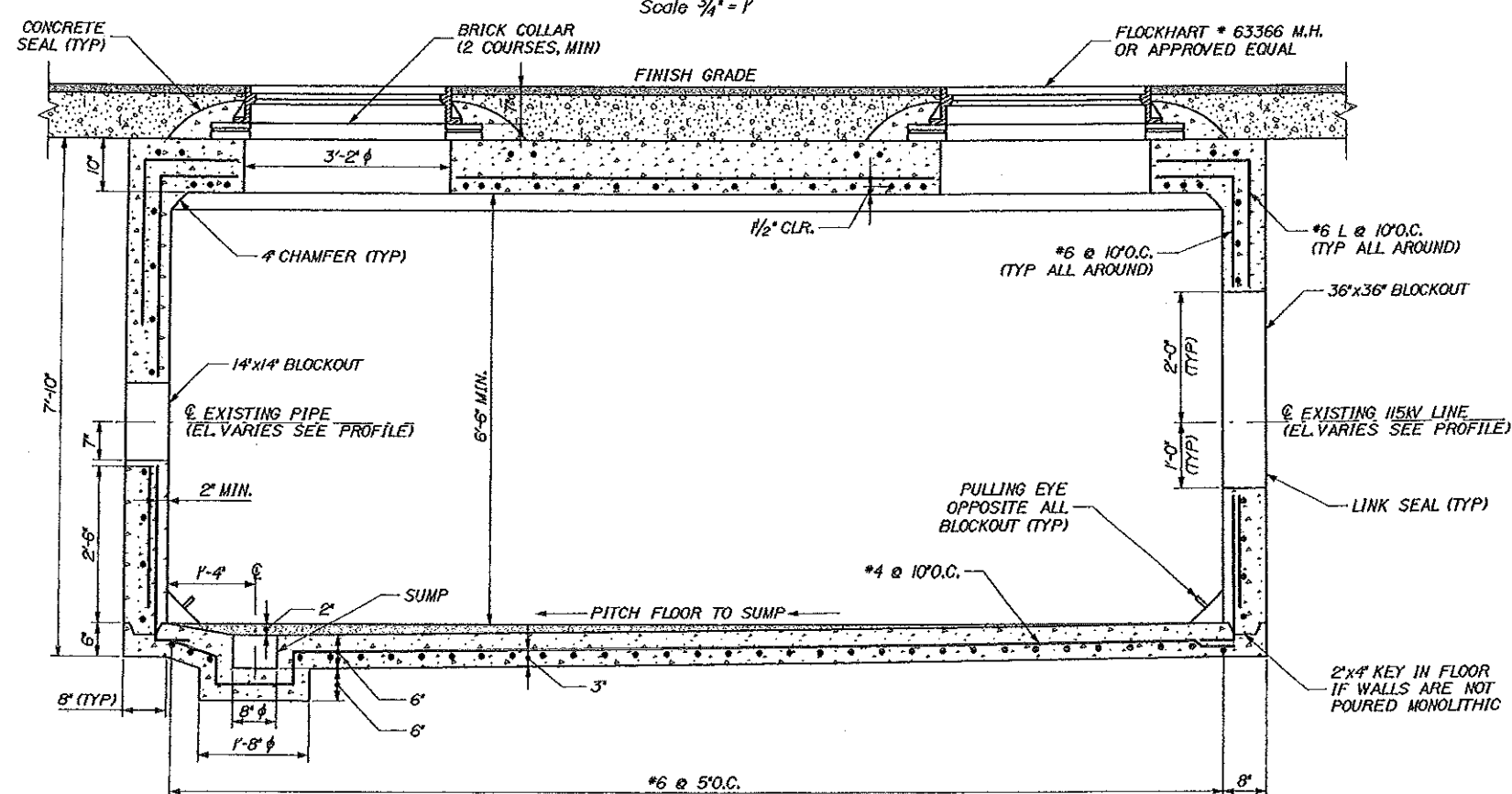
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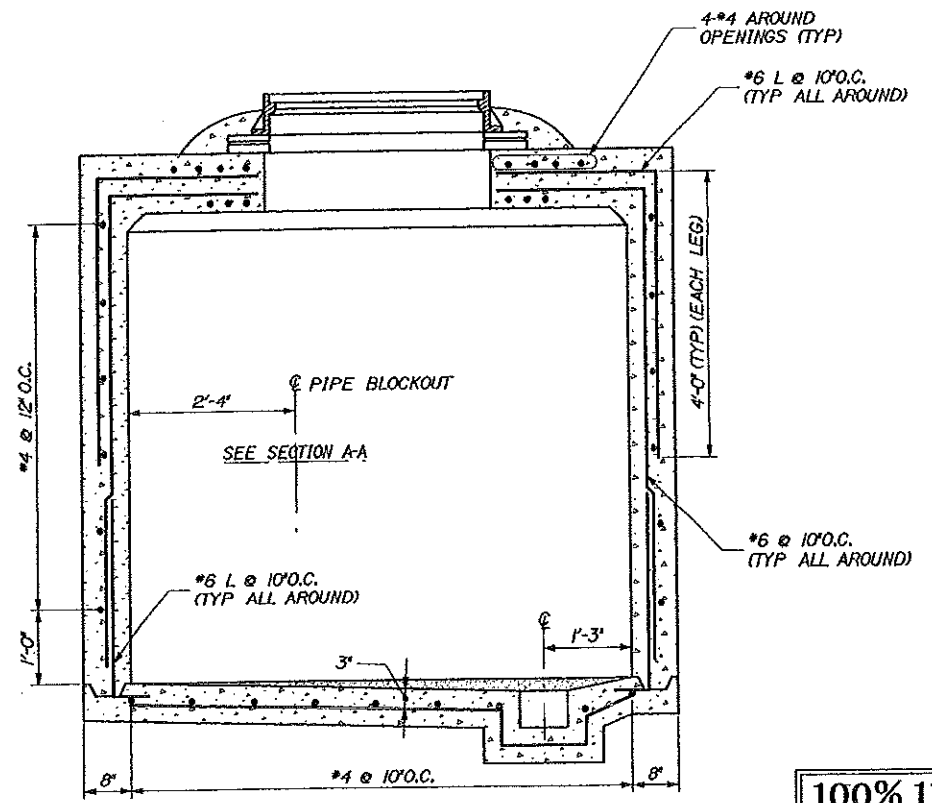


