

## 13. UTILITY CAPACITY TO SERVE

The proposed redevelopment will be serviced by public water, sewer, gas and electric. The proposed locations of the utility services are shown on the Utility Plan (C2.03) of the Design Drawings attached to Section 2.

### 13.1 WATER

The proposed development will be provided with both fire protection water service and domestic water service by the Portland Water District. The fire protection water service and domestic water service will connect to the existing 10-inch water main in Center Street.

Woodard & Curran met with the Portland Water District on December 21, 2018 to discuss the proposed project. Following the meeting, we received email correspondence from the Portland Water District, a copy of which is attached. We will be providing the requested fixture count spreadsheet and updated utility plans as the design progresses. A copy of the ability to serve will be provided to the City upon receipt.

### 13.2 SEWER

The public sewer infrastructure adjacent to the proposed redevelopment location consists of a separated sanitary sewer in Center Street that discharges to the combined sewer system in Commercial Street (Lower Fore River Interceptor), which conveys wastewater to the Long Wharf Diversion Structure and eventually to the India Street Pumping Station. We met with Brad Roland from the City of Portland's Department of Public Works on November 16, 2018 to discuss the appropriate sewer line connection. The proposed sewer service shown on the design plans reflects this discussion.

The proposed development will include a restaurant, bar and kitchen on the ground floor. All wastewater generated by these spaces will be directed to an exterior, underground grease trap located beneath the brick sidewalk on Center Street. The grease trap will discharge to the separated sanitary sewer on Center Street. Additional information on grease trap sizing and final location will be coordinated and provided as the design progresses. Wastewater from the remainder of the hotel, from spaces that do not require a grease trap will discharge to a second service also on Center Street.

A Wastewater Capacity Application is attached to this Application. The ability to serve confirmation will be provided to the Planning Department directly by the Department of Public Works.

### 13.3 GAS

The proposed redevelopment will utilize natural gas service provided by Unitil. A connection to the existing gas main in Center Street is proposed. We will be coordinating with Unitil on the location and size of the gas service.

### 13.4 ELECTRIC

The proposed redevelopment will utilize underground electric service fed from the existing electrical main in Cross Street. Per initial discussions with Central Maine Power (CMP), the transformer will be located beneath the Cross Street sidewalk and feed the rear of the building through a secondary service installed along the service access drive. This layout is reflected on the utility plan included in the design drawings. As the design progresses, the project team will continue to coordinate their design with representatives from Central Maine Power (CMP).

### 13.5 ATTACHEMENTS

- Portland Water District Ability to Serve Correspondence
- City of Portland Wastewater Capacity Application

## Lauren Swett

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**From:** Robert Bartels <rbartels@pwd.org>  
**Sent:** Friday, December 21, 2018 3:00 PM  
**To:** Lauren Swett  
**Cc:** Amy LeBel  
**Subject:** 348054-Portland Square, PO  
**Attachments:** Peak Flow Based on Fixture Count\_2018.xls

Lauren/Amy,

Thanks for meeting with us today regarding the upcoming development at Portland Square. Please fill out and return to MEANS the attached fixture count spreadsheet. This will allow us to size the meter appropriately. Please let me know if you have any questions.

Thanks,  
Robert Bartels, PE

**Robert Bartels**  
**Senior Project Engineer**  
Portland Water District  
Phone:  
E-mail: [rbartels@pwd.org](mailto:rbartels@pwd.org)  
<http://www.pwd.org>



December 21, 2018

ATTN; Bradley Roland, P.E.  
Department of Public Works  
212 Canco Road  
Portland, ME 04103

Re: Request for Ability to Serve – Center Street Hotel

Dear Mr. Roland:

This letter serves as a written request for the ability to serve for the Center Street Hotel development project located at the intersection of Center and Commercial Street in Portland, Maine. Woodard & Curran is serving as an agent to the applicant, Fathom CC, LLC.

