# Section I

## Utilities

# Section I – Utilities

The proposed project will include installation of multiple utility services to the renovated building.

*Water:*

An existing 6" fire service water line currently services the existing building from a water main within Parris Street. This service will remain. A 4" domestic line is proposed to branch off the 6" line and function as the domestic line with the existing 2" domestic line to be retired.

*Sewer:*

An existing sewer service is located adjacent to Parris Street on the south side of the building. This lateral will be verified by the contractor and replaced if in poor condition. If the lateral is in good condition, it will remain servicing the building. Additionally, the sewer and storm infrastructure will be inspected and videoed prior to construction to confirm conditions and locations.

*Stormwater:*

There is currently one catch basin on site near the Kennebec/Hanover intersection. It is proposed to install a new catch basin with a hood and 3-foot sump at the front of the building as well as the rear. These basins will tie into the City's storm system. Additionally, an underdrain will run through the middle of the parking lot to provide drainage of groundwater. The roof drain/internal floor drain system that ties into the City's storm drains will remain as is.

*Electric/Communications:*

The existing building has aerial services off the utility poles within Parris and Hanover Street. These services and the utility pole at the rear of the building will remain.

*Gas*:

An existing abandoned gas line previously serviced the existing building from the gas main within Parris Street. A new gas line connecting to the main within Parris Street is proposed to serve the building. See the attached utility plan for more information.

Ability to serve letters have been sent out to the respective utility companies on February 26, 2018 in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Responses from the utility companies are forthcoming.

ACORN ENGINEERING, INC.

Charter Communications
Attn: Mr. Mark Pelletier
118 Johnson Road
Portland, Maine 04102

February 26, 2018

Subject: 82 Hanover Street Redevelopment
Re: Ability to Serve

Mr. Pelletier:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the following request for Charter's ability to serve the proposed redevelopment project. The project is located at 82 Hanover Street (Chart, Book, Lot 34-G-01), within the B-7 Zoning District in Portland, Maine. The project consists of the renovation of an existing two-story building that formerly served as the Department of Public Works repair facility, into a two-story mixed-use building including retailers, restaurants, and offices. Site improvements such as utilities, parking, and landscaping will also take place as part of this project.

The existing building on site is proposed to remain and be renovated. As seen on the attached Utility Plan, it is believed that the building has overhead services from the existing utility poles at the northerly end of Parris and Hanover Street. These services are to remain at this time.

Furthermore, the existing overhead lines will facilitate the new uses of the existing building.

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

1. Any additional information, such as utility mapping within Parris, Hanover, or Kennebec Street
2. Any easements for overhead services currently crossing the proposed development
3. Alternative connection locations from the property to the existing system
4. Charter's proposed infrastructure improvements within the project vicinity
5. Charter's ability to serve the project

I have attached an existing conditions plan created by Titcomb Associates and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.
Design Engineer
Acorn Engineering, Inc.

A C O R N
ENGINEERING, INC.

Central Maine Power Company
Attn: Mr. Paul DuPerre
162 Canco Road
Portland, Maine 04103

February 26, 2018

Subject: 82 Hanover Street Redevelopment
Re: Ability to Serve

Mr. DuPerre:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the following request for CMP's ability to serve the proposed redevelopment project. The project is located at 82 Hanover Street (Chart, Book, Lot 34-G-01), within the B-7 Zoning District in Portland, Maine. The project consists of the renovation of an existing two-story building that formerly served as the Department of Public Works repair facility, into a two-story mixed-use building including retailers, restaurants, and offices. Site improvements such as utilities, parking, and landscaping will also take place as part of this project.

The existing building on site will remain and be renovated. As seen on the attached Utility Plan, it is believed that the building has overhead services from the existing utility poles at the northerly end of Parris and Hanover Street. These overhead services will remain will facilitate the new uses of the existing building. Loads have not been calculated at this time.

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 property to the existing system
3. CMP's proposed infrastructure improvements within the project vicinity
4. CMP's ability to serve the project
5. Access requirement to the CMP meters

I have attached an existing conditions plan created by Titcomb Associates and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.
Design Engineer
Acorn Engineering, Inc.

CENTRAL MAINE POWER

March 9, 2018

Acorn Engineering, Inc.
C/O Ms. Alyssa Gartley, E.I.
158 Danforth Street
Portland, Me 04102

RE: 82 Hanover Street, Portland, Maine

Dear Ms. Gartley,

This letter is to advise you Central Maine Power has sufficient three phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a SAP Work Request Order so we may provide an actual cost.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre

Paul DuPerre
Energy Service Specialist

162 Canco Road, Portland, ME 04103
Telephone 800.750.4000, Fax 207.791.1026
cmpco.com

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ACORN ENGINEERING, INC.

Fairpoint Communications
5 Davis Farm Road
Portland, Maine 04103

February 26, 2018

Subject: 82 Hanover Street Redevelopment
Re: Ability to Serve

To Whom It May Concern:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the following request for Fairpoint's ability to serve the proposed redevelopment project. The project is located at 82 Hanover Street (Chart, Book, Lot 34-G-01), within the B-7 Zoning District in Portland, Maine. The project consists of the renovation of an existing two-story building that formerly served as the Department of Public Works repair facility, into a two-story mixed-use building including retailers, restaurants, and offices. Site improvements such as utilities, parking, and landscaping will also take place as part of this project.

