

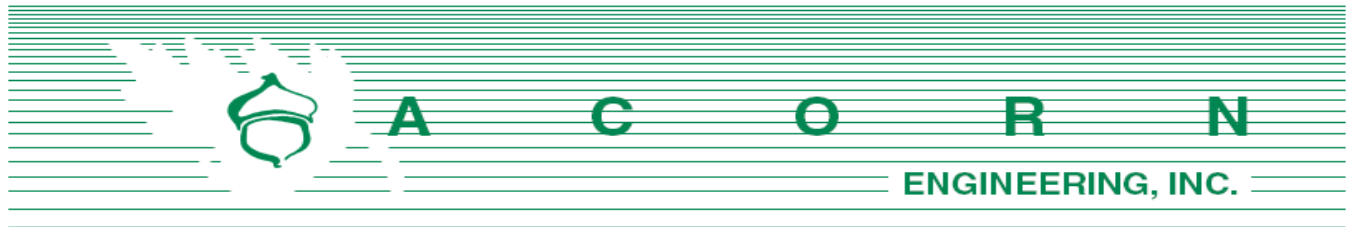
## M. Utilities

As identified in the Existing Conditions Plan, the site has existing overhead services (2) that connect to the existing building in front of the property; overhead utility is proposed to be rerouted underground to an on-site transformer; the cable/telephone service is to bypass the transformer. The existing overhead services along Sheridan Street and their corresponding utility poles directly abutting the property are to remain and be protected during construction. It is proposed, with coordination with Central Maine Power, that one utility pole along the front of the property be relocated to a point of non-conflict with the new driveway entrance.

There are no existing gas services or sewer service extending from the existing building as confirmed by Unutil Gas and the City of Portland Public Works; new services are proposed with connections into the existing systems in Sheridan Street.

Ability to serve letters, originally sent on June 7<sup>th</sup>, 2016 for a 34-unit project and since revised for a 19-unit project, 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.





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

May 11, 2017

Subject: 155 Sheridan Street Redevelopment  
Re: Updated Ability to Serve

Paul DuPerre:

On behalf of BD Sheridan, LLC, we are pleased to submit the following request for CMP's ability to serve the proposed development; the site is located at 153-165 Sheridan Street (Map, Book, Lot 12-Q-12 & 12-Q-10), within the R-6 residential zoning district in Portland, Maine. The project was previously submitted to CMP on June 7<sup>th</sup>, 2016 as a 34-unit redevelopment project but has since evolved to be a four-level, 19-unit building with parking provided internally on the first floor. The existing 1.5-story building and existing overhead services are to be demolished.

It is still proposed that the main overhead lines servicing Sheridan Street remain as is and that the new, three-phase service be rerouted underground from a relocated utility pole to an on-site transformer. One of the existing utility poles needs to be relocated due to the proposed driveway entrance to the parking garage. The attached utility plan shows the preferred location for the relocated utility pole and transformer. The transformer pad has a five-foot side clearance from the building, a front clearance of approximately twelve feet as provided on the north side of the pad, and a rear clearance of five feet as provided on the south side of the pad. Due to site constraints, only three feet of clearance can be provided from the property line.

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 and transformer pad locations from the development to the existing system.
3. Confirmation of the proposed location or recommendation or the final location for the relocated utility pole.
4. Confirm that the proposed transformer pad setbacks is acceptable or recommendations on a revised pad layout.
5. CMP's proposed infrastructure improvements within the project vicinity.
6. CMP's ability to serve the project.
7. Access requirements to the CMP meters.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Olivia Dawson". The signature is fluid and cursive, with the first name being more prominent.

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



A C O R N

ENGINEERING, INC.