PLAN
Scale 3/4" = 1'

- NOTES**
1. DEPTHS FROM STREET GRADE TO TOP OF MANHOLE FLOOR SHALL BE APPROX. 8'-3". WHERE DEPTH MUST BE GREATER, HEIGHT OF BRICK COLLAR SHALL BE INCREASED ACCORDINGLY.
 2. MIN. 2" COVER ON CONCRETE EXCEPT IN VAULT CEILING.
 3. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.



SECTION A-A
Scale 3/4" = 1'



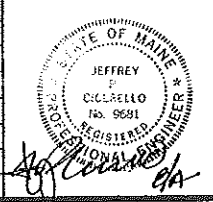
SECTION B-B
Scale 3/4" = 1'

100% 115 kV LINE
SUBMISSION
SHT. 8 OF 8

NOT FOR
CONSTRUCTION

THE Louis Berger Group, INC.
100 Elm Street, Suite 300
Manchester, New Hampshire 03101
Tel: 603.881.8200
www.louisberger.com

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

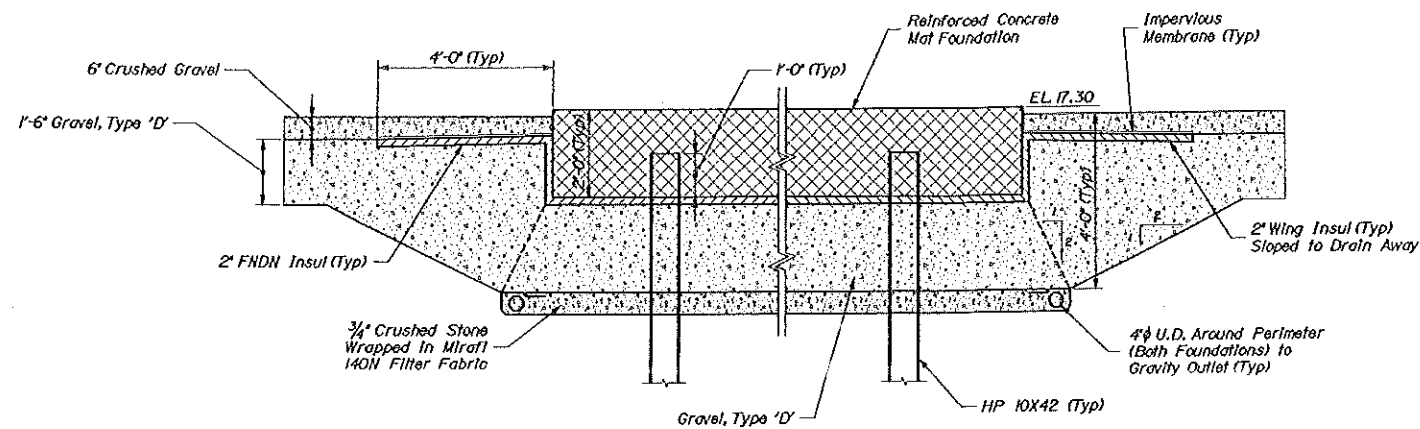


DESIGNED JPC
DRAWN JBB
CHECKED JOS
APPROVED
REVIEWED

**SITE PLAN
MANHOLE DETAIL
FORE RIVER S/S
WEST COMMERCIAL ST. PORTLAND ME.**

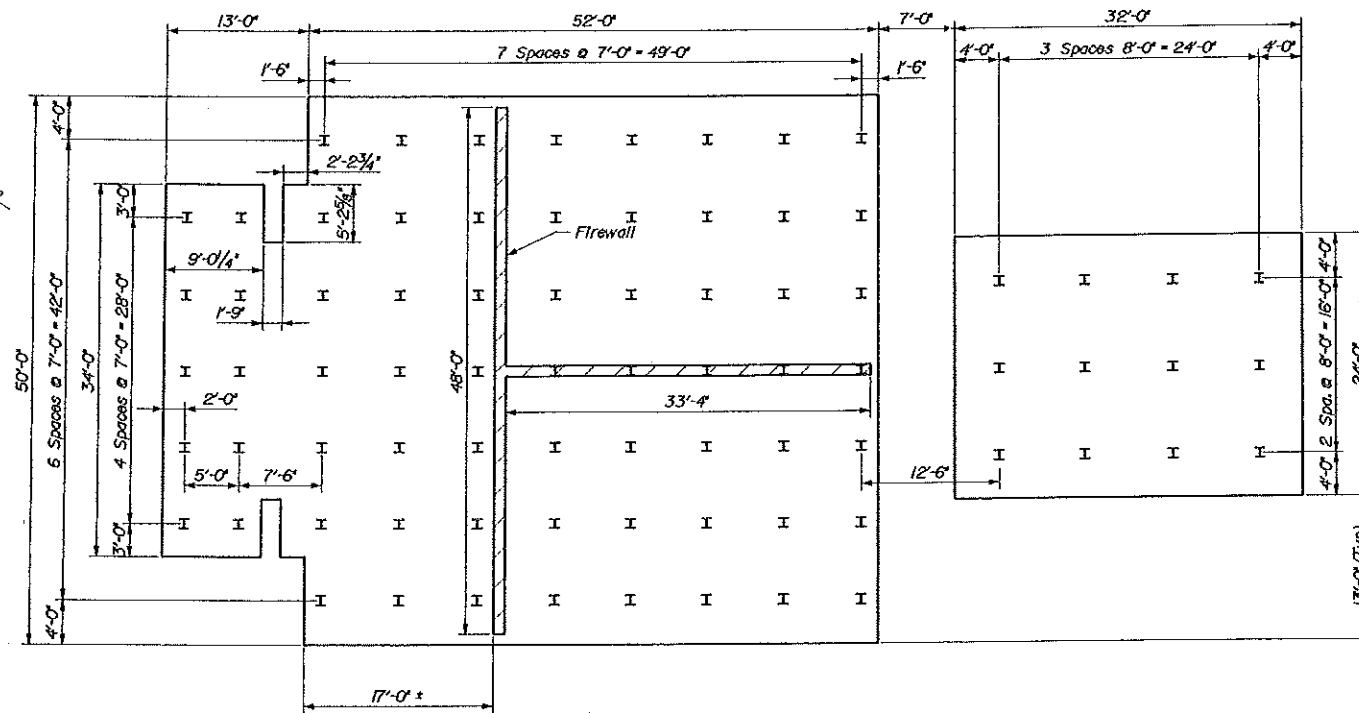
