



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

Called - requested state approvals

PROJECT NAME: BJ Wholesale Club

PROJECT ADDRESS: 515 WARREN AVE AKA 499 CHART/BLOCK/LOT: 304-B-33002

APPLICATION FEE: 75 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT

Name: BJ Wholesale

Address: ONE MERCER RD
NATICK, MA 10760

Work #: 508 651 6258

Cell #: _____

Fax #: _____

Home #: _____

E-mail: DWMOORE@BJS.COM

CONSULTANT/AGENT

Name: JIM STEWART-STANTCL

Address: 5 DARTMOUTH DRIVE
AUBURN, NH 03032

Work #: 207-887-3521

Cell #: 207 730-1133

Fax #: _____

Home #: 207-892-3077

E-mail: JIM.STEWART@STANTCL.COM

Send - call

*City of Portland
Planning Division*


Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division Y(yes), N(no), N/A

Y(yes), N(no), N/A	Y(yes), N(no), N/A
<u>Y</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>N</u>	_____

See attached

Signature of Applicant: 	Date: <u>5/9/22</u>
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Planning Division Use Only

Authorization Granted _____ Partial Exemption _____ Exemption Denied _____

See attached

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

**Administrative Authorization Decision
Portland Planning Division**

BJ's Wholesale Club
515 Warren Avenue – 304-B-330

Replacement of underground gas lines to the gas pumps. No new pumps.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

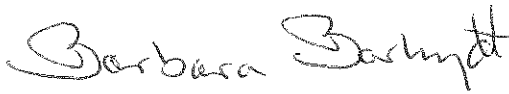
Applicant's Assessment
Y(yes), N(no), N/A

**Planning Division
Use Only**

a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	no
c) Is the footprint increase less than 500 sq. ft.?	No	n/a
d) Are there any new curb cuts, driveways or parking areas?	No	no
e) Are the curbs and sidewalks in sound condition?	Yes	yes
f) Do the curbs and sidewalks comply with ADA?	Yes	yes
g) Is there any additional parking?	No	no
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	yes
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	no
m) Is an emergency generator located to minimize noise?	Yes	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	no

Captain Chris Pirone stated on May 16, 2012 that the Fire Department does not review the replacement of gas lines. David Margolis-Pineo asked for documentation that the replacement has appropriate state approvals. The applicant submitted the application required by DEP to be filed 10 days prior to the start of work. The application was filed on May 9, 2012.

The Administrative Authorization for 515 Warren Avenue was approved by Barbara Barhydt, Development Review Services Manager on May 24, 2012.



Barbara Barhydt
Development Review Services Manager
May 24, 2012



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: James Stewart, Check Number: 458430

Tender Amount: 75.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 5/10/2012

Receipt Number: 43809

Receipt Details:

Reference ID:	1618	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-501 - 515 Warren Ave.; Piping & Tank top Upgrades			
Additional Comments: 429 Warren Ave. Rear			

Reference ID:	397	Fee Type:	MISC-Over Payment
Receipt Number:	0	Payment Date:	
Transaction Amount:	25.00	Charge Amount:	25.00
Job ID: Miscellaneous charges			

Barbara Barhydt - FW: Bj Store 29, Portland, ME Registartion 60036

From: "Stewart, Jim (Scarborough)" <Jim.Stewart2@stantec.com>
To: "BAB@portlandmaine.gov" <BAB@portlandmaine.gov>
Date: Wednesday, May 23, 2012 8:38 AM
Subject: FW: Bj Store 29, Portland, ME Registartion 60036
Attachments: BJ Store 29 Registration Form.pdf; bj Store 29 Removal Form.pdf; BJs Portland drawings 5-9-12.pdf

Barbara,

Thanks for the call.

I am forwarding you my correspondence with John Dunlap of the Maine DEP. The attached forms were completed and sent to them on May 9, 2012. The DEP does require a certified tank installer to perform the work. Once BJ's selects a contractor, the MEDEP will be notified as well. I hope this answers your question regarding State notification.

If you have any further question or need any further info please let me know.

Could you please confirm your receipt of this email just to be sure I have your address correct?

If the application is approve, could you please let me know?

Thanks,

Jim

James Stewart, P.E.
Senior Project Manager
Stantec
482 Payne Road Scarborough Court
Scarborough ME 04074
Ph: (207) 887-3521
Fx: (207) 883-3376
Cell: (207) 730-3568
jim.stewart2@stantec.com

stantec.com

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From: Stewart, Jim (Scarborough)
Sent: Wednesday, May 09, 2012 3:15 PM
To: John.m.dunlap@maine.gov
Cc: Carr, Jason
Subject: Bj Store 29, Portland, ME Registartion 60036

John,

Good to speak with you today.

As we discussed, BJ's is planning to replace the piping at the site in Portland.
Please find the attached removal notice, registration form and drawings for the project.
A contractor and start date have not been determined yet. As soon as they are known, we will contact you with that information.

Please confirm your receipt of this email. Just want to make sure I had your address in correctly.


If you have any questions or need any additional information, please feel free to contact me.

Thanks,

Jim Stewart
Senior Project Manager
Jim.stewart2@stantec.com
207-887-3521

Stantec
stantec.com

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STATE OF MAINE
Department of Environmental Protection



Notice of Intent to Remove an Underground Oil Storage Tank Facility OR Underground Product Piping

THIS FORM MUST BE FILED WITH THE DEPARTMENT AND YOUR LOCAL FIRE DEPARTMENT AT LEAST 10 DAYS PRIOR TO THE SCHEDULED REMOVAL.

NOTE: WHEN TANK AND/OR PIPING HAS BEEN REMOVED, PLEASE FILL OUT AND SEND IN THE REMOVAL CONFIRMATION.

Facility Ownership Information

Facility Owner: BJ Wholesale Club – Licensing Dept Owner Phone #: 508-651-6258

Owner Mailing Address: One Mercer Rd Natick MA 01760
Address Town State Zip Code

Facility Information

Facility Name: BJ Wholesale Club Registration #: 20036

Facility Location: 515 Warren Ave Portland
Street Town

Directions to this Facility: Near corner of Warren Ave and Riverside Street
(Be Specific)

Please Identify which tank(s) and/or piping at this location are going to be removed

Tank #	1	Tank Size:		Tank Age:	
		Product:	Regular	Piping Age:	13
Tank #	2	Tank Size:		Tank Age:	
		Product:	Premium	Piping Age:	13
Tank #		Tank Size:		Tank Age:	
		Product:		Piping Age:	

Additional Removal Information

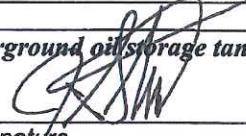
YES
 NO Is or was the tank(s) or piping used to store Class I liquids (e.g., gasoline, jet fuel)?

IF YES, REMOVAL OF THE TANK(S) OR PRODUCT PIPING MUST BE DONE UNDER THE DIRECTION OF A MAINE CERTIFIED TANK INSTALLER.

