

Comments Submitted 4/10/13

City of Portland  
Development Review Application  
Planning Division Transmittal Form

Application Number: 2013-080      Application Date: 03/20/2013  
CBL: 032 I039001      Application Type: Level II Site Plan  
Project Name: CMP Substation  
Address: 40 UNION ST  
Project Description: Replacement of an electrical switchgear, removal of one switchgear, and addition of one. Rearrange transformers and expand their foundations and add a fire wall around them.  
Zoning: B3

*B-3 Not in Historic*  
*Utilities is a conditional use to PB*

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input checked="" type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

Planner	Nell Donaldson	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 4-3-13

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**MEMORANDUM**

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**To:** FILE  
**From:** Nell Donaldson  
**Subject:** Application ID: 2013-080  
**Date:** 4/10/2013

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**Comments Submitted by: Marge Schmuckal/Zoning on 4/10/2013**

CMP is proposing replacement of switch gear and upgrading and rearranging transformers. This property is located in a B-3 Zone where utility substations are considered to be a conditional use appeal to the planning board. However, although there are upgrades and some rearranging of equipment, I am not convinced those activities require a conditional use approval. There is no real expansion of the use.

The proposal meets the requirements of the B-3 Business Zone. Utility substations do not need to meet the minimum building height requirement based upon the exemption list. The planning board may allow a street wall build-to reduction. Utility substations are a different nature than regular building structures. Separate building permits shall be required for the work.

Marge Schmuckal  
Zoning Administrator

## **PROJECT SUMMARY**

Central Maine Power Company (CMP) is upgrading the Union Street Substation by rearranging and replacing several electrical components, replacing the substation substrate, and adding a grounding grid and firewall. The existing chain link fence will be replaced with a more aesthetically pleasing, nonconductive, screening fence. Vegetation buffering the substation will be augmented and replaced if it is damaged during the fence replacement process. The Union Street Substation is a crucially important component of the electrical service for downtown Portland. The project components will improve service, safety, reliability, and aesthetics to residents and businesses that are served by the distribution circuits that originate from the substation.

The substation is located at 33-41 Union Street (tax map 031-I-39) on a 0.4866 acre parcel. The proposed work does not require expanding the substation yard and will not alter the current final grade elevations within the yard. The substation is within an area zoned as Downtown Business (B3) and the site is surrounded by commercial uses and infrastructure. The following work is proposed within the substation:

- Removal of a 34.5 kV switchgear structure (a series of cabinets containing electrical components linked together resembling a shed) and replacement with a 11.5 and 12 kV switchgear structure;
- Removal of a 12 kV switchgear structure;
- Addition of a 34.5 kV switchgear structure;
- Removal of a 11.5 kV switchgear structure (the foundation will remain);
- Relocation of four transformers and adding new concrete foundations for each;
- Addition of a fire wall around and between the transformers;
- Addition of a subsurface grounding grid and replacement of yard substrate (crushed rock) that will improve stormwater management; and
- Replacement of the chain link security fence with a nonconductive fence with improved screening.

The existing 11.5 kV switchgear structure will be removed, but its foundation will remain. The control house will remain. The four transformers will be relocated to the east side of the yard and placed on new larger concrete foundations and separated by concrete firewalls. There will be no modifications to the stormwater management and oil containment systems, which will remain operational and protected during construction. The grounding grid is a series of copper rods placed underneath the substation yard that provides grounding of the electrical components. This system will provide for much improved safety for staff within the substation and the general public outside the substation and protection of sensitive equipment. The existing compacted gravel will be removed from the site and replaced with four inches of crushed stone overlaying 18 inches of gravel fill. This new material will increase stormwater infiltration beyond that allowed by the existing compacted gravel. The upgrade work will not increase the net area of

**PROJECT NAME:** Central Maine Power Co. Union Street Substation

**PROPOSED DEVELOPMENT ADDRESS:**

33-43 Union Street

**PROJECT DESCRIPTION:**

Replacement of one electrical switchgear, removal of one switchgear, and addition of one. Rearrange transformers, and expand their foundations and add a fire wall around them.