Fairpoint Communications  
Attn: Brian Bouchard  
5 Davis Farm Road  
Portland, Maine 04103

May 11, 2017

Subject: 155 Sheridan Street Redevelopment  
Re: Updated Ability to Serve

Brian Bouchard:

On behalf of BD Sheridan, LLC, we are pleased to submit the following request for the Fairpoint's ability to serve the proposed development; the site is located at 153-165 Sheridan Street (Map, Book, Lot 12-Q-12 & 12-Q-10), within the R-6 residential zoning district in Portland, Maine. The project was previously submitted to Fairpoint on June 7<sup>th</sup>, 2016 as a 34-unit redevelopment project but has since evolved to be a four-level, 19-unit building with parking provided internally on the first floor. The existing 1.5-story building and existing overhead services are to be demolished.

It is still proposed that the main overhead lines servicing Sheridan Street remain as is and the new service be rerouted underground from a relocated utility pole as noted on the utility plan. The service is also to bypass the proposed transformer.

On behalf of the client, we are requesting an update, if any, for the following information:

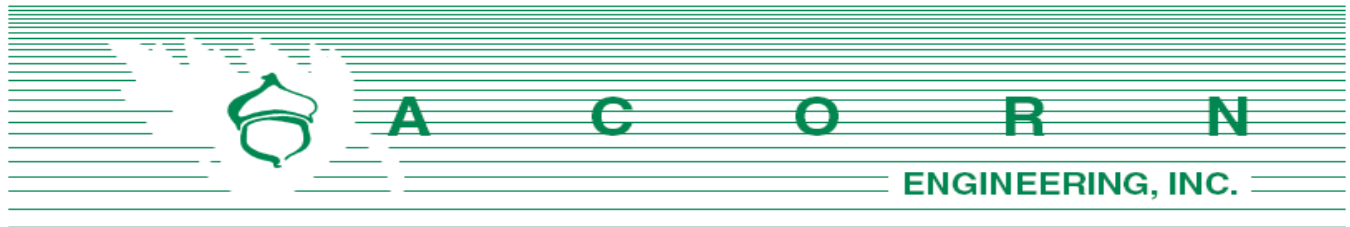
1. Any additional information, such as utility mapping within Sheridan Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Fairpoint's proposed infrastructure improvements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

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

Sincerely,

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





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

May 11, 2017

Subject: 155 Sheridan Street Redevelopment  
 Re: Updated Ability to Serve

To Whom It May Concern:

On behalf of BD Sheridan, LLC, we are pleased to submit the following request for PWD's ability to serve the proposed development; the site is located at 153-165 Sheridan Street (Map, Book, Lot 12-Q-12 & 12-Q-10), within the R-6 residential zoning district in Portland, Maine. The project was previously submitted to PWD on June 7<sup>th</sup>, 2016 as a 34-unit redevelopment project but has since evolved to be a four-level, 19-unit building with parking provided internally on the first floor. The existing 1.5-story building and existing domestic water service are to be demolished.

Previous conversations with PWD included proposing a main line extension of the existing 8" DI water main within Sheridan Street. Due to the redesign of the building and relocation of the mechanical room, the water service can tap the existing water main and run perpendicular to the street. It is also proposed, to limit the amount of utility pavement cuts, that the building be service via a parent/child connection; an 8" parent is proposed to split into a 6" domestic and 2" fire service within the furnishing zone of the ROW.

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

<b>Estimate of Anticipated Design Flows</b>				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
<b>Existing flow to be removed</b>				
Single Family Residential Units	1 Bedroom	0	180	0
	2 Bedroom	1	180	180
				<i>180</i>
<b>Proposed flow</b>				
Attached Single Family Residential Units	1 Bedroom	14	180	2,520
	2 Bedroom	5	180	900
				<i>3,420</i>
<b>Net Change</b>				<b>+ 3,240</b>
*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 approximately 3,240 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 and, considering the compact nature of the units, ranging from 834 to 1,438 square feet, the actual flows are anticipated to be lower.

