EXHIBIT 5

UTILITIES NARRATIVE

UTILITIES NARRATIVE

The public utility providers, which will serve the project, are as follows:

Water Attn: Norm Twaddell Portland Water District 22 Douglas Street P.O. Box 3533 Portland, Maine 04104 207.761.8310	**Sewer** Attn: Frank Brancely, B.A., M.A. David-Margolis-Pineo, P.E. City Of Portland Public Services Department 55 Portland Street Portland, Maine 04102 207.874.8840
Power Attn: Jamie Cough Central Maine Power 162 Canco Road Portland, Maine 04103 207.791.1023	**Telephone** Attn: John Caprio Fairpoint Communications 5 Davis Farm Road Portland, Maine 04103 207.797.1678
Cable Attn: Andrew Trottier Time Warner Cable 118 Johnson Road Portland, Maine 04102 877.546.0962	**Natural Gas** Attn: Joe Render, Kelly Fowler Unitil (formerly Northern Utilities) 1075 Forest Avenue Portland, Maine 04103 207.541.2505

Previous approvals for a larger scale midtown project demonstrated the utility infrastructure was adequate to serve the project. Previously in 2013, CMP cautioned the electrical demand was approaching a threshold wherein an upgrade to the substation behind the Portland Post Office would be required. This new application will place substantially less demand on the utility infrastructure than the previous plan. This is demonstrated by the following comparison of the scope of the project:

Previous (2013)	Proposed (Nov. 2014)	Change
100,000 SF of Retail	91,500 SF of Retail	-8,500 SF of Retail
560 Apartments	445 Apartments	-115 Apartments
160 Condominiums	--	-160 Condominiums

For this new application, the applicant has requested new "ability to serve" letters from the various utilities. Jamie Cough of CMP is coordinating with the project design team to determine if the substation will be adequate for the midtown project. The applicant is confident the combination of the following will keep the electric demand levels below those which would exceed current capacity of the existing substation:

1. The substantial reduction in the size and scope of the project of this application compared with the prior application;
2. The use of highly efficient lighting and power equipment; and
3. The use of natural gas in lieu of electrical power, where appropriate, to reduce the electrical demand.

The precise method of avoiding a demand load which exceeds CMP's substation capability at the Post Office will be part of the final building design by the project's MEP consultants. The applicant will coordinate with CMP during the design of the building.

The applicant has investigated the availability of utility service in the area. Existing conditions and proposed plans showing the current sewer, water, storm drainage, gas, communications, and electrical services along the streets, accompany this submission.

All utilities except a limited amount of storm drainage will come from services along Somerset Street. The exceptions are:

1. Sewer, power, and water services for midtown one will come from services connected to extensions of the mains on Pearl Street Extension from Somerset Street;
2. midtownThree will have sewer service from the Chestnut Street sewer;
3. midtownFour will have sewer, water, gas, power, and communications services from utility extensions along Elm Street; and
4. The distribution system for power and individual services to the midtown project will come from the northerly (public trail side) of the project.

Conservative assumptions were used to determine a flow rate for use in requesting the ability to serve the project with sewer and water. The flows used for this purpose were based upon a tabulation of flow for water and sewer based upon the Maine State Plumbing Code Part II and the assumed uses within the project. This tabulation is attached and shows that a flow of about 106,500 gallons per day was used when the ability to serve letter was requested from both the City (sewer) and the Portland Water District.

The utility service adjustments, replacement, and design required numerous meetings with the utility providers, the City and the Federated team to insure the layout met the utility needs of the project, did not preclude future development in other portions of Bayside, to satisfy aesthetic concerns, and to avoid conflict with other project elements. Resolution of utility issues is also needed as part of the City's application to re-subdivide the property since the requirement to place the utilities underground is part of the subdivision. Federated will become the owner of the lots with the City retaining lots two and nine.

PREVIOUS ABILITY TO SERVE INFORMATION

- **Water:** The Portland Water District's previous ability to serve letter (11/19/12) for the project is enclosed with a schematic of the area showing hydrants and recent hydrant flow data. The data shows the 16-inch main on Somerset Street is expected to have adequate fire flow capacity. An estimate of the available fire flow will need to consider a pressure reduction of about 75 psi to account for the elevation difference between the top and bottom floors of the building. Losses inside the building and the sprinkler distribution system will need to be computed by the designer of the sprinkler system. The Portland Water attended several of the past year's utility coordination meetings. Their comments have been fully addressed except for a requirement to conduct test pits to allow the relative water main and lightweight concrete elevations to be confirmed such that adequate provisions are made to protect the main during construction.
- **Sewer:** The separated sewer along Somerset Street has stubs that were placed for serving the project site. Some of these existing stubs will be used but other new services will be required as

shown on the utility plans that accompany this application. An updated wastewater capacity application has been submitted. The previous ability to serve and capacity letter received from the City of Portland is enclosed. David Margolis-Pineo facilitated many of the utility coordination meetings as well as reviewed the sewer plans for the project.

Grease traps to permit potential restaurants to occupy portions of the project are included on the plans. midtownOne, Two, Three and Four will have this capacity. The plans also include oil water separators and service connections for the internal decks of the parking garage with surface water from the top deck being directed to the water quality pretreatment systems prior to discharge to municipal storm drains.

- **Gas:** Unitil has indicated they have the ability to serve the project but work will be required to permit the project to use gas as a major energy source. The work will include replacement of the gas line along portions of Somerset Street where reconstruction to raise the street elevation is proposed.

- **Drainage:** The project site is served by a separated storm sewer, which was constructed as part of a sewer separation project around 2003. The City's storm drain construction included drainage stubs to serve the project. A formal drainage study has been prepared to determine storm water management for the project.

  The project is required to meet City's water quality standards. A series of options to meet the stormwater quality standards is provided in the stormwater management plan that accompanies this submission. The selected options are depicted on the plan set that accompanies this application.

- **Power and Communications:** The existing electrical and communications lines are currently overhead along Somerset Street. The power includes a three-phase service. The telephone and communications lines will be placed underground on the northerly side of Somerset Street when it is reconstructed. CMP has issued an ability to serve letter for the project with financial obligations for the relocation and new services under discussion between the City (who is the subdivider of the property) and Federated (who plans to purchase lots 1, 2, 3, 4, 6, and 7) who will construct the midtown project.

<u>Attachment A – Ability to Serve Information</u>

- Portland Water District
- Fairpoint Communications
- Time Warner Cable
- Central Maine Power
- Unitil
- City of Portland Wastewater Application

<u>Attachment B – Previous Ability to Serve Information</u>

- Portland Water District
- Fairpoint Communications
- Time Warner Cable
- Central Maine Power
- City of Portland Wastewater Capacity Application and Ability to Serve Letter

Utility Plans (Drawings C-4.0 to C-4.4 in Plan Set) show the utility extension and plans for the entire midtown project.

ATTACHMENT A

From:	Celina Daniell
To:	"AMAP Means E-mail"; "Cough, Jamie"; "Caprio, John"; "andrew.trottier@twcable.com"; "Fowler, Kelly"; "ghavu@pwd.org"; Norman Twaddel (ntwaddel@pwd.org)
Subject:	Ability to Serve Request midtown Project
Date:	Monday, November 10, 2014 2:44:00 PM
Attachments:	midtown Project program statement11.10.2014.pdf

Our office sent Ability to Serve Request letters to you on November 3, 2014 regarding the midtown project in Portland. Please note the project numbers have changed slightly from 440 units to 445 and 800 spaces to 828 off street parking spaces. Please see attached breakdown.

If you have any questions with regards to the number changes, please contact our office.

