

P. Utilities

The proposed project will include installation of multiple utility services to the new building.

Water:

The two existing domestic service lines to each house will be retired in accordance with Portland Water District standards. A new 6" parent connection will tie into the main and will branch off to provide a sprinkler line and domestic line to the development.

Sewer:

The two existing sewer laterals to each house will be retired in accordance with the Department of Public Works. A new 6" pvc lateral will be installed to accept the wastewater from each unit, the elevator sump, and the garage sewer after draining from the oil-water separator. The garage and elevator sump will be pumped internally to meet with the wastewater lines from the living levels before being fed via gravity to the sewer main within Hammond Street.

Stormwater:

There is currently no drainage infrastructure on site. It is proposed to intercept the entirety of the roof runoff and store/treat it within an underdrained subsurface sand filter. Runoff from the driveway will be stored within an infiltration trench. These two BMP's will help maintain or lower the amount of stormwater leaving the site. Please see the Stormwater Management Report for more information.

UGE/T/C:

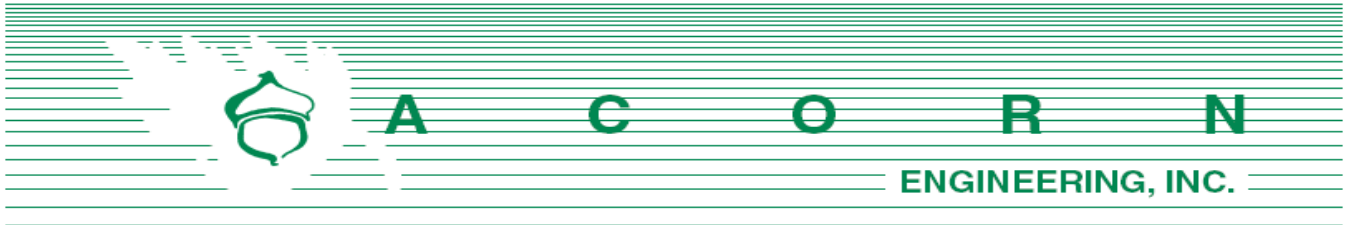
The existing building has aerial services off of the utility pole on the corner of Hammond and Fox Streets. These services are proposed to be rerouted underground from the new utility pole at the intersection.

Gas:

There is currently no natural gas servicing the property. It is proposed to install a gas service off of the gas main within Hammond Street as seen on the Utility Plan, Sheet C-20.

Ability to serve letters have been sent out to the respective utility companies on November 8th, 2018 in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Responses from the utility companies can be found attached to this section.





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

November 8, 2018

Subject: 10 Hammond Street Redevelopment
 Re: Ability to Serve

To Whom It May Concern:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the following request for Portland Water District's (PWD) ability to serve the proposed development. The proposed project is located along 4-12 Hammond Street (Chart, Book, Lots 12-C-6,8,10,11,14), within the R-6 Residential Zoning District in Portland, Maine. The lot will be redeveloped into a three-story, 16-unit residential building with a subsurface parking garage. The two existing single-family structures will be demolished to facilitate the redevelopment.

According to the existing conditions survey, there are two water services within the project limits - one to each home. It is proposed that the existing services be retired in accordance with PWD standards. A 6" sprinkler line and 4" domestic line are proposed to service the redevelopment with a parent-child connection. Based upon the Section 4 of the Maine Subsurface Wastewater Disposal Rules, and assuming that the units will be comprised of 6 one-bedroom units, 7 two-bedroom units, and 3 three-bedroom units, the project anticipates the following design flows:

Estimate of Anticipated Daily Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing Flow				
Single Family Dwelling	3-Bedroom	2	270	540
Total Gallons per Day (Existing)				540
Proposed Flow				
Residential Units	1-Bedroom	6	180	1,080
Residential Units	2-Bedroom	7	180	1,260
Residential Units	3-Bedroom	3	270	810

Total Gallons per Day (Proposed)	3,150
Net Change	+2,610 GPD
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition	

The proposed project is anticipated to increase the net flow by approximately 2,610 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. Additionally, the number of bedrooms per unit may change later in the design process. We will provide any changes to the anticipated water demand.

