



Haley & Aldrich, Inc.  
75 Washington Avenue  
Suite 1A  
Portland, ME 04101  
207.482.4600

3 June 2015  
File No. 42222-000

113 Newbury Street, LLC  
15 Middle Street, Suite A2  
Portland, Maine 04101

Attention: Joe Dasco

Subject: Utility Work in Newbury and Federal Streets  
Seaport Lofts Project

Ladies and Gentlemen:

Per the request of Richardson, Whitman, Large and Badger (RWLB), we have reviewed the scope of the utility installation work within the limits of Hancock and Newbury Streets and have evaluated whether the work would cause additional movement of the new site retaining wall and the existing adjacent structures north and northeast of the subject site. It is our understanding that it is your desire to release this work to Landry-French for immediate execution if it is determined the work will have no adverse impacts on these structures.

Per discussions with you during our 2 June 2015 site visit, our discussions with RWLR, and our review of the Sebago Technics, Inc. (STI) plans entitled "Grading and Utility Plans, Sheets 4 and 5," it is our understanding that the scope of the new utility work that is proposed is as follows:

- **New Storm Drain Lines:** A new, 18-in. dia., approximately 280-ft long storm drain line will run north from the existing drain manhole at the intersection of Middle and Hancock Street to a new manhole (DMH) DMH-3 at the intersection of Hancock and Newbury Street. From DMH-3 a new, 15-in. dia., approximately 220-ft long storm drain line will run west along Newbury Street to new DMH-1 located near the new entrance to the development. From DMH-1 a new, 15-in. dia., approximately 30-ft long storm drain line will run northwest to new catch basin (CB) CB-2 at the southeast corner of the project site. It is our understanding that CB-2 was previously installed just inside the site boundaries. Associated DMH structures will also be installed as part of this work (i.e., DMH-1, DMH-2 and DMH-3). Based on invert in/out information provided on the STI plans, we estimate that the excavation depth needed to install storm drain lines and manholes will range from approximately 7 to 15 ft (relative to existing site grades).
- **New Foundation Drain:** A new, 6-in. dia., 15-ft long foundation drain located will run from the southwest corner of Unit 17 to new DMH-1 in Newbury Street. Based on invert in/out information provided on the STI plans, we estimate that the excavation depth needed to install this drain line will be approximately 8 ft (relative to existing site grades).
- **New Potable Water Line Stubs:** Two new, 4 and 6-in. dia., approximately 35-ft long water line stubs will run from the southeast corner of Unit 15 to the existing 8-in. dia. water line in Newbury Street. We estimate that the excavation depth needed to install the water line stubs will range from approximately 5 to 6 ft (relative to existing site grades).

- New Sanitary Sewer Stub – A new, 6-in. dia., approximately 30-ft long sanitary sewer stub will run from the Entry/Vestibule to the existing 12-in. dia. sanitary sewer line in Newbury Street. Based on invert information provided on the STI plans, we estimate that the excavation depth needed to install the sewer stub will range from approximately 5 to 8 ft (relative to existing site grades).

Please refer to the highlighted lengths of utility lines on the attached plans for locations of the infrastructure described above.

Based on the STI plans referenced above, the utility excavations will be 80 ft or more (in plan) from the new retaining walls along the north side of the project site, 100 ft or more from the existing retaining wall adjacent to the blue house at the northeast corner of the site, 105 ft or more from the existing blue house at the northeast corner of the site, and 150 ft or more from the Federal Street Townhouses located north of the site. Based on discussions with you, it is our understanding that the excavations will be supported using trench boxes. It is also our understanding that the trenches will be excavated, the utilities installed, and the trenches backfilled in a sequenced manner such that only short lengths of trench excavations will be open at any one time.

Based on the scope of the utility work, the location of the work relative to the structures on the north side of the site, and the planned means and methods of utility installation, it is our opinion that the installation of the new utility lines in Hancock and Newbury Streets can be safely completed without causing additional movement of the new site retaining wall and the existing adjacent structures north and northeast of the site. As a precaution, we recommend that the established survey points be surveyed prior to, during and after the utility work to confirm that no additional movement has occurred.

