J. Utilities

The project will include the installation of new utilities: electricity/telephone/cable, sewer, and water. It is proposed that the North Building be served by an underground electrical/telephone/cable service from the rear (electrical service via a transformer), a domestic water and fire service to the northernmost wall, and a new sewer service from the front. The roof drains will be separated from the existing sewer service and tie independently into the existing CSO system within Washington Ave.

The stormwater generated from the new impervious surface is to be redirected into the existing catch basin (Ex. CB-2) within 107 Washington Ave and continue to outlet into the existing combined sewer/stormwater municipal system in Washington Ave.

Responses have been received from Portland Water District, Fairpoint Communications, and Charter Communications as attached. A formal response from Central Maine Power will be submitted once received.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

March 14, 2017

Olivia Dawson
Acorn Engineering
PO Box 3372
Portland, ME 04104

Re: 123 Washington Avenue, PO
Ability to Serve with PWD Water

Dear Ms. Dawson:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on February 21, 2017. Based on the information provided per markups from PWD on the site/utility plan dated 3/7/17, 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.**

Conditions of Service

The following conditions of service apply:

- A new 8-inch parent fire service to be reduced to 6-inch on private property with 4-inch child domestic service may be installed from the water main in Washington Avenue. The services should enter through the properties frontage on Washington Avenue.
- PWD will grant the following exceptions for this project only:
  - Water service line maintains minimum 5' horizontal separation from gas line.
  - Water service line maintains minimum 2' separation from side property line.
  - PWD to retire existing services as part of main renewal.
- PWD asks that the developer takes the following actions:
  - A temporary connection on the side of the building will be required to serve the property during PWD main renewal in Washington Avenue and can be abandoned once complete.
  - New internal piping shall be designed to accept existing service line and new service line during switch over when the main is renewed in Washington Avenue.
- Proper easement documentation must be obtained from any properties that will be impacted by the installation, repair and replacement of the water service line. The easement(s) should specifically cite the right to install and maintain utilities.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.
- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.

Existing Site Service

According to District records, the project site does currently have existing water service. Two 4-inch diameter cast iron water service lines and one 6-inch service line provide water service to this site. As part of the Washington Avenue main renewal, PWD will retire these services.

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 75 feet from the site. The most recent static pressure reading was 60 psi on August 25, 2016.

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.

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

Gordon S. Johnson, P.E.
Engineering Services Manager

5 Davis Farm Rd
Portland, ME 04103
207- 712-1063 Cell
207- 797-1098 Fax

March 17, 2017

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed multi-tenant facility to be located at 105-121 Washington Avenue in Portland. FairPoint Communications currently has aerial facilities along Walnut and Sheridan St which can be extended via the new utility pole and underground network. FairPoint Communications does not have any facilities on the two utility poles behind the property that you have proposed to be removed. We do, however, have a buried cable that attaches to the side of the building facing Walnut St. It is located towards the rear of the building where the contour of the exterior wall extends to form a corner. There may be work required to make this cable safe if demolition is to occur; at this time I do not have all the information regarding that item of plant I require and will continue to gather more information. Please do not hesitate to contact me with any questions.

Sincerely,

Brian M. Bouchard

FairPoint Outside Plant Engineer

Email: bbouchard1@fairpoint.com

Phone: 207-712-1063

Olivia Dawson

From: Pelletier, Mark <Mark.Pelletier@charter.com>
Sent: Friday, March 24, 2017 3:27 PM
To: Olivia Dawson
Subject: RE: 121 Washington Ave - Ability to Serve

Oliva,

I hope this email will be adequate for the Letter to Serve request.

Spectrum Cable(formally Time Warner) can provide services to this project. We have our services on existing pole lines on Washington Ave and Sheridan St.
We currently have a service drop on the main pole line on Washington Ave. Then hitting the point pole on right corner of this property and continuing aerially to existing bldg.

Our maximum drop length is 250ft. Anything else would require us to extend our main cable plant. That may be the case if we are to come from Sheridan St? If the services are to be underground. We require a 2inch pipe for a service drop only, and a 4inch if we need to extend our main cable plant. All conduit ends to swept up above grade, IE: pole and bldg.

Sorry for the delay.

Mark

From: Olivia Dawson [mailto:odawson@acorn-engineering.com]
Sent: Friday, March 24, 2017 9:08 AM
To: Pelletier, Mark <Mark.Pelletier@charter.com>
Subject: FW: 121 Washington Ave - Ability to Serve

Morning Mark – Just wanted to touch base with you on this project and finalize anything in writing for Charter's ability to serve.

I have reattached the previous plans and feel free to call me to discuss or review any of the site elements prior to issuing a formal ability to serve letter.

Thanks!

- **Olivia**

C: *(585) 797-8780*

From: Olivia Dawson
Sent: Wednesday, March 15, 2017 12:36 PM
To: 'Pelletier, Mark' <Mark.Pelletier@charter.com>

Cc: William Savage <wsavage@acorn-engineering.com>
Subject: 121 Washington Ave - Ability to Serve

Good Afternoon Mark,

Acorn Engineering, Inc., on behalf of CSH 123, LLC, is sending a formal Ability to Serve letter to your office for the proposed change of use project at 121 Washington Ave in Portland, Maine; the existing building is to be converted from wholesale use to include retail and a distillery.

Attached is the Ability to Serve Letter, Site, Utility, & Landscape Plan, and an existing conditions survey as completed by Titcomb Associates.

Please do not hesitate to contact me or our office with any questions or clarifications.

Thanks!

Olivia Dawson
Engineer
Licensed E.I. in Maine
Licensed E.I.T in New York

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

C: 585.797.8780
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