Thank you,

Celina Daniell

Celina M. Daniell | Technical Assistant
FST 100 YEARS FAY, SPOFFORD & THORNDIKE
Celebrating a Century of Engineering Excellence
778 Main Street, Suite 8 | South Portland, ME 04106
T: 207-775-1121 x4101 | F: 207-879-0896
cdaniell@fstinc.com | www.fstinc.com |

midtown Project, Somerset St., Portland, ME

The accommodation in the four buildings is as follows:

*midtown*One Building:
7,500 sq. ft. net retail area
15 studio apartments, 1 full bath each, average 455 net sq. ft. each
40 1BR apartments, 1 full bath each, average 715 net sq. ft. each
25 2BR apartments, 2 full baths each, average 955 net sq. ft. each
[each apartment and studio has one kitchen sink, dishwasher, and washer/dryer]
[residential heating and cooling by electric split-system heat pumps; retail AC by air-cooled electric AC machines]
Total 80 apartments, net rental area 59,300 sq. ft. +/- Gross building area 90,600 sq. ft. +/-

*midtown*Two Building:
32,000 sq. ft. net retail area
828 total (including 17 handicap and 25 coin-op EV charging stations) parking spaces
[garage is naturally ventilated; elevator machine rooms will have electric heat pumps; retail AC by air-cooled electric AC machines]
Gross building area 266,500 sq. ft. +/-

*midtown*Three Building:
44,000 sq. ft. net retail space
90 1BR apartments, 1 full bath each, average 600 net sq. ft. each
170 2 BR apartments, 2 full baths each, average 800 net sq. ft. each
[each apartment has one kitchen sink, dishwasher, and washer dryer]
[residential heating and cooling by electric split-system heat pumps; retail AC by air-cooled electric AC machines]
Total 260 apartments, net rental area 190,000 sq. ft. +/- Gross building area 289,000 sq. ft. +/-

*midtown*Four Building:
8,000 sq. ft. net retail area
105 studio apartments, 1 full bath each, average 400 net sq. ft. each [each studio has kitchen sink and dishwasher
no washer dryers in units; building will have coin-op W/Ds
[residential heating and cooling by packaged terminal air conditioners; retail AC by air-cooled electric AC machines]
Total 105 studio/lofts; Net rental area 42,000 sq. ft. +/- Gross building area 69,000 sq. ft. +/-

Total *midtown* Project:
Total 91,500 sq. ft. net retail space
Total 828 off-street parking spaces
Total 445 apartments, of which:
- 120 studios
- 130 1BR
- 195 2BR

Total gross building area 715,100 sq. ft. +/-

November 3, 2014

Mr. Rico Spugnardi
Portland Water District
225 Douglass Street
PO Box 3553
Portland, ME 04104-3553

Subject: Request for Ability to Serve
midtown Project
Somerset Street – Portland, Maine

Dear Rico:

Fay, Spofford & Thorndike has been retained by The Federated Companies who plan to develop a mixed-use project on Somerset and Chestnut Street. An aerial photograph of the site and a survey are enclosed which identify the locus of the site. The midtown project will continue to consist of Retail shops or restaurants on the ground floor level with about five stories of housing three of the four buildings. The fourth building will have six stories of structured parking above the ground floor retail or restaurants.

The average daily consumptive flows are not expected to exceed 105,000 gallons per day, an average of 73 gallons per minute, and a peak flow of about 353 gallons per minute. There may be a small irrigation system for landscaping and the buildings will be sprinkled with fire services.

We are required to include an updated ability to serve letters from all utility providers as part of our final technical submission for the city application that we will make on November 14, 2014.

Our office is interested in the following information:

1. Any up updated records of hydrant tests bounded by the project area including Preble Street, Marginal Way, Franklin Arterial, and Somerset Street.

2. Can each building have its own service if there are multiple buildings even though there may be a single owner?

3. Verification that Portland Water District has the ability to provide water for the project.

778 Main Street, Suite 8
South Portland, ME 04106
T: 207.775.1121
F: 207.879.0896
www.fstinc.com

FAY, SPOFFORD & THORNDIKE
Offices in: Massachusetts, New Hampshire, Maine, Connecticut and New York

If you have any questions with regards to this request, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Bo Kennedy, P.E.
Project Engineer

BEK/cmd

Enclosure

c: Nick Wexler
David Hancock
AP Means – Glissen Havu

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midtown by Federated Companies

Portland, Maine

31-Oct-14

The exact size and makup of the mixed used development is unknown and subject to refinement.

A program that Fay, Spofford &Thorndike would anticipate to be adequate and conservative for the "ability to serve" requests for water and sewer would be as follows:

Use	Quantity	Description	Unit	Unit Flow (gpd)	Total Flow (gpd)
			Two bedroom		
midtownOne	80	Dwelling Units	apartments[1]	180	14,400
midtownOne	11,000	Retail	Area (SF)	N/A	N/A
midtownOne	10	Retail	Employee	12	120
midtownOne	2	Retail-Toilet	Toilet	325	650
		Restaurants - Eating			
midtownOne	114	Place 2 meals/Day	Seats	25	2,850
			midtownOne Subtotal		18,020
			Two bedroom		
midtownTwo	0	Dwelling Units	apartments[1]	180	-
midtownTwo	27,200	Retail	Area (SF)	N/A	N/A
midtownTwo	24	Retail	Employee	12	288
midtownTwo	3	Retail-Toilet	Toilet	325	975
		Restaurants - Eating			
midtownTwo	281	Place 2 meals/Day	Seats	25	7,025
			midtownTwo Subtotal		8,288
			Two bedroom		
midtownThree	260	Dwelling Units	apartments[1]	180	46,800
midtownThree	40,000	Retail	Area (SF)	N/A	N/A
midtownThree	35	Retail	Employee	12	420
midtownThree	4	Retail-Toilet	Toilet	325	1,300
		Restaurants - Eating			
midtownThree	413	Place 2 meals/Day	Seats	25	10,325
			midtownThree Subtotal		58,845
			Two bedroom		
midtownFour	100	Dwelling Units	apartments[1]	180	18,000
midtownFour	9,000	Retail	Area (SF)	N/A	N/A
midtownFour	8	Retail	Employee	12	96
midtownFour	1	Retail-Toilet	Toilet	325	325
		Restaurants - Eating			
midtownFour	93	Place 2 meals/Day	Seats	25	2,325
			midtownFour Subtotal		20,746
			Two bedroom		
midtown	440	Dwelling Units	apartments[1]	180	79,200
midtown	87200	Retail	Area (SF)	N/A	N/A
midtown	77	Retail	Employee	12	924
midtown	10	Retail-Toilet	Toilet	325	3,250
		Restaurants - Eating			
midtown	901	Place 2 meals/Day	Seats	25	22,525
				midtown Total	105,899
Daily Flow (gpd)	105,899				
population (65 gpcapd)	1,629.22				
Peak Factor [4]	4.80				
Daily Flow (gpm)	74				
Peak Flow (gpm)	353				

Basis Notes:

1. Multifamily dwelling units assume 120 gpd for 1-bedroom units or 90 gpd/bedroom bedroom. The distribution of unit sizes are unknown and FST has assumed a conservative approach of all 2-bedroom units

2. These flows are based upon the State of Maine Subsurface Disposal Rules.

3. Generally FST finds the rates in the Code to be about double the average daily flows.

4. Peaking factor is based on McGraw-hill Series in Water Resources and Environmental Engineering, the peaking factor would be in the order of 4.8 (Page 30, Figure 2-4).

5. Acutal flows may be substantially less. This data is for the purpose of the ability to serve request only, not for use computation

November 3, 2014

Mr. Marty Pease
FairPoint Communications
5 Davis Farm Road
Portland, ME 04103

Subject: Request for Ability to Serve
midtown Project
Somerset Street – Portland, Maine

Dear Mr. Pease:

The Federated Companies intends to construct a mixed-use project on Somerset Street in Portland, Maine. A conceptual rendering of the proposal is enclosed. This will be changed as the design proceeds over the course of the next few months as part of a new permitting effort.

Our office has been retained by The Federated Companies to assist in the civil engineering and preparation of permit applications. The midtown project has been scaled down from the project presented to you in 2012. The exact number of living units, retail, or commercial spaces will be better known over the next month or so. However, we are confident the mix will consist of approximately:

- 440 residential dwelling units; and
- 87,200 square feet of retail, restaurants or commercial space

A parking garage will be constructed on site and will provide approximately 800 parking spaces.

We are required to include ability to serve letters from all utility providers as part of our final technical submission for the City application which we would we will make on November 14, 2014.

If you have any questions with regards to this request, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Bo Kennedy, P.E.
Project Engineer

BEK/cmd

Enclosure

c: Nick Wexler
David Hancock

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Fairpoint Communications
Engineering Dept.
5 Davis Farm Rd
Portland, Me. 04103
November 4, 2014

Bo Kennedy, P.E. Project Engineer
FAY, SPOFFORD & THORNDIKE
778 Main St
Suite 8
South Portland, Me. 04106

To whom it may concern:

Fairpoint Communications does have the ability to service the proposed Federated Companies "Midtown Project" located on Somerset St Portland, Me. per the Public Utilities Commission Tariff.