The proposed redevelopment project includes construction of a 135-room 6-story hotel with a rooftop bar, and ground floor café and bar along the Commercial Street frontage. The site is currently fully developed as a surface parking lot. Due to a street disturbance moratorium on Commercial Street, all utility connections are proposed on Center Street. The proposed building has a footprint of approximately 22,758 square feet and total gross floor area of 112,046 square feet.

The proposed development will include a café and kitchen on the ground floor. All wastewater generated by the kitchen will be directed to an exterior, underground grease trap located beneath the brick sidewalk on Center Street, and then through a 6-inch service to the 12" brick sanitary sewer on Center Street. Additional information on grease trap sizing and final location will be coordinated and provided as the design progresses. A second 6" PVC sanitary sewer service for all other wastewater is proposed to wye into the existing 12" brick sanitary sewer located within Center Street as shown on the attached utility plan. Please refer to the attached utility plan and wastewater application for additional information.

Please let us know if any additional information is required to evaluate the service capacity for the site. We appreciate your assistance. If you have any questions or require any additional information, please do not hesitate to contact me at 207-558-3763 or [lswett@woodardcurran.com](mailto:lswett@woodardcurran.com).

Sincerely,

WOODARD & CURRAN

Lauren Swett, P.E.  
Technical Manager

Enclosures – Utility Plan & Wastewater Application  
PN: 0231538.01

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Portland Dept. of Public Works -  
Water Resources  
55 Portland Street,  
Portland, Maine 04101-2991



Bradley Roland, P.E.  
Water Resources Division  
Department of Public Works  
55 Portland Street  
Portland, ME 04103

Date: December 21, 2018

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

Site Address: Corner of Center Street and Commercial Street, Portland, ME 04101

Chart Block Lot Number: 038/G003 & 038/G005

Proposed Use: Hotel  
Previous Use: Surface Parking Lot  
Existing Sanitary Flows: 0 GPD  
Existing Process Flows: 0 GPD  
Description and location of City sewer that is to receive the proposed building sewer lateral.  
12" Brick on Center Street

Site Category	Commercial ( <i>see part 4 below</i> )	<input checked="" type="checkbox"/>
	Industrial ( <i>complete part 5 below</i> )	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other ( <i>specify</i> )	<input type="checkbox"/>

*Clearly, indicate the proposed connections, on the submitted plans.*

## 2. Please, Submit Contact Information.

City Planner's Name: TBD Phone: \_\_\_\_\_  
Owner/Developer Name: Fathom CC, LLC, c/o Jim Brady  
Owner/Developer Address: 183 Middle Street, Suite 21, Portland, ME 04101  
Phone: (207) 653-9990 Fax: N/A E-mail: jameshbrady@gmail.com  
Engineering Consultant Name: Woodard & Curran  
Engineering Consultant Address: 41 Hutchins Drive, Portland, ME 04101  
Phone: (207) 558-3763 Fax: N/A E-mail: lswett@woodardcurran.com

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

## 3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 12,648 GPD (Hotel) + 780 GPD (Cafe) + 36 GPD (Bar) = 13,464 GPD  
Peaking Factor/ Peak Times: Peak flow = 150 GPM / Morning  
Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine,"  
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)  
Handbook of Subsurface Wastewater Disposal in Maine

*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.*

**4. Please, Submit External Grease Interceptor Calculations.**

Total Drainage Fixture Unit (DFU) Values: TBD

Size of External Grease Interceptor: \_\_\_\_\_

Retention Time: \_\_\_\_\_

Peaking Factor/ Peak Times: \_\_\_\_\_

*Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.*

**5. Please, Submit Industrial Process Wastewater Flow Calculations**

Estimated Industrial Process Wastewater Flows Generated: \_\_\_\_\_ N/A GPD

Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No X

Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No X

OSHA Standard Industrial Code (SIC): \_\_\_\_\_ (<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: \_\_\_\_\_

*Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.*

*Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.*

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