To Be Determined

Maine Certified Tank Installer Name and Number		Installer Signature	Date
Note: Site assessments must be conducted in accordance with Chapter 691(11)(A)(1)(d) and Appendix P..			
Name and Address Site Assessor (if applicable):	Ken Czoer 5680 W. Cypress St, Suite H Tampa, FL 33607 813-207-5657		
	Name of Site Assessor	Phone Number	
Name of Contractor who will do tank removal:	TBD		
	Name of Contractor	Phone Number	
Expected Date of Removal:	TBD		
	Month/Date/Year		

I hereby provide Notice that I intend to properly remove the underground oil storage tank facility as described above

James Stewart- Senior Project Manager- Stantec  5/9/12

Print Owner or Operator Name and Title Signature Date

EXPIRES AFTER SIX (6) MONTHS IF DEPARTMENT DOES NOT RECEIVE REMOVAL CONFIRMATION

REGISTRATION FORM

State Use Only

Registration Date

____/____/____

Section A-1

1. Were all of the tanks you are registering installed before September 30, 2001?
YES: NO:
2. Will the new facility be used solely to store heating oil that is consumed on site (not for resale)?
YES: NO:
3. Is the facility replacing an aboveground oil storage facility that has been issued a permit by the Fire Marshal, installed before September 30, 2001 and located on the same property, and does that aboveground oil storage facility meet all applicable requirements of law?
YES: NO: (If registered, please enter registration # here _____)
4. Is the facility replacing or expanding an underground oil storage facility located on the same property that was registered and installed on or before September 30, 2001, and does that facility meet all applicable requirements of law?
YES: NO: (If yes, please enter registration # here 20036)

If you answered NO to all of the questions above, then you must complete Section A-2 If you answered YES to any of the Questions 1-4 above, then your facility is exempt from the siting restrictions; you can then skip Section A-2 and continue to Section B of the form.

Section A-2

5. Will any portion of the facility be located within 300 feet of a private well or water supply?
YES: NO:
6. Will any portion of the facility be located within the source water protection area of a public drinking water supply mapped by the Department of Human Services or within 1000 feet of a public water supply, whichever is greater?
YES: NO: *If the answers to Questions 5 & 6 are both NO, skip Question 7 and answer Question 8.*
7. Does the public well or water supply serve a school or community water supply system?
YES: NO:
8. Will any portion of the facility be located within a mapped significant sand & gravel aquifer?
YES: NO:

If you answered YES to any of the Questions 5 through 8 above, **STOP**. Do not complete Section B. Refer to page 2 of the "registration Form Instructions."

Section B

REGISTRATION NUMBER: 20036
 (Complete only if a registration number has been previously assigned by the Department)

FACILITY INFORMATION

Facility Name: BJ Wholesale Club

Facility Physical Address: 515 Warren Ave
(911 Street Address) *Apartment/Unit #*

<u>Portland</u>	<u>ME</u>	<u>04062</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>

Facility Phone Number: 207-797-8400

Directions to Facility: Near corner of Warren Ave and Riverside Street

TANK OWNER

Contact Person: David Moore (774) 512-7401

Name *Phone Number*

Owner Name: Licensing Dept
 (Corporate Name if registered with the Secretary of State) Attach copy of Secretary of State information sheet BJ Wholesale Club

Mailing Address: One Mercer Rd

<i>Street Address</i>		<i>Apartment/Unit #</i>
<u>Natick</u>	<u>MA</u>	<u>01760</u>
<i>City</i>	<i>State</i>	<i>Zip/Postal</i>

Phone and Fax Number: 508-651-6258

Phone Number *Fax Number*

E-mail Address (optional): dwmoores@bjs.com

TANK OPERATOR (if different from Owner)

Name: Licensing Dept
BJ Wholesale Club

Mailing Address: One Mercer Rd

<i>Street Address</i>		<i>Apartment/Unit #</i>
<u>Natick</u>	<u>MA</u>	<u>01760</u>
<i>City</i>	<i>State</i>	<i>Zip/Postal</i>

Phone and Fax Number: 508-651-6258

Phone Number *Fax Number*

Section C

FACILITY SITING

	YES	NO
A. Are any planned or existing tank(s) including piping and dispensers within 1000 feet of a public water supply source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are any planned or existing tank(s) including piping and dispensers within 300 feet of a private water supply source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Complete if the answer to "B" above is YES. Is the water supply which is located within 300 feet of the tank(s) owned by someone other than the facility owner or operator?	<input type="checkbox"/>	<input type="checkbox"/>
D. Is the facility located on a sand and gravel aquifer or recharge area as mapped by the Maine Geological Survey?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Is the facility located within a 100 year floodplain? Federal Emergency Management Agency (FEMA) maps showing floodplain locations are available at most municipal offices.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you need assistance in answering items (D) and (E), please call Tank Registration staff at (207) 287-2651. Sand and gravel aquifer maps can be reviewed at any of the Department's offices, purchased for a nominal fee from the Maine Geological Survey, 22 State House Station, Augusta, ME 04333 (207) 287-2801, or viewed online at www.maine.gov/dep/gis/datamaps/DWP_Wells/public/index.htm

FACILITY USE: (check only one)

- | | |
|---|---|
| <input type="checkbox"/> Wholesale Distribution of Oil | <input type="checkbox"/> Oil Storage at a Multi-family Residence |
| <input checked="" type="checkbox"/> Retail Distribution of Oil | <input type="checkbox"/> Oil Storage at a Public Facility |
| <input type="checkbox"/> Oil Storage at a Commercial Establishment for On-site Consumption | <input type="checkbox"/> Oil Storage at a Single Family Residence |
| <input type="checkbox"/> Oil Storage at an Industrial Establishment for On-site Consumption | <input type="checkbox"/> Oil Storage at a Municipal or Public School Facility |
| <input type="checkbox"/> Oil Storage at a Federal Facility | <input type="checkbox"/> Oil Storage at a State facility |
| <input type="checkbox"/> Oil Storage at a Farm | |

Section D

A. Tank Type
 A Steel – bare or asphalt coated
 C Single Wall – Cathodically Protected
 E Single Wall – Fiberglass
 G Double Wall – Fiberglass
 V Double Wall – Jacketed
 W Double Wall – Steel, Cathodically Protected
 N Other (specify)

B. Piping Type (same codes as tank) or
 D Steel w/ secondary containment
 O Copper
 X Single Wall – Flexible
 Y Double Wall – Flexible
 Z Copper w/ secondary containment

C. Tank/Chamber Size
 Size of Tank/Chamber in gallons

D. Tank Leak Detection
 0 Unknown
 4 Manual Ground Water Sampling
 5 Automatic Tank Gauge (ATG)
 7 Secondary Containment w/ Continuous Electronic Monitoring
 8 Secondary Containment – Manual Monitoring
 9 Statistical Inventory Analysis (SIA)
 10 None

E. Product Stored
 1 Kerosene
 2 # 2 Fuel Oil
 5 # 5 Fuel Oil
 19 Unleaded Plus
 23 Unleaded Regular
 24 Aviation Gas
 25 Jet Fuel
 28 Unleaded Premium
 29 Diesel Fuel
 81 Waste Oil
 99 Other (specify)

F. Tank Status
 A Planned
 B Active
 C Out of Service
 D Abandoned in Place (Filled)
 E Planned for Removal
 F Removed (Date)

G. Pump Type
 1 Suction
 2 Pressurized
 3 Suction & Return
 4 Siphon
 10 None

H. Pipe Leak Detection (Use same codes as Tank, except):
 6 In-Line Leak Detector
 11 Conforming Suction System

I. Dispenser
 1 Dispenser Sump
 2 Dispenser Sump w/ Continuous Electronic Monitoring
 3 N/A

J. Overfill Prevention
 2 Electronic (90% capacity)
 5 Automatic Shutoff (Flapper) (95 % capacity)
 6 Vent Ball (90% capacity)
 7 Vent Whistle (90% capacity)

K. Date of Installation

Check here if you are upgrading existing tanks

Fill in "Tank/Chamber Numbers" and blocks "C" and "E" for all registrations. Fill in all other blocks only for the facility components that are being replaced or upgraded.