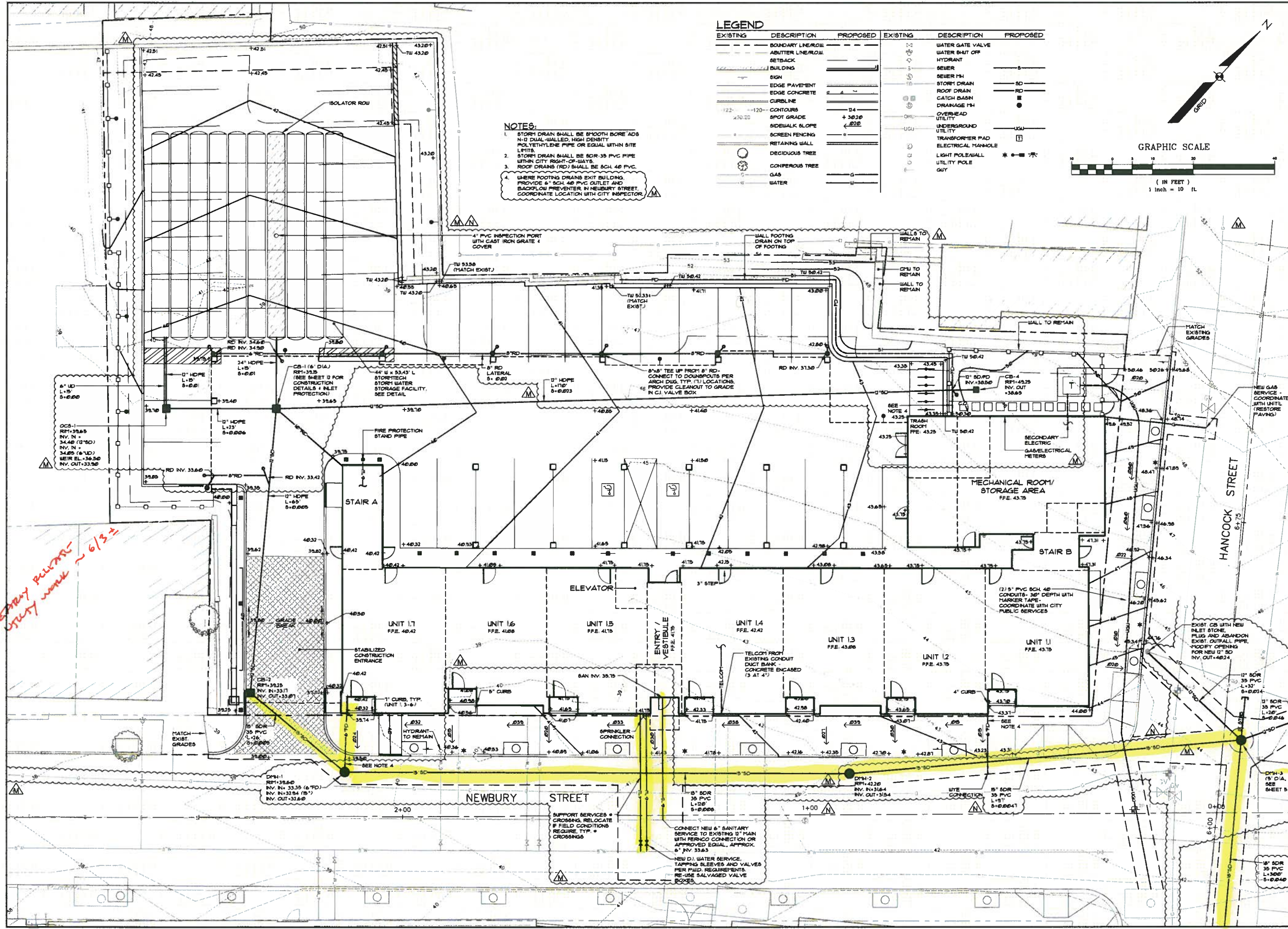
We trust that this information meets your needs at this time. Do not hesitate to contact us if you have any questions or concerns.

Sincerely yours,  
HALEY & ALDRICH, INC.



Wayne A. Chadbourne, P.E.  
Vice President

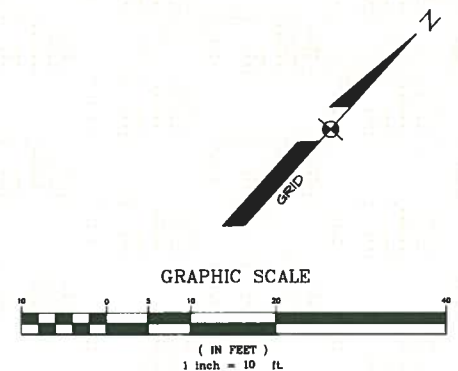
Attachment: Sebago Technics, Inc. (STI) plans entitled "Grading and Utility Plans, Sheets 4 and 5", marked up by Haley & Aldrich, Inc.



