A C O R N
ENGINEERING, INC.

City of Portland
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

May 26th, 2016

Subject: Utility Stub Plan Review
207 Anderson Street, Portland, Maine

To Whom This May Concern,

On behalf of the landowner, we are pleased to submit the accompanying Civil Utility Stub Design Plan Set as related to the proposed utility connections to 207 Anderson Street. The property is a vacant lot (CBL: 010-A-013) located between Gould Street and Plowman Street within the East Bayside Neighborhood and the City's IL-b Zoning District. This portion of Anderson Street is currently undergoing final reconstruction as part of Phase 1 of the Anderson Street Neighborhood Byway Project. Following reconstruction, Anderson Street will be subject to a five-year paving disturbance moratorium. Therefore, it is the intention of this project to install utilities for future, approved development before becoming restricted from connecting to the subsurface, main lines below the road.

The existing conditions for the plan is defined by two reference documents that locate and describe existing utility systems within the right-of-way. The property boundary is provided by a Boundary Survey as completed by Owen Haskell on March 23rd, 2013 for 207 Anderson Street. The location of existing sewer, gas, and water main lines as well as the proposed stormwater system improvements within Anderson Street are as adopted from Woodard Curran's plan set for the Anderson Street Neighborhood Byway Project, Phase 1 of 2, dated June 2014. It is assumed that Woodard and Curran's proposed stormwater system has been or will be installed according to plan and shall be field verified by the contractor. As you may be aware, Gorham Sand and Gravel is the primary contractor on the project; it is anticipated that they will be the primary utility stub contractor for our proposed project as well. It is projected that final paving of Anderson Street will start within two to three weeks.

The proposed utilities (water, sewer, stormwater, underground electric/telephone/cable, and gas) are conservatively sized in order to accommodate a low impact industrial development as constructed within the lot lines. The current layout is designed to the best of our abilities to meet the anticipated future use.

The property owner and the design team look forward to your review of this project. If you have any questions regarding these materials, please do not hesitate to contact myself or the office.

Sincerely,

Olivia J. 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