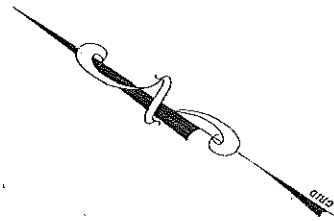
CENTRAL MAINE POWER COMPANY
SUBSTATION ENGINEERING
DATE 8/13/01

SHEET NUMBER
956-3-3-SH8



SECTION
Scale 1/2" = 1'-0"

* 30 Ton H-Pile driven to refusal on bedrock
(Hard-Bite pile tips required)



FOUNDATION LAYOUT
Scale 1/8" = 1'-0"

FOUNDATION NOTES

1. Concrete shall have a 28-day compressive strength of 4000 psl.
2. Reinforcing steel shall conform to the requirements of ASTM A615, Grade 60.
3. Reinforcing steel shall have 2 inches of cover on sides and top and 3 inches of cover at the bottom of foundation.

PILE NOTES

1. Estimate Piles: 78-HP10x42. Lengths vary 15-30ft.
2. Piles shall not be out of position by more than 2 inches in any direction.
3. All Piles shall be equipped with Hard-Bite Pile Tips.
4. H Pile material shall be ASTM A572, Grade 50.
5. All Piles shall be driven to refusal on sound bedrock.