**CHART/BLOCK/LOT:** Map 32 lot 39

**PRELIMINARY PLAN** \_\_\_\_\_ (date)  
**FINAL PLAN** \_\_\_\_\_ (date)

**CONTACT INFORMATION:**

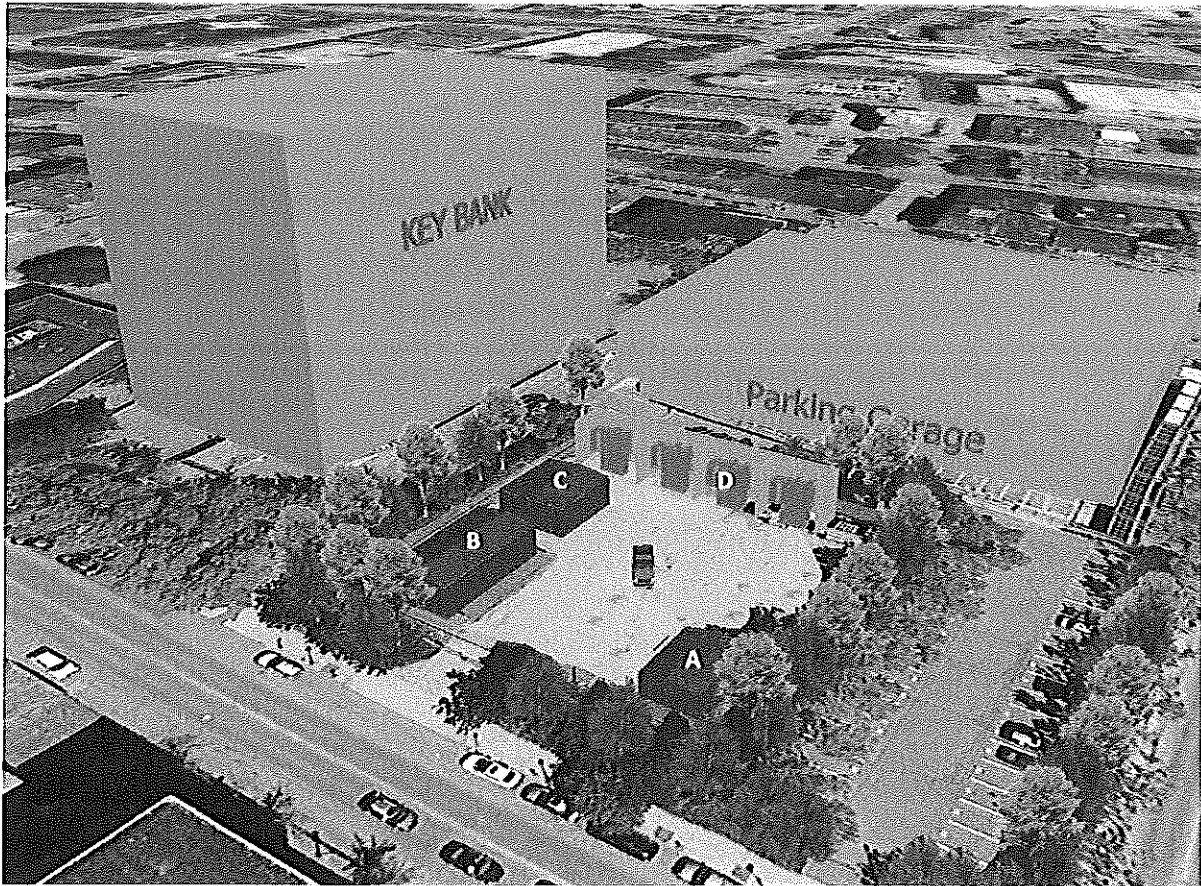
<b>Applicant's Contact for electronic plans</b> Name: Mark Christopher TRC e-mail: mchristopher@trcsolutions.com work #: 207-620-3844	
<b>Applicant - must be owner, Lessee or Buyer</b> Name: Central Maine Power Company Attn: Gerry Mirabile Business Name, if applicable: Address: 83 Edison Drive City/State : Augusta, ME Zip Code: 04336	<b>Applicant Contact Information</b> Work # 207-626-9557 Home# Cell # 207-242-1682 Fax# 207-626-4044 e-mail: gerry.mirabile@cmpco.com
<b>Owner - (if different from Applicant)</b> Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail:
<b>Agent/ Representative</b> Name: TRC Engineers, LLC Attn: Mark Christopher Address: 14 Gabriel Drive City/State : Augusta, ME Zip Code: 04330	<b>Agent/Representative Contact Information</b> Work # 207-620-3844 Cell # 207-441-4225 e-mail: mchristopher@trcsolutions.com
<b>Billing Information</b> Name: CMP, Gerry Mirabile Address: 83 Edison Drive City/State : Augusta, ME Zip Code: 04336	<b>Billing Information</b> Work # 207-626-9557 Cell # 207-242-1682 Fax# 207-626-4044 e-mail:

## PROJECT DATA

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

<b>Total Site Area</b>	21,196.3 sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	N/A sq. ft.
<b>(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)</b>	
<b>IMPERVIOUS SURFACE AREA</b>	
• Proposed Total Paved Area	0 sq. ft.
• Existing Total Impervious Area	21,196.3 sq. ft.
• Proposed Total Impervious Area	21,196.3 sq. ft.
• Proposed Impervious Net Change	0 sq. ft.
<b>BUILDING AREA</b>	
• Proposed Building Footprint	3,337.6 sq. ft.
• Proposed Building Footprint Net change	286.8 sq. ft.
• Existing Total Building Floor Area	3,050.8 sq. ft.
• Proposed Total Building Floor Area	3,337.6 sq. ft.
• Proposed Building Floor Area Net Change	286.8 sq. ft.
• New Building	yes (yes or no)
<b>ZONING</b>	
• Existing	B3 Downtown business
• Proposed, if applicable	No Change
<b>LAND USE</b>	
• Existing	Substation
• Proposed	Substation
<b>RESIDENTIAL, IF APPLICABLE</b>	
• Proposed Number of Affordable Housing Units	N/A
• Proposed Number of Residential Units to be Demolished	
• Existing Number of Residential Units	
• Proposed Number of Residential Units	
• Subdivision, Proposed Number of Lots	
<b>PARKING SPACES</b>	
• Existing Number of Parking Spaces	N/A
• Proposed Number of Parking Spaces	
• Number of Handicapped Parking Spaces	
• Proposed Total Parking Spaces	
<b>BICYCLE PARKING SPACES</b>	
• Existing Number of Bicycle Parking Spaces	N/A
• Existing Number of Bicycle Parking Spaces	
• Proposed Number of Bicycle Parking Spaces	
• Total Bicycle Parking Spaces	
<b>ESTIMATED COST OF PROJECT</b>	

**Central Maine Power Company  
Union Street Substation  
Portland, Maine**



- A: Existing Control House**
- B: New 11 kV & 12 kV Switchgear**
- C: New 34.5 kV Switchgear**
- D: New Transformer Locations and Firewall System**

impervious surface, since the entire yard is currently considered nearly impervious. It will improve water quality by attenuating stormwater flow within the pore space of the crushed stone. Overall the new substrate increases stormwater infiltration and reduces the rate of runoff despite an increase in structure footprints and foundations. The upgrade work does not include any new parking or access. The following table summarizes the surface areas of each component.

