

L. Utilities

The proposed project will include installation of new utility services to the building and individual units.

Water:

As identified in the Existing Conditions Plan, the site has two existing water service lines. The service lines are to be removed and replaced in accordance with the Portland Water District. The proposed services feature a parent-child connection on the south side of the proposed building. Permission has been granted from Portland Water District to install the services 7.40 feet off the property line instead of the required 10 feet (attached).

Sewer:

An existing sewer service was not identified on the property. We contacted the Department of Public Works with an Ability to Serve Letter and have not received a response. We then reached out to a City Surveyor who provided us with archived maps which do not depict an existing sewer service for 161-163 York Street. A proposed service line will connect to the 36" brick sewer main in York Street. A line from the covered parking garage floor drains will flow through an oil-water separator and then wye into the sewer service, connecting to the sewer main.

Storm Drain:

An existing stormwater line was not identified on the property. One proposed line will connect to the separated Type C 12" underdrain in York Street as seen on C-20 and C-31.

UGE/T/C:

Overhead electric, telephone, and cable lines have recently been removed during demolition of the site. All proposed service lines will be routed underground from an existing utility pole across York Street. If required by Central Maine Power, three proposed pole-mounted transformers will be installed.

Gas:

A retired gas valve exists in the York Street Right of Way. A new service is proposed to service the building from an existing gas main on Guilford Court.

Ability to serve letters have been sent out to the respective utility companies on August 3rd, 2016 in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Revised Utility Plans and letters were then sent out on November 2nd, 2016. Please refer to the attached letters. Pending responses will be forwarded to the planner once received.





A C O R N

ENGINEERING, INC.

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

November 2nd, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve

Dear Mrs. Harmon:

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

The current plan proposes to service the building via the existing gas line within Guilford Court; the service is to extend from the existing gas stub at the main line and enter the building from the southernmost side wall. The proposed service will avoid contact with the subsurface stormwater detention system

I have attached the latest utility plan for your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

Cc: William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.





August 4, 2016

Acorn Engineering Corp.
Attention: Olivia Dawson
PO Box 372
Portland Maine 04104

Re: 161 York Street Redevelopment, Portland Maine

Dear Ms. Dawson:

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

This is to confirm that natural gas can be made available from our distribution system to serve your proposed redevelopment project.

Any improvements to the existing distribution system necessary to provide this service, as well as the design of the gas system in the project itself will be established as the overall design and scope of your project progresses.

All work necessary to provide service will be performed in accordance with the Maine Public Utilities Commission requirements.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at Harmon@Unitil.com.

Sincerely,
Bridget L. Harmon
Business Development Representative
Unitil Corporation
(O) 207-541-2536 (F) 207-541-2586

ME GAS CUSTOMER ENERGY SOLUTIONS
376 Riverside Industrial Parkway
Portland, ME 04103
T 207-541-2536 www.unitil.com
Harmon@Unitil.com



A C O R N

ENGINEERING, INC.

Portland Water District
Attn: Gordon S. Johnson
225 Douglas Street
Portland, Maine 04104

November 2, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve – Utility Plan Update

Dear Mr. Johnson,

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

The proposed domestic and fire services are to still be tapped from the existing 12" ductile iron water main within York Street but are to be a parent-child connection with only the 4" fire service tapping into the main; the 2" domestic service is then to split from the 4" pipe before passing the property line and outfitted with a 2" curb stop. The domestic and fire are to maintain a minimum of 18" face-to-face separation until connecting to the building.

Due to space constraints and the City Ordinance required street tree placement, the services will be 10' from the center of the nearest tree but only 7.5' from the side property line after dividing into two services. After many design iterations and alternatives, this proposed plan best suits the site and building from a separation standpoint except for the 10' service line separation requirement from the property line as set by PWD.

Please note that the design flows have not changed since the last ability to serve submission.

I have attached the latest utility plan for your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

Cc: Norman Twaddel – Portland Water District
William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 31, 2016

Ms. Olivia Dawson
Acorn Engineering
P.O. Box 3372
Portland, ME 04104

Re: 161 York Street
Ability to Serve with PWD Water

Dear Ms. Dawson:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on August 3, 2016. 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. Review and approval of final plans is required.**

Conditions of Service

The following conditions of service apply:

- A new 4-inch fire service and 2-inch domestic service may be installed as shown on the "Utility Plan, 161 York Street Redevelopment Sheet C-20 dated August 3, 2016 and returned to you with marked up comments.
- Two existing 3/4" services SV271826 and SV273689 need to be terminated by shutting the corporation, cutting the copper and removing the curb box and rod.
- Once the final plans are approved and the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.

Existing Site Service

According to District records, the project site does currently have existing water service. Two 3/4-inch diameter copper water service lines, 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 an 12-inch diameter ductile iron water main on the northwest side of York Street and a public fire hydrant located 120 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 90 psi on October 9, 2015.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. 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 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.