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

1. Any additional information, such as utility mapping within Hammond Street and confirmation of the location and size of the services to the existing property and the size and material of the water main within Hammond Street.
2. Alternative connection locations from the property to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrant.
5. PWD's ability to serve the project.

I have attached a fixture count, an existing conditions plan created by RW Eaton Associates, and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Sam Lebel, E.I.
Project Engineer
Acorn Engineering, Inc.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 26, 2018

Sam Lebel
Acorn Engineering
PO Box 3372
Portland, ME 04104

Re: 10 Hammond Street, PO
Ability to Serve with PWD Water

Dear Mr. Lebel:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on November 8, 2018. 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. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 6-inch fire service and 4-inch domestic water service may be installed from the water main in Hammond Street. The service(s) should enter through the properties frontage on Hammond Street at least 10-feet from any side property lines.
- An approved backflow prevention device must be installed on the domestic service line directly after the meter prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.
- The existing services on site must be terminated by shutting the corporation valves and cutting the pipes from the water main.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.



Existing Site Service

According to District records, the project site currently has existing two water services. A 3/4-inch diameter copper domestic service line provides water service to 6 Hammond Street, and a 3/4-inch diameter copper domestic service line provides water service to 10 Hammond Street. Please refer to the “Conditions of Service” section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is a 6-inch diameter cast iron water main in Hammond Street and a public fire hydrant located approximately 50 feet from the site. The most recent static pressure reading was 92 psi on June 28, 2018.

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 City of 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. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

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.

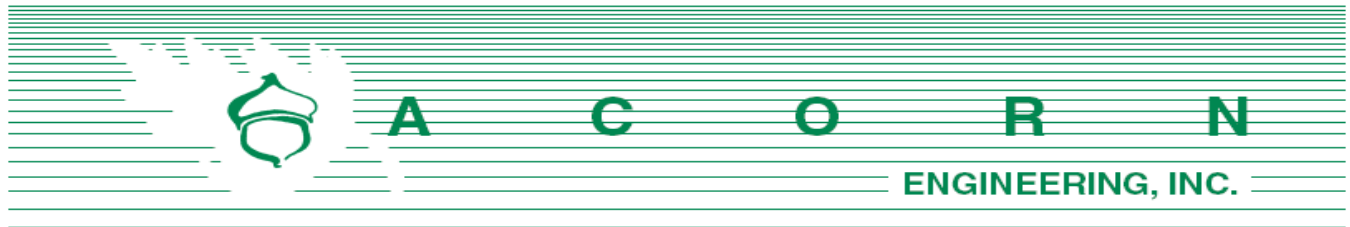
Should you disagree with this determination, you may request a review by the District’s Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

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

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer



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

November 8, 2018

Subject: 10 Hammond Street Redevelopment
Re: Ability to Serve

Dear Mr. DuPerre:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the following request for Central Maine Power's (CMP) ability to serve the proposed development. The proposed project is located along 4-12 Hammond Street (Chart, Book, Lots 12-C-6,8,10,11,14), within the R-6 Residential Zoning District in Portland, Maine. The lot will be redeveloped into a three-story, 16-unit residential building with a subsurface parking garage. The two existing single-family structures will be demolished to facilitate the redevelopment.

It is proposed that the two existing aerial lines be removed and a new underground conduit be dropped from the existing 3-phase utility pole at the corner of Hammond and Fox Streets. The conduit will cross Hammond Street to the proposed building. Given the existing and proposed loads, please let us know if you anticipate the need for a new pole-mounted transformer. As a note, there is one proposed elevator.

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. Access requirements to the CMP meters.

I have attached an existing conditions plan created by RW Eaton Associates as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

A handwritten signature in black ink that reads "Sam Lebel".