Sincerely,
John Caprio
Senior Network Engineer
Fairpoint Communications
jcaprio@fairpoint.com
207-797-1678

November 3, 2014

Mr. Andrew Trottier
Time Warner Cable
118 Johnson Road
Portland, ME 04102

Subject: Request for Ability to Serve
midtown Project
Somerset Street – Portland, Maine

Dear Mr. Trottier:

The Federated Companies intends to construct a mixed-use project on Somerset Street in Portland, Maine. A conceptual rendering of the proposal is enclosed. This will be changed as the design proceeds over the course of the next few months as part of a new permitting effort.

Our office has been retained by The Federated Companies to assist in the civil engineering and preparation of permit applications. The midtown project has been scaled down from the project presented to you in 2012. The exact number of living units, retail, or commercial spaces will be better known over the next month or so. However, we are confident the mix will consist of approximately:

- 440 residential dwelling units; and
- 87,200 square feet of retail, restaurants or commercial space

A parking garage will be constructed on site and will provide approximately 800 parking spaces.

We are required to include ability to serve letters from all utility providers as part of our final technical submission for the City application which we would we will make on November 14, 2014.

If you have any questions with regards to this request, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Bo Kennedy, P.E.
Project Engineer

BEK/cmd

Enclosure

c: Nick Wexler
David Hancock

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From: Pelletier, Mark
To: Celina Daniell
Subject: RE: Ability to Serve Request midtown Project
Date: Tuesday, November 11, 2014 9:19:06 AM

Celina,

This will by my project as Portland has been my area for many years now, Please remove Andy Trottier to all your correspondence. I have been involved with correspondence with this propose project from the beginning. I believe in November of 2012 I sent a letter out for Ability to Serve?

I will get another one to you here later today as I'm heading out to 2 Pre-con meetings this morning.

Mark

Time Warner Cable
118 Johnson Rd,
Portland Maine 04072
207-253-2325

October 15, 2014

Mr. Jamie Cough
Central Maine Power Company
162 Canco Road
Portland, ME 04103

Subject: midtown Project
New Plan

Dear Jamie:

The Federated Companies are reducing the scale of this project and will be submitting a new Preliminary Level 3 Site Plan to the City of Portland on Friday. The project will be constructed at one time and not phased.

The uses for the property will remain retail on the ground floor with residential units above and one parking garage (not 2).

The prior retail was calculated on 100,000 SF of retail.

Comparably, the makeup of the project changes are as follows:

Building A:

- 6,300 SF net retail area
- 15 studio apartments, 1 full bath each, average 455 net SF each
- 40 1 BR apartments, 1 full bath each, average 715 net SF each
- 25 2 BR apartments, 2 full baths each, average 955 net SF each
- Each apartments and studio has one kitchen sink, dishwasher, and washer/dryer
- Total 90 apartments

Building B:
30,700 SF net retail area

Building C:

- 40,000 SF net retail space
- 90 1 BR apartments, 1 full bath each, average 600 net SF each
- 170 2 BR apartments, 2 full baths each, average 800 net SF each
- Each apartment has one kitchen sink, dishwasher, and washer dryer
- Total 260 apartments

778 Main Street, Suite 8
South Portland, ME 04106
T: 207.775.1121
F: 207.879.0896
www.fstinc.com

FAY, SPOFFORD & THORNDIKE
Offices in: Massachusetts, New Hampshire, Maine, Connecticut and New York

Building D:

- 7,400 SF net retail area
- 100 studio apartments, 1 full bath each, average 420 net SF each
- Each studio has kitchen sink and dishwasher - no washer dryer; building will have coin-op W/Ds

Total 84,400 SF retail space
Total 440 apartments

The property along the northerly side of Somerset Street between Chestnut and Elm Street was previously three parcels. This is being changed to one parcel. We assume the number of transformers to serve this can be reduced from three to one. Subsequently it seems that the midtown 4 building could be fed from a second transformer located adjacent to the midtown 3 parcel. Do you concur?

Our office received this information just recently. In addition to wanting to provide you with the most recent information we have, we also wanted to get your concurrence on the reduction of the number of transformers and well as moving the transformer for midtown 4. We intend to file a preliminary plan on Friday with this reduction in the number of transformer.

We would appreciate your concurrent on reducing the number of transformers at your earliest convenience.

Sincerely,

FAY, SPOFFORD & THORNDIKE

William G. Hoffman, P.E.
President

WGH/cmd

Enclosures

c: Marshal Ripley

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11/11/2014

Celina M. Daniell
Technical Assistant
FAY, SPOFFORD & THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
T: 207-775-1121 x4101
cdaniell@fstinc.com
Sent via email

RE: Ability to Serve Letter for Midtown Project in Portland

Dear Ms. Daniell:

CMP has the ability to serve the proposed project located on Somerset Street in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com

commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

CMP Handbook of Standard Requirements
(http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

If you have any questions, please contact me.

Regards,

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

November 3, 2014

Ms. Kelly Fowler, Sr. Business Development Rep.
Unitil
1075 Forest Avenue
P.O. Box 3586
Portland, Maine 04104

Subject: Request for Ability to Serve
midtown Project
Somerset Street – Portland, Maine

Dear Ms. Fowler:

The Federated Companies intends to construct a mixed-use project on Somerset Street in Portland, Maine. A conceptual rendering of the proposal is enclosed. This will be changed as the design proceeds over the course of the next few months as part of a new permitting effort.

Our office has been retained by The Federated Companies to assist in the civil engineering and preparation of permit applications. The midtown project has been scaled down from the project presented to you in 2012. The exact number of living units, retail, or commercial spaces will be better known over the next month or so. However, we are confident the mix will consist of approximately:

- 440 residential dwelling units; and
- 87,200 square feet of retail, restaurants or commercial space

A parking garage will be constructed on site and will provide approximately 800 parking spaces.

The residential units will operate on electrical heat pumps, electrical dryers and appliances and will NOT include a gas supply component; however, the first floor retail space will have a gas supply.

On behalf of The Federated Companies, we are requesting the following information as soon as possible:

1. Assuming the above are typical restaurants, and retail space, what would you expect the typical demand or range of demand would be:
    - Gas heat?
    - Gas heat with commercial kitchens and a laundry mat?

778 Main Street, Suite 8
South Portland, ME 04106
T: 207.775.1121
F: 207.879.0896
www.fstinc.com

FAY, SPOFFORD & THORNDIKE
Offices in: Massachusetts, New Hampshire, Maine, Connecticut and New York

2. Does Unitil expect to have or expect to be able to provide natural gas service options for the project tenants?

3. Will you continue to be the point of contact at Unitil for this project?

We are required to include ability to serve letters from all utility providers as part of our final technical submission for the City application which we would we will make on November 14, 2014.

If you have any questions with regards to this request, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Bo Kennedy, P.E.
Project Engineer

BEK/cmd

Enclosure

c: Nick Wexler
David Hancock

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Unitil
ME GAS OPERATIONS

November 12, 2014

Mr. Bo Kennedy, P.E.
Project Engineer
Fay, Spofford &Thorndike
778 Main Street, Suite 8
South Portland,ME 04106

Re: midtown Project, Somerset Street, Portland, ME

Dear Mr. Kennedy:

Thank you for your interest in using natural gas for the above referenced project.

Unitil has natural gas in the vicinity of this project to provide service. The evaluation to complete the design, costs and determining what the customer contribution is, can be completed once Unitil receives the completed design and load information. Unitil welcomes the opportunity for further discussions regarding this project.

If you have any further questions or require additional information, please contact me directly at (207) 541-2505 or at fowler@unitil.com.

Sincerely,

Kelly Fowler
Sr. Business Development Representative
Unitil Corporation
(o) 207-541-2505 (f) 207-541-2565

ATTACHMENT B

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

November 19, 2012

DeLuca-Hoffman Associates, Inc.
778 Main Street, STE 8
South Portland, ME 04106

Attn: William Hoffman, P.E.
Re: Proposed Maritime Landing Project; Somerset Street, Portland
Ability to Serve with PWD Water

Dear Mr. Hoffman:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on October 26, 2012. Based on the information provided, 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. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does currently have existing water service. A 1-inch diameter copper water service line at 25 Somerset Street, a ¾-inch diameter plastic water service line at 3 Somerset Street and a ¾-inch diameter copper water service line at 107 Somerset Street, located as shown on the attached water service cards, provide water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.