Tank/Chamber #'s	A	B	C	D	E	F	G	H	I	J	K
1 / 1	G	Y	20000	7	23	B	2	6	2	5	11/27/98
2 / 1	G	Y	8000	7	23	B	2	6	2	5	11/27/98
2 / 2	G	Y	12000	7	28	B	2	6	2	5	11/27/98
/											
/											

Section E

FACILITY & AREA PLANS/SKETCHES

The following information is required for all new and replacement facility registrations or piping upgrades/extensions. Additional information may be required if the facility is subject to siting restrictions.

- a. A scale drawing of the proposed facility tied to a property marker or other permanent structure. The drawing must show the proposed location of all tanks, piping (product and vapor), dispensers and other facility components relative to other site features, including existing tanks, piping, dispensers, monitoring wells, buildings and adjacent roads. **You must supply map coordinates of the corners of the fuel-containing portions of the facility, and map coordinates of any groundwater monitoring wells. All coordinates must be in UTM (Universal Transverse Mercator), North American Datum 1983 (NAD 83), Zone 19 North standards and must be sub-meter accuracy & precision. Map coordinate units for UTM are in meters. (Do not submit state plane coordinates which are in feet.)**
- b. For new or replacement motor fuel storage facility, provide an additional drawing showing distances and bearings to private wells within 300 feet and public water supplies within 1000 feet.

MAKE TWO (2) COPIES OF THIS FORM.

Submit the original to Attn: Tank Registration, Maine Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017. Send one (1) copy to the local Fire Department having jurisdiction. Retain the second copy for your records. For new and replacement tank(s), the registration form is due at least ten (10) business days prior to installation.

The Department will bill the underground oil storage tank owner after receiving and reviewing the registration materials. The Department may prorate the fee for new installations to put all tank owners and operators on the same billing cycle.

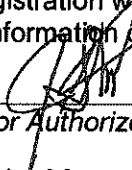
Your registration will be incomplete and returned to you if all sections and attachments are not completed and submitted.

IF NEW, REPLACEMENT OR RETROFITTING EXISTING TANKS OR PIPING ARE INCLUDED WITH THIS REGISTRATION, PLEASE PROVIDE:

Name of Installer: TBD	Installer ID #
Date of Planned Installation: TBD	

CERTIFY THIS FORM BY SIGNING. By signing this form, I, the tank registrant, certify that all information is accurate and complete to the best of my knowledge, and that I will comply with all applicable federal, state, and local laws and regulations concerning the underground storage of petroleum products.

I further acknowledge that as the tank registrant I am required by Maine statues to file an amendment to this registration with the Department of Environmental Protection immediately upon any change of information contained in this form.



Signature of Owner or Authorized Employee

James Stewart Senior Project Manager- Stantec

Name and Title (Please Print or Type)

5/9/12

Date



BJ's WHOLESALE CLUB RETAIL FUELING FACILITY PIPING AND TANK TOP UPGRADES WARREN AVE PORTLAND, ME



Stantec Consulting Services Inc.
5 Barnwood Drive, Suite 101
Portland, ME 04106
Tel: 603.669.8981
Fax: 603.669.8972
www.stantec.com

Copyright Reserved

No contractor shall rely on or be responsible for the dimensions, location, or depth of any utility shown on this drawing. It is the contractor's responsibility to verify the location and depth of all utilities before any excavation or other work is performed. The contractor shall be responsible for any damage to or destruction of any utility shown on this drawing.

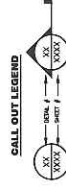
Consistants

Legend



SHEET # TITLE

- FS-01 SITE PLAN, ABBREVIATIONS & LEGENDS, AND LOCUS MAP
- FS-02 PIPING UPGRADE PLAN AND TRENCH DETAIL
- FS-03 PIPING DETAILS
- FS-04 CONCRETE DETAILS AND CONDUIT ENTRY DETAIL



ABBREVIATIONS

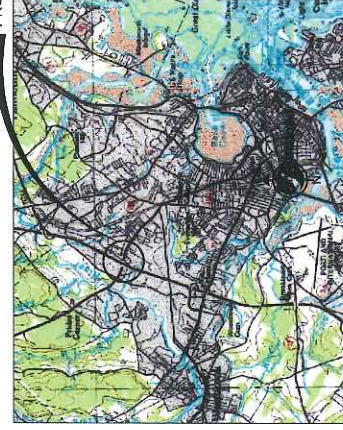
- ABG UNDERGROUND STORAGE TANK
- ATG AUTOMATIC TANK GAUGE
- CON CONTINUATION
- DW DOUBLE WALL
- DMT DOUBLE METAL TUBING
- FRP FIBERGLASS REINFORCED PLASTIC
- HLS HIGH LEVEL ALARM
- INT INTRINSICALLY SAFE
- U.S. UNITS
- N.T.S. NOT TO SCALE
- P.L. PROPERTY LINE
- SMC SMOOTH METAL CONDUIT
- SS STAINLESS STEEL
- SW SINGLE WALL
- TRP TURBINE PUMP
- UG UNDERGROUND
- VR VAPOR RECOVERY



ABBREVIATIONS & LEGENDS

SCALE: N.T.S.