**50% 115 kV LINE
PERMIT SUBMISSION
SHT. 1 OF 2**

THE Louis Berger Group, INC.
127 Elm Street, Suite 300
Manchester, New Hampshire 03101
Tel: 603 271 1933
www.lbg.com

NO.	REVISION	DATE	BY	CK	P.E. Stamp	P.E. No.

NO.	REVISION	DATE	BY	CK	P.E. Stamp	P.E. No.

DESIGNED JPC
DRAWN JBB
CHECKED JGS
APPROVED
REVIEWED

**FOUNDATION DETAILS
FOUNDATION PLAN
FORE RIVER S/S
WEST COMMERCIAL ST. PORTLAND ME.**

CENTRAL MAINE POWER COMPANY
SUBSTATION ENGINEERING
DATE: 8/13/24

SHEET NUMBER
958-3-5-SH1

SHEET NUMBER
956-3-3-SH9

CENTRAL MAINE POWER COMPANY
SUBSTATION ENGINEERING
DATE 8/13/21

SITE PLAN
RETAINING WALL DETAIL
FORE RIVER S/S
WEST COMMERCIAL ST. PORTLAND ME.

DESIGNED JFC
DRAWN JBB
CHECKED JCS
APPROVED



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

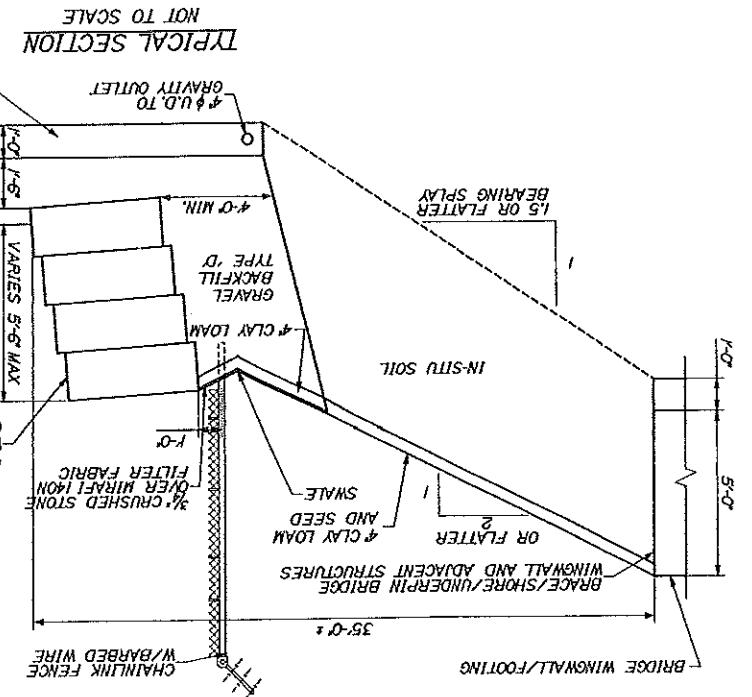
ENG. CONTRACTOR
REFERENCE DRAWINGS

THE Louis Berger Group, Inc.
1201 Exchange Street, Suite 200
Portland, ME 04102
Tel: 603.733.1100
Fax: 603.733.1101
www.louisberger.com

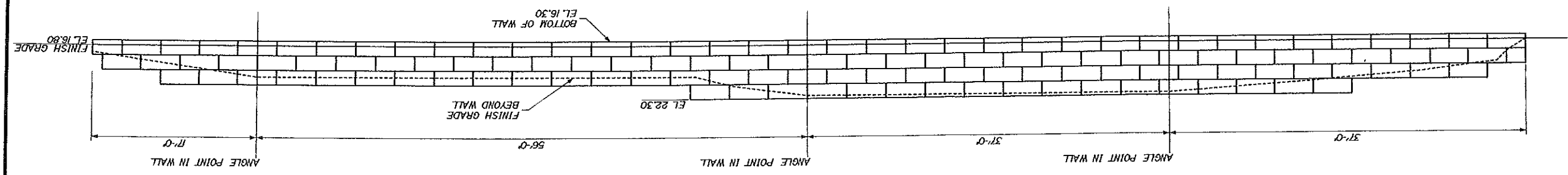
NOTES
1. RETAINING WALL TO BE RECI-ROCK SEGMENTAL RETAINING WALL BY SUPERIOR CONCRETE.
2. SEE SITE PLANS FOR RETAINING WALL LAYOUT.