Water System Characteristics

According to District records, there is a 16-inch diameter ductile iron water main on the north side of Somerset Street west of the Chestnut Street intersection and a 16-inch diameter ductile iron water main on the south side of Somerset Street east of the Chestnut Street intersection and a public fire hydrant located adjacent to the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location:	Somerset Street opposite Pearl Street
Hydrant Number:	POD-HYD01864
Last Tested:	6/22/2006
Static Pressure:	112 psi
Residual Pressure:	108 psi
Flow:	2,846 GPM

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

Public Fire Protection

You have not indicated whether this project will include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. 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 ability to serve requested noted that the average daily consumptive flows are not expected to exceed 170,000 gallons per day (GPD), an average of 118 gallons per minute (GPM), and a peak flow of 400 GPM. The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

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 the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

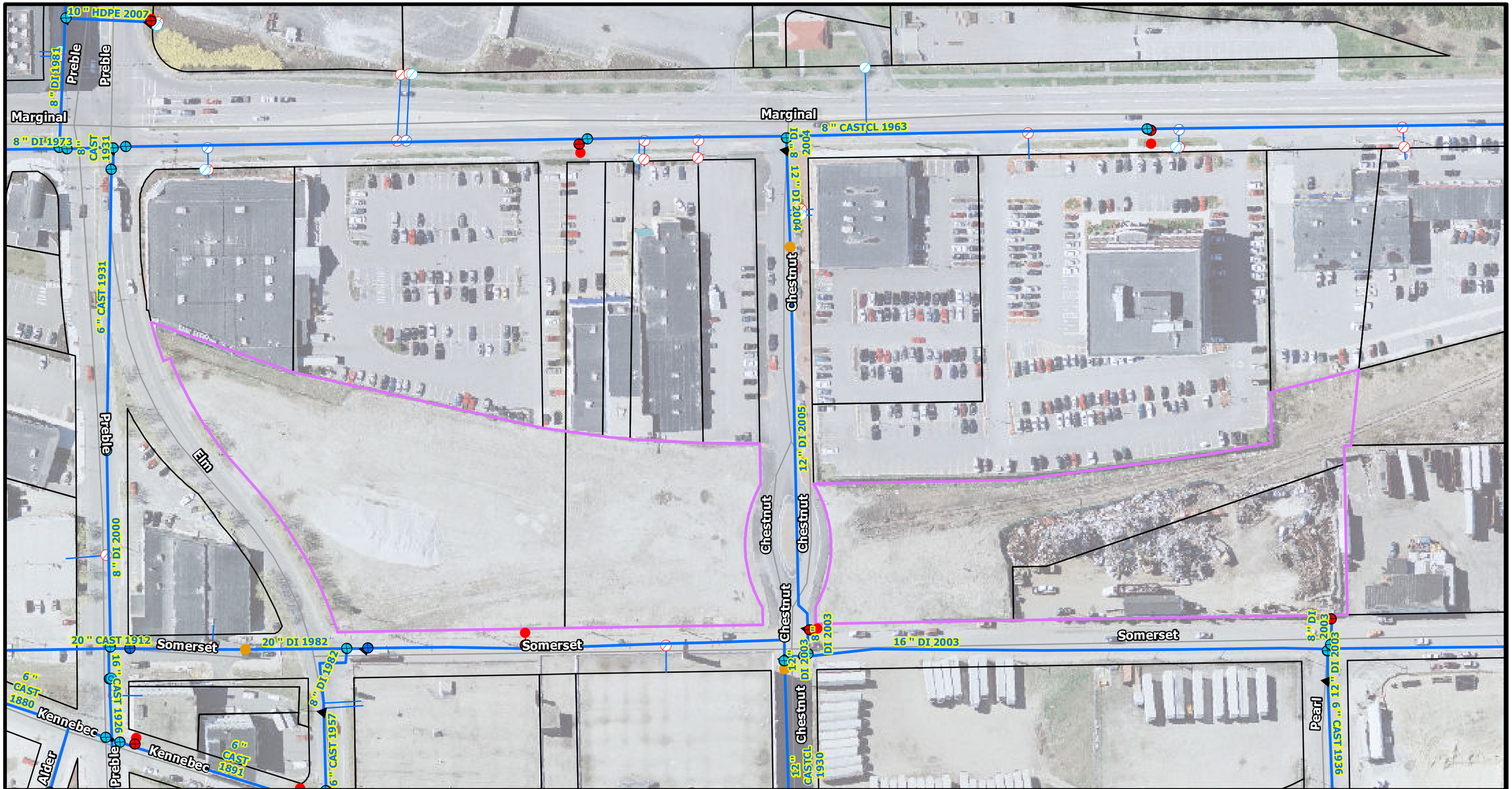
Conditions of Service

The District can confirm that the existing water system has the capacity to serve the proposed mixed use development on Somerset Street in Portland. If any of the existing services will no longer be used as a result of the development then they must be retired per PWD standards. This includes shutting the corporation valve and cutting the pipe from the water main (for 2-inch and smaller services) or removing the gate valve and capping the tapping sleeve (for 4-inch and larger services). New services may be installed from the water main in Somerset Street or Preble Street along the frontage of each respective parcel. Please note that only one meter and one bill will be associated to each domestic service line. This meter must be located in a common space that all tenants could gain access to if necessary. Multiple fire and domestic services may be installed to a single site if desired.

As your project progresses, we advise that you submit any preliminary design plans to the MEANS Division for review of the water service line configuration. We will work with you or your representative to ensure that the design meets our current standards. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer



0 50 100 200 300 400 500 Feet

1 inch = 100 feet

PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Legend

- Air Valve
- Blow Off
- By Pass
- Distribution
- Transmission
- Connection
- Attribute Change
- Reducer
- Hydrant
- Hydrant Control
- Combined Service
- Domestic Service
- Fire Service
- Private Hydrants
- Meter Pits
- Manhole
- CSO
- Gravity
- Force

Somerset Street

Portland

Drawn By: GJH

Prepared For: DeLuca-Hoffman Associates

Scale: As Noted

Date: November 2, 2012

Fairpoint Communications
Engineering Dept.
5 Davis Farm Rd
Portland, Me. 04103
November 26, 2012

William G. Hoffman
Deluca- Hoffman Associates Inc.
778 Main St
Suite 8
South Portland, Me. 04106

Bill,

Enclosed is the "Ability to Serve Letter" as requested for the Somerset St Project.
I have also enclosed info pertaining to the Somerset St project from 2003. What the City of Portland has actual constructed would need to be verified with the City. Fairpoint would also need as built plans if in fact the City has constructed the Manhole systems on Somerset St.

Regards

John R Caprio
Engineer
Fairpoint Communications
5 Davis Farm Rd
Portland, Me. 04103
jcaprio@fairpoint.com
207-797-1678

Fairpoint Communications
Engineering Dept.
5 Davis Farm Rd
Portland, Me. 04103
November 26, 2012

William G. Hoffman
Deluca- Hoffman Associates Inc.
778 Main St
Suite 8
South Portland, Me. 04106

To whom it may concern:

Fairpoint Communications does have the ability to service the proposed Maritime Landing Project located on Somerset St Portland, Me. per the Public Utilities Commission Tariff. Fairpoint would need a path from building to Fairpoint's manhole system.

Sincerely,
John Caprio
Engineer
Fairpoint Communications
jcaprio@fairpoint.com
207-797-1678

Department of Public Works

CITY OF PORTLAND

January 27, 2003

Susan Sarrette, Engineer
VERIZON COMMUNICATIONS
5 Davis Farm Road, Floor 2
Portland, ME 04103

Re: Somerset Street Sewer Separation & City of Portland Future Technology/Business Park Development

Dear Sue:

The purpose of this letter is to summarize our discussions from Thursday, January 23, 2003, regarding the City's offer to install a duct bank to benefit Verizon Communications. As we discussed, it is our intention to install a duct bank, per your details and specification, in conjunction with the Somerset Street Sewer Separation project. The purpose of this duct bank is to support the anticipated future needs associated with the potential tenants of the City's Technology/Business Park. During our meeting, you indicated a preference for locating your facility on the southerly side of Somerset Street, outside of the paved roadway.

Our request is that you provide a preliminary duct bank layout that serves future needs for the development of this area. Your layout should include locations for the required manhole structures, as well as any "street crossings" that may be necessary to access the City land. As part of our constructions plan set, we would appreciate construction details for the following:

1. Duct bank detail (include conduit size, spacing, number of conduits, etc.)
2. Manhole structure (include specifications for the access cover, steps, etc.)

Our hope is that you will be able to attend the February 4th "Utility Meeting" and can bring this preliminary design for discussion. Enclosed are the plans for your use.

We appreciate your efforts and cooperation with this project. We also look forward to working with you and providing a system that can accommodate your futures needs for the development of the Bayside area.

If you have any questions during the interim, please do not hesitate to contact me by phone at 874-8848 or e-mail at awl@ci.portland.me.us.