PROJECT LOCATION



01 SITE PLAN SCALE: AS SHOWN

03 LOCUS MAP SCALE: AS SHOWN



UNDERGROUND PIPING UPGRADE
WARREN AVE, PORTLAND, ME

TITLE
SITE PLAN, ABBREVIATIONS & LEGENDS, AND LOCUS MAP

Project No. 181710017
Scale AS NOTED
Drawing No. Sheet AS NOTED
Revision 1 of 4

FS-01



Copyright (c) 2014
The Contractor shall not be responsible for all dimensions. DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

SCOPE OF WORK

1. ISOLATE WORK AREA USING TEMPORARY FENCING, SIGNAGE, AND SAFETY LIGHTS. REMOVE EXISTING BACK THE PRODUCT LINES TO THE TANKS.
2. SAW OUT AND EXCAVATE CONCRETE SECTIONS TO EXPOSE EXISTING PIPING. EXCAVATIONS ATTACHED TO TANKS SHALL BE EXCAVATED TO THE TANK FROM THE EXISTING CHASE, DISCONNECT AND REMOVE FROM EXISTING PRODUCT LINES BACK TO THE TANKS.
3. SAW CUT AND CONCRETE THREE CONCRETE SECTIONS TO EXPOSE EXISTING PIPING. EXCAVATIONS ATTACHED TO TANKS SHALL BE EXCAVATED TO THE TANK FROM THE EXISTING CHASE, DISCONNECT AND REMOVE FROM EXISTING PRODUCT LINES BACK TO THE TANKS.
4. BACKFILL AND COMPACT EXCAVATIONS TO SURF GRADE WITH EXISTING GRAVEL AND SOILS PROXIMATELY REMOVED. EXISTING CHASE OVER THE EXCAVATIONS AND BLEND TO EXISTING SURFACE. EXCAVATIONS SHALL BE REINFORCED WITH DRILLED AND INSTALLED WITH EPOXY INTO THE EXISTING MANHOLE. EXISTING PIPING IN TANKS SHALL BE REINFORCED BY THE OWNER. EXISTING AND NEW PIPING SHALL BE INSTALLED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS. AT THE BOTTOM OF THE EXCAVATION, A CONCRETE CHASE SHALL BE CAST TO SUPPORT THE PIPING. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS. AT THE BOTTOM OF THE EXCAVATION, A CONCRETE CHASE SHALL BE CAST TO SUPPORT THE PIPING. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. RECONNECT THE EXISTING POWER CONDUIT, WIRING AND CABLES TO THE EXISTING PIPING. ALL EXISTING PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS. AT THE BOTTOM OF THE EXCAVATION, A CONCRETE CHASE SHALL BE CAST TO SUPPORT THE PIPING. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. RECONNECT THE EXISTING PIPING TO THE EXISTING PIPING. ALL EXISTING PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS. AT THE BOTTOM OF THE EXCAVATION, A CONCRETE CHASE SHALL BE CAST TO SUPPORT THE PIPING. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. RECONNECT THE EXISTING PIPING TO THE EXISTING PIPING. ALL EXISTING PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS. AT THE BOTTOM OF THE EXCAVATION, A CONCRETE CHASE SHALL BE CAST TO SUPPORT THE PIPING. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS.

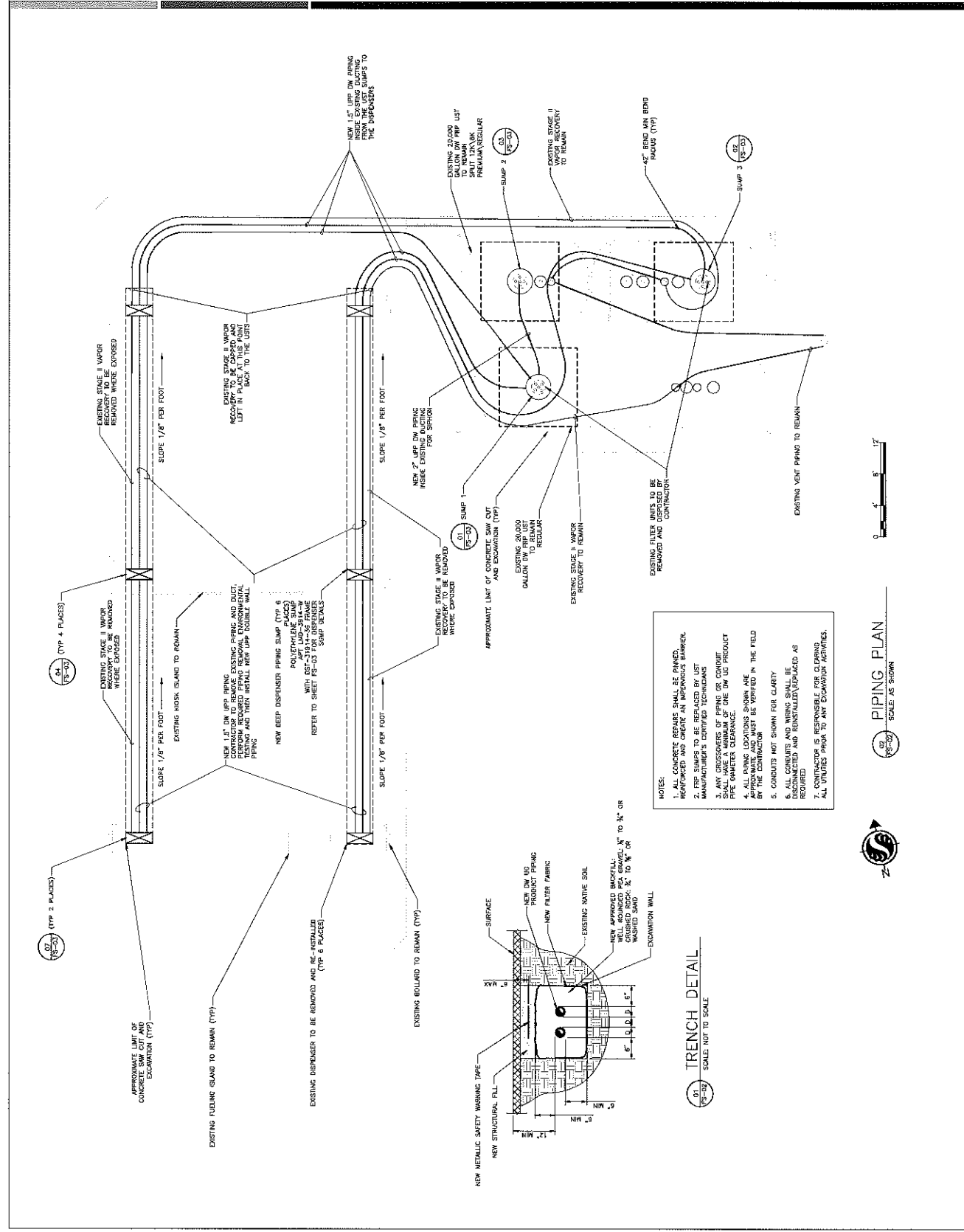
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DRAWN: JLM
CHECKED: JLM
APPROVED: JLM
PROJECT: 14-00000000-0000-0000-0000-000000000000



UNDERGROUND PIPING UPGRADE
WARRENDALE, PORTLAND, ME

PIPING UPGRADE PLAN
AND TRENCH DETAIL

Scale: AS NOTED
Sheet: 2 of 4
Drawing: FS-02
Revision:



NOTES:

1. ALL CONCRETE REPAIRS SHALL BE FINISHED, REINFORCED AND CURED, AN IMPERVIOUS BARRIER, AND PROTECTED FROM DAMAGE BY THE MANUFACTURER'S CERTIFIED TECHNOLOGIES.
2. ALL PIPING SHALL BE REINFORCED WITH ALL HANGING HARDWARE, REUSE AS IS AND WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ANY CONDUITS OF PIPING OR CONDUIT SHALL HAVE A MINIMUM OF ONE (1) IN. LC PRODUCT PIPE CLEARANCE.
4. ALL PIPING LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
5. CONDUITS NOT SHOWN FOR CLARITY.
6. ALL CONDUITS AND WIRING SHALL BE DISCONNECTED AND REINSTALLED/REPLACED AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

TRENCH DETAIL
SCALE: NOT TO SCALE



PIPING PLAN
SCALE: AS SHOWN



Standard Concrete Structures Inc.
3 Dorchester Walk, Suite 101
Albany, NY, U.S.A.
Tel: 518.942.8972
Fax: 518.942.7635
www.stconcrete.com



Starbuc

CONCRETE
The Contractor must verify and be responsible for all dimensions, 80% minimum, before starting. No other information should be provided to the Contractor. All dimensions are in feet and inches. All other dimensions are in millimeters. All dimensions are rounded to the nearest millimeter by the Contractor.

