

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 Kennebec, Brattle and Parris 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 Kennebec Street. Terradyn Consultants submitted an ability to serve request to PWD on March 28, 2018, and will provide the ability to serve letter once received. Correspondence with utilities is included in Attachment 11-A.

11.2.1 Total Project Water Usage

The total average daily water demand for the proposed project is estimated to be 5,616 gallons per day, based on design flows published in the State of Maine Subsurface Wastewater Disposal Rules.

46 x 1 Bedroom Residential Units at 120 gpd/unit	= 5,520 gpd
4 x Retail Unit with 2 Employees at 12 gpd/employee	= 96 gpd
Total	= 5,616 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 will be forwarded to Brad Roland of the City's Water Resources Department.

The overall project is anticipated to generate an average daily flow of approximately 5,616 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. Electric utilities for the project will be installed underground from the relocated pole on Parris Street, to the east of the site.

11.5 ATTACHMENTS

Attachment 11-A – Correspondence with Utilities

ATTACHMENT 11-A

Correspondence with Utilities

March 27, 2018

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

Request for Ability to Serve Letter
47-Unit Residential Development
178 Kennebec Street, Portland, Maine

Dear Sir or Madam:

Terradyn Consultants LLC has been retained by The Szanton Company to assist with site design and permitting for a proposed 47-unit condominium development project located at 178 Kennebec Street in Portland, Maine. We are writing to request a letter confirming the Portland Water District's ability to serve the proposed development.

The 16,553 square foot parcel is identified as Lots 1 and 2, Block F on the City of Portland Tax Map 34. The site is located along the southern side of Kennebec Street between Brattle and Parris Streets. The site is currently developed with a gravel parking area.

The proposed project includes the construction of a 6,830 square foot, 7-story building, including 47 condominium units for 55+ housing. All of the units are one-bedroom. Retail and artist space will be provided on the first floor. 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 2" domestic water service will be installed for the new building. From the survey the water main in Kennebec appears to be 20", but there is also a 6" main located northwest of the site. The ideal connection for this project is from the mechanical room to utilities in Parris Street, but no water utilities were mapped here as part of our survey. Any information the district can provide on utilities in Parris Street, or which water main we should connect to, is helpful.

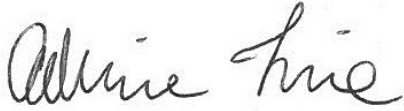
Attached are a site location figure showing the property delineated on a USGS map and a preliminary site utility plan of the project, showing how the development may be served with water. A spreadsheet showing the total number of proposed plumbing fixtures is provided in a separate document.

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.

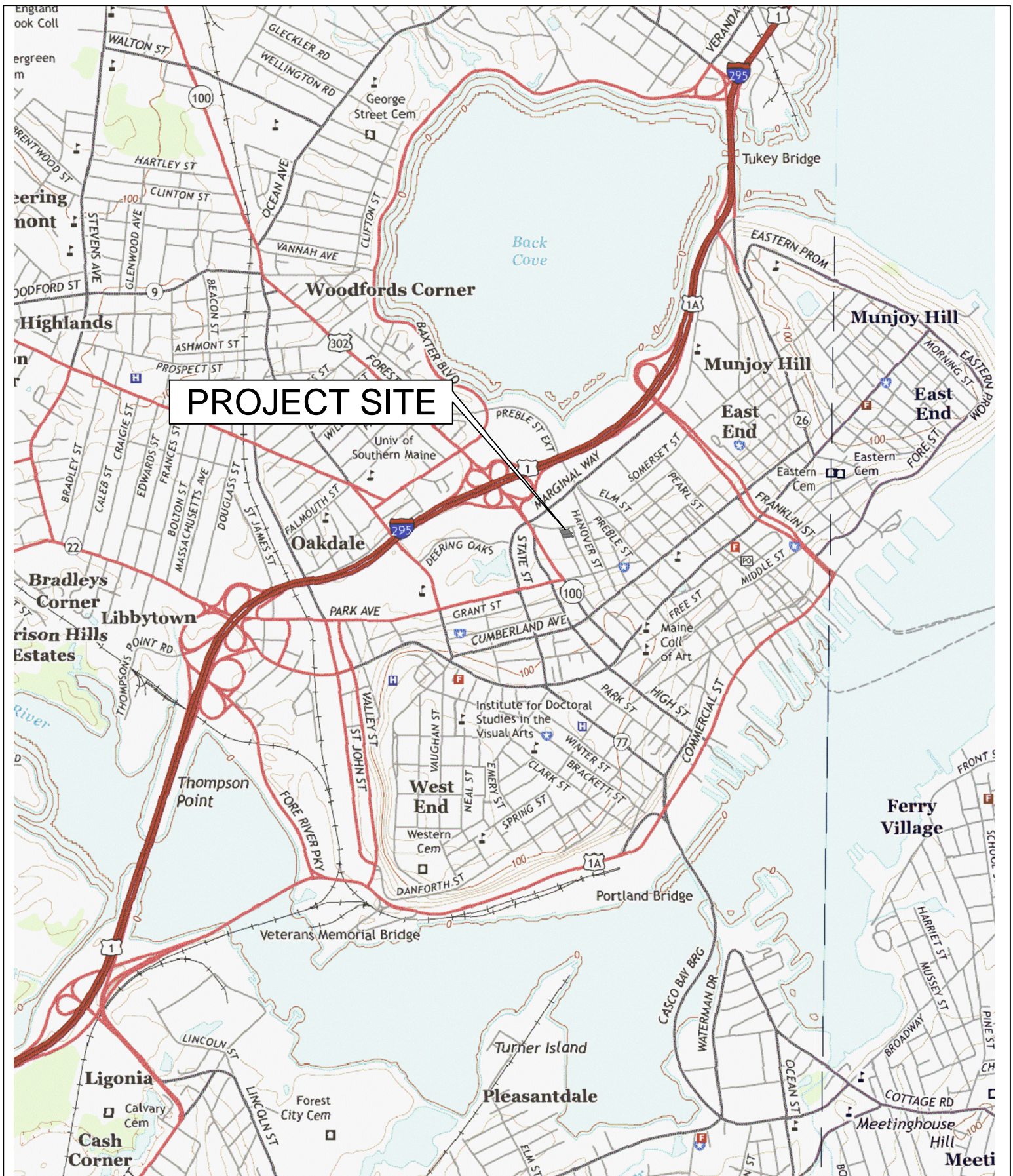
Sincerely,

TERRADYN CONSULTANTS LLC



Adrienne Fine, P.E.
Design Engineer

Enc.



PROJECT SITE

SHEET DESCRIPTION
 178 KENNEBEC STREET
 U.S.G.S. QUADRANGLE MAP
 PORTLAND WEST

PREPARED FOR
THE SZANTON COMPANY
 482 CONGRESS STREET, SUITE 203
 PORTLAND, MAINE 04101



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 111 Elderberry Lane
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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO.	1747	FIGURE	1
DATE	3/27/2018	OF	2
SCALE	1"=2,000'		



SHEET DESCRIPTION
 178 KENNEBEC STREET
 AERIAL PHOTOGRAPH (2017)

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 THE SZANTON COMPANY
 482 CONGRESS STREET, SUITE 203
 PORTLAND, MAINE 04101



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JOB NO.
 1747

DATE
 3/27/2018

SCALE
 1"=60'

FIGURE
 2

OF
 2