Sincerely,

CITY OF PORTLAND
Anthony W. Lombardo, P.E., Project Engineer

55 Portland Street • Portland, Maine 04101 • (207) 874-8801 • Fax (207) 874-8816

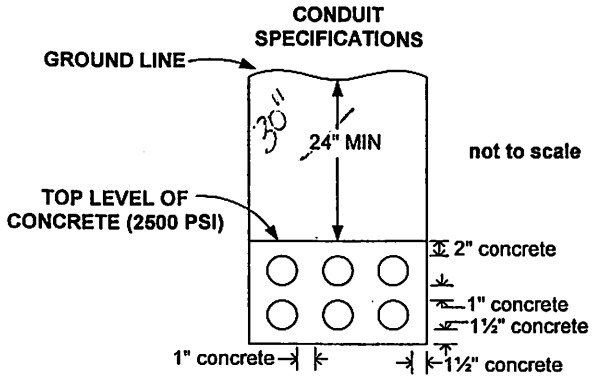
WORK ORDER PLAN

SOMERSET FUTURE TECHNOLOGY/BUSINESS PARK DEVELOPMENT

PREPARED BY SUE SARRETTE
OSP ENGINEER
207 797-1842
2/7/03

CONDUIT SPECIFICATION:

4" B PLASTIC DUCT
DUCT BANK DETAIL SEE BELOW



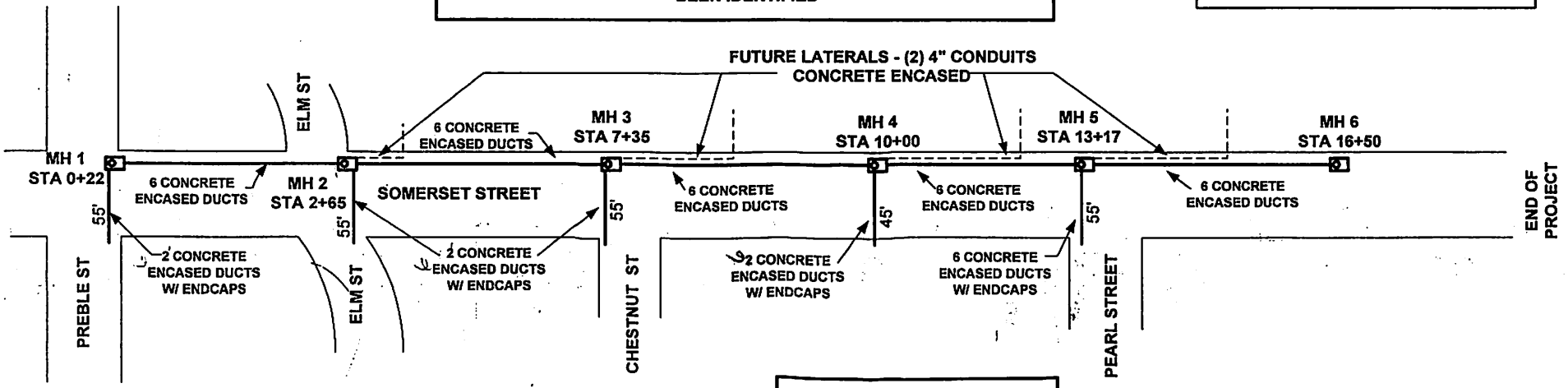
MANHOLE SPECIFICATION:

VERIZON'S STANDARD 4J MANHOLE - 6'-0"W X 12'0"L X 7'-0"H
12 TERMINATORS ON EACH OF 4 WALLS- TOP SECTIONS.
PULLING EYES AND INSERTS REQUIRED. 30"
SURFACE OF ROOF MUST HAVE A MIN OF ~~2'~~ COVER.
ATTACHED FIND 2 QUOTES FROM SUPPLIERS VERIZON USES -
SUPERIOR CONCRETE & PRECAST CONCRETE PRODUCTS OF MAINE.
COVERS NEED TO HAVE BELL LOGO.
VERIZON TO PROVIDE RACKING AND STEEL LADDER ONCE CABLING NEEDED

VERIZON REQUIRES THEIR CONTRACT WORK INSPECTOR TO BE PRESENT DURING INSTALLATION

NOTE:LATERALS WILL BE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN IDENTIFIED

UNDERGROUND UTILITY SEPARATIONS : SEE ATTACHMENT #1



NOT TO SCALE

NOTE: PEARL STREET WILL BE THE INITIAL FEED FOR THIS NEW SYSTEM.

Visio Rtd 2003 (Somerset) no job#

PLACEMENT

Duct Arrangements

Duct Arrangements are subject to trench width and/or depth constraints imposed by terrain, the presence of other structures, required workman space, etc. The arrangement of ducts in a conduit run should be compatible with the manhole cable racking arrangement. (Refer to "Manholes" later in this section.) Generally, 2–, 3–, or 4–wide arrangements are preferred for single– or double–wall racking. Where a large number of ducts or other circumstances require center racking as well as wall racking, wider duct arrangements may be appropriate.

Separation From Other Structures

Practices 622–100–010, 622–300–205, NESC Rule 320, 919–000–100

The following separations are required for safety of personnel and for protection of telephone equipment:

Structure	Minimum Separation
Power or other foreign conduit	3–inch concrete 4–inch masonry 12–inch earth
Pipes (gas, oil) water, etc.)	6 inches when crossing 12 inches when parallel
Power conduit terminated on poles	Separate poles, if possible. If same pole, preferably 180°, but, not less than 90° F.
Railroads (except street railways)	Crossing: 5 feet below top of rail.* Terminating on poles: 12 feet from nearest rail, except 7 feet as sidings
Street railways	3 feet below top of rail.*

*Exception: Where impractical, or for other reasons, these clearances may be reduced; however, the top of the conduit or conduit protection shall in no case extend above the bottom of the ballast section which is subject to working or cleaning. Local requirements will prevail.

Spacing and Backfill Requirements

622–020–020
914–240–100
Practice 919–240–400

The next three pages show spacing and backfill requirements for single–bore conduit. The volume of concrete or granular backfill will vary with the trench width and the degree of irregularity of the trench surfaces. Volumes given for each arrangement are for the minimum trench width consistent with the specified clearances. Volumes for sand or granular backfill include an allowance of about 1/12 for compaction.

Precast Concrete Products of Maine, Inc.

Topsham, Maine 04086

Tel: 207-729-1629 Fax 207-729-8710

Tel:1-800-696-8265 (Maine)

QUOTATION

www.precastofmaine.com

TO: Verizon / Attn: Corey McDonald
BID DATE:
PROJECT: 38Y Telephone Manholes / ~~Kennebec~~ Somerset Street
LOCATION: Portland, ME.

Precast Concrete Products of Maine, Inc. proposes to furnish the following materials required for the above project, in accordance with the standards of the American Society for Testing Materials. The terms and provisions are agreed to and accepted by you upon acceptance of this proposal.

6 – 6' x 12' 38Y telephone manholes..... $ 2300.00/ EA
Terminators, duct openings and pulling eyes cast in as required.
Cable racks provided by others.

6 – 32" diameter cast iron frames and covers marked TELEPHONE
..... $ 425.00 / EA

SALES TAX: Prices Quoted Do Not Include Sales Tax.
RETURNS: All returned product will be subject to a 15% re-stocking fee.
TERMS: **100% net within 30 days of delivery;** Finance Charge of 2% per month (24% APR) will be applied to overdue invoices. There is no retainage. These terms apply to approved credit accounts in good standing. Contracts with others may be subject to additional terms to be established at the time of order. Date of invoice shall be date of shipment. Precast Concrete Products of Maine, Inc. retains security interest in its delivered product until final payment. Acceptance of this quotation by you and our written approval shall constitute a binding contract. This quote is valid for 30 days.

THE ABOVE PROPOSAL IS ACCEPTED

BY:
DATE:

Precast Concrete Products of Maine, Inc.