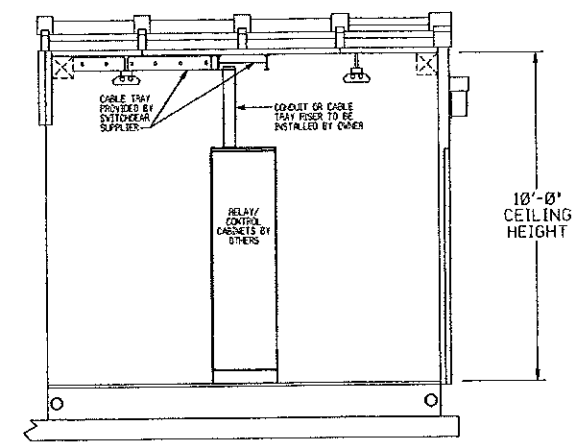
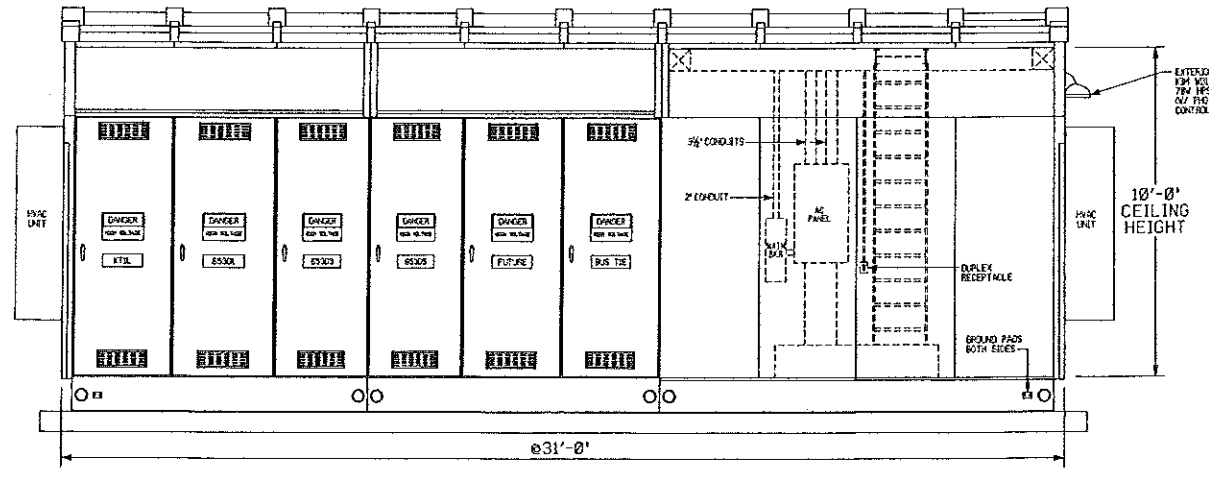
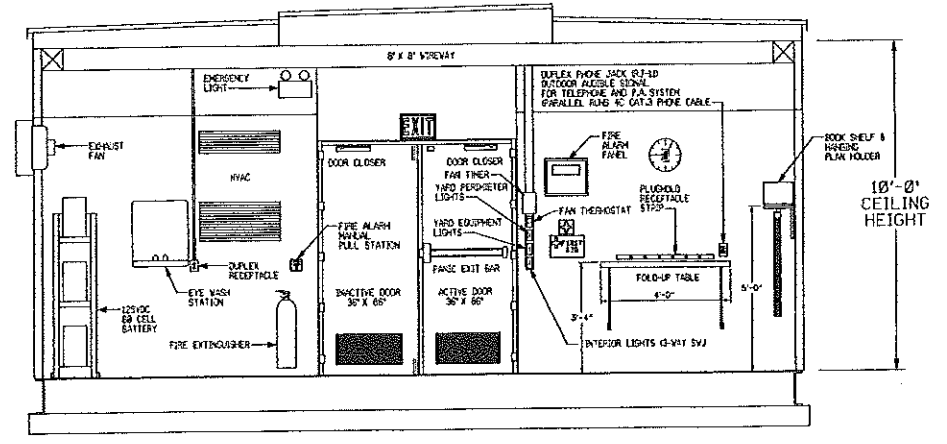
