Reviewed for Code Compliance
Portland Fire Department
Fire Prevention Bureau
Date: 08/03/16

LEGEND

EXISTING		PROPOSED
PL	BOUNDARY LINE	PL
XXX	CONTOUR MAJOR	XXX
	CONTOUR MINOR	
D	DRAINAGE	D
	EASEMENT	
E	ELECTRIC	E
X	FENCE CHAIN LINK	X
O	FENCE POST	O
□	FENCE STOCKADE	□
	EDGE OF GRAVEL	
	EDGE OF PAVEMENT	
	EDGE OF RIVER	
	EDGE OF WETLAND	
G	GAS	G
□	GUARDRAIL	□
OHW	OVER HEAD WIRES	OHW
OHE	OVER HEAD TELEPHONE	OHT
OHE	OVER HEAD ELECTRIC	OHE
PL	PROPERTY LINE	PL
	RETAINING WALL	
ROW	RIGHT OF WAY	ROW
S	SEWER	S
SF	SILT FENCE	SF
	STONEWALL	
	STREAM	
T	TELEPHONE	T
	TREELINE	
W	WATER	W
	HYDRANT	
	RED CEDAR TREE	

NOTES:

1. UNITIL'S PROPOSED BUILDINGS WILL CONTAIN PIPING AND EQUIPMENT NECESSARY FOR THEIR NATURAL GAS DISTRIBUTION OPERATIONS. THEY ARE NOT INTENDED FOR HUMAN OCCUPANCY. THERE WILL NOT BE A RESTROOM, SINK, OR OTHER TOILET FACILITIES.
2. UNITIL'S PROPOSED SITE WILL NOT HAVE ANY AREA LIGHTING. EXTERIOR LIGHTS OVER THE DOORS OF THE BUILDING WILL FACE DOWNWARD AND WILL BE SHIELDED.
3. FEMA EFFECTIVE FIS, 1998, STILL WATER ELEVATION (NAVD 88) IS 9.2 AND 9.8 FEET FOR THE 1% AND 0.2% PROBABILITY RESPECTIVELY.
4. THE BUILDING CONTAINING THE PRESSURE REGULATING EQUIPMENT WILL HAVE ITS FLOOR ELEVATION (NAVD 88) AT NO LESS THEN 13.5 FEET AND WILL HAVE A NOMINAL HEIGHT OF 11.3 FEET.
5. THE BUILDING CONTAINING THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) EQUIPMENT WILL HAVE ITS FLOOR ELEVATION (NAVD 88) AT NO LESS THAN 13.5 FEET AND WILL HAVE A NOMINAL HEIGHT OF 10 FEET.
6. THE LOWEST FLOOR ELEVATION OR OPENING OF THE BUILDINGS WILL BE ELEVATED AT LEAST TWO FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD.
7. FIVE ADDITIONAL RED CEDAR TREES WILL BE ADDED AS VISUAL SCREENING ALONG THE WEST COMMERCIAL ROW WHERE SHOWN IN THE AREA OF THE UTILITY POLES, AT THE CITY'S ELECTION, AND SO LONG AS THEY WILL NOT INTERFERE WITH THE USE AND SAFETY OF THE ELECTRIC AND GAS UTILITIES IN THAT LOCATION.
8. PLAN REFERENCES
   A. BASE PLAN AS PROVIDED BY MAINEDOT TO UNITIL/PROCESS PIPELINE SERVICES FOR REFERENCE IN GENERATING PROPOSED LAYOUT/LOCATION OF NATURAL GAS PRESSURE REGULATOR STATION AND ASSOCIATED PIPING AND APPURTENANCES.
   B. RECORD DRAWING/AS BUILT PLAN AS PROVIDED BY SHAW BROTHERS CONSTRUCTION, INC. AS COLLECTED DURING CONSTRUCTION AND ALSO BY NUMEROUS RTK GPS SURVEYS THROUGHOUT 2014 AND 2015.
9. THE PROPERTY IS LOCATED WITHIN THE WATERFRONT PORT DEVELOPMENT ZONE (WPDZ), AS INDICATED ON CITY OF PORTLAND ZONING MAP. A UTILITY SUBSTATION IS A CONDITIONAL USE WITHIN THIS ZONE, PER SEC 14-320.4. WPDZ HAS THE FOLLOWING SPACE AND BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	
MINIMUM FRONTAGE:	NONE	
MINIMUM FRONT SETBACK:	NONE	
MINIMUM SIDE SETBACK:	NONE	
MINIMUM REAR SETBACK:	NONE	
MAXIMUM LOT COVERAGE:	100%	
MAXIMUM BUILDING HEIGHT:	45-FEET	<45-FEET

