

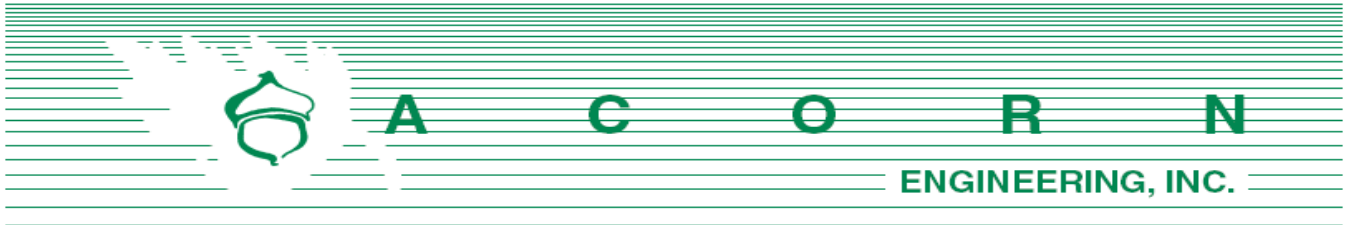
6. Utilities

The proposed project will include installation of a new connections to existing utility stubs and a new service from Marion Street.

As identified in the Existing Conditions Plan, the site has existing overhead services (2) that connect to the existing building in front and side of the property from Washington Ave and Marion Street respectively; these overhead utilities will be rerouted underground from a pole-mounted transformer installed on the existing utility pole on Washington Ave. There are existing services for sewer and water that were stubbed and marked during demolition of the previous structure, it is proposed that these lines be continued into the new building. The existing gas service from Washington Ave as field-verified by Unitil and shown on the Existing Conditions Plan was retired in May 2016 as confirmed by Unitil; it is proposed that two units be serviced with gas from new connection from Marion Street.

Ability to serve letters have been sent out 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. Pending responses will be forwarded to the planner once received.





Department of Public Services
 55 Portland Street
 Portland, Maine 04101

July 11st, 2016

Subject: 93 Washington Ave. Redevelopment
 Re: Ability to Serve

To Whom This May Concern,

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for the Department of Public Services' (DPS) ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

There is no existing domestic sewer connection to the site as identified by the existing conditions survey (attached) and Dig Safe markings. It is proposed that a new connection be extended from Marion Street.

Based upon the Section 4 of the Maine Subsurface Wastewater 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	4 Bedroom	1	360	360
				<i>360</i>
Proposed flow				
Retail Shop (Place of Employment)	No Showers, 4 Employees	5	48	240
				<i>240</i>
Net Change				-120
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

The proposed project is anticipated to decrease the net flow by approximately 120 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:

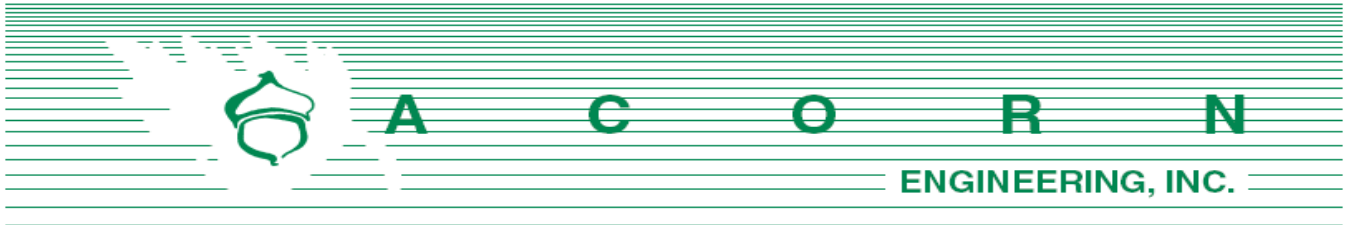
1. A confirmation that there is no existing service or sewer connection card.
2. Any additional information, such as utility mapping within Washington Ave. and Marion St. including inverts.
3. Alternative connection locations from the development to the existing system.
4. DPS' proposed infrastructure improvements, including sewer/storm separation, within the project vicinity.
5. DPS' ability to serve the project.

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

Sincerely,



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



Department of Public Services
 55 Portland Street
 Portland, Maine 04101

July 1st, 2016

Subject: 93 Washington Ave. Redevelopment
 Re: Ability to Serve

To Whom This May Concern,

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for the Department of Public Services' (DPS) ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

There is no existing domestic sewer connection to the site as identified by the existing conditions survey (attached) and Dig Safe markings. It is proposed that a new connection be extended from Marion Street.