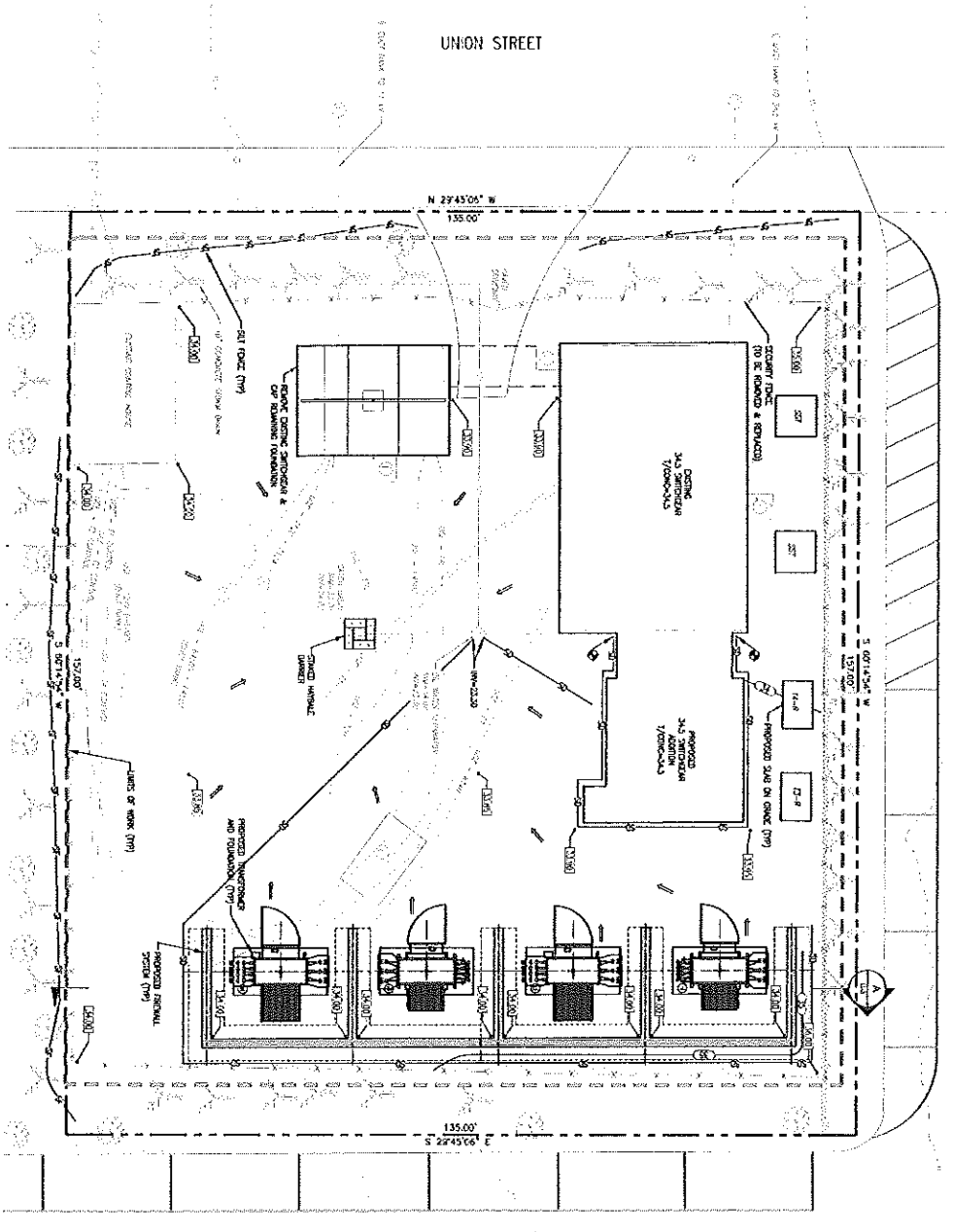
**Table 1. Existing and proposed development areas.**

