

I. Utilities

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

Water:

An existing water line currently services the Gear Hub building from a water main within East Cove Street. This service will remain. A 6" parent connection is proposed from the new building to the water main within Washington Ave. At the property line, the 6" line will break off into two lines, a 4" and a 6". The 4" will function as the domestic water line and the 6" will function a sprinkler line.

Sewer:

An existing sewer service to the Gear Hub building is located along East Cove Street near the water service. This lateral will remain. A 6" sewer lateral is proposed from the new building to the sewer main which is located below the Washington Ave sidewalk.

Stormwater:

There is currently no drainage infrastructure on site. It is proposed to tie the new roof and foundation drains into the combined sewer via a storm drain. This connection will be separate from the sewer lateral so that if the sanitary and storm sewers are separated in the future, the storm drain can be tied into the separated storm sewer.

UGE/T/C:

The existing building has aerial services off of the utility pole within East Cove Street. These services will remain. To facilitate the construction of the building, the overhead lines that run from the utility pole at the intersection of Washington Ave and East Cove Street to the utility pole at the top of East Cove Street are proposed to be rerouted underground. Furthermore, underground conduits for electric, telephone, and cable utilities will be routed underground the new building from the utility pole adjacent to the existing driveway.

Gas:

There is currently no natural gas servicing the property. It is proposed to install a gas service off of the gas main within East Cove 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 6th, 2017 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. Responses received after this application will be uploaded as they're received.





A C O R N

ENGINEERING, INC.

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

November 6, 2017

Subject: 151-155 Washington Ave. Redevelopment
Re: Ability to Serve

To Whom It May Concern:

On behalf of Diving Rock, LLC, we are pleased to submit the following request for Portland Water District's (PWD) ability to serve the proposed redevelopment project. The project is located at 151-155 Washington Avenue (Chart, Book, Lots 12-G-1,2,3,8), within the B-2 Zoning District in Portland, Maine. The project consists of the development of a 4-story building with retail on the first floor and office space on stories 2,3 and 4. Utilities for the new building are proposed to be installed from the mains within Washington Ave.

It is believed that the existing building/garage has an existing water service off East Cove Street. The existing building and service is to remain. It is proposed to tap a 4" fire line off the main within Washington Ave with a 2" domestic line splitting off the 4" line just before the property line. Based upon the Section 4 of the Maine Subsurface Wastewater Disposal Rules, the project anticipates the following design flows:

Estimate of Design Flows			
Classification of Water Demand	Number of Units	Gallons per Day per unit	Total Gallons per Day
<i>Existing</i>			
Retail (Employee at place of employment with no showers: 12 GPD per employee)	3	12	36
Public Restroom	1	325	325
<i>Proposed</i>			
Office/Retail (Employee at place of employment with showers: 20 GPD per employee)	25	20	500
Public Restroom	1	325	325
Total Existing			361
Total Proposed			825
Net Change			+825 GPD
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition			

Based on a value of 25 employees and one public restroom within the new structure, the proposed project is anticipated to increase the net water demand by approximately 825 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 utility mapping within Washington Ave. & East Cove St.
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 hydrants
5. PWD's ability to serve the project

I have attached an existing conditions plan created by R.W. Eaton Associates, the fixture count spreadsheet, 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.
Design Engineer
Acorn Engineering, Inc.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 17, 2017

Sam Lebel
Acorn Engineering Inc.
158 Danforth Street
Portland, ME 04102

Re: 155 Washington Avenue, 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 6, 2017. Based on the information provided per plans dated November 9, 2017, 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 4-inch fire service and 2-inch domestic service may be installed from the water main in Washington Avenue. The service should enter through the properties frontage on Washington Avenue at least 10-feet from any side property lines.
- Portland Water District requires proper backflow prevention devices at all commercial properties. Each service line will require testable double check valve assembly backflow prevention devices. If any use other than that stated in your letter of November 6, 2017 is expected, please contact the District so we can review the backflow prevention requirements to meet your domestic water needs.
- Due to potential utility conflicts, test pits will be required to confirm adequate separation and ability to tap main prior to scheduling a service application. The test pits must be performed under PWD inspection and will be the responsibility of the developer.

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 does not currently have existing water service.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Washington Avenue and a public fire hydrant located approximately 75 feet from the site. The most recent static pressure reading was 83 psi on July 26, 2017.

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. 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.

