

11. UTILITIES

11.1 OVERVIEW

The proposed project will involve installation of new utility services to the building. All new utility services will be provided from the franchise utilities available within Federal and Hampshire Streets. The proposed locations of the new utility services are shown on the Utility Plan (Sheet C-5.0).

11.2 WATER SUPPLY

The proposed project will receive its water supply from the Portland Water District's (PWD) public water supply system. Separate fire and domestic services will be installed to the building from PWD's existing main in Federal Street. Terradyn Consultants submitted an ability to serve request to PWD on December 6, 2017. A response from PWD was not received at the time of submission, but will be provided when it is received.

11.2.1 Total Project Water Usage

The total average daily water demand for the proposed project is estimated to be 5,868 gallons per day, based on design flows published in the State of Maine Subsurface Wastewater Disposal Rules.

8 x 1 Bedroom Residential Units at 120 gpd/unit	=	960 gpd
15 x 2 Bedroom Residential Units at 180 gpd/unit	=	2,700 gpd
8 x 3 Bedroom Residential Units at 270 gpd/unit	=	2,160 gpd
2 x Retail Unit with 2 Employees at 12 gpd/employee	=	48 gpd
		Total = 5,868 gpd

11.3 WASTEWATER DISPOSAL

The proposed project will be connected to the Portland Water District's and City of Portland's wastewater collection and conveyance systems. The City of Portland Wastewater Capacity Application has been completed and forwarded to Mr. Brad Roland.

The overall project is anticipated to generate an average daily flow of approximately 5,868 gpd. Based on the existing sewer system in the area, there appears to be adequate capacity to handle these projected flow amounts.

11.4 ELECTRICITY SUPPLY

CMP currently maintains overhead and underground utilities in the area. The existing overhead electric and communication utilities along Hampshire Street will be installed underground to a new electric vault proposed beneath the Federal Street sidewalk in front of the proposed building. Electricity will be fed from this vault to the proposed building and other adjacent properties including the recently constructed Luminato condominiums.

11.5 ATTACHMENTS

Attachment 11-A – Correspondence with Utilities

ATTACHMENT 11-A

Correspondence with Utilities

December 6, 2017

MEANS
means@pwd.org
Portland Water District
225 Douglass Street
Portland, ME 04104

Request for Ability to Serve Letter
31-Unit Residential Development
with First Floor Retail Space
56 Hampshire Street, Portland, Maine

Dear Sir or Madam:

Terradyn Consultants LLC has been retained by The NewHeight Group to assist with site design and permitting for a proposed 31-unit condominium development project located at 56 Hampshire Street in Portland, Maine. We are writing to request a letter confirming the Portland Water District's ability to serve the proposed development.

The 18,685 square foot parcel is identified as Block C, Lots 13 and 18 on the City of Portland Tax Map 28, and a 12' wide easement owned by the City of Portland. The site is at the corner of Hampshire and Federal Streets. Two existing non-residential structures are located on the site.

The proposed project includes the construction of a 12,272 square foot, 6-story building, including 31 condominium units and first floor retail space. Covered parking will also be provided on the ground level. Public water and sewer utilities will be installed to serve the project. It is anticipated that a new 6" fire protection water service and a new 4" domestic water service will be installed for the new building.

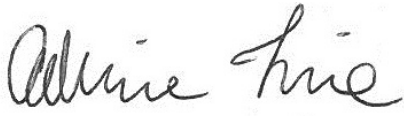
Attached are a site location figure showing the property delineated on a USGS map and a preliminary site utility plan of the project, showing how the development may be served with water. A spreadsheet showing the total number of proposed plumbing fixtures is provided in a separate document.

Please provide our office with confirmation that the Portland Water District has the ability to serve the proposed development. As the design is refined, we will provide more detailed drawings of the project for your review.

If you have any questions or need more information to make your determination on ability to serve, please contact me at (207) 322-1223 or adrienne@terradyconsultants.com.