CORUS/BA

Legend

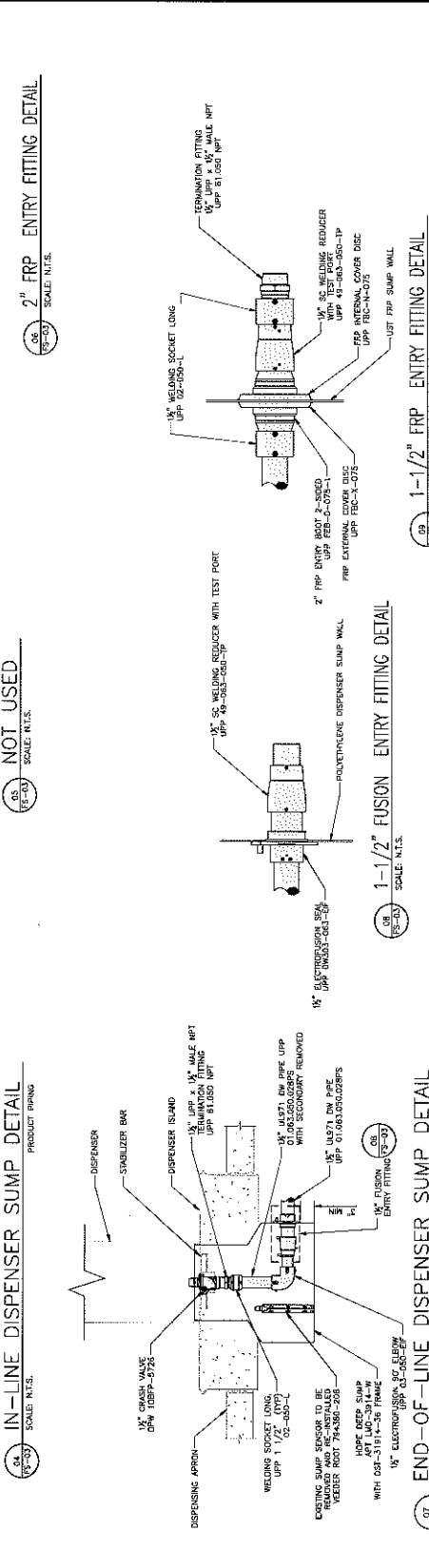
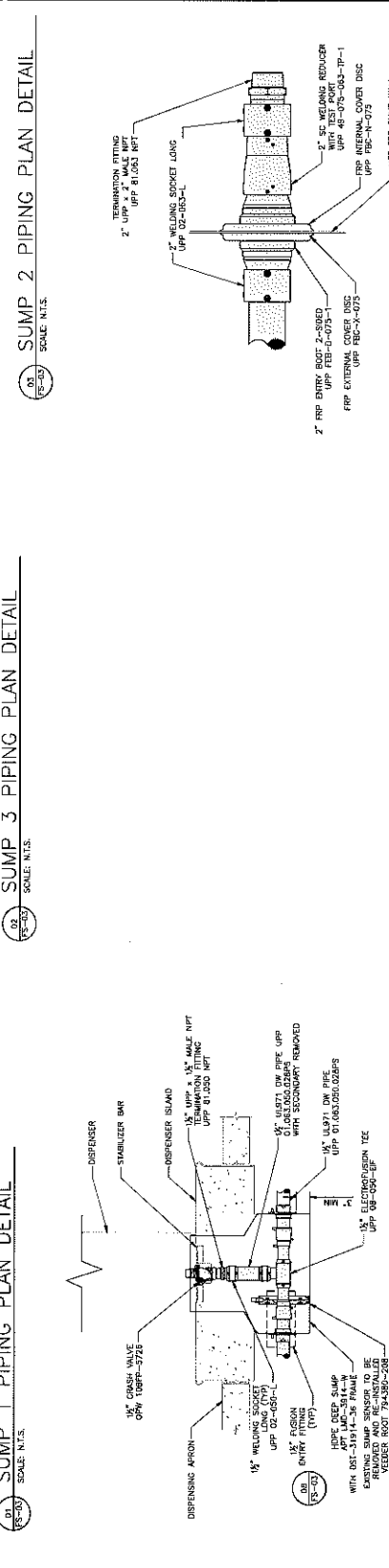
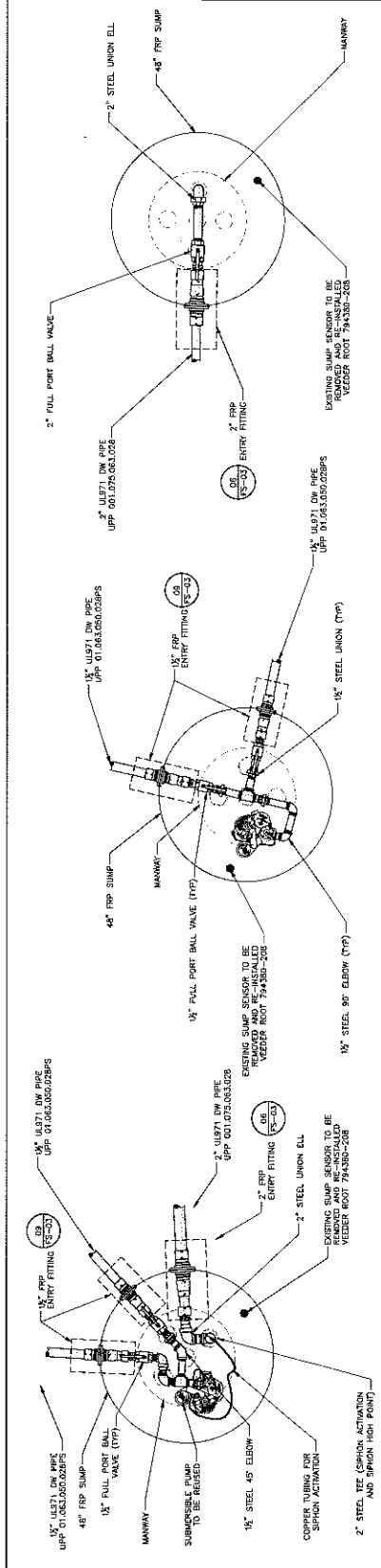
Revision	By	Date	Approved



UNDERGROUND PIPING UPGRADE
WARREN AVE PORTLAND, ME

PIPING DETAILS

Project No. 05710017
Sheet
Drawing No. FS-03
Scale AS NOTED
Revision
3 of 4



NOTES

- ALL CONCRETE REPAIRS SHALL BE PINNED, REINFORCED AND CURED AN IMPROVED BARRIER.
- FRP SUMPERS TO BE PROVIDED BY LIST MANUFACTURER'S CERTIFIED TECHNICIAN.
- ANY CROSSOVERS OF PIPING OR CONDUIT SHALL HAVE A MINIMUM 12" MIN. CLEARANCE FROM ANY OTHER PIPING OR CONDUIT FIELD BY THE CONTRACTOR.
- ALL PIPING LOCATIONS SHOWN ARE FIELD BY THE CONTRACTOR.
- CONDUITS NOT SHOWN FOR CLARITY.
- ALL CONDUITS AND WIRING SHALL BE DISCONNECTED AND REINSTALLED/REPLACED AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP AND DISPOSING OF ALL WASTE MATERIALS.