Sam Lebel, E.I.
Project Engineer



November 20, 2018

Acorn Engineering, Inc.
C/O Mr. Sam Lebel, E.I.
PO Box 3372
Portland, Maine 04104

RE: 10 Hammond Street, Portland, Maine

Dear Mr. Lebel,

This letter is to advise you Central Maine Power has sufficient three 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 SAP Work Request Order so we may provide an actual cost. Transmission and Primary feeders may need to be relocated if this project moves forward.

If you have any questions please feel free to call me at 629-1487.

Sincerely,



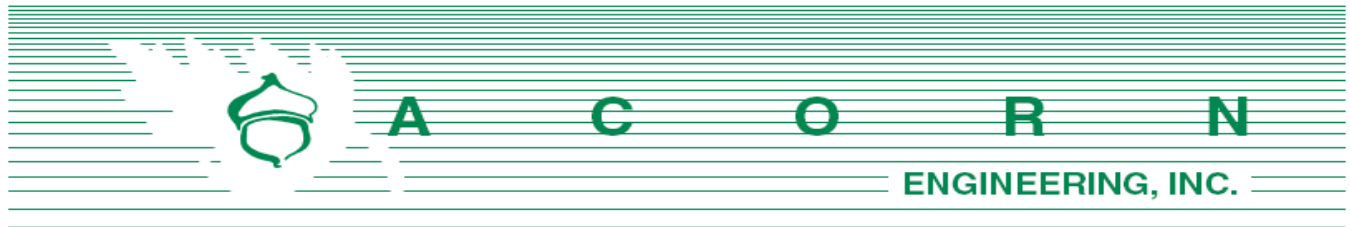
Paul DuPerre
Energy Service Specialist

162 Canco Road, Portland, ME 04103
Telephone 800.750.4000, Fax 207.791.1026
cmpco.com



An equal opportunity employer





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

November 8, 2018

Subject: 10 Hammond Street Redevelopment
Re: Ability to Serve

Dear Ms. Harmon:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The proposed project is located along 4-12 Hammond Street (Chart, Book, Lots 12-C-6,8,10,11,14), within the R-6 Residential Zoning District in Portland, Maine. The lot will be redeveloped into a three-story, 16-unit residential building with a subsurface parking garage. The two existing single-family structures will be demolished to facilitate the redevelopment.

We are not aware of any existing gas services to the property. It is proposed to route a service from the existing gas main on the far side of Hammond Street to the proposed building.

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

1. Any additional utility mapping such as gas lines within Hammond Street.
2. A confirmation of an existing gas main within Hammond Street, as well as the size of any gas lines and services in the vicinity.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's ability to serve the project.

I have attached an existing conditions plan created by RW Eaton Associates as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

A handwritten signature in cursive script that reads "Sam Lebel".

Sam Lebel, E.I.
Project Engineer
Acorn Engineering, Inc.



November 13, 2018

Sam Lebel
Acorn Engineering
PO Box 3372
Portland, ME 04104

Re: 10 Hammond Street, Portland

Dear Mr. Lebel:

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 either the 4" or 6" intermediate main on Hammond Street or Fox Street, depending on the final chosen location for the natural gas service to your proposed 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. Please provide gas load requirements, meter requirements, requested pressures and timelines for the evaluation to be completed.

If you have any further questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

Bridget Lauren Harmon
Business Development Representative
Unitil Corporation
harmon@unitil.com
(O) 207-541-2505 (F) 207-541-2565

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

T 207-541-2508 www.unitil.com



A C O R N

ENGINEERING, INC.

Consolidated Communications
Attn: Mr. Patrick Morrison
5 Davis Farm Road
Portland, Maine 04103

November 8, 2018

Subject: 10 Hammond Street Redevelopment
Re: Ability to Serve

Mr. Morrison:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the following request for Consolidated's ability to serve the proposed development. The proposed project is located along 4-12 Hammond Street (Chart, Book, Lots 12-C-6,8,10,11,14), within the R-6 Residential Zoning District in Portland, Maine. The lot will be redeveloped into a three-story, 16-unit residential building with a subsurface parking garage. The two existing single-family structures will be demolished to facilitate the redevelopment.