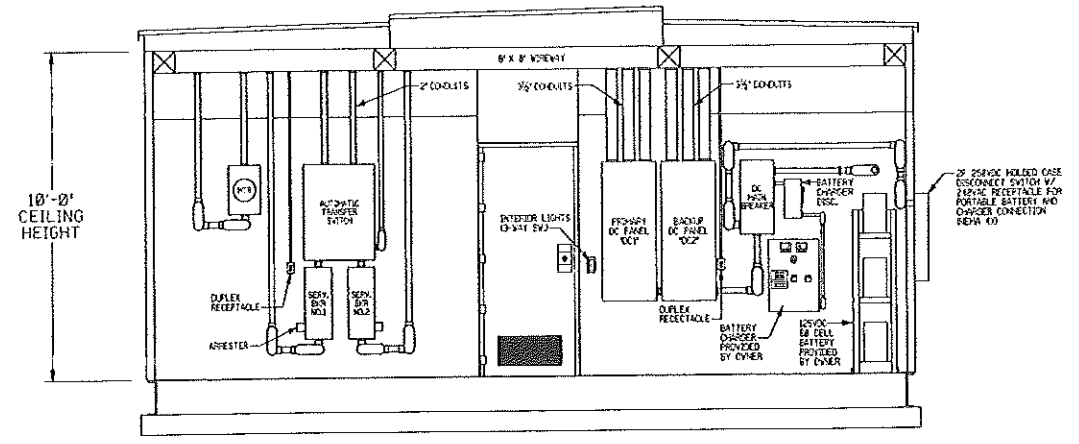
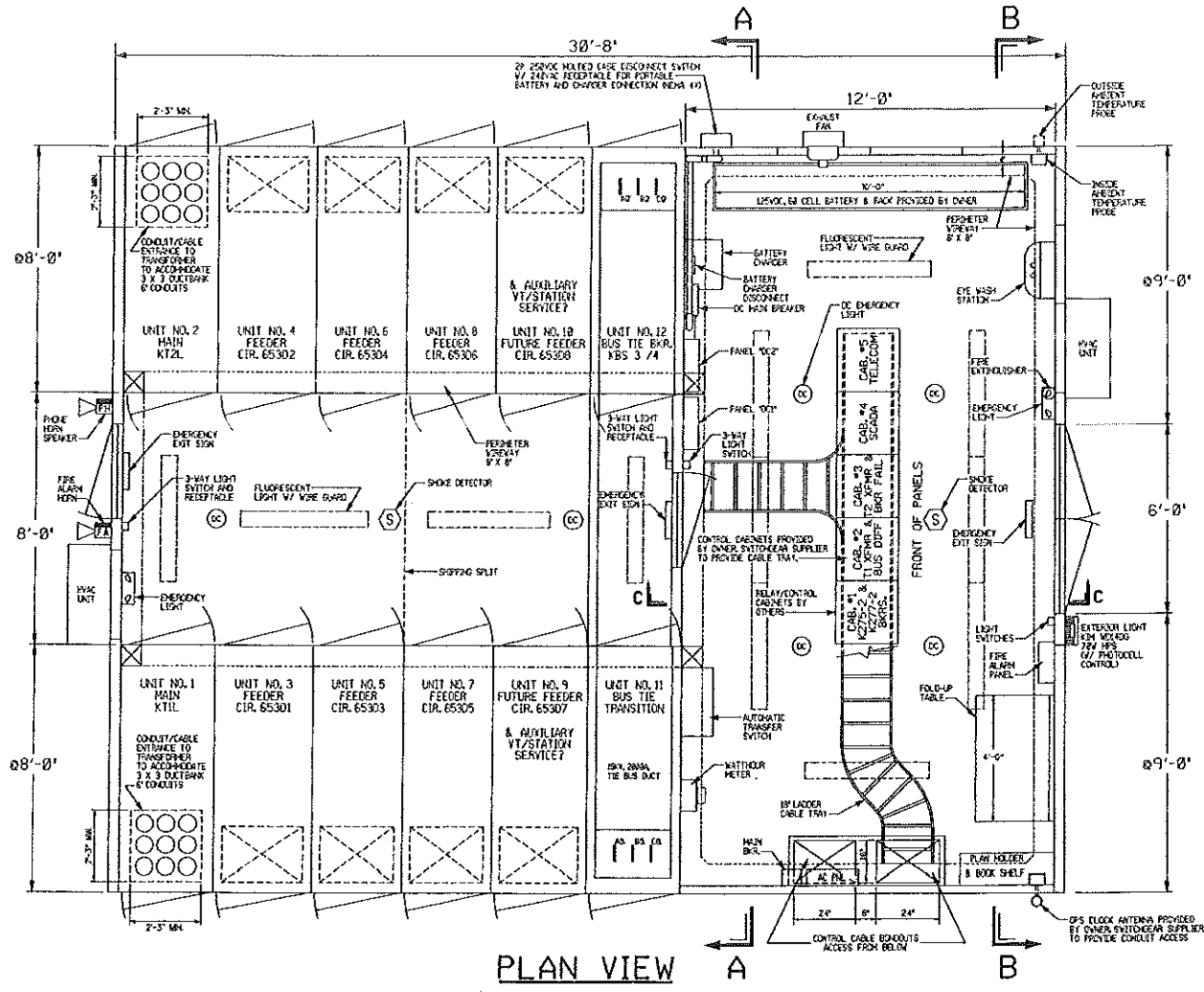
**100% RETAINING WALL
SUBMISSION
SHT. 1 OF 1**

