

Central Maine Power Company
Attn: Paul DuPerre
162 Canco Road
Portland, Maine 04103

March 22nd, 2016

Subject: 40 O'Brion Street Redevelopment
Re: Ability to Serve

Paul DuPerre,

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for Central Maine Power's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing vacant, landscaped lot located at 40 O'Brion Street (3-N-2), within the R-6 residential zoning district, in Portland, Maine. The abutting property with an existing residential structure is also owned by the developer and will need to be serviced during construction.

We believe that there is an existing overhead service to the abutting property that extends over the site. It is proposed that the new 4-unit building and the existing building be served by an underground conduit from the existing pole with stand-off brackets.

On behalf of the client we are requesting the following information:

1. Any easements for overhead services currently crossing the proposed development.
2. Alternative connection locations from the development to the existing system.
3. CMP's proposed infrastructure improvements within the project vicinity.
4. CMP's ability to serve the project.
5. Confirmation the existing pole will be an allowed location for the transformer.
6. Access requirements to the CMP meters.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Olivia Dawson', is placed below the word 'Sincerely,'.

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



March 31, 2016

Acorn Engineering Inc.
C/O Ms. Oliva Dawson
PO Box 3372
Portland, Maine 04104-3372

RE: Electric Service, 40 Obron Street, Portland, Maine

Dear Ms. Dawson,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

Please provide to CMP what size service and voltage the Customer will be requiring in order to get the needed information for costs and easements possibilities.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Energy Service Specialist



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ENGINEERING, INC.

Portland Water District
Attn: MEANS Department
225 Douglas Street
Portland, Maine 04104

March 16th, 2016

Subject: 40 O’Brion Street Redevelopment
Re: Ability to Serve

To whom it may concern:

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for Portland Water District’s ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing vacant, landscaped lot located at 40 O’Brion Street (3-N-2), within the R-6 residential zoning district, in Portland, Maine. The abutting property with an existing residential structure is also owned by the developer and will be need to be serviced during construction.

Based upon the Section 4 of the Maine Subsurface Water Disposal Rules, the project anticipates the following design flows:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Residential Units	1 Bedroom	0	120	0
	2 Bedroom	0	180	0
	3 Bedroom	0	270	0
				0
Proposed flow				
Residential Units	1 Bedroom	3	120	360
	2 Bedroom	1	180	180
	3 Bedroom	0	270	0
				540
Net Change				540
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				



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Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



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The proposed project is anticipated to add a net water usage from the development of approximately 540 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within O'Brion Street.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrants.
5. PWD's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.





Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

May 24, 2016

Acorn Engineering , Inc.
P.O. Box 3372
Portland, ME 04104

Attn: Olivia Dawson
Re: 42 Obrion Street - Portland
Ability to Serve with PWD Water

Dear Ms. Dawson:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on March 16, 2016. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Conditions of Service

The following conditions of service apply:

- A 2-inch fire and 1.5-inch domestic service may be installed from the water main in Obrion Street. The services should enter through the properties frontage on Obrion Street at least 10-feet from any side property lines. The layout of the services as shown on the plans you submitted labelled Utility Plan, C-10 dated 1/22/16 are acceptable to the District with one exception. Both streetline shutoff valves must be located 6" into the road right of way.
- Based on the fixture count you provided, we have calculated a peak flow of 23.3 gallons per minute. The proposed 1.5" domestic service will provide up to 66 gallons per minute. A 3/4" meter will provide up to 30 gallons per minute. We will also need confirmation from the sprinkler designer that the 1.5" domestic tap off the 2" fire service is acceptable.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.



- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete service application forms and pay the necessary fees.

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 8-inch diameter ductile iron water main on the southwest side of Obron Street and a public fire hydrant located 85 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 66 psi on January 26, 2016.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

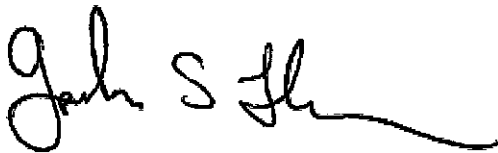
The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Gordon S. Johnson
Engineering Services Manager



A C O R N

ENGINEERING, INC.

Fairpoint Communications
Attn: Scott Derrig
5 Davis Farm Road
Portland, Maine 04103

March 16th, 2016

Subject: 40 O'Brion Street Redevelopment
Re: Ability to Serve

Scott Derrig,

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for Fairpoint's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing vacant, landscaped lot located at 40 O'Brion Street (3-N-2), within the R-6 residential zoning district, in Portland, Maine. The abutting property with an existing residential structure is also owned by the developer and will need to be serviced during construction.

We believe that there is an existing overhead service to the abutting property that extends over the site. It is proposed that the new 4-unit building and the existing building be served by an underground conduit from the existing pole with stand-off brackets.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within O'Brion Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Fairpoint's proposed infrastructure improvements within the project vicinity.
5. Fairpoint's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



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5 Davis Farm Rd
Portland, ME 04103
207- 797-1866 office
207- 797-1098 fax

March 21, 2016

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed residential 4 unit building to be located on an existing vacant lot 40 O'Brion St in Portland. FairPoint currently has aerial facilities on a pole adjacent to the proposed building. FairPoint would require underground conduit from the existing pole to the existing residence to maintain service and an underground conduit to the new building for future service. Please do not hesitate to contact me with any questions.

Sincerely,

Scott Derrig

FairPoint Outside Plant Engineer

207-797-1866



A C O R N

ENGINEERING, INC.

Unitil Service Corp.
Attn: Bridget L. Hermon
376 Riverside Industrial Parkway
Portland, Maine 04103

March 16th, 2016

Subject: 40 O'Brion Street Redevelopment
Re: Ability to Serve

Dear Bridget Hermon,

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing vacant, landscaped lot located at 40 O'Brion Street (3-N-2), within the R-6 residential zoning district, in Portland, Maine. The abutting property with an existing residential structure is also owned by the developer and will need to be serviced during construction.

The developer plans to serve the proposed building with a gas service. At this time, we have proposed that the new service be established from the existing underground line within O'Brion Street, and into the mechanical closet for the development. Gas loading computations, delivery pressure, total number of meters, and other site information will be performed by the client's mechanical engineer, at a later date.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within O'Brion Street.
2. Unitil's proposed infrastructure improvements within the project vicinity.
3. Unitil's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



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March 18, 2016

Olivia Dawson
Acorn Engineering Inc.
PO Box 3372
Portland Maine 04104

Re: 215 Foreside Road LLC. 40 Obrion Street, Portland Maine

Dear Miss. Dawson:

Thank you for your interest in using natural gas for the above referenced project.

This is to confirm that natural gas can be made available from our distribution system to serve your project.

Any improvements to the existing distribution system necessary to provide this service, as well as the design of the gas system in the project itself will be established as the overall design and scope of your project progresses.

All work necessary to provide service will be performed in accordance with the Maine Public Utilities Commission requirements.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at Harmon@unitil.com.

Sincerely,
Bridget Lauren Harmon
Business Development Representative
Unitil Corporation
(o) 207-541-2536 (f) 207-541-2586

ME GAS CUSTOMER ENERGY SOLUTIONS
376 Riverside Industrial Parkway
Portland, ME 04103

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