

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

November 14, 2014

Subject: East Bayside Lofts - Redfern Properties, LLC – Portland  
 Re: Ability to Serve

To whom it may concern:

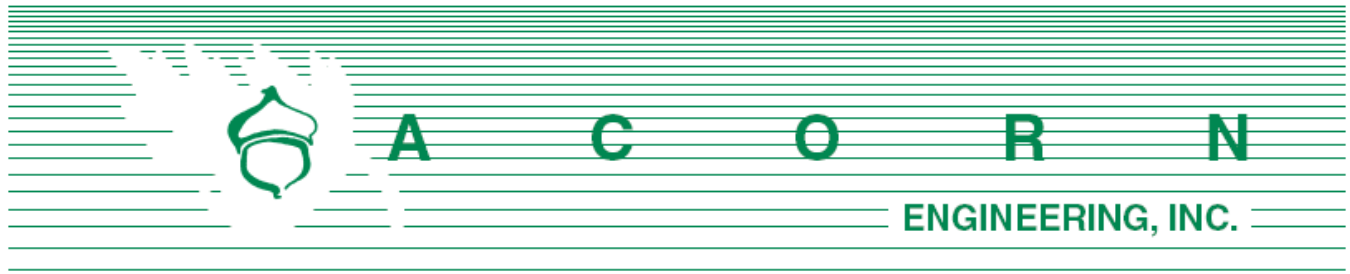
On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Portland Water District’s ability to serve the proposed development. East Bayside Lofts is a 53-unit vertical urban infill development located within Portland’s East Bayside community. The proposed building is anticipated to be four stories tall; the first story will comprise of a restaurant, two additional commercial spaces, and an indoor parking facility, and the second through fourth stories will contain a total of 12 studio apartments, 29 one-bedroom apartments, and 12 two-bedroom apartments for a total of 53 rental units within the building. An outdoor parking lot will also be included in the design.

The proposed project is located at the northeasterly corner of Fox Street and Anderson Street in Portland. The proposed lot is a combination of two properties which presently include Portland Tax Map 012, Block I, Lots 1 and 5. There is an existing auto service building and two smaller associated buildings located on Lot 1 which are to be demolished as part of the proposed project.

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

Conservative 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				
Tire & Automotive Facility	Employees w/o On-Site Shower Facility	4	12	48
Proposed flow				
Restaurant: Base Flow	Per Seat	50	30	1,500
Restaurant: Employees	Per Employee	12	12	144
Commercial 2	Per Employee	10	12	120
Commercial 3	Per Employee	12	12	144
East Bayside Lofts	≤2 – Bedroom	53	180	9,540
Net Change				11,400

\*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition



The proposed project is anticipated to add a net water usage from the development of 11,400 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. The anticipated flow assumes a conservative water usage estimate; a high seating capacity of 50 was used as an estimated flow for the restaurant, and many of the apartments are 1-bedroom apartments or studio apartments. For these reasons, the actual water usage for this location may be lower.

Separate services are proposed for the commercial properties and the residential units. For the residential units, the developer has proposed a new eight-inch fire line service for the development that would tie into the existing water main in Everett Street, as well as a four-inch domestic service. The developer is also proposing individual one-inch services for each of the commercial properties. Any available data you may have on flow data for the nearest hydrant, existing maps for utilities within Everett Street, location of any existing water services to the lots, as well as any project recommendations (such as options for water metering) would be appreciated. I have attached a preliminary utility plan to facilitate your review. Please let me know if you have any further questions or comments.

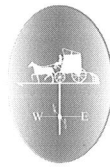
Sincerely,

A handwritten signature in black ink, appearing to read 'Michael A. Guethle', is located below the 'Sincerely,' text.

Michael A. Guethle

Design Engineer  
Acorn Engineering, Inc.

cc: Will Savage  
Jonathan Cully  
Ryan Senatore



## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

December 17, 2014

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

Attn: Michael Guethle  
Re: East Bayside Lofts; Anderson Street, Portland  
Ability to Serve with PWD Water

Dear Mr.. Guethle:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on November 17, 2014. 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 does not constitute approval of this project from the District. Review and approval of final plans is required.** Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

### Existing Site Service

According to District records, the project site does currently have existing water service. Two 3/4-inch diameter copper water service lines, located as shown on the attached water service cards, provide water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.

### Water System Characteristics

According to District records, there is an 20-inch diameter cast iron water main on the southeast side of Fox Street, a 12" ductile iron water main on the northeast side of Anderson Street and a 6" cast iron water main on the southeast side of Everett Street and a public fire hydrant located 75 feet from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Anderson Street 15 feet southeast of Everett Street  
Hydrant Number: POD-HYD00004  
Last Tested: 6/11/1991  
Static Pressure: 95 psi  
Residual Pressure: ##  
Flow: 1247 GPM

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PO - 89 Anderson Street - Ability to Serve Determination - December 2014



Static Pressure was retested on @/10/2012 with 106 psi.

### Public Fire Protection

You have indicated that this project will not include the installation of new public hydrants to be accepted into the District water system. 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 the MEANS group to request a hydrant flow test and we will work with you to get more complete data.

### Conditions of Service

The existing services at this site may be used by the proposed development as long as the project team determines that they will provide adequate flow and pressure for the proposed use. If any of the existing services will no longer be used as a result of the development then they must be retired per PWD standards. This includes shutting the corporation valve and cutting the pipe from the water main.

As your project progresses, we advise that you submit any preliminary design plans to the MEANS group for review of the water service line configuration. We will work with you or your representative to ensure that the design meets our current standards. Please be aware that there are City storm water separation projects going on in this area that may or may not include water main renewal work. As you proceed, please coordinate with the City and District to avoid any issues related to these projects. If the District can be of further assistance in this matter, please let us know.

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Sincerely,  
Portland Water District



Gordon Johnson, P.E.  
Engineering Services Manager