**NOT FOR
CONSTRUCTION**



DEVELOPED WALL ELEVATION
SCALE 3/8" = 1'-0"

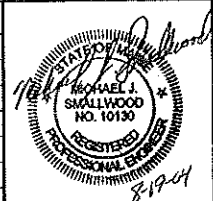




REFERENCE DRAWINGS

956-1-1	POWER ONE LINE DIAGRAM
956-1-2	RELAY ONE LINE DIAGRAM

NO.	REVISION	DATE	BY	CK	P. E. No.	P. E. No.
B	FOR BUILDING PERMIT	08/19/84	MJS		HJS	18130
A	PRELIMINARY DESIGN UPDATES FOR CENTRAL ELECTRIC	03/05/84	MJS			
B	PRELIMINARY ARRANGEMENT FOR BIDDING PURPOSES	3/15/84	MJS		HJS	18130



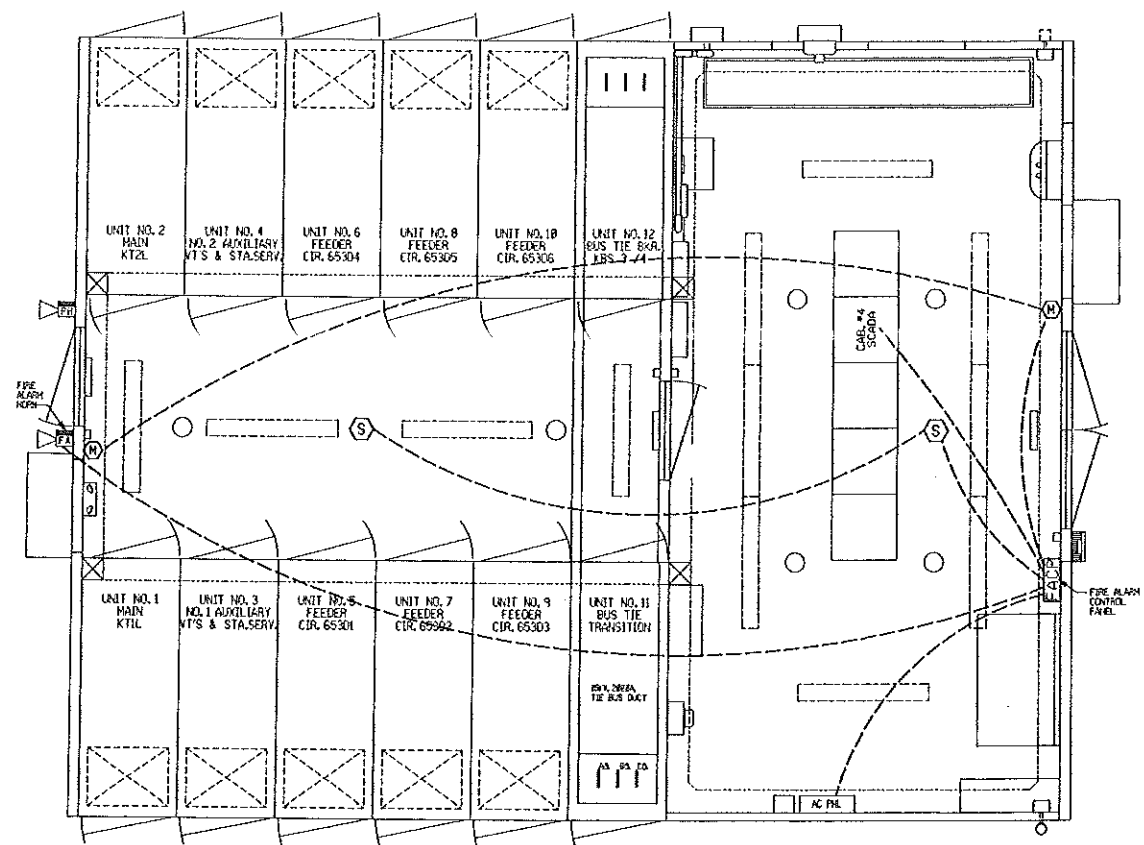
DESIGNED MJS
 DRAWN MJS
 CHECKED
 APPROVED
 REVIEWED