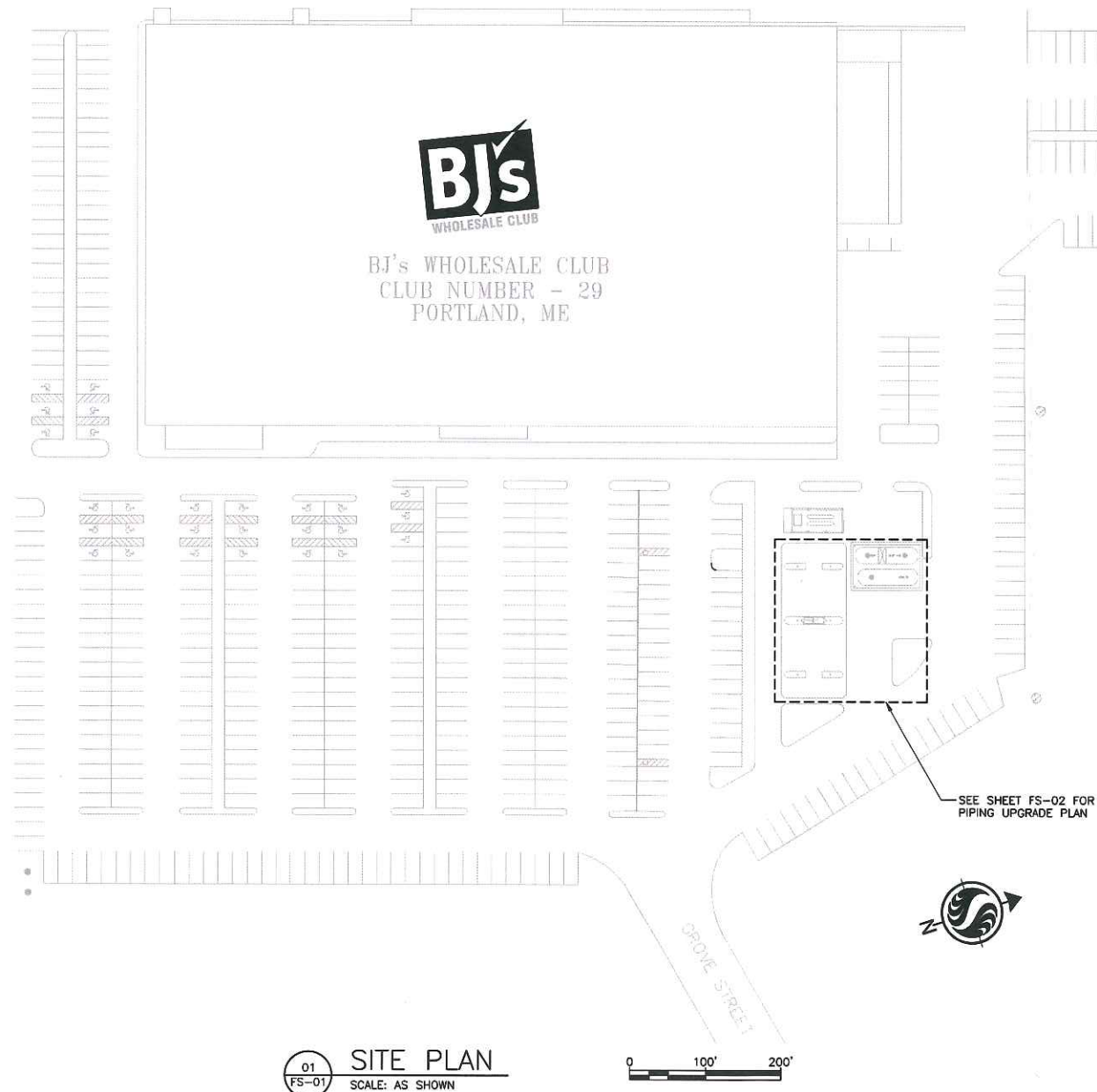
GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS BEFORE STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS BEFORE STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS BEFORE STARTING WORK.



BJ's WHOLESALE CLUB RETAIL FUELING FACILITY PIPING AND TANK TOP UPGRADES WARREN AVE PORTLAND, ME

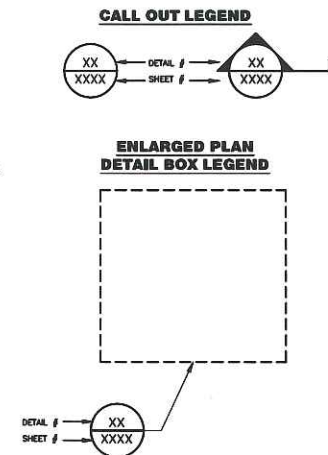
SHEET #	TITLE
FS-01	SITE PLAN, ABBREVIATIONS & LEGENDS, AND LOCUS MAP
FS-02	PIPING UPGRADE PLAN AND TRENCH DETAIL
FS-03	PIPING DETAILS
FS-04	CONCRETE DETAILS AND CONDUIT ENTRY DETAIL