<b>Component</b>	<b>Existing Area ft<sup>2</sup></b>	<b>Proposed Area ft<sup>2</sup></b>
<b>Enclosures</b>		
34.5 kV Switchgear	1,523	0
12 kV Switchgear	668	0
11.5 kV Switchgear (foundation remains/building removed)	473	473
Control House	481	481
New 34.5 Switchgear	0	629
New 11.5 & 12 kV Switchgear	0	1,523
<b>Enclosure Area ONLY</b>	<b>3,145</b>	<b>3,106</b>
<b>Electrical Components</b>		
Transformers 1-4 (foundations)	266	512
Miscel Foundation	0	182
Firewall	0	293
<b>Electrical Components ONLY</b>	<b>266</b>	<b>987</b>
<b>Total Enclosures and Electrical Components</b>	<b>3,411</b>	<b>4,093</b>
<b>Yard Components</b>		
Driveway	473	473
Total Open Yard Area	13,471	12,789
Area outside of the fence	3,841	3,841
<b>Total Yard Components</b>	<b>17,758</b>	<b>17,103</b>
<b>Total Site Area</b>	<b>21,196.3</b>	<b>21,196.3</b>

**SITE PLAN STANDARDS FOR REVIEW**

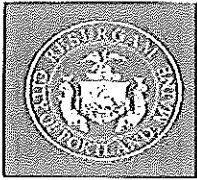
**Transportation**

**Impact on Surrounding street systems:** Operation and maintenance of the Union Street Substation will not require any changes to existing ingress and egress patterns. The existing driveway entrance will continue to be used without any alterations. CMP staff visit the substation daily for monitoring and maintenance; otherwise there is no regular traffic pattern or regular traffic generated by the substation. Workers park within the substation yard and there is



- EARTHWORK NOTES**
1. ALL DIMENSIONS, SYSTEMS AND SPECIALS SHALL CONFORM TO GMA REQUIREMENTS (GMA 100.00).
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GMA REQUIREMENTS (GMA 100.00).
  3. UTILITIES ARE SHOWN IN THIS APPROXIMATE LOCATION. BEFORE WORK, THE CONTRACTOR SHALL, AT A MINIMUM, CONTACT THE CITY OF CHICAGO TO OBTAIN ALL NECESSARY INFORMATION AND RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND RECORDS.
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Planning & Urban Development Department  
Jeff Levine, Director

Planning Division  
Alexander Jaegerman, Director

April 16, 2013

Mark Christopher  
TRC Engineers  
14 Gabriel Drive  
Augusta, ME 04330

Gerry Mirabile  
Central Maine Power  
83 Edison Drive  
Augusta, ME 04336

RECEIVED

MAY 15 2013

Dept. of Building Inspections  
City of Portland Maine

RE: Staff Review Comments for Preliminary Level II Site Plan

Project Name: Central Maine Power Substation Improvements Project ID: 2013-080  
Address: 40 Union Street CBL: 32-I-039  
Applicant: Central Maine Power  
Planner: Nell Donaldson

Dear Mr. Christopher:

Thank you for submitting an application for the improvements to the Central Maine Power substation at 40 Union Street. This proposal is being reviewed as a preliminary plan subject to the Site Plan Ordinance, Article V of the Land Use Code. This letter outlines preliminary staff comments and requests further information.

**Staff Review Comments for Preliminary Level II Site Plan**

**Zoning**

Marge Schmuckal, the city's Zoning Administrator, provides the following comments:

*CMP is proposing replacement of switch gear and upgrading and rearranging transformers. This property is located in a B-3 Zone where utility substations are considered to be a conditional use appeal to the planning board. However, although there are upgrades and some rearranging of equipment, I am not convinced those activities require a conditional use approval. There is no real expansion of the use.*

*The proposal meets the requirements of the B-3 Business Zone. Utility substations do not need to meet the minimum building height requirement based upon the exemption list. The planning board may allow a street wall build-to reduction. Utility substations are a different nature than regular building structures. Separate building permits shall be required for the work.*

Regarding the build-to requirement noted above, the Planning Authority has found that, per Section 14-526(d)7 of the city's land use ordinance (which states that mechanical and other equipment be located to the interior of the site), the build-to requirement is not applicable in the case of the equipment being developed here.