**NOTES:**

- STORM DRAIN SHALL BE SMOOTH BORE ADS N-D DUAL-WALLED, HIGH DENSITY POLYETHYLENE PIPE OR EQUAL WITHIN SITE LIMITS.
- STORM DRAIN SHALL BE SDR-35 PVC PIPE WITHIN CITY RIGHT-OF-WAYS.
- ROOF DRAINS (RD) SHALL BE 6CH. 48 PVC.
- WHERE FOOTING DRAINS EXIT BUILDING PROVIDE 6" SCH. 40 PVC OUTLET AND BACKFLOW PREVENTER IN NEUBURY STREET. COORDINATE LOCATION WITH CITY INSPECTOR.

LEGEND		LEGEND	
EXISTING	DESCRIPTION	PROPOSED	DESCRIPTION
---	BOUNDARY LINE/ROW	---	WATER GATE VALVE
---	ABUTTER LINE/ROW	---	WATER SHUT OFF
---	SETBACK	---	HYDRANT
---	BUILDING	---	SEWER
---	SIGN	---	SEWER FN
---	EDGE PAVEMENT	---	STORM DRAIN
---	EDGE CONCRETE	---	ROOF DRAIN
---	CURBLINE	---	CATCH BASIN
---	CONTOURS	---	DRAINAGE FN
---	SPOT GRADE	---	OVERHEAD UTILITY
---	SIDEWALK SLOPE	---	UNDERGROUND UTILITY
---	SCREEN FENCING	---	TRANSFORMER PAD
---	RETAINING WALL	---	ELECTRICAL MANHOLE
---	DECIDUOUS TREE	---	LIGHT POLE/WALL
---	CONIFEROUS TREE	---	UTILITY POLE
---	GAS	---	GUY
---	WATER	---	



*STAIR PLUMBING  
study work ~ 6/13/24*

MISCELLANEOUS REVISIONS	
WTC	12-31-14
WTC	12-08-14
WTC	11-18-14
WTC	09-10-14
WTC	08-08-14
WTC	07-22-14
WTC	06-20-14
BY:	DATE:
REV:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

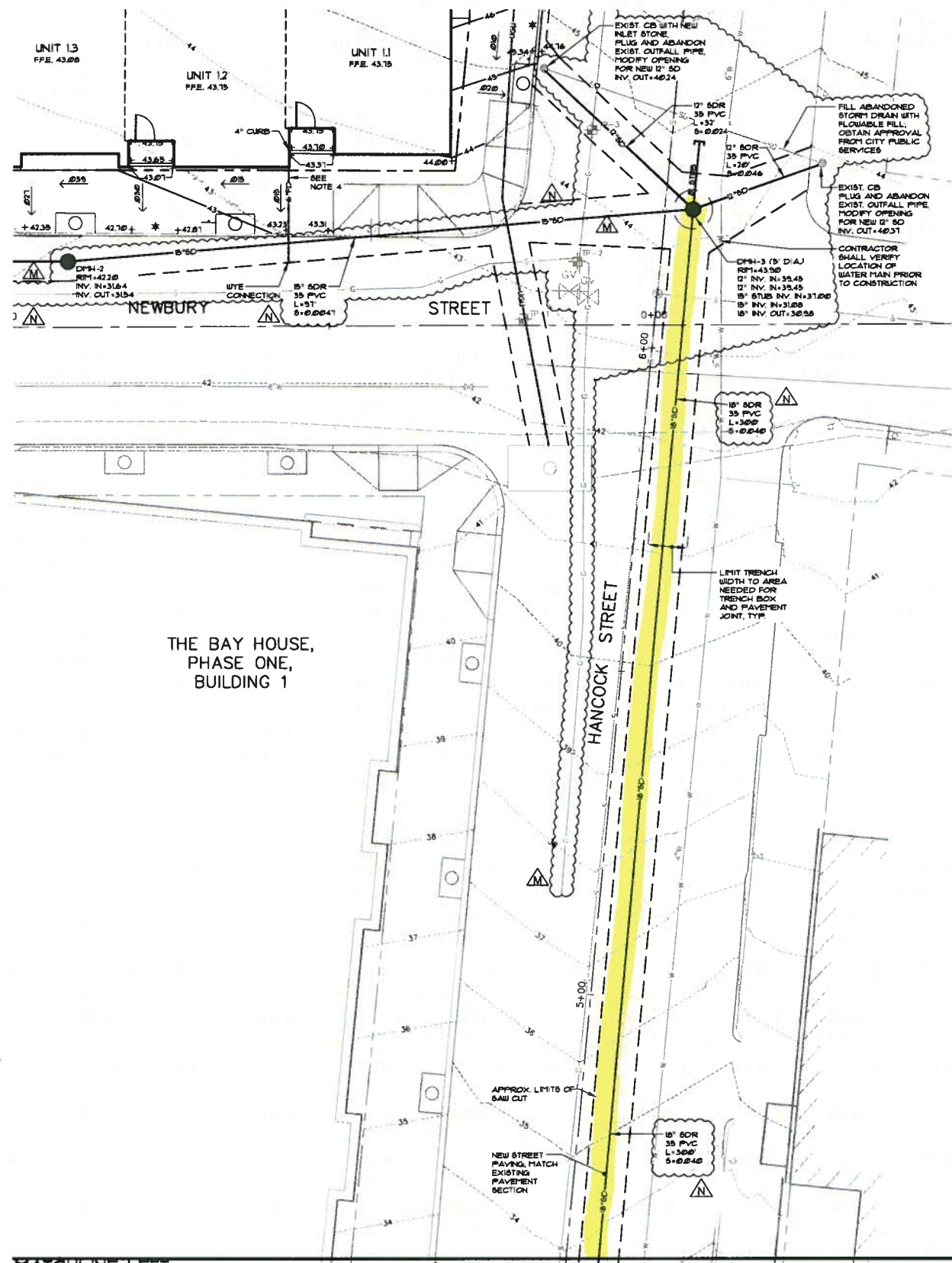
**SEBAGO**  
 75 John Roberts Rd., Suite 101  
 South Portland, ME 04106  
 Tel: 207-265-5100