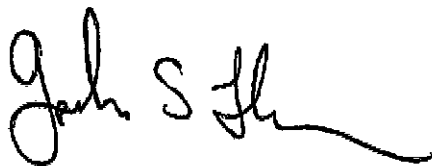
Private Fire Protection Water Needs

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

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Gordon S. Johnson
Engineering Services Manager

TO BE
RETIRED

NO. 165 YORK

SERVICE RECORD

PORT. 027

SI. DIVISION

REG. NO. 1826

Code No.

Name LAROCHELLE

Name

Name

Name

Name

MEASURES

SERVICE DATA

Size of Pipe

3/4 COPPER

Kind of Pipe

COPPER

Main to Stop

18'

Stop to St. Line

8/10/196

Date

3/4 COPPER

Mat. on Private

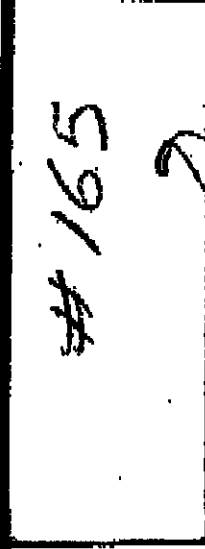
Depth/Main

5'

Depth/Private

5'

Shut at Corp.



37'-3"
25'-4"
12" P.V.C. DRAIN
4"
4"
4" P.V.C. F.A.
12" D.I.

To BE RECORDED

#161 YORK ST.

SERVICE RECORD

PART. 027

NO.

ST. DIVISION

REG. NO.

3689

Code No.

Name

Name

Name

Name

Name

MEASURES

SERVICE DATA

Size of Pipe

3/4 COPPER

Kind of Pipe

COPPER

Main to Stop

16'

Stop to St. Line

ON

Date

8/10/96

Mat. on Private

3/4 COPPER

Depth/Main

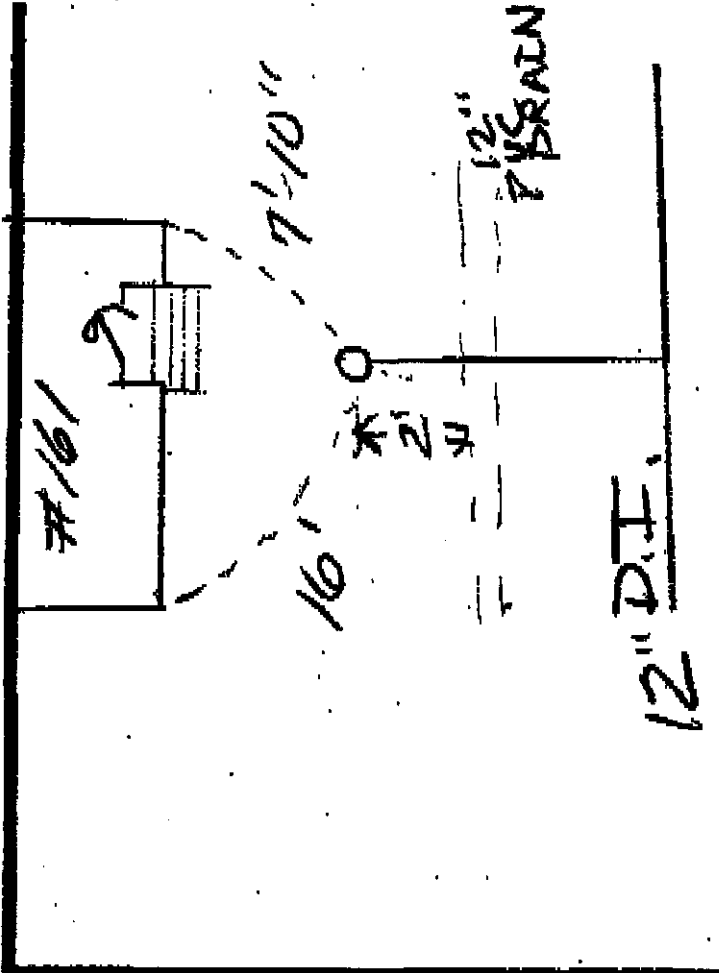
4 1/2'

Depth/Private

5'

Shut at Corp.

12" D.I.



Olivia Dawson

From: Robert Bartels P.E. <rbartels@pwd.org> on behalf of AMaP MEANS <means@pwd.org>
Sent: Thursday, November 03, 2016 9:10 AM
To: Olivia Dawson
Cc: William Savage; Sam Lebel
Subject: 373105-161 York St, Portland
Attachments: 373105_MarkupsRAB.pdf

Olivia,

Please see attached markups. PWD accepts the 7.5' separation from property line.

Please let me know if you have questions.