- 1. **Transportation Standards**
  - a. **Impact on Surrounding Street Systems**  
No comments at this time.

**b. Access and Circulation**

No comments at this time.

**c. Public Transit Access**

No comments at this time.

**d. Parking**

No comments at this time.

**e. Transportation Demand Management (TDM)**

N/A

**2. Environmental Quality Standards**

**a. Preservation of Significant Natural Features**

N/A

**b. Landscaping and Landscape Preservation**

Jeff Tarling, the city's arborist, provides the following comments:

*I have reviewed the CMP Temple Street substation and would like to see more details on the landscape planting.*

*The fence detail is an improvement over the existing.*

Mr. Tarling can be contacted directly at [jst@portlandmaine.gov](mailto:jst@portlandmaine.gov) or 874-8820 to discuss the possible replanting plan submitted with the preliminary proposal. It has been noted that, as part of the plan, replacing any damaged landscaping on a one-for-one basis is proposed. In the revised submittal, please provide a formal landscaping plan which denotes proposed species and locations and ensures adequate screening on the Union Street frontage.

**c. Water Quality, Storm Water Management and Erosion Control**

David Senus, consulting civil engineer, provides the following comments:

*In accordance with Section 5 of the City of Portland Technical Manual, a Level II development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We have reviewed the applicability of these standards relative to the proposed project and offer the following comments:*

- a) Basic Standards: The Applicant has submitted an erosion control plan in general conformance with the Basic Standards. In addition to the erosion and sediment control measures called out on C-2, the Applicant should also show a location for a stabilized construction entrance/exit and include a detail.*
- b) General Standards: The project does not propose to increase impervious or developed area on the site. As such, the project is not required to include any specific stormwater management features for water quality control in accordance with the General Standards. However, the Applicant has proposed a substation yard profile that qualifies as a MaineDEP-acceptable BMP for meeting the General Standard for substations and switchyards. The Applicant's proposal, as presented, provides an acceptable means of meeting the General Standards (water quality).*
- c) Flooding Standard: The project will not result in an increase in impervious area; instead the project will replace certain impervious traveled surfaces with pervious material (crushed stone over gravel). As such, runoff is anticipated to decrease from the site. The Applicant's proposal is in conformance with the Flooding Standard.*

*The Applicant proposes to install and connect new stormdrain/underdrain pipe to the existing on-site storm drain collection system. Additional notes should be provided to clarify pipe size, material, and slope for the new stormdrain/underdrain system. An underdrain detail should be included within the detail sheets.*

*The plans include a bituminous sidewalk and bituminous driveway detail. It is unclear what, if any, work is being proposed within the City Right-of-Way. The existing sidewalk along the property frontage is concrete, including across the driveway entrance. Plan sheet C-2 should be updated to clarify what, if any work is proposed within the City Right-of-Way.*

In keeping with the above comments, the sidewalk detail on sheet C-3 should be either removed or revised, as appropriate, to reflect the fact that the existing sidewalk is concrete.

**1. Public Infrastructure and Community Safety Standards**

*a. Consistency with Master Plans*

No comments at this time.

*b. Public Safety and Fire Prevention*

Chris Pironc, of the city's Fire Prevention Bureau, may be reached at [cpp@portlandmaine.gov](mailto:cpp@portlandmaine.gov) or 874-8405 to discuss fire and hazardous materials plans.

*c. Availability and Adequate Capacity of Public Utilities*

No comments at this time.

**2. Site Design Standards**

*a. Massing, Ventilation and Wind Impact*

No comments at this time.

*b. Shadows*

No comments at this time.

*c. Snow and Ice Loading*

Proposed snow storage areas should be denoted on the site plan.

*d. View Corridors*

N/A

*e. Historic Resources*

N/A

*f. Exterior Lighting*

Please provide a lighting plan with the revised submittal.