Based upon the Section 4 of the Maine Subsurface Wastewater 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	4 Bedroom	1	360	360
				<i>360</i>
Proposed flow				
Retail Shop (Place of Employment)	No Showers, 4 Employees	5	48	240
	-			<i>240</i>
Net Change				-120
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

The proposed project is anticipated to decrease the net flow by approximately 120 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:

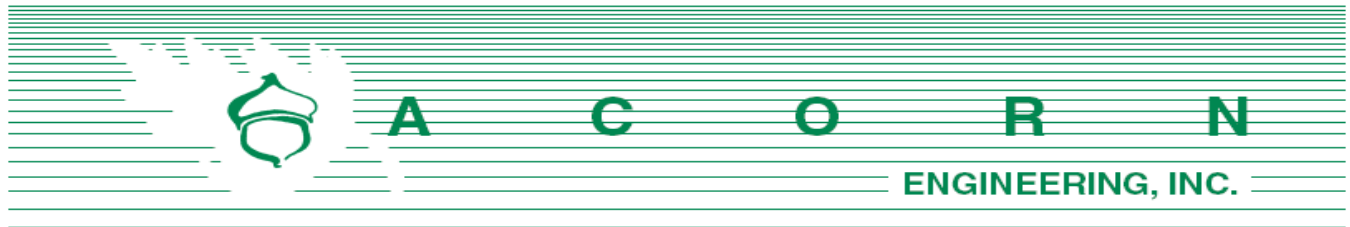
1. A confirmation that there is no existing service or sewer connection card.
2. Any additional information, such as utility mapping within Washington Ave. and Marion St. including inverts.
3. Alternative connection locations from the development to the existing system.
4. DPS' proposed infrastructure improvements, including sewer/storm separation, within the project vicinity.
5. DPS' ability to serve the project.

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

Sincerely,



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



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

July 1st, 2016

Subject: 93 Washington Ave. Redevelopment
Re: Ability to Serve

Dear Mr. DuPerre:

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for the Central Maine Power's (CMP) ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

We believe that there are two overhead services to the existing building. It is proposed that the overhead services be removed and the service line be rerouted underground from the proposed pole transformer on Washington Ave.

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

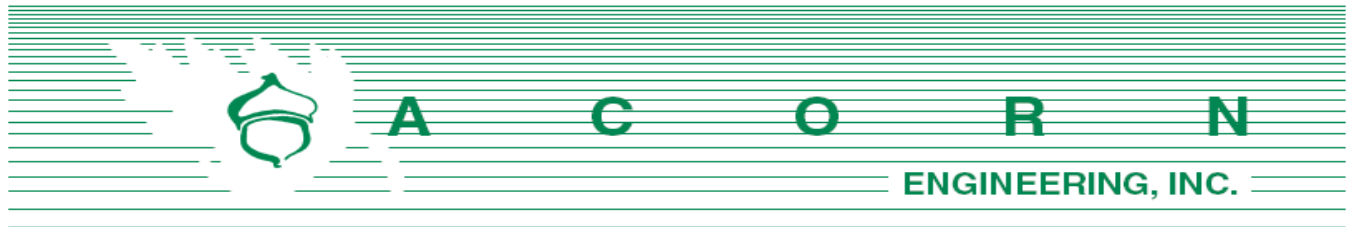
1. Any easements for overhead services currently crossing the proposed development.
2. Alternative connection locations from the development to the existing system.
3. CMP's proposed infrastructure improvements within the project vicinity.
4. CMP's ability to serve the project.
5. Access requirements to the CMP meters.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Olivia Dawson', is placed below the 'Sincerely,' text.

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



Unitil Service Corp.
Attn: Mr. Scott Carpenter
376 Riverside Industrial Parkway
Portland, Maine 04103

July 1st, 2016

Subject: 93 Washington Ave. Redevelopment
Re: Ability to Serve

Dear Mr. Carpenter:

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

We believe that there is an existing half-inch service to the building but the line had not been field verified per the Existing Conditions Plan (as attached). It is proposed that a new service be extended from the existing line.