BY: Paul A. Beers
Date:2/4/03

WORK ORDER PLAN

SOMERSET FUTURE TECHNOLOGY/BUSINESS PARK DEVELOPMENT

PREPARED BY SUE SARRETTE
OSP ENGINEER
207 797-1842
2/7/03

CONDUIT SPECIFICATION:

4" B PLASTIC DUCT
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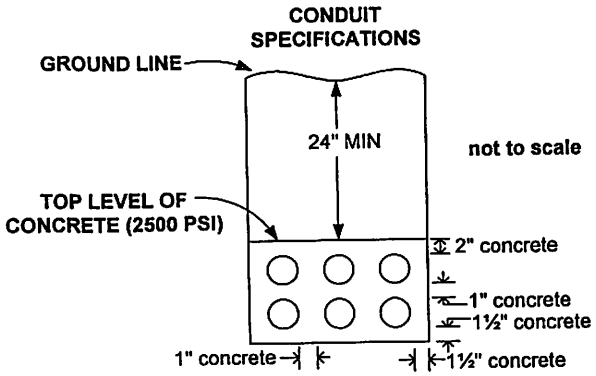

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12 TERMINATORS ON EACH OF 4 WALLS- TOP SECTIONS.
PULLING EYES AND INSERTS REQUIRED.
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SUPERIOR CONCRETE & PRECAST CONCRETE PRODUCTS OF MAINE.
COVERS NEED TO HAVE BELL LOGO.
VERIZON TO PROVIDE RACKING AND STEEL LADDER ONCE CABLING NEEDED

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UNDERGROUND UTILITY SEPARATIONS : SEE ATTACHMENT #1

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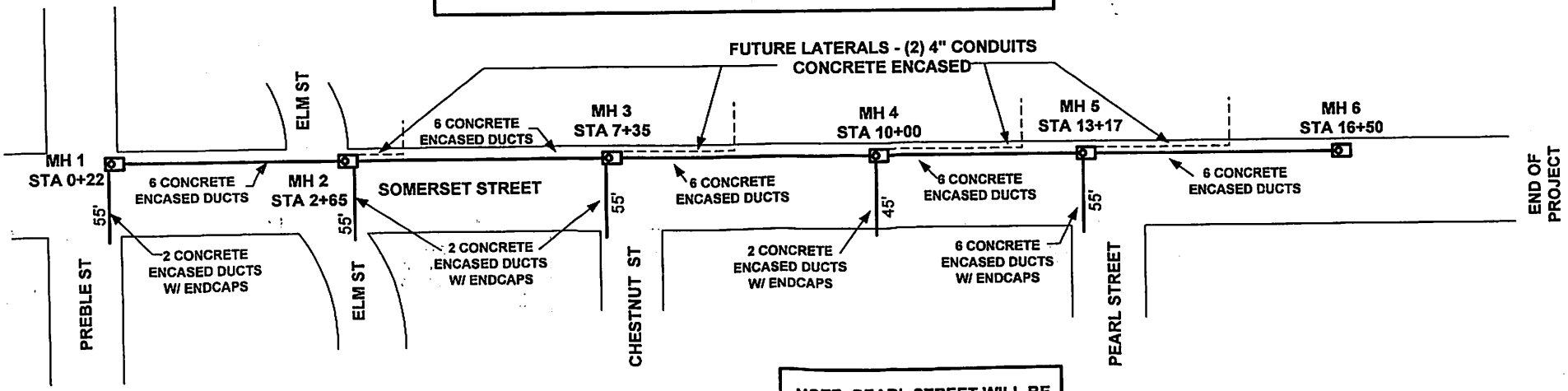


NOT TO SCALE

NOTE: PEARL STREET WILL BE THE INITIAL FEED FOR THIS NEW SYSTEM.

Underground Utility Separations

The minimum recommended separation between telephone conduit systems and structures are as follows:

From Telephone Conduit

A. Electric power and other conduits - at least 3 inches of concrete, 4 inches of masonry or 12 inches of well tamped earth.

B. Other pipes - at least 6 inches of clearance when crossing and 12 inches when paralleling.

From Telephone Manholes

C. Power conduits - at least 3 inches of clearance from the outside surfaces of the manhole walls, floor or roof.

D. Other pipes - at least 12 inches of clearance.

The clearances in B and D are required to allow for the maintenance of the foreign structures. If they have to be reduced, they should be discussed with a responsible representative of the owning company. When telephone conduit is being planned close to gas, steam or water mains, it is more desirable to cross under them so that adequate room is provided to maintain the foreign structures.

Attachment # 1

FYI

SUPERIOR CONCRETE CO
a division of Oldcastle Precast, Inc.

www.oldcastle-precast.com

P.O. Box 223
Auburn, ME 04212

Phone: (207) 784-9144
Fax: (207) 784-9647

Quotation Contract

February 5, 2003

Bid Date: February 5, 2003
Quote No: 11317-30131

COREY MACDONALD
VERIZON of MAINE
5 DAVIS FARM ROAD
PORTLAND, ME 04103

Dear COREY MACDONALD:

Superior Concrete Company is pleased to provide your company with the following quotation for:

PORTLAND, ME., VERIZON MANHOLES,

7 EA	PRECAST CONCRETE TELEPHONE MANHOLES MEASURING 6'-0" WIDE, x 12'-0" LONG, x 7'-0" HIGH INSIDE. MANHOLES PROVIDED WITH 4" TERMINATORS, PULL EYES, INSERTS, AND JOINT SEALANT.	2,400.00 / EA	16,800.00
EA	PRECAST CONCRETE 38Y RISER MEASURING 3'-0" ID x 12" HIGH @ $120.00/EA	/ EA	
EA	NEENAH MODEL R-1750-C TELEPHONE DESIGN LARGE MANHOLE FRAME & SOLID COVER WITH BELL LOGO @ $555.00/EA	/ EA	
		Total:	**$16,800.00**

Delivery

- Product will be delivered and set in your excavation providing our trucks can set up within 15 feet of the center point of the structure. If additional crane rental is necessary, it will be provided by others and at the expense of others.
- Delivery on weekdays during normal daylight hours, excluding holidays.

Terms

- Taxes not included.
- No retainage shall be deducted from payment.
- All Invoices are due and payable within thirty (30) days from date of invoice, **subject to purchaser's credit approval.**
- This Proposal shall be valid for 90 days from the date hereof.
- We must have a signed proposal or purchase order before we release your order to production.

Excludes

- UNLESS SPECIFICALLY STATED ABOVE, THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:
- Permits.
- All items not specifically listed in this quote.
- All frames and covers.
- Excavation, backfill or compaction.
- Racking and associated equipment.

Production

- We currently have all (7) seven manholes in stock.

Materials

- Concrete Minimum Strength: 5000 psi @ 28 days, standard grey cement with local sand and aggregates.
- Steel Reinforcing: ASTM-A-615-85, Grade 60, Black.
- Design Loading: AASHTO HS20-44

If you have any questions, please call me at (207) 784-9144.

Accepted By Date

Matt Mosher 2/5/03
Matt Mosher Date

Sincerely,
Matt Mosher

9/11/2013

William Hoffman
778 Main Street
Suite 8
South Portland, ME 04106
Email: WHoffman@fstinc.com

RE: Ability to Serve Letter for Midtown Project, Somerset Street, Portland, ME

Dear Mr. Hoffman:

CMP has the ability to serve your proposed project located along Somerset Street in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad, submersible or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact our Portland Service Center.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received. Please note that the customer is responsible for obtaining all easements necessary to complete the work.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com

CMP Handbook of Standard Requirements
(http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

If you have any questions, please contact CMP at 1-800-565-3181.

Regards,

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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

Date: _____

Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail:fjb@portlandmaine.gov

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

Site Address: Lots located on Elm and Somerset Streets

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number: 034 D003; D010; D009
025 A022; B002; B003;
B004; B005

Proposed Use: Please see attached sheet

Previous Use: Industrial

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed building sewer lateral connection:
Existing sewer is 36" to 72"diameter - See attached sketch

Site Category:

Commercial	X
Industrial *(complete part 4 below)*	
Governmental	
Residential	
Other *(specify)* (mixed-use)	X

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

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 170,000 GPD

Peaking Factor/ Peak Times: 3.5 - typical diurnal flow of residential uses

Specify the source of design guidelines: *(i.e.* x *"Handbook of Subsurface Wastewater Disposal in Maine,"* __ "*Plumbers and Pipe Fitters Calculation Manual,"* __ *Portland Water District Records,* __ *Other (specify)*

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. (see attached spreadsheet)

3. Please, Submit Contact Information.

Owner/Developer Name: The Federated Companies c/o Greg Shinberg

Owner/Developer Address: Shinberg Consulting-477 Congress Street, Suite 1012 Portland, Maine 04101

Phone: 207-653-7510 Fax: 207-772-7080 E-mail: gls@shinbergconsulting.com

Engineering Consultant Name: William G. Hoffman, P.E., DeLuca-Hoffman Associates, Inc.

