

6. Utilities

The proposed project will include installation of new utility services to the building. The site does not have any underground utilities within the property lines as identified in the Existing Conditions Plan but an overhead electrical line does cross the site; this overhead utility will be rerouted underground as part of the project. Ability to serve letters have supplied to the respective utility companies in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Please refer to the attached letters. At the time the ability to serve letters were transmitted, a four unit with three one bedroom units and one two bedroom unit was anticipated. The mix of units has now been revised to three units each with a two bedrooms. Overall the utility demand (including water/sewer) will remain at or below the original estimated loads.

Reponses will be forwarded to the planner once received.



A C O R N

ENGINEERING, INC.

Department of Public Services
Attn: David Margolis-Pineo
55 Portland Street
Portland, Maine 04101

March 16th, 2016

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

Dear David,

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for DPS'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.

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

1. Any additional information, such as additional utility mapping within O'Brion Street including inverts.
2. Alternative connection locations from the development to the existing system.
3. DPS's proposed infrastructure improvements within the project vicinity.
4. DPS'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.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: March 14th, 2016

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 40 O'Brion Street Portland, Maine 04101 Chart Block Lot Number: 3-N-2

Proposed Use: Multi-Family Residential

Previous Use: Undeveloped Lot

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Proposed connection in O'Brion Street

Final Location to be determined

Site Category	Commercial (see part 4 below)	<input type="checkbox"/>
	Industrial (complete part 5 below)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input checked="" type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: TBD Phone: _____
 Owner/Developer Name: Andrea Marr - 215 Foreside Road, LLC
 Owner/Developer Address: 215 Foreside Road Falmouth, Maine 04105
 Phone: (207) 632-2877 Fax: _____ E-mail: andrea@thedocksidegrill.com
 Engineering Consultant Name: William Savage, P.E. - Acorn Engineering, Inc.
 Engineering Consultant Address: 158 Danforth Street Portland, Maine 04102
 Phone: (207) 775-2655 Fax: _____ E-mail: wsavage@acorn-engineering.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 540 GPD

Peaking Factor/ Peak Times: Diurnal Residential Flow Pattern

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

State of Maine Subsurface Wastewater Disposal Rules, Effective 8/3/15

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: N/A
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

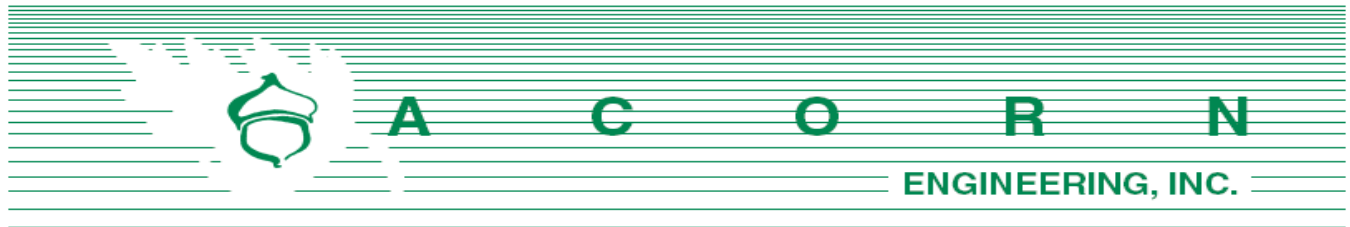
Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations N/A

Estimated Industrial Process Wastewater Flows Generated: _____ GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ (<http://www.osha.gov/oshstats/sicscr.html>)
Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.



Time Warner Cable
Attn: Mark Pelletier
5 Davis Farm Road
118 Johnson Road
Portland, Maine 04102

March 16th, 2016

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

Mark Pelletier,

On behalf of 215 Foreside Road, LLC, we are pleased to submit the following request for Time Warner Cable'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. Time Warner Cable's proposed infrastructure improvements within the project vicinity.
5. Time Warner Cable'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,

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

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



A C O R N

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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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:

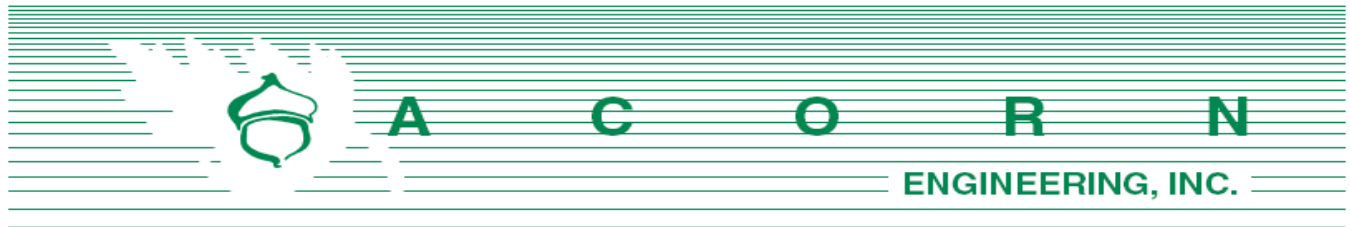
1. Any additional information, such as additional utility mapping within O'Brion Street.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrants.
5. PWD's ability to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





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:

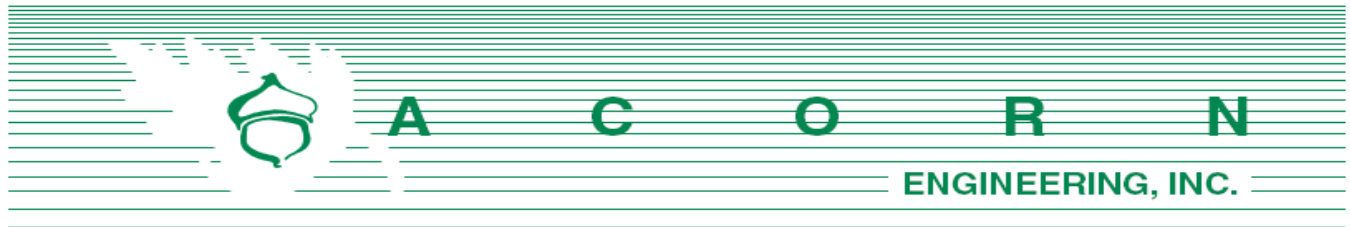
1. Any additional information, such as additional utility mapping within O'Brion Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Fairpoint's proposed infrastructure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



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

Mark Pelletier,

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,

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



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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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