L. Utilities

The proposed project includes the following alterations and new services to 197 Spring Street:

Water:

The site has an existing 3/4" water service line that exists on site at the northeast corner of the property. The service is too small for the proposed redevelopment and is to be retired in accordance with the Portland Water District. The proposed service features a parent-child connection on the south side of the proposed building as seen on the Utility Plan. A 2" line will tap into the main and serve as the fire sprinkler line. A 1" domestic line is proposed to branch off of the sprinkler line and service the redevelopment.

Storm:

Currently, there is no stormwater collection system on the property. Stormwater ponds on site and runs off into Spring Street and Winter Street. Stormwater is also received from abutting properties.

The project proposes to pave the driveway and parking area. The paving of the driveway and parking area will also include the construction of a catch basin and storm drain that will feed into the City of Portland combined sewer/storm system. The catch basin hood will prevent floatable debris such as trash from entering the city's system. Along with the catch basin hood, the sump will allow heavy solids such as sand to settle out of the stormwater prior to entering the city's system. In addition to the to the catch basin and storm drain, an underdrain will be installed around the perimeter of the new addition, collecting all stormwater from the roof and transporting it to the new storm drain. The flowrate of stormwater into the City's combined system from the site is expected to decrease with the implementation of the stormwater system.

Sewer:

The existing sewer service is a 4" line that connects to the sewer main within Spring Street. The proposed alterations will tie into the current sewer service. There are no anticipated changes to the sewer infrastructure.

UGE/T/C:

The existing underground electric lines will remain. The project may require an upgrade once the loads are known. This upgrade is subject to Central Maine Power's design.

Currently there are four overhead telephone/cable lines running through the rear and front of the property. The lines in the rear are proposed to be disconnected. Upgrades to the system may be needed pending the utility companies full review. The contractor will coordinate this

work with the appropriate companies.

Gas:

No changes to the existing underground gas service is proposed.

Ability to Serve letters have been sent to the respective utility companies. The anticipated water and wastewater flows have decreased from 1,350 GPD to 1,260 GPD since sending out the letters. The letters and responses are attached. Pending responses will be uploaded upon receipt.

ACORN ENGINEERING, INC.

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

March 10, 2017

Subject: 197 Spring Street Renovation and Alteration
Re: Ability to Serve

To Whom It May Concern:

On behalf of WAIT, LLC, we are pleased to submit the following request for Portland Water District's (PWD) ability to serve the proposed development. The project is a 7-unit renovation and alteration of an existing building located at 197 Spring Street (CBL 45-E-21), within the R-6 residential zoning district, in Portland, Maine. The existing addition at the rear of the property is to be demolished and replaced with a new addition. The original building will be renovated in conjunction with the new addition, creating a 7-unit apartment building.

We believe that there is an existing 1" domestic water service line as identified on the existing conditions survey. It is proposed that the existing line remain in service for the redevelopment. In addition to the domestic service, a 2" fire service line is proposed along the southern side of the building, entering the building at the rear. The sprinkler designer has requested a 2" line to serve the proposed addition and redevelopment. Based upon the Section 4 of the Maine Subsurface Wastewater Disposal Rules, the project anticipates the following design flows:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Rooming House Units	9 Room	9	180 + 30 per room	450
			Total	*450*
Proposed flow				
Multiunit Building Units	2 Bedroom	6	180	1,080
	3 Bedroom	1	270	270
	-		Total	*1,350*
			Net Change	**+ 900 GPD**
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, effective 8/3/15				

The proposed project is anticipated to add a net water usage from the development of approximately 900 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules and, considering the compact nature of the units (1200 square feet total per unit), the actual flows are anticipated to be lower.

As seen on the preliminary utility plan, we are requesting a waiver for the required 10-foot property separation. The proposed separation between the fire line and the property line is 8 feet.

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

1. Any additional information, such as additional utility mapping within Spring Street.
2. Alternative connection locations from the development 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 by BH2M, the proposed preliminary utility plan by our office, and the fixture count to facilitate your review. Please do not hesitate to contact myself or the office for questions or clarifications.

Sincerely,

Sam Lebel

Sam Lebel, E.I.
Design Engineer
Acorn Engineering, Inc.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

March 21, 2017

Sam Lebel
Acorn Engineering
PO BOX 3372
Portland, ME 04104

Re: 197 Spring Street, PO
Ability to Serve with PWD Water

Dear Mr. Lebel:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on March 10, 2017. Based on the information provided per revised plans dated 3/15/17, 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 2-inch fire service with a 1-inch domestic service tapped off from it may be installed from the water main in Spring Street. The service should enter through the properties frontage on Spring Street at least 10-feet from any side property lines, however an exception will be granted to allow installation a minimum of 7-feet from the side property line.

- The existing building is currently served with a ¾-inch domestic water service; the size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve and cutting the pipe from the water main.

- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.

- Once 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. A 3/4-inch diameter copper water service line provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Spring Street and a public fire hydrant located 160 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 58 psi on February 4, 2016.

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.

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, P.E.
Engineering Services Manager

Sam Lebel

From: Daniel Scala <dscala@pwd.org> on behalf of AMaP MEANS <means@pwd.org>
Sent: Tuesday, March 14, 2017 12:27 PM
To: Sam Lebel
Subject: RE: 197 Spring St Ability to Serve

Hi Sam,

Sorry I misinterpreted the request letter. In doing a little research on the property our records indicate the building is actually fed with a ¾" service line, not a 1" service and the existing ¾" service will not be sufficient to serve this building and will need to be retired. With permission/confirmation from the sprinkler designer, a parent/child configuration could be allowed or a new domestic line can be tapped next to the fire service. I will send plan markups this week to note these requirements.

Thanks,
Dan Scala

Daniel