Engineering Consultant Address: 778 Main Street, Suite 8, South Portland, ME 04106

Phone: 207-775-1121 Fax: 207-879-0896 E-mail: whoffman@delucahoffman.com

City Planner's Name: Rick Knowland Phone: 207-874-8725

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

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? Yes ____ No ____

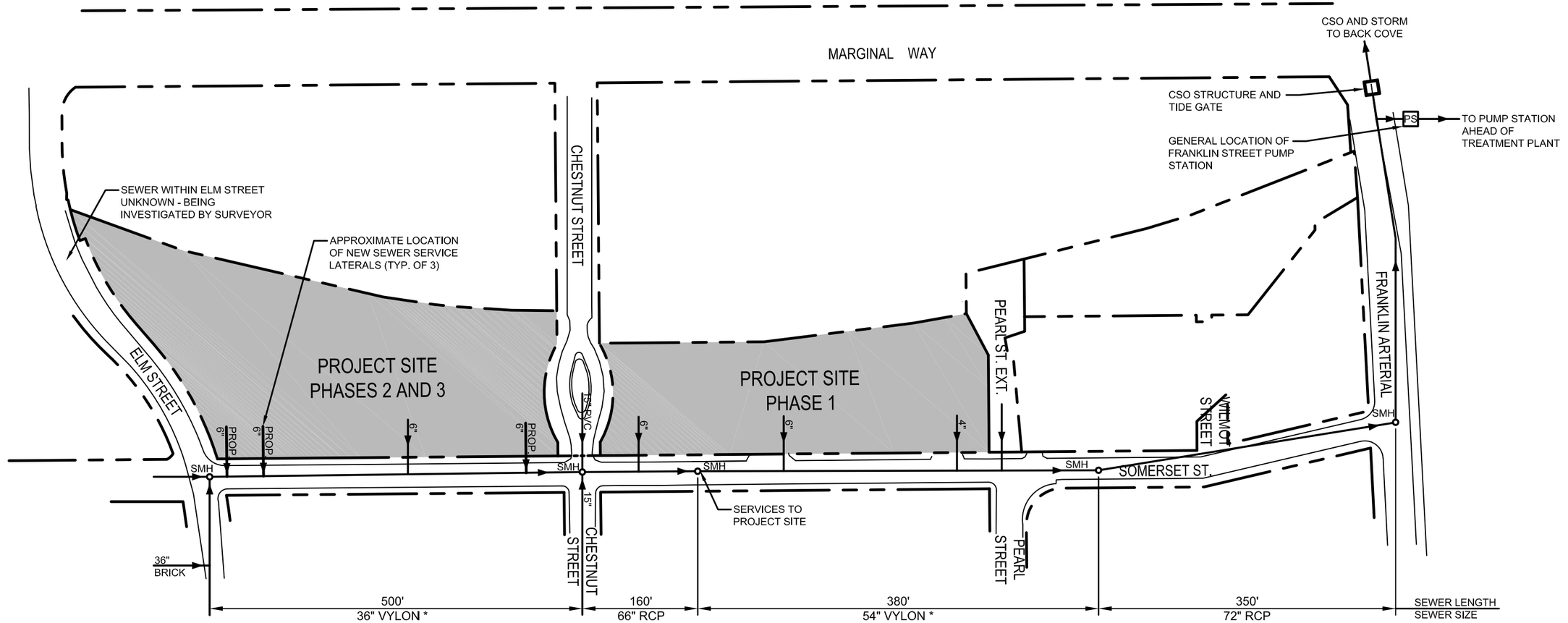
OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

The proposal is for mixed-use development with residential units above the first floor, retail or commercial uses on the ground floor, and off-street parking garages. The sanitary sewer along Somerset Street will be used for lateral connections. The applicant will use existing laterals for the connections to the extent possible and likely add two or three new services. Refer to Figures 1 and 2 for a schematic of the sewer system and lateral connections.



THE 2003 CSO PROJECT INCLUDED THE INSTALLATION OF THREE 6" AND ONE 4" SEWER LATERALS TO SERVE THE PROJECT SITE

THREE NEW SERVICE LATERALS ARE PROPOSED

* INSTALLED IN 2003

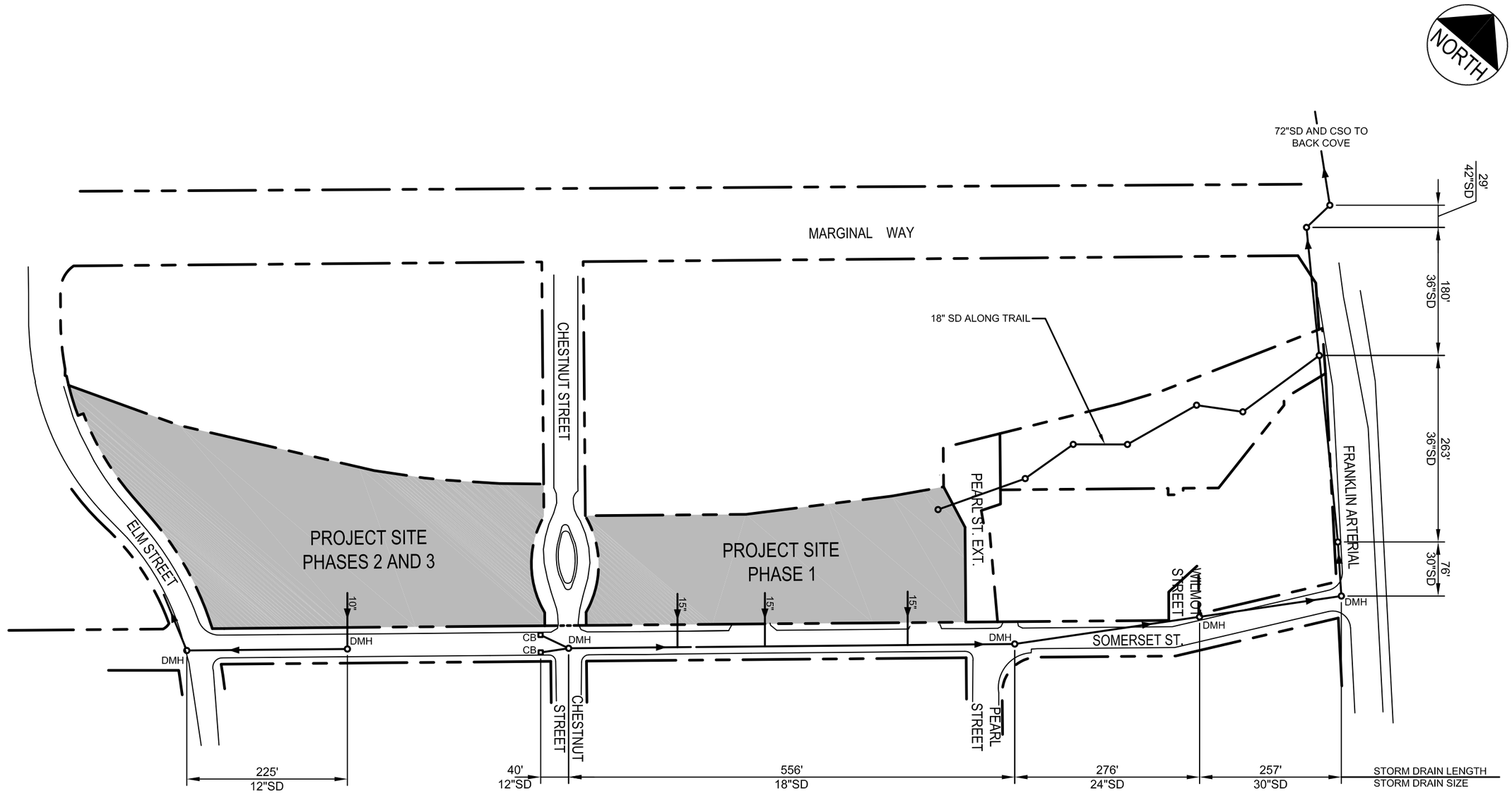
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LA	DATE:	10.26.12
DESIGNED:	WGH	SCALE:	N.T.S.
CHECKED:	WGH	JOB NO.	3062
FILE NAME:	3062-PERMITS		