The existing building on site is proposed to remain and be renovated. As seen on the attached Utility Plan, it is believed that the building has overhead services from the existing utility poles at the northerly end of Parris and Hanover Street. These services are to remain and will facilitate the new uses of the existing building.

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

1. Any additional information, such as utility mapping within Parris, Hanover, and Kennebec Street.
2. Any easements for overhead services currently crossing the proposed development
3. Alternative connection locations from the property to the existing 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 created by Titcomb Associates and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.
Design Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

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

February 26, 2018

Subject: 82 Hanover Street Redevelopment
Re: Ability to Serve

To Whom It May Concern:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the following request for PWD's ability to serve the proposed redevelopment project. The project is located at 82 Hanover Street (Chart, Book, Lot 34-G-01), within the B-7 Zoning District in Portland, Maine. The project consists of the renovation of an existing two-story building that formerly served as the Department of Public Works repair facility, into a two-story mixed-use building including retailers, restaurants, and offices. Site improvements such as utilities, parking, and landscaping will also take place as part of this project.

It is believed that the existing building has an existing 6" fire service off Parris Street. This service is anticipated to adequately serve the sprinkler system and will remain. It is proposed to branch a 4" domestic line off the existing 6" line within Parris Street. Based upon Section 4 of the *Maine Subsurface Wastewater Disposal Rules*, the project anticipates the following design flows:

| **Estimate of Design Flows** | | | |
|---|---|---|---|
| **Classification of Water Demand** | **Number of Units** | **Gallons per Day per unit** | **Total Gallons per Day** |
| *Existing* | | | |
| Office (Employees at place of employment with no showers: 12 GPD per employee) | 10 | 12 | 120 |
| *Proposed* | | | |
| Bar/ Eatery (12 GPD per employee + 15 GPD per seat) | 5 employees<br>40 seats | 12<br>15 | 660 |
| Eating Place, 2 meals/day (20 GPD per seat + 12 GPD per employee) | 10 employees<br>60 seats | 12<br>20 | 1,320 |
| Warehouse (100 GPD or 12 GPD per employee, whichever is greater) | - | - | 100 |
| Office/Retail (Employee at place of employment without showers: 12 GPD per employee) | 20 | 12 | 240 |
| Coffee shop/Bakery (100 GPD + 12 GPD per employee) | 4 | 12 | 148 |

| | | | |
|---|---|---|---|
| Fitness Center (50 GPD per 100 SF) | 30 | 50 | 1,500 |
| Small Brewery (2,500 GPD* + 12 GPD per employee or customer) | 30 employees/customers | 12 | 2,860 |
| | | **Total Existing** | **120** |
| | | **Total Proposed** | **6,828** |
| | | **Net Change** | **+6,708 GPD** |
| *Value based on statistical national research | | | |

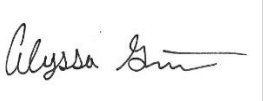
Based on the assumptions in the above table, the proposed project is anticipated to increase the net water demand by approximately 6,828 gallons per day (GPD). It should be noted that the majority of these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules.

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

1. Any additional information, such as utility mapping within Parris, Hanover, and Kennebec Street.
2. Alternative connection locations from the property 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 created by Titcomb Associates, the fixture count spreadsheet, and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Alyssa Gartley, E.I.
Design Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

Unitil Service Corp.
Attn: Bridget Harmon
376 Riverside Industrial Parkway
Portland, Maine 04103

February 26, 2018

Subject: 82 Hanover Street Redevelopment
Re: Ability to Serve

Ms. Harmon:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed redevelopment project. The project is located at 82 Hanover Street (Chart, Book, Lots 34G 001001), within the B-7 Zoning District in Portland, Maine. The project consists of the redevelopment of an existing two-story building that formerly served as the Department of Public Works repair facility, into a two-story mixed-use building. The proposed uses include retail, restaurants, and offices.

The existing building on site is proposed to remain and be renovated. As previously coordinated with you, there is a retired gas service on site. We are proposing to install a new gas service in the location shown on the preliminary Utility Plan.

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

1. Any additional utility mapping such as gas lines on Parris, Hanover, or Kennebec 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 created by Titcomb Associates and the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.
Design Engineer
Acorn Engineering, Inc.

February 28, 2018

Alyssa Gartley, E.I.
Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104

Re: 82 Hanover St., Portland, Maine

Dear Alyssa,

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

Unitil has natural gas on Parris St. and Kennebec St and can serve the project anticipated heat only load of 1,500-2,000 CFH.

As the project progresses, please send me the breakdown of natural gas equipment so that the information can be added to our records and reviewed by engineering for the official load approval. If you have any further questions or require additional information, please contact me directly at (207) 541-2543 or at carpenters@unitil.com.

Sincerely,

*Scott Carpenter*

Scott Carpenter
Senior Business Development Representative
Unitil Corporation
(o) 207-541-2543 (f) 207-541-2593