

6. Utilities

The proposed project will include installation of new utility services to the building. Presently the existing building is served by overhead electrical, telephone and cable. These overhead utilities will be rerouted underground as part of the project. Ability to serve letters have supplied 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. Responses will be forwarded to the planner once received.



A C O R N

ENGINEERING, INC.

Department of Public Services
Attn: David Margolis-Pineo
55 Portland Street
Portland, Maine 04101

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

Dear David,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for the Department of Public Services' ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

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

1. Any additional information, such as additional utility mapping within Waterville or Fore Street including inverts.
2. Alternative connection locations from the development to the existing system.
3. DPS's proposed infrastructure improvements within the project vicinity.
4. DPS's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: 1/5/16

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 31 Fore Street Chart Block Lot Number: 16-J-26

Proposed Use: Multi-Family
 Previous Use: Multi-Family
 Existing Sanitary Flows: _____ GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.
Proposed connection in either Waterville or Fore St
Final location to be determined

Site Category	Commercial (<i>see part 4 below</i>)	
	Industrial (<i>complete part 5 below</i>)	
	Governmental	
	Residential	X
	Other (<i>specify</i>)	

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: TBD Phone: _____

Owner/Developer Name: Bob LeBlanc - Peninsula Property Development, LLC

Owner/Developer Address: 59 Moody Street, Portland, Maine 04101

Phone: (207) 776-913 Fax: _____ E-mail: robertleblanc1@me.com

Engineering Consultant Name: Will Savage - Acorn Engineering, Inc.

Engineering Consultant Address: 158 Danforth Street Portland, Maine 04102

Phone: (207) 775-2655 Fax: _____ E-mail: wsavage@acorn-engineering.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 300 GPD

Peaking Factor/ Peak Times: Diurnal Residential Flow Pattern

Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)
State of Maine Subsurface Wastewater Disposal Rules, Effective August 3rd, 2015

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.



A C O R N

ENGINEERING, INC.

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

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

To whom it may concern:

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for Portland Water District's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

Based upon the Section 4 of the Maine Subsurface Water 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	1 Bedroom	0	120	0
	2 Bedroom	3	210	630
	3 Bedroom	0	300	0
				<i>630</i>
Proposed flow				
Residential Units	1 Bedroom	1	120	120
	2 Bedroom	1	210	210
	3 Bedroom	2	300	600
				<i>930</i>
Net Change				300
*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 300 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.



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A C O R N

ENGINEERING, INC.

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

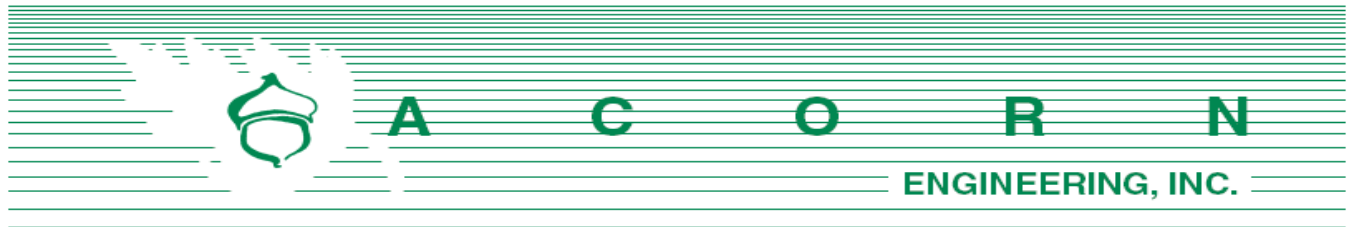
1. Any additional information, such as additional utility mapping within Waterville or Fore Street.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrants.
5. PWD's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.





Central Maine Power Company
Attn: Tony Tanquay
162 Canco Road
Portland, Maine 04103

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

Tony Tanquay,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for Central Maine Power's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

Presently power is supplied overhead to the 3-unit from the existing pole on Waterville Street approximately 100 ft away from the intersection with Fore St. It is proposed that the 4-unit building be served by an underground conduit from the existing pole with stand-off brackets. It is anticipated the 4-unit would be served by a pole mounted transformer on the existing pole.