Sincerely,

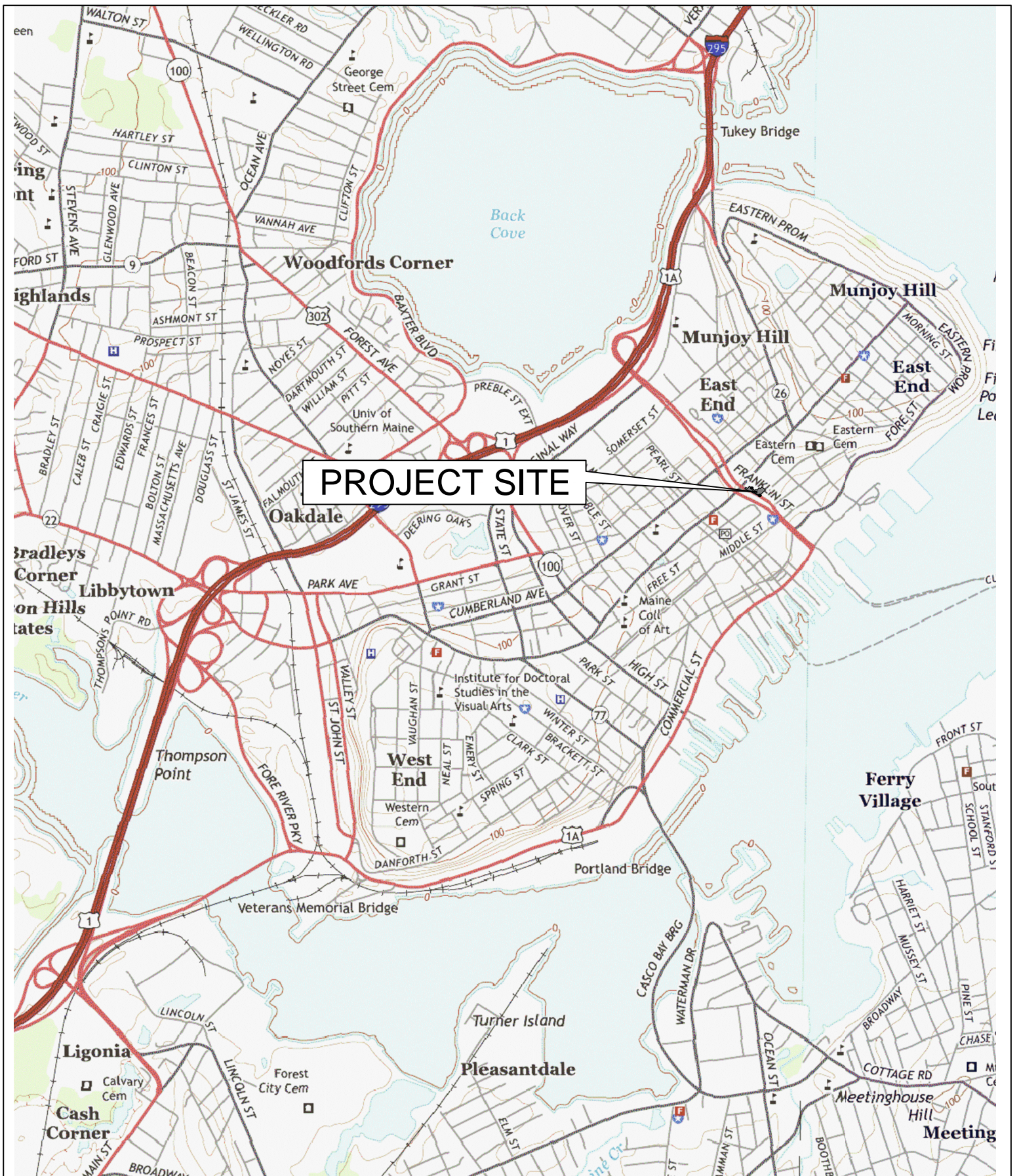
TERRADYN CONSULTANTS LLC



Adrienne Fine, P.E.
Design Engineer

cc: Susan Morris, Chip Newell, Erin Cooperrider, Tom Federle, The NewHeight Group
David Lloyd, Archetype

Enc.



PROJECT SITE

SHEET DESCRIPTION
 L2
 U.S.G.S. QUADRANGLE MAP
 PORTLAND WEST AND PORTLAND EAST
 PREPARED FOR
 THE NEWHEIGHT GROUP
 118 CONGRESS STREET, #401
 PORTLAND, MAINE 04101



TERRADYN
 CONSULTANTS, LLC

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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO.
 1728
 DATE
 9/6/2017
 SCALE
 1"=2,000'

FIGURE
 1
 OF
 2



PROJECT SITE

SHEET DESCRIPTION

L2
AERIAL PHOTOGRAPH (2012)

PREPARED FOR

THE NEWHEIGHT GROUP
118 CONGRESS STREET, #401
PORTLAND, MAINE 04101



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JOB NO.

1728

DATE

9/6/2017

SCALE

1"=60'

FIGURE

2

OF

2