Respectfully,

Robert Bartels P.E.
Senior Project Engineer

Portland Water District

Phone:

E-mail: rbartels@pwd.org

<http://www.pwd.org>



A C O R N

ENGINEERING, INC.

Fairpoint Communications
Attn: Mr. Scott Derrig
5 Davis Farm Road
Portland, Maine 04103

November 2, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve – Utility Plan Update

Dear Mr. Derrig:

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

After careful consideration of the space restrictions of the site, the proposed electrical/telephone/cable service is to supply the building from a new utility pole located to the rear property. The new pole will reroute the existing overhead lines on Guilford Court from which the underground service will start; per prior requests, the telephone and cable services will bypass the two pole-mounted transformers. The service is to maintain 12" radial clearance from the stormwater line that runs parallel to it before entering the building.

I have attached the latest utility plan for your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

Cc: William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.



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A C O R N

ENGINEERING, INC.

Department of Public Works
Attn: Mr. Brad Roland, P.E.
55 Portland Street
Portland, Maine 04101

November 2, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve – Utility Plan Update

Dear Mr. Roland:

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

The proposed sewer service will continue to outlet into the existing 36" sanitary sewer line within York Street. The gravity sewer line will consist of domestic waste from the residential units as well as meltwater and liquid runoff from the internal parking garage after being treated by a water-oil separator. Per City requirement, a backflow valve is to be installed within the property lines before the service enters the City system.

Per a Department of Public Works archive research request, no existing sewer services or cards were identified for the households (2) that were previously demolished in anticipation of redevelopment of the lot.

I have attached the latest utility plan for your review as well as two documents that were provided by the Archives Department that outline the known, documented services within York Street. The wastewater application has not changed since our last correspondence as well. Please do not hesitate to contact me or the office for any questions or clarifications.

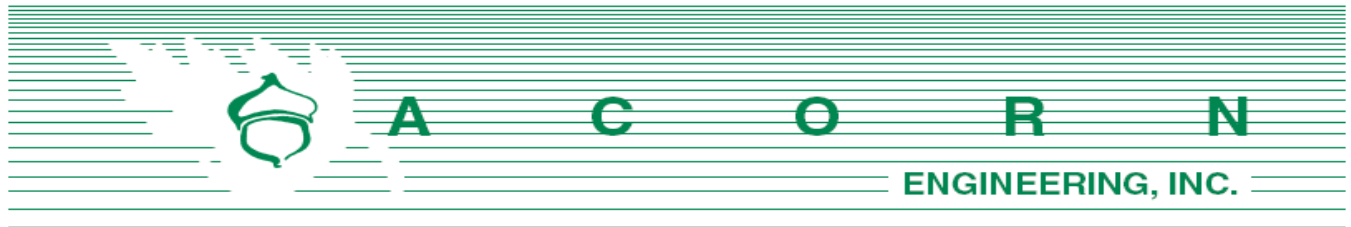
Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

Cc: William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.



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

November 2, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve – Utility Plan Update

Dear Mr. DuPerre:

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

After careful consideration of the space restrictions of the site, the proposed electrical/telephone/cable service is to supply the building via two pole-mounted transformers located to the rear property on a new utility pole. The new pole will reroute the existing overhead lines on Guilford Court from which the underground service will start. The service is to maintain and will exceed a 12" radial clearance from the stormwater line that runs parallel to it before entering the building.

I have attached the latest utility plan for your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

A handwritten signature in black ink, which appears to read 'Olivia Dawson', is placed below the word 'Sincerely,'.

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

Cc: William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.



**CENTRAL MAINE
POWER**

August 18, 2016

Acorn Engineering Inc.
C/O Ms. Olivia Dawson
PO Box 3372
Portland, Maine 04104

RE: Electric Service, 161 York Street, Portland, Maine

Dear Ms. Dawson,

This letter is to advise you Central Maine Power has sufficient single 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 start a cost estimate.

Please provide to CMP what size service the Customer will be requiring in order to get the needed information for costs and an easement will be required for this project.

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

Sincerely,

Paul DuPerre
Energy Service Specialist

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



**IBERDROLA
USA**





A C O R N

ENGINEERING, INC.

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

November 2, 2016

Subject: 161 York Street Redevelopment
Re: Ability to Serve – Utility Plan Update

Dear Mr. Pelletier:

Since our last correspondence, there has been continued design and development of the proposed 161 York Street redevelopment project.

After careful consideration of the space restrictions of the site, the proposed electrical/telephone/cable service is to supply the building from a proposed utility pole located to the rear property. The new pole will reroute the existing overhead lines on Guilford Court from which the underground service will start; per prior requests, the telephone and cable services will bypass the two pole-mounted transformers. The service is to maintain 12" radial clearance from the stormwater line that runs parallel to it before entering the building.

I have attached the latest utility plan for your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

cc: William Savage – Acorn Engineering, Inc.
Sam Lebel – Acorn Engineering, Inc.