PROJECT NO. 13251  
 DESIGN: CHRD  
 DRAWN: WTC  
 MAL

**GRADING AND UTILITY PLAN**  
 OF:  
**SEAPORT LOFTS**  
 NEWBURY/HANCOCK STREET  
 PORTLAND, MAINE  
 FOR:  
**113 NEWBURY STREET, LLC**  
 35 FAY STREET, SUITE 107B  
 BOSTON, MA 02118-4320

DATE	SCALE
07-26-13	1" = 10'

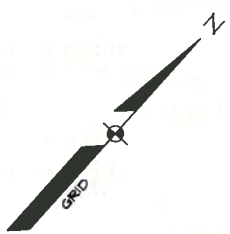
**SHEET 4 OF 12**



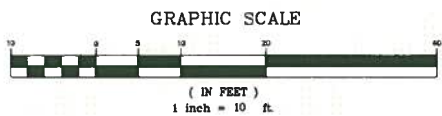
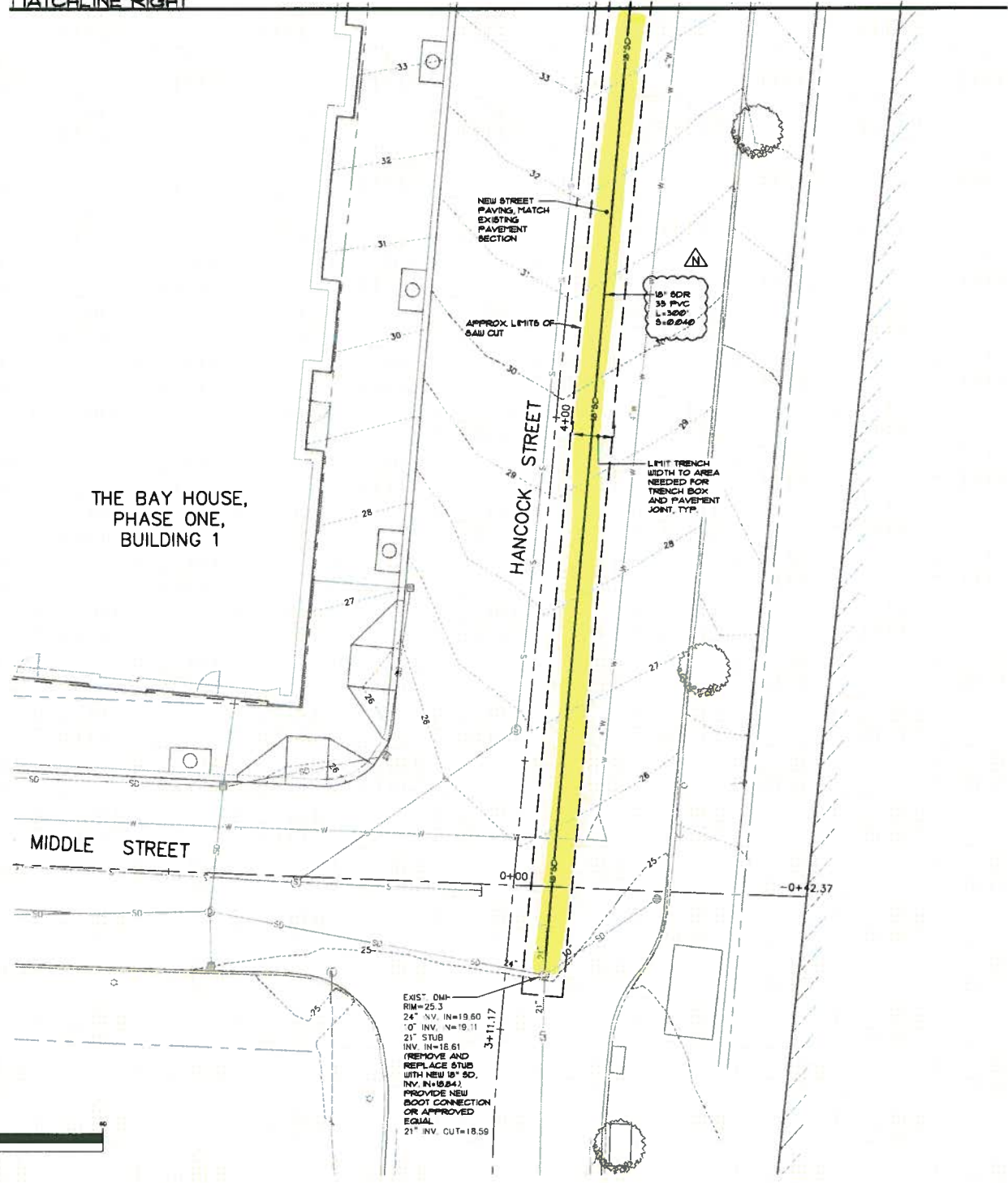
**NOTES:**  
 1. STORM DRAIN SHALL BE SMOOTH BORE 409 N-D DUAL-WALLED, HIGH DENSITY POLYETHYLENE PIPE OR EQUAL WITHIN SITE LIMITS.  
 2. STORM DRAIN SHALL BE 6DR-36 PVC PIPE WITHIN CITY RIGHT-OF-WAYS.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	⊗	WATER GATE VALVE	⊗
---	ALTER LINE/ROW	---	⊕	WATER SHUT OFF	⊕
---	SETBACK	---	⊖	HYDRANT	⊖
---	BUILDING	---	⊙	SEWER	⊙
---	SIGN	---	⊗	SEWER PH	⊗
---	EDGE PAVEMENT	---	⊕	STORM DRAIN	⊕
---	EDGE CONCRETE	---	⊖	ROOF DRAIN	⊖
---	CURBLINE	---	⊙	CATCH BASIN	⊙
---	CONTOUR	---	⊗	DRAINAGE PH	⊗
---	SPOT GRADE	---	⊕	OVER-HEAD UTILITY	⊕
---	SIDEWALK SLOPE	---	⊖	UNDERGROUND UTILITY	⊖