NOTES CONT'D:

10. WEST COMMERCIAL STREET IS SUBJECT TO THE TERMS, CONDITIONS, AND REQUIREMENTS OF A 5 YEAR MORATORIUM. OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GOVERNING AUTHORITY, THE RESTORATION REQUIREMENTS WITHIN WEST COMMERCIAL STREET AS A RESULT OF EXCAVATION/CONSTRUCTION WORK ASSOCIATED WITH THE WEST COMMERCIAL STREET REGULATION STATION PROJECT.
11. OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GOVERNING AUTHORITY, THE MINIMUM PAVEMENT STRUCTURE (AS DEFINED IN CITY OF PORTLAND, MAINE RULES AND REGULATIONS FOR EXCAVATION ACTIVITY WITHIN THE PUBLIC RIGHT-OF-WAY, LATEST REVISION) REQUIREMENTS FOR PAVEMENT RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY FOR AREAS DISTURBED BY EXCAVATION/CONSTRUCTION OPERATIONS ASSOCIATED WITH THE WEST COMMERCIAL STREET REGULATION STATION PROJECT.
12. UTILITY INFORMATION DEPICTED HEREON AS PER PLAN REFERENCES IN NOTE 8. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTOR AND/OR OWNER NEED TO CONTACT DIG SAFE SYSTEMS, INC. (811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. SEBAGO TECHNICS MAKES NO AFFIRMATION TO THE ACCURACY OF THE INFORMATION DEPICTED.
13. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
14. CONTRACTOR SHALL NOTIFY OWNER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
15. CONTRACTOR SHALL INSTALL/ERECT, MAINTAIN, AND REPLACE AS NECESSARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, LATEST EDITION, AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS AFFECTED DUE TO CONSTRUCTION.
16. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
17. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
18. SEBAGO TECHNICS, INC. HAS BEEN RETAINED BY PROCESS PIPELINE SERVICES TO REVIEW THE SITE DEVELOPMENT PLAN AND TO PROVIDE SITE ENGINEERING SUPPORT FOR GENERAL CONSISTENCY WITH LOCAL CITY OF PORTLAND LAND PERMITTING AND ZONING REQUIREMENTS. THE ENGINEERS SEAL PROVIDED ON THIS PLAN UNDER EMPLOYMENT OF SEBAGO TECHNICS, INC. IS FOR THIS ABOVE STATED PURPOSE.

ISSUED FOR BID

REV	BY	DATE	DESCRIPTION	DWG NO.	REFERENCE DRAWINGS
A	RG	05/17/16	SUBMIT TO CITY FOR SITE PLAN REVIEW. ISSUED FOR INFORMATION.		

SEAL AND SIGNATURE

PRJ MANAGER: MARK D. WOOD		
PRJ ENGINEER: MARK D. WOOD		
PRJ NAME: WEST COMMERCIAL STREET		
PRJ NUMBER: 5183		
PRJ MILESTONE: ISSUED FOR BID		
PRJ PHASE: ISSUED FOR BID		
DESIGNED BY:	MDW	05/20/16
DRAFTED BY:	RPG	05/20/16
CHECKED BY:	SMR	05/20/16
APPROVED BY:	MDW	05/20/16

CLIENT INFORMATION: Unitil, ME GAS OPERATIONS

DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:	
DESIGN ENGINEER: BOB SCHUMMRICK	CHECKED BY:	
AUTH NO: 6039 167616	APPROVED BY:	

SHEET TITLE: SITE PLAN

PROJECT NAME: WEST COMMERCIAL STREET REGULATOR STATION

PROJECT LOCATION: PORTLAND, ME 04101

PROCESS PIPELINE SERVICES
1600 Providence Highway
Walpole, MA 02081
781.829.0524
processpipelineservices.com

FILE NAME: 5183_C00.DWG	SIZE	SHEET	REV
PLOT DATE: 05/25/2016 2:55 PM	22X34	A02	F
SCALE: 1" = 50'-0"		SHEET 5 OF 35	