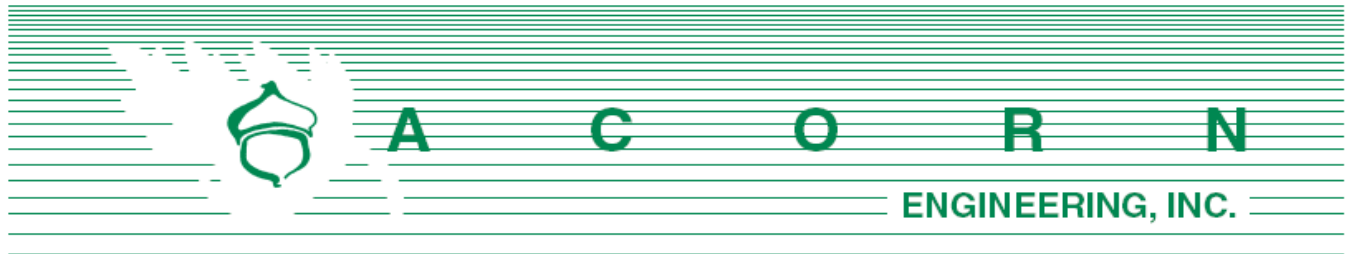
Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland 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 6, 2017

Subject: 151-155 Washington Ave. Redevelopment
Re: Ability to Serve

Mr. DuPerre:

On behalf of Diving Rock, LLC, we are pleased to submit the following request for Central Maine Power's (CMP) ability to serve the proposed redevelopment project. The project is located at 151-155 Washington Avenue (Chart, Book, Lots 12-G-1,2,3,8), within the B-2 Zoning District in Portland, Maine. The project consists of the development of a 4-story building with retail on the first floor and office space on stories 2,3 and 4. Utilities for the new building are proposed to be installed from the mains within Washington Ave.

The existing building/garage on site is proposed to remain and has overhead services from the existing utility pole at the top (easterly end) of East Cove Street. These services are also to remain. As seen on the attached Utility Plan, the proposed plan includes an underground electrical/telephone/cable service from the existing utility pole at the corner of Washington Ave. and East Cove St to the proposed structure. The projected electrical loads have not been determined at this point, but an ADA accessible elevator will be provided.

Furthermore, to facilitate the development of the new building, it is proposed to reroute the overhead lines that run from the utility pole at the intersection of Washington Ave and East Cove St. to the utility pole at the top of East Cove St, underground. This will allow the new structure to maintain adequate separation from any overhead utility lines.

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 property to the existing system
3. CMP's proposed infrastructure improvements within the project vicinity
4. CMP's ability to serve the project
5. Access requirement to the CMP meters

I have attached an existing conditions plan created by R.W. 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,

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

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

From: [Duperre, Paul](#)
To: [Sam Lebel](#)
Subject: 151 - 155 Washington
Date: Friday, December 1, 2017 12:57:13 PM

Hi Sam, I spoke to the line supervisors, CMP can put the primary wire underground at Pole 22 Washington Avenue and rise back at Pole 1 East Cove Street.

Also CMP may be able to feed your new facility off the existing bank of transformers feeding 134 Washington Avenue if your new loads do not exceed the 80kva available.

paul

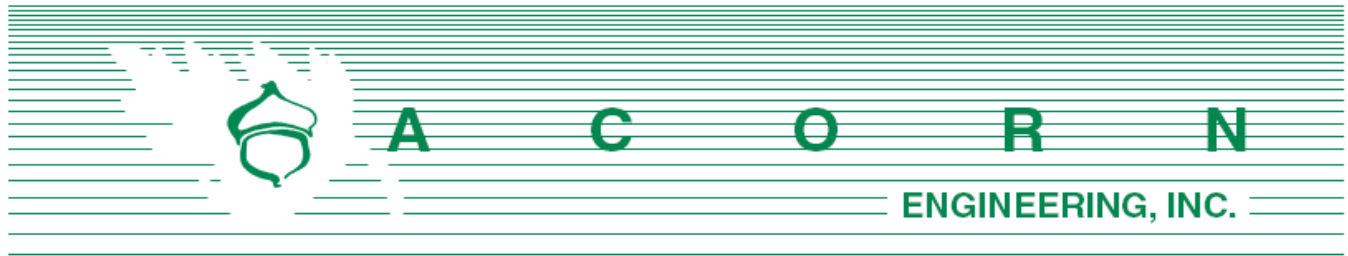
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Fairpoint Communications
5 Davis Farm Road
Portland, Maine 04103

November 6, 2017

Subject: 151-155 Washington Ave. Redevelopment
Re: Ability to Serve

To Whom It May Concern:

On behalf of Diving Rock, LLC, we are pleased to submit the following request for Fairpoint's ability to serve the proposed redevelopment project. The project is located at 151-155 Washington Avenue (Chart, Book, Lots 12-G-1,2,3,8), within the B-2 Zoning District in Portland, Maine. The project consists of the development of a 4-story building with retail on the first floor and office space on stories 2,3 and 4. Utilities for the new building are proposed to be installed from the mains within Washington Ave.

The existing building/garage on site is proposed to remain and has overhead services from the existing utility pole at the top (easterly end) of East Cove St. These services are also to remain. As seen on the attached Utility Plan, the proposed plan includes an underground electrical/telephone/cable service from the existing utility pole at the corner of Washington Ave. and East Cove St. to the proposed structure.