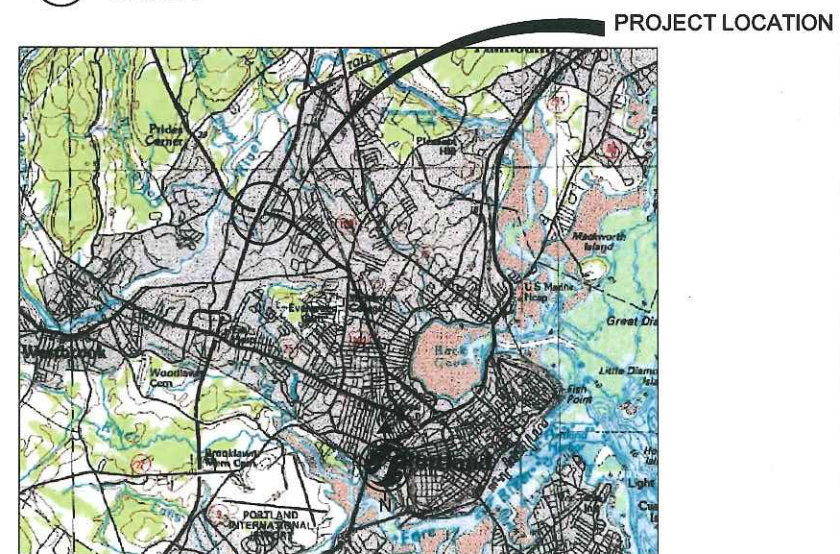
01
FS-01
SITE PLAN
SCALE: AS SHOWN

ABBREVIATIONS

AG	ABOVEGROUND
AST	ABOVEGROUND STORAGE TANK
ATG	AUTOMATIC TANK GAUGE
BLK	BLACK
CONT	CONTINUATION
DIA.	DIAMETER
DW	DOUBLE WALL
EMT	ELECTRICAL METALLIC TUBING
E-STOP	EMERGENCY STOP
FRP	FIBERGLASS REINFORCED PLASTIC
GLV	GALVANIZED
HLA	HIGH LEVEL ALARM
I.S.	INTRINSICALLY SAFE
MFR	MANUFACTURER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PL	PROPERTY LINE
RMC	RIGID METAL CONDUIT
SCH	SCHEDULE
SS	STAINLESS STEEL
STP	SUBMERSIBLE TURBINE PUMP
SW	SINGLE WALL
TBD	TO BE DETERMINED
TYP	TYPICAL
UG	UNDERGROUND
UST	UNDERGROUND STORAGE TANK
VR	VAPOR RECOVERY



02
FS-01
ABBREVIATIONS & LEGENDS
SCALE: N.T.S.



03
FS-01
LOCUS MAP
SCALE: AS SHOWN



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Legend

Notes

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File Name: Piping Upgrades Portland.dwg
JSW JSC JSW 8-10-11
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal

Client/Project



UNDERGROUND PIPING UPGRADE
WARREN AVE. PORTLAND, ME

Title
**SITE PLAN,
ABBREVIATIONS & LEGENDS,
AND LOCUS MAP**

Project No.	Scale	
191710017	AS NOTED	
Drawing No.	Sheet	Revision
FS-01	1 of 4	



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 Legend

- Notes
1. ALL CONCRETE REPAIRS SHALL BE PINNED, REINFORCED AND CREATE AN IMPERVIOUS BARRIER.
 2. FRP SUMPS TO BE REPLACED BY UST MANUFACTURER'S CERTIFIED TECHNICIANS
 3. ANY CROSSOVERS OF PIPING OR CONDUIT SHALL HAVE A MINIMUM OF ONE DW UG PRODUCT PIPE DIAMETER CLEARANCE.
 4. ALL PIPING LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR
 5. CONDUITS NOT SHOWN FOR CLARITY
 6. ALL CONDUITS AND WIRING SHALL BE DISCONNECTED AND REINSTALLED/REPLACED AS REQUIRED
 7. CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.

Revision	By	Appd.	YY.MM.DD

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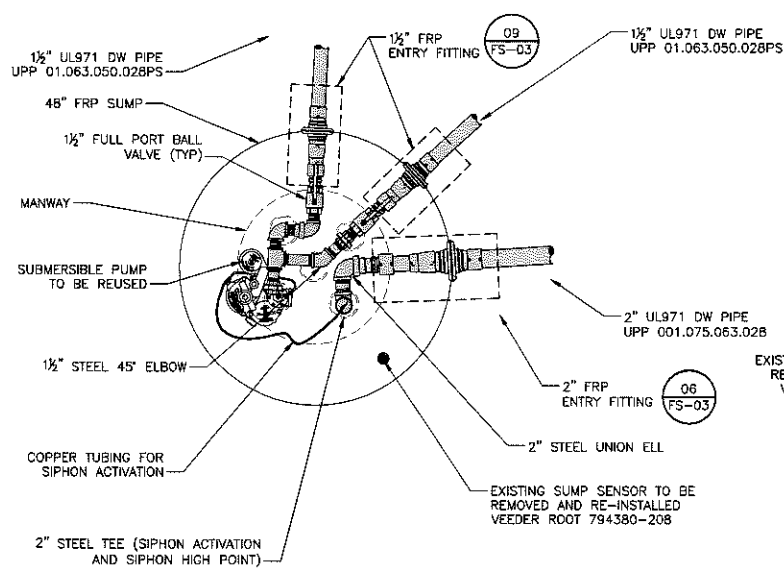
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 Permit-Seal

Client/Project

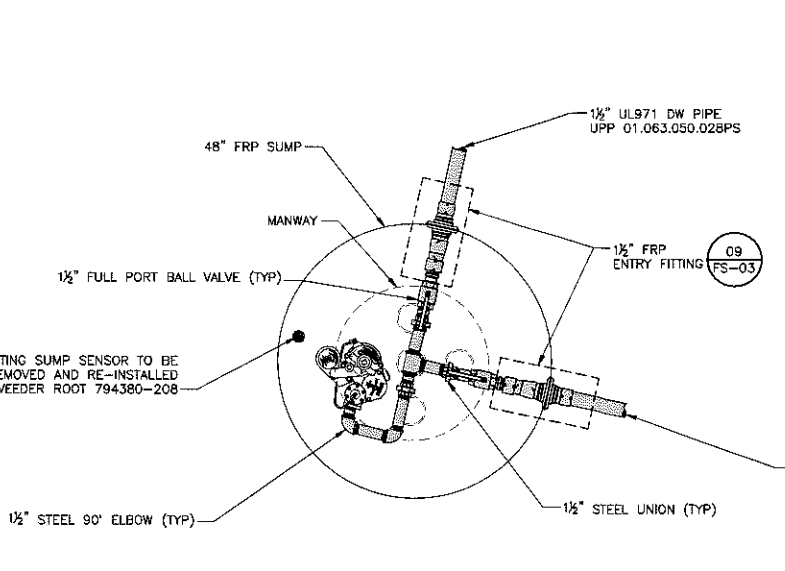


UNDERGROUND PIPING UPGRADE
 WARREN AVE. PORTLAND, ME

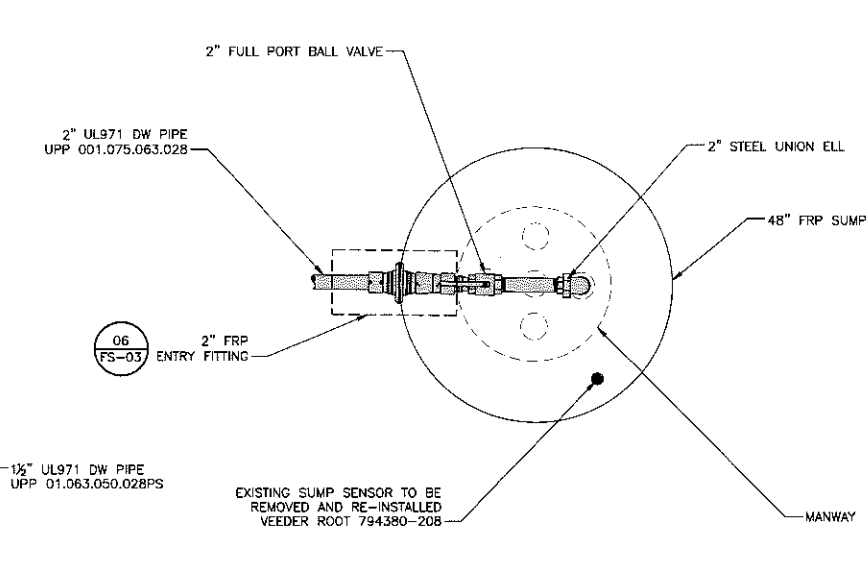
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PIPING DETAILS	
Project No.	Scale
191710017	AS NOTED
Drawing No.	Sheet
FS-03	
	Revision