On behalf of the client, we are requesting an update, if any, for the following information:

1. Any additional information, such as utility mapping within Sheridan Street; more specifically the location of the service to the existing building.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. New flow data for adjacent hydrants.
5. PWD's ability to serve the project.

I have attached an existing conditions plan completed by Titcomb Associates, a revised preliminary utility plan, and an updated PWD fixture count spreadsheet from our office to facilitate your review. Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,



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



A C O R N

ENGINEERING, INC.

Spectrum Cable  
Attn: Mark Pelletier  
118 Johnson Road  
Portland, Maine 04102

May 11, 2017

Subject: 155 Sheridan Street Redevelopment  
Re: Updated Ability to Serve

Mark Pelletier:

On behalf of BD Sheridan, LLC, we are pleased to submit the following request for the Spectrum's ability to serve the proposed development; the site is located at 153-165 Sheridan Street (Map, Book, Lot 12-Q-12 & 12-Q-10), within the R-6 residential zoning district in Portland, Maine. The project was previously submitted to Spectrum (formally Charter) on June 7<sup>th</sup>, 2016 as a 34-unit redevelopment project but has since evolved to be a four-level, 19-unit building with parking provided internally on the first floor. The existing 1.5-story building and existing overhead services are to be demolished.

It is still proposed that the main overhead lines servicing Sheridan Street remain as is and the new service be rerouted underground from a relocated utility pole as noted on the utility plan. The service is also to bypass the proposed transformer.

On behalf of the client, we are requesting an update, if any, for the following information:

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

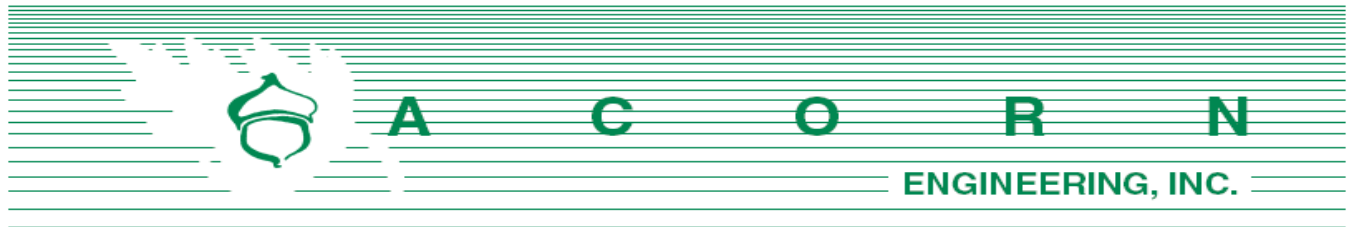
I have attached an existing conditions plan created by Titcomb Associates as well as an updated preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,

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



A C O R N Engineering, Inc. • [www.acorn-engineering.com](http://www.acorn-engineering.com)  
207-775-2655 • PO Box 3372 • Portland • Maine • 04104



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

May 11, 2017

Subject: 155 Sheridan Street Redevelopment  
Re: Updated Ability to Serve

Bridget Harmon:

On behalf of BD Sheridan, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development; the site is located at 153-165 Sheridan Street (Map, Book, Lot 12-Q-12 & 12-Q-10), within the R-6 residential zoning district in Portland, Maine. The project was previously submitted to Unitil on June 7<sup>th</sup>, 2016 as a 34-unit redevelopment project but has since evolved to be a four-level, 19-unit building with parking provided internally on the first floor. The existing 1.5-story building is to be demolished.

It has since been confirmed that a gas service will be required for the building. From our previous conversations, an existing gas main was identified within Sheridan Street. It is proposed that the new service connect to the main located within the City sidewalk.

On behalf of the client, we are requesting any updates, if any, for the following information:

1. Any additional utility mapping such as gas lines on Sheridan or North Street.
2. Unitil's proposed infrastructure improvements within the project vicinity.
3. Unitil's ability to serve the project.

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

Sincerely,

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