*g. Noise and Vibration*

Please provide information regarding existing and proposed noise levels.

*h. Signage and Wayfinding*

No comments at this time.

*i. Zoning Related Design Standards*

As with all development in the B-3 zone, this project is subject to the Downtown Urban Design Guidelines. Elevations showing the new switchgears and firewall should be provided in the final submittal. Per your email from 4/16/2013, the materials and paint colors proposed for the switchgears and firewall have been noted.

**Additional Submittals Required**

For purposes of final review, please provide the following additional materials:

- Revised site plan to include:
  - o Distances to property lines
  - o Snow storage areas
- Fire safety summary
- Construction management plan

Note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.


**Planning Staff Recommendation**

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Based upon the staff review of the preliminary Level II site plan, I recommend that the applicant proceed with submission of a final plan for staff review. Please submit one (1) complete paper set and one (1) digital set of plans and documents to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

If you have any questions, feel free to contact me at 874-8723 or by email at [hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov).

Sincerely,



Neil Donaldson  
Planner

**Electronic Distribution**

Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Danielle West-Chuhta, Associate Corporation Counsel  
Marge Schmuckal, Zoning Administrator  
Katherine Earley, City Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Captain Chris Pirone, Fire  
Jeff Tarling, City Arborist  
Tom Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard & Curran

**Marge Schmuckal - Re: CMP substation - noise**

**From:** Marge Schmuckal  
**To:** Helen Donaldson  
**Date:** 5/30/2013 3:28 PM  
**Subject:** Re: CMP substation - noise

Hi Nell,

I had an opportunity to review this data concerning noise. Section 14-221.1(b) of the B-3 zone allows a maximum of 55 dBs from 9:00 pm to 7:00 am and a Maximum of 60 dBAs from 7:00 am to 9:00 pm  
They have stated that the CMP units will be at 29-44 dBAs as a worst case scenario. This passes the zoning noise requirements.  
thank you,  
Marge

>>> Helen Donaldson 5/30/2013 11:50 AM >>>  
Marge,

Have you had a chance to look at this? I'm starting to be hounded by the engineer.

Nell

>>> Marge Schmuckal 5/23/2013 11:16 AM >>>  
I need to look at it. I never assume. I am currently caught up in some other zoning issues that take priority.\nThank you,  
Marge

>>> Helen Donaldson 5/23/2013 10:55 AM >>>  
Marge,

Is it safe to assume you're okay with this?

Nell

>>> Helen Donaldson 5/16/2013 1:45 PM >>>  
Marge,

I just got some noise info from CMP which wasn't represented in their original submittal (see below). They seem to speak to the noise levels at the Union Street and hotel boundary lines and their values seem fine, but I wanted some confirmation from you, given that this is a sensitive area....Thoughts?

*The rebuilding of the Union Street Substation will not add any additional sound producing elements and there will be no increase in the noise levels at the property boundaries. In fact, noise levels will decrease or be eliminated by effective sound barriers, such as the firewalls and switchgear buildings. Sound within the substation is produced by the four transformers (two are 34/11 kV and two are 34/12 kV capacities). Industry standards for the sound levels of*

*a transformer of this size would be 50-60 dBA and the combination of four would range from 59-69 dBA, assuming each is functioning at full capacity with cooling fans running. Sound levels are typically measured one-foot from the outer case of the transformer at three-foot intervals. These ratings are in reality each transformer functions at approximately one-half of its capacity, producing lower sound levels. The addition of firewalls on three sides of each transformer will serve as significant sound barriers towards the northwest, north, northeast, and easterly directions. The two switchgear buildings will effectively block noise to the westerly boundary. Landscaping around the Key Bank northwest property line and Union Street westerly and southwesterly property line will attenuate noise where it is otherwise not blocked by structures.*

*Areas along the Union Street sidewalk south of the driveway are largely not blocked from noise, but noise is otherwise attenuated by landscaping. Noise is not blocked or attenuated towards the southeasterly boundary shared with the new hotel. Along this boundary the security fence will be located at the CMP property boundary.*