---	SCREEN FENCING	---	⊙	TRANSFORMER PAD	⊙
---	RETAINING WALL	---	⊕	ELECTRICAL MANHOLE	⊕
⊙	DECIDUOUS TREE	---	⊖	LIGHT POLE/WALL	⊖
⊙	CONIFEROUS TREE	---	⊕	UTILITY POLE	⊕
---	GAS	---	---	GUY	---
---	WATER	---	---	---	---



**MATCHLINE RIGHT**



**MISCELLANEOUS REVISIONS**

WTC	DATE	DESCRIPTION
WTC	12-31-14	MISCELLANEOUS REVISIONS
WTC	12-05-14	MISCELLANEOUS REVISIONS
WTC	11-15-14	REVISED SITE LIGHTING / ISSUE CK-02
L	08-10-14	ISSUE CK-01
J	08-06-14	PRICING SET 1 AUGUST 6, 2014
I	07-22-14	ADDRESS COMMENTS PER WILLIAM CLARKE E-MAIL DATED 07-10-14
H	06-20-14	CITY SUBMITTAL 8

REV: BY: DATE: STATUS:  
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**SEBAGO**  
 TECHNICS, INC.  
 75 South Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 Tel: 207-255-2100

PROJECT NO. 13251  
 FIELD BOOK DESIGN CHD WTC  
 DRAWN WTC  
 MAL

**OFF-SITE DRAINAGE PLAN**  
 OF:  
**SEAPORT LOFTS**  
 NEWBURY/HANCOCK STREET  
 PORTLAND, MAINE  
 FOR:  
**113 NEWBURY STREET, LLC**  
 35 FAY STREET, SUITE 107B  
 BOSTON, MA 02118-4320

DATE	SCALE
07-26-13	1" = 10'

**SHEET 5 OF 12**