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

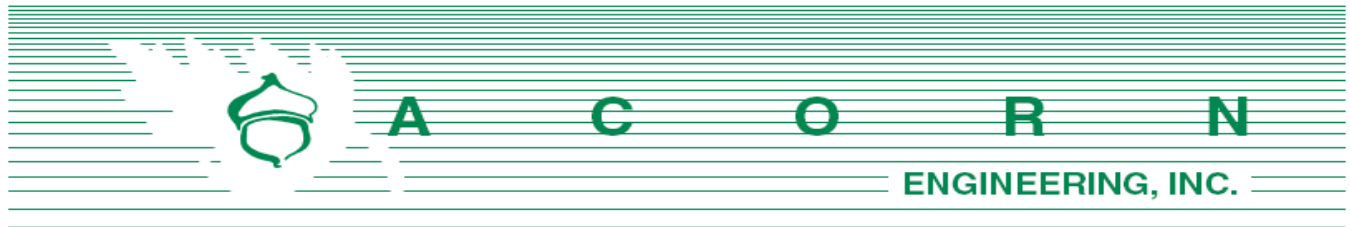
1. Any additional utility mapping such as gas lines on Washington Ave. or Marion St.
2. A confirmation of a ½" service line from Washington Ave. to the existing household.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's ability to serve the project.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Olivia Dawson', is placed below the 'Sincerely,' text.

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



Time Warner Cable
Attn: Mr. Mark Pelletier
118 Johnson Road
Portland, Maine 04102

July 1st, 2016

Subject: 93 Washington Ave. Redevelopment
Re: Ability to Serve

Dear Mr. Pelletier:

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for Time Warner Cable's (TWC) ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

We believe that there are two existing overhead services to the existing building. It is proposed that the overhead services be removed and the service line be rerouted underground from the proposed the utility pole on Washington Ave.

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

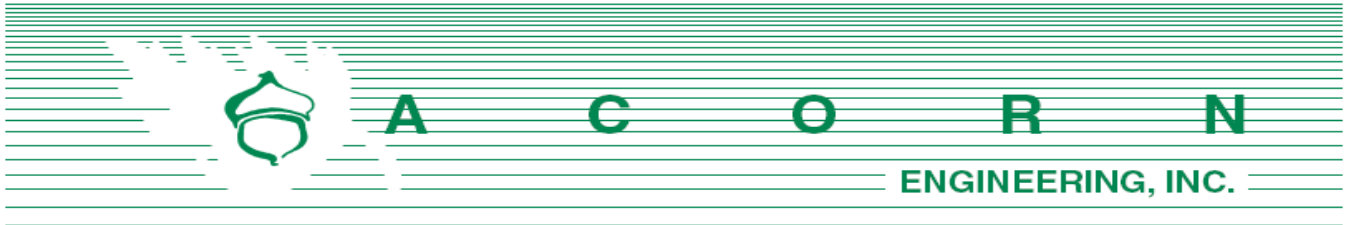
1. Any additional information, such as utility mapping within Washington St. and Marion St.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. TWC's proposed infrastructure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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Olivia Dawson', is placed below the 'Sincerely,' text.

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



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

July 1st, 2016

Subject: 93 Washington Ave. Redevelopment
 Re: Ability to Serve

To Whom It May Concern:

On behalf of Cotton Street Holdings, LLC, we are pleased to submit the following request for the Portland Water District's (PWD) ability to serve the proposed development. The project is a redevelopment of an existing 2.5 story household into a 5-unit retail development composed of six shipping containers placed side by side. The site is located at 93 Washington Avenue (Map, Book, Lot 12, P, 022), within the B-2b zoning district in Portland, Maine. The existing household is to be demolished.

Based upon the Section 4 of the Maine Subsurface Wastewater 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	4 Bedroom	1	360	360
				<i>360</i>
Proposed flow				
Retail Shop (Place of Employment)	No Showers, 4 Employees	5	48	240
				<i>240</i>
Net Change				-120
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

The proposed project is anticipated to decrease the net water usage by approximately 120 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. and Marion St.; more specifically confirmation on the location and size of the service to the existing building and the size of the water mains on Washington Ave. and Marion St.
2. A confirmation of existing service from the existing meter box located on Washington Ave.
3. Alternative connection locations from the development to the existing system.
4. PWD's proposed infrastructure improvements within the project vicinity.
5. Flow data for adjacent hydrants.
6. PWD's ability to serve the project.

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

Sincerely,



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