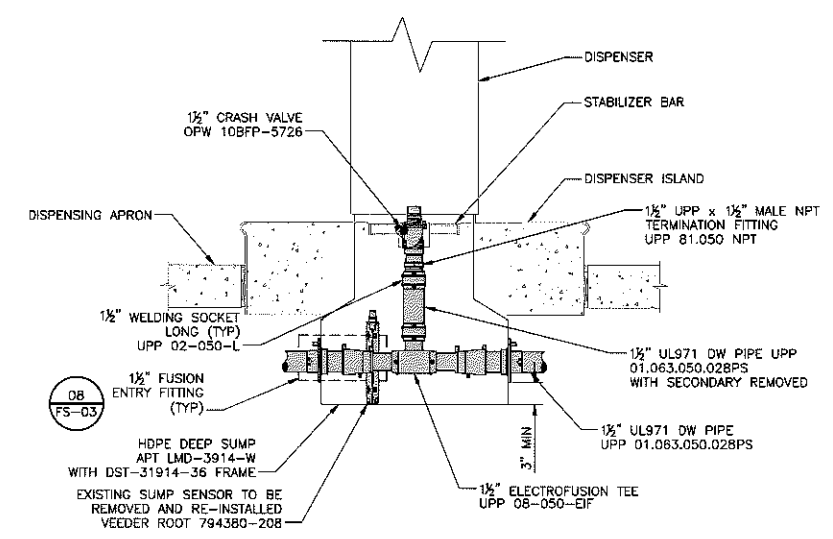
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02 FS-03 SUMP 3 PIPING PLAN DETAIL
 SCALE: N.T.S.

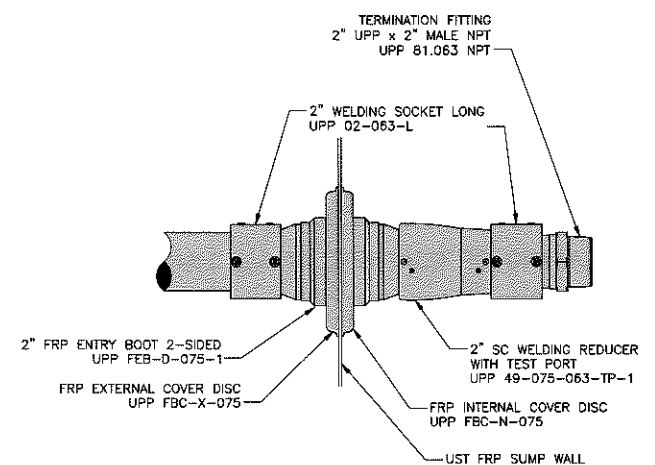


03 FS-03 SUMP 2 PIPING PLAN DETAIL
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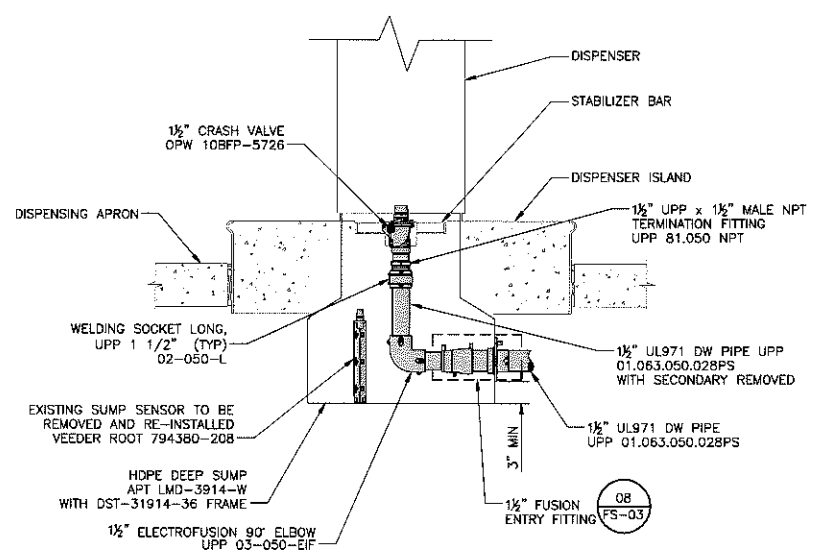


04 FS-03 IN-LINE DISPENSER SUMP DETAIL
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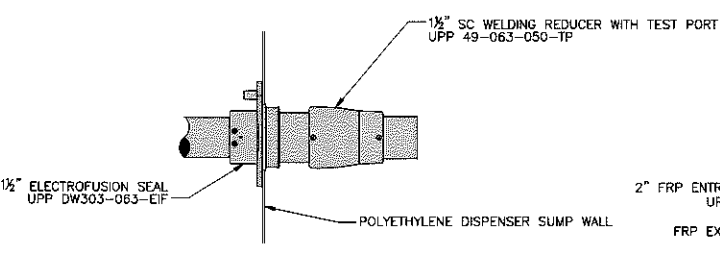
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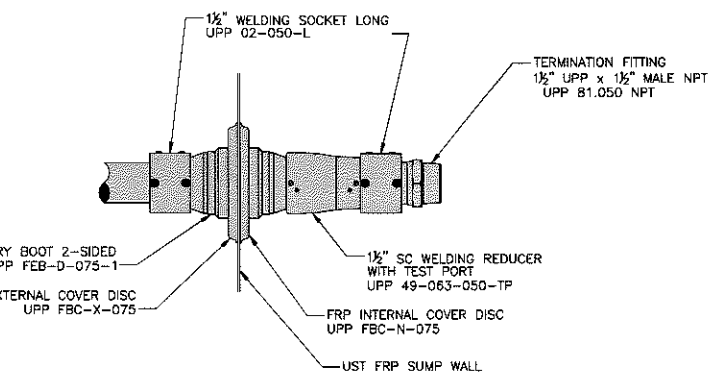
06 FS-03 2" FRP ENTRY FITTING DETAIL
 SCALE: N.T.S.



07 FS-03 END-OF-LINE DISPENSER SUMP DETAIL
 SCALE: N.T.S. PRODUCT PIPING



08 FS-03 1-1/2" FUSION ENTRY FITTING DETAIL
 SCALE: N.T.S.



09 FS-03 1-1/2" FRP ENTRY FITTING DETAIL
 SCALE: N.T.S.