midtown
PROJECT

SANITARY SEWER SCHEMATIC ALONG SOMERSET STREET

FIGURE
S-1
REVISED 12.20.12



THE 2003 CSO PROJECT INCLUDED THE INSTALLATION OF THREE 15" AND ONE 10" SD LATERALS TO SERVE THE PROJECT SITE

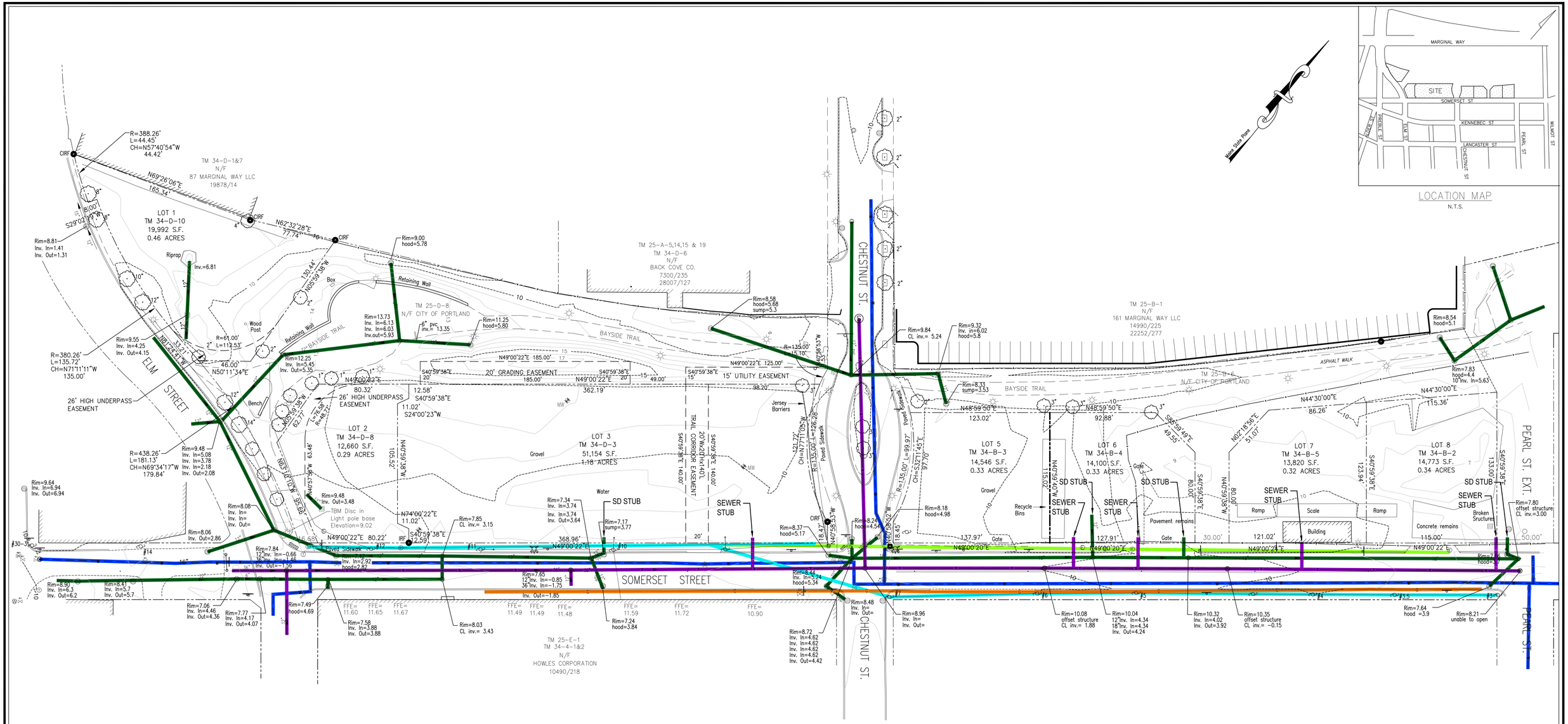
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LA	DATE:	10.26.12
DESIGNED:	WGH	SCALE:	N.T.S.
CHECKED:	WGH	JOB NO.	3062
FILE NAME:	3062-PERMITS		

midtown
PROJECT

STORM DRAIN SCHEMATIC ALONG SOMERSET STREET

FIGURE
S-2
REVISED 12.19.12



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

UTILITY LEGEND
- COMMUNICATIONS
- ELECTRICITY
- GAS
- SEWER
- STORM DRAIN
- WATER MAIN

LEGEND

- MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- 10 — 1' CONTOUR
- OVERHEAD WIRES
- W — WATER LINE
- S — SEWER LINE
- DECIDUOUS TREE
- MONITORING WELL

GRAPHIC SCALE
0 20' 40' 80'

PLAN REFERENCES:

1. "SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE RAILWAY, PORTLAND, MAINE PREPARED FOR DOWNTOWN PORTLAND CORPORATION" DATED OCTOBER 30, 2008 REV. 3 1/13/09 BY SGC ENGINEERING, LLC RECORDED IN C.C.R.D. PLAN BOOK 209 PAGE 36.

2. "EXISTING CONDITIONS SURVEY OF PROPERTY LOCATED ON SOMERSET STREET, PORTLAND, MAINE PREPARED FOR CITY OF PORTLAND" DATED OCTOBER 30, 2008, REV. 1 10/20/11 BY SGC ENGINEERING, LLC.

3. "STANDARD BOUNDARY SURVEY FOR BAYSIDE TRAIL & PROPOSED SOMERSET STREET EXTENSION" DATED SEPTEMBER 2012 PREPARED BY CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION.

NOTES:

1. OWNER OF RECORD: CITY OF PORTLAND, C.C.R.D. BOOK 27870 PAGE 299.

2. BASIS OF BEARINGS: MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83.

3. ELEVATIONS ARE BASED ON CITY DATUM. BENCH MARK: MDOT DISK "612-(1)-10 1983"

4. THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY OWEN HASKELL, INC. NOVEMBER 2012 AND DATA TAKEN FROM PLAN REFERENCE 2 AS SHOWN ABOVE.

CERTIFICATE:

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN W. SWAN, PLS NO. 1038

BOUNDARY & TOPOGRAPHIC SURVEY

ON

SOMERSET STREET, PORTLAND, MAINE

MADE FOR

DELUCA HOFFMAN ASSOCIATES

MAIN STREET, SOUTH PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	JLW	NOVEMBER 9, 2012	12012-180 P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 40'	1

PORTLAND MAINE
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Public Services Department
Michael J. Bobinsky, Director

CORRECTED COPY

4 October 2013

Mr. William G. Hoffman, P.E.,
Fay, Spofford & Thorndike,
778 Main Street, Suite 8,
South Portland, Maine 04106

RE: The Capacity to Handle Wastewater Flows, from "midtown," the Mixed Use (Residential, Retail, Parking Garage) Development Towers Proposed by Federated Companies, along The Northern Side of Somerset Street (23-63 Somerset), between Pearl Street Extension and Chestnut Street (Phase 1) and Continuing along The Northern Side of Somerset Street (69-105 Somerset), from Chestnut to Elm Street (Phases 2 and 3) including (127-161 Elm Street).

Dear Mr. Hoffman:

It has come to my attention that this project, formerly known as "Maritime Landing," is now known as "midtown." This letter corrects the name of the project and supercedes the letter of 2 October 2013.

The existing thirty-six inch, fifty-four inch, and sixty-six inch reinforced concrete sewer pipes, located in Somerset Street, have adequate **capacity to transport,** while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate **capacity to treat,** the total anticipated increase in wastewater flows of **171,110 GPD**, from the proposed mixed use development towers.

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB

C:\Frank's\Capacity Letters\Somerset Street 23-105 & Elm Street 127-161
O:\Engshare\FJB\Capacity Letters\Somerset Street 23-105 & Elm Street 127-161

Anticipated Increase in Wastewater Flows from the Proposed Residential, Retail, Restaurant and Parking Garage Units

The Proposed Residential Units:		
800 Proposed Units @ 180 GPD/Unit	=	144,000 GPD
The Proposed Retail Outlets:		
75 Proposed Employees @ 12 GPD/Employee	=	900 GPD
8 Proposed Toilets @ 325 GPD/Toilet	=	2,600 GPD
The Proposed Restaurants:		
900 Proposed Seats @ 25 GPD/Seat	=	22,500 GPD
The Proposed Parking Garages:		
1,110 Proposed Spaces @ 1GPD/Space	=	1,110 GPD
Total Wastewater Design Flow, from the Proposed Mixed Use Project:	=	171,110 GPD
Total Anticipated Increase in Wastewater Flows for this Project	=	**171,110 GPD**

CC: Jeffrey Levine, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Rick Knowland, City Planner, Department of Planning, and Urban Development, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Rhonda Zazzara, Field Inspection Coordinator, City of Portland
Harold Downs, Senior Wastewater Technician, City of Portland
Jane Ward, Administrative Assistant, City of Portland