EQUIPMENT LAYOUT
METALCLAD SWITCHGEAR-CONTROL HOUSE
FORE RIVER S/S
 WEST COMMERCIAL ST. PORTLAND, ME

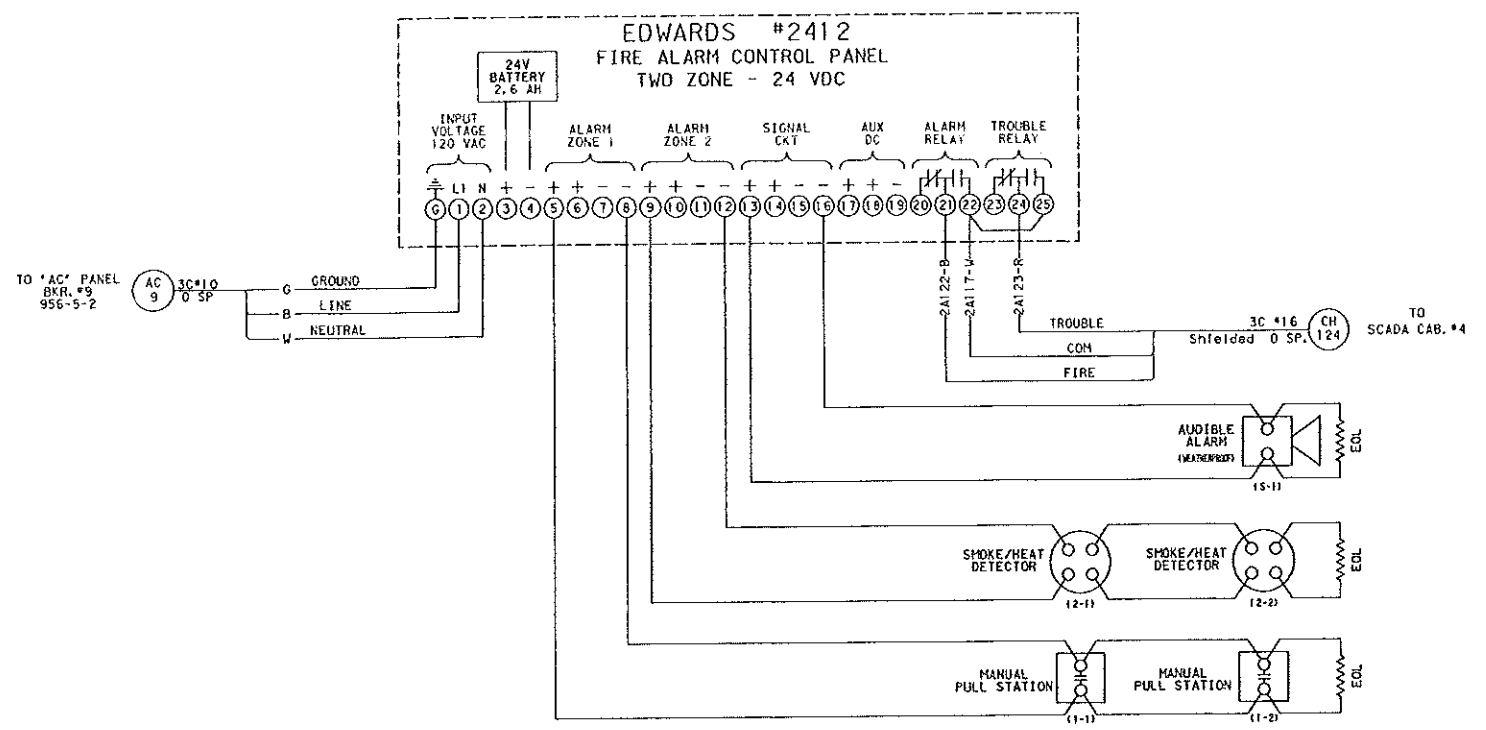
CENTRAL MAINE POWER COMPANY
 SUBSTATION ENGINEERING
 SCALE 3/8"=1'-0" DATE 3/15/84

956-5-1

ENGINEERING - DESIGN UNIT - LOGS - ADDRESS



PLAN VIEW



WIRING DIAGRAM

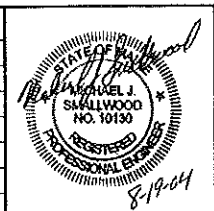
LEGEND

- FACP FIRE ALARM CONTROL PANEL (EDWARDS CAT #2412)
- S SMOKE DETECTOR W/ 135° THERMAL ELEMENT (EDWARDS CAT #2432B)
- M MANUAL BREAK GLASS PULL STATION (EDWARDS CAT #270-SPO)
- FA AUDIBLE SIGNAL HORN (EDWARDS CAT #2447H-R WITH #2459-WPB-R BOX)

REFERENCE DRAWINGS

956-6-1	CONTROL HOUSE EQUIPMENT LAYOUT
956-6-2	AC DISTRIBUTION WIRING DIAGRAM
956-6-3	DC DISTRIBUTION WIRING DIAGRAM

NO.	REVISION	DATE	BY	CK	P.E. No.	P. E. No.
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		///				
		///				
A	FOR BUILDING PERMIT	09/19/84	MJS		MJS	10138
B	PRELIMINARY ARRANGEMENT FOR BIDDING PURPOSES	3/15/84	MJS		MJS	10138



DESIGNED MJS	FIRE ALARM SYSTEM METALCLAD SWITCHGEAR-CONTROL HOUSE FORE RIVER S/S WEST COMMERCIAL ST. PORTLAND, ME
DRAWN MJS	
CHECKED	
APPROVED	
REVIEWED	CENTRAL MAINE POWER COMPANY SUBSTATION ENGINEERING SCALE 3/8"=1'-0" DATE 4/29/84
	956-5-4