Furthermore, to facilitate the development of the new building, it is proposed to reroute the overhead lines that run from the utility pole at the intersection of Washington Ave and East Cove St. to the utility pole at the top of East Cove St, underground. This will allow the new structure to maintain adequate separation from any overhead utility lines.

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

1. Any additional information, such as utility mapping within Washington Ave. & East Cove St.
2. Any easements for overhead services currently crossing the proposed development
3. Alternative connection locations from the property to the existing 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 created by R.W. 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,

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

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



A C O R N

ENGINEERING, INC.

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

November 6, 2017

Subject: 151-155 Washington Ave. Redevelopment
Re: Ability to Serve

Mr. Pelletier:

On behalf of Diving Rock, LLC, we are pleased to submit the following request for Charter's ability to serve the proposed redevelopment project. The project is located at 151-155 Washington Avenue (Chart, Book, Lots 12-G-1,2,3,8), within the B-2 Zoning District in Portland, Maine. The project consists of the development of a 4-story building with retail on the first floor and office space on stories 2,3 and 4. Utilities for the new building are proposed to be installed from the mains within Washington Ave.

The existing building/garage on site is proposed to remain and has overhead services from the existing utility pole at the top (easterly end) of East Cove Street. These services are also to remain. As seen on the attached Utility Plan, the proposed plan includes an underground electrical/telephone/cable service from the existing utility pole at the corner of Washington Ave. and East Cove St to the proposed structure.

Furthermore, to facilitate the development of the new building, it is proposed to reroute the overhead lines that run from the utility pole at the intersection of Washington Ave. and East Cove St. to the utility pole at the top of East Cove St, underground. This will allow the new structure to maintain adequate separation from any overhead utility lines.

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

1. Any additional information, such as utility mapping within Washington Ave & East Cove St.
2. Any easements for overhead services currently crossing the proposed development
3. Alternative connection locations from the property to the existing 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 R.W. 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.
Design Engineer
Acorn Engineering, Inc.

From: [Pelletier, Mark](#)
To: [Sam Lebel](#)
Cc: [William Savage](#)
Subject: RE: 151-155 Washington Ave Redevelopment
Date: Wednesday, November 8, 2017 8:12:45 AM

Sam,

Please accept this email as the letter for Ability to Serve. Spectrum cable has cable plant on the pole that will service the bldg. The provided information shows to be serviced underground from pole. Spectrum will need 1- 4inch conduit swept up above grade and against riser pole. The same to be done at the foundation of bldg and by the power meters. A pull rope installed. We will need a common ground with CMP for our use for grounding our equipment.

Mark

From: Sam Lebel [mailto:slebel@acorn-engineering.com]
Sent: Monday, November 06, 2017 5:03 PM
To: Pelletier, Mark <Mark.Pelletier@charter.com>
Cc: William Savage <wsavage@acorn-engineering.com>
Subject: 151-155 Washington Ave Redevelopment

Hi Mark,

On behalf of our client, we are sending a formal ability to serve letter regarding the proposed development of a mixed-use building at 155 Washington Ave. in Portland. Please refer to the attached letter, existing conditions plan, and a preliminary utility plan from our office for more information. Please do not hesitate to contact me if you have any questions.

Thanks,

Sam Lebel
Design Engineer

Licensed E.I. in Maine

Acorn Engineering, Inc
PO Box 3372
Portland, Maine 04104
www.acorn-engineering.com

B. 207.775.2655
C. 207.478.4327

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A C O R N

ENGINEERING, INC.

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

November 6, 2017

Subject: 151-155 Washington Ave. Redevelopment
Re: Ability to Serve

Ms. Harmon:

On behalf of Diving Rock, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed redevelopment project. The project is located at 151-155 Washington Avenue (Chart, Book, Lots 12-G-1,2,3,8), within the B-2 Zoning District in Portland, Maine. The project consists of the development of a 4-story building with retail on the first floor and office space on stories 2,3 and 4. Utilities for the new building are proposed to be installed from the mains within Washington Ave.

The existing building/garage on site is proposed to remain. There are no known existing gas services to the site. It is proposed to install a gas service from the main within Washington Ave to the proposed structure as seen on the attached utility plan.

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

1. Any additional utility mapping such as gas lines on Washington Ave. and East Cove St.
2. A confirmation of an existing gas main within Washington Ave. & East Cove St., as well as the size of any gas lines and services.
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 R.W. 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.
Design Engineer
Acorn Engineering, Inc.



November 9, 2017

Sam Lebel, E.I.
Acorn Engineering, Inc.
PO Box 3372
Portland Maine 04104

Re: 151-155 Washington Avenue, Portland Maine

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 our distribution system to serve 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.

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 L. Harmon
Business Development Executive
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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