*Based on established sound attenuation values, noise levels along the Union Street and hotel boundaries would vary between 29-44 dBA, assuming a "worst case" with the transformers running at full capacity with all fans running. As noted the transformers are not expected to function at full capacity.*

*To keep the substation noise levels in perspective, published typical noise levels for urban areas during the daytime range from 75-90 dBA somewhat higher than the worst case sound levels with all four transformers running at full capacity, 59-69 dBA. Therefore, noise levels generated from the substation under a worst case situation will be less than ambient noise levels from normal urban sources.*

Thanks, Marge.

Nell

with the new hotel. Along this boundary the security fence will be located at the CMP property boundary.

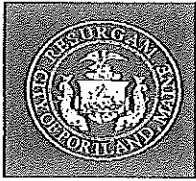
Show smaller

Based on established sound attenuation values, noise levels along the Union Street and hotel boundaries would vary between 29-44 dBA, assuming a "worst case" with the transformers running at full capacity with all fans running. As noted the transformers are not expected to function at full capacity.

To keep the substation noise levels in perspective, published typical noise levels for urban areas during the daytime range from 75-90 dBA somewhat higher than the worst case sound levels with all four transformers running at full capacity, 59-69 dBA. Therefore, noise levels generated from the substation under a worst case situation will be less than ambient noise levels from normal urban sources.

Thanks, Marge.  
Nell

1A-221.1(b)  
55 dBAs - 9:00 pm to 7:00 am  
60 dBAs 7:00 am to 9:00 pm



# PORTLAND, MAINE

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**Planning & Urban Development Department**  
Jeff Levine, Director

**Planning Division**  
Alexander Jaegerman, Director

July 3, 2013

Gerry Mirabile  
Central Maine Power  
83 Edison Drive  
Augusta, ME 04336

Mark Christopher  
TRC Engineers  
14 Gabriel Drive  
Augusta, ME 04330

RECEIVED

JUL 09 2013

Dept. of Building Inspections  
City of Portland Maine

Project Name: Central Maine Power Substation Improvements  
Address: 40 Union Street  
Applicant: Central Maine Power  
Planner: Nell Donaldson

Project ID: 2013-080  
CBL: 32-I-039

Dear Mr. Mirabile,

On July 3, 2013, the Planning Authority approved with conditions a Level II site plan for the reconfiguration of electrical equipment located at the CMP substation at 40 Union Street. The decision is based upon the application, documents and plans as submitted by Central Maine Power and prepared by TRC Companies and dated June 10, 2013. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

### WAIVERS

Given the safety needs associated with the use of the site as a substation, the Planning Authority waives the technical site lighting standard, Section 12.2.3, regarding maximum and minimum illumination levels.

### SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval, which must be met prior to the issuance of a building permit, unless otherwise noted:



1. The applicant shall add a note to the landscaping plan which indicates that the applicant or their designee will meet with the city's arborist on site prior to planting in order to review plant placement details in the field;
2. The applicant shall:
  - a. Submit revised elevations showing full cutoff light fixtures on the 11 & 12kV switchgear building, in accordance with the cut sheets provided;
  - b. Submit specifications for a full cutoff light fixture over the control house door or add shielding as necessary in order to minimize light trespass to the adjacent property; and
  - c. Provide an updated lighting plan, including maximum, minimum, and average illumination levels, based on the revised light fixtures and add a note to the lighting plan which indicates that the transformer lights will be switched on only temporarily for maintenance or emergency purposes.

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

#### **STANDARD CONDITIONS OF APPROVAL**

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

1. **Storm Water Management Condition of Approval** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.
2. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
3. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
4. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. **Department of Public Services Permits** 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.)
9. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,



Alexander Jaegerman, FAICP  
Planning Division Director

Attachments:

1. Sample Stormwater Maintenance Agreement
2. Performance Guarantee Packet