It is proposed that the aerial lines currently serving the existing homes be removed and new underground conduits be dropped from the existing utility pole at the intersection of Fox and Hammond to the proposed building.

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

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

I have attached an existing conditions plan created by RW Eaton Associates as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Sam Lebel, E.I.
Project Engineer
Acorn Engineering, Inc.



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

Sam Lebel

From: Morrison, Patrick <Patrick.Morrison@consolidated.com>
Sent: Thursday, November 8, 2018 3:02 PM
To: Sam Lebel
Cc: William Savage
Subject: RE: 10 Hammond Street Redevelopment

Hi Sam,

I have reviewed your letter and site layout. CCI has copper abilities on Hammond St to serve the new apartment development on Hammond St in Portland.

If you have any questions, comments, or concerns feel free to contact me at any time.

Thanks,

Patrick Morrison | Outside Plant Engineer
D: 207.535.4271 | C: 207.745.9363
Patrick.Morrison@consolidated.com
consolidated.com | NASDAQ: CNSL



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From: Sam Lebel [mailto:slebel@acorn-engineering.com]
Sent: Thursday, November 08, 2018 12:40 PM
To: Morrison, Patrick
Cc: William Savage
Subject: 10 Hammond Street Redevelopment

Hi Pat,

We have a proposed 16-unit residential redevelopment project along 4-12 Hammond Street in Portland. Attached is an ability to serve letter as well as an existing conditions plan and preliminary Utility Plan for your review.

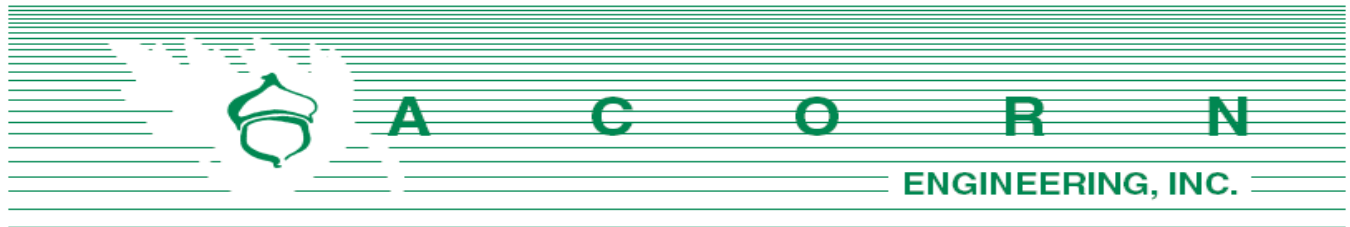
Please let me know if you have any questions or comments.

Thanks,

Sam Lebel, E.I.
Project Engineer

Licensed in Maine

Acorn Engineering, Inc.



Charter Communications
Attn: Mr. Mark Pelletier
118 Johnson Road
Portland, Maine 04102

November 8, 2018

Subject: 10 Hammond Street Redevelopment
Re: Ability to Serve

Dear Mr. Pelletier:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the following request for Charter's ability to serve the proposed development. The proposed project is located along 4-12 Hammond Street (Chart, Book, Lots 12-C-6,8,10,11,14), within the R-6 Residential Zoning District in Portland, Maine. The lot will be redeveloped into a three-story, 16-unit residential building with a subsurface parking garage. The two existing single-family structures will be demolished to facilitate the redevelopment.

It is proposed that the aerial lines currently serving the existing homes be removed and new underground conduits be dropped from the existing utility pole at the intersection of Fox and Hammond to the proposed building.

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

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

I have attached an existing conditions plan created by RW Eaton Associates as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Sam Lebel, E.I.
Project Engineer
Acorn Engineering, Inc.