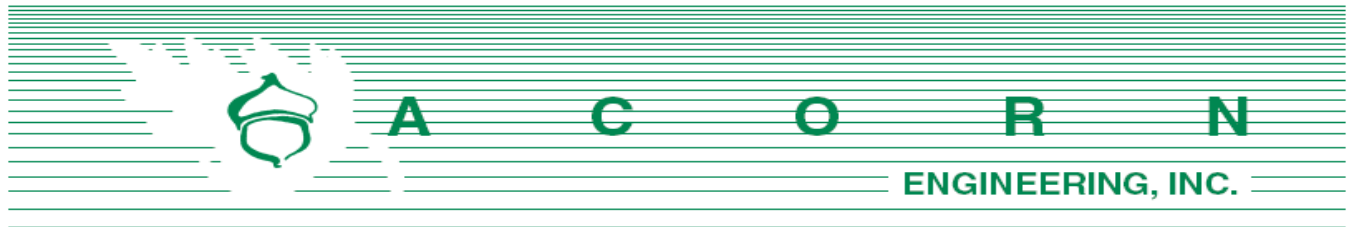
On behalf of the client we are requesting the following information:

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. Confirmation the existing pole will be an allowed location for the transformer.
6. Access requirements to the CMP meters.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.



Fairpoint Communications
Attn: Scott Derrig
5 Davis Farm Road
Portland, Maine 04103

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

Scott Derrig,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for Fairpoint Communication's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

We believe service is presently supplied overhead to the 3-unit from the existing pole on Waterville Street approximately 100 ft away from the intersection with Fore St. It is proposed that the 4-unit building be served by an underground conduit from the existing pole with stand-off brackets.

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

1. Any additional information, such as additional utility mapping within Waterville or Fore 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. Fairpoint's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.



A C O R N

ENGINEERING, INC.

Time Warner Cable
Attn: Mark Pelletier
5 Davis Farm Road
118 Johnson Road
Portland, Maine 04102

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

Mark Pelletier,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for Time Warner Cable's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

We believe service is presently supplied overhead to the 3-unit from the existing pole on Waterville Street approximately 100 ft away from the intersection with Fore St. It is proposed that the 4-unit building be served by an underground conduit from the existing pole with stand-off brackets.

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

1. Any additional information, such as additional utility mapping within Waterville or Fore 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. Fairpoint's ability to serve the project.

I have attached an existing conditions plan by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

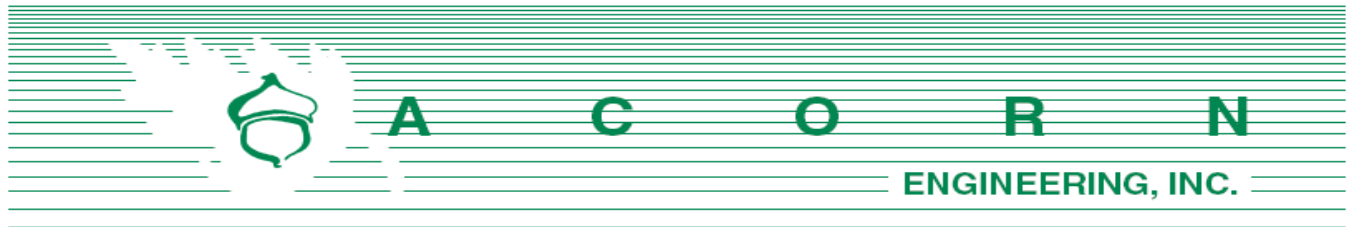
Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
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Unitil Service Corp.
Attn: Kelly Fowler
P.O. Box 3586
Portland, Maine 04104

January 4, 2016

Subject: 31 Fore Street Redevelopment
Re: Ability to Serve

Kelly Fowler,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building located at 31 Fore Street (16-J-26), within the R-6 residential zoning district, in Portland, Maine. The existing 3-unit, 3-story, wood frame building will be removed as part of the construction of the urban infill development.

The developer plans to serve the proposed building with a gas service. At this time we have proposed that the new service be established from the existing underground line within Waterville Street, and into the mechanical closet for the development. Gas loading computations, delivery pressure, total number of meters, and other site information will be performed by the client's mechanical engineer, at a later date.

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

1. Any additional information, such as additional utility mapping within Waterville or Fore 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 by Owen Haskell and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.

C: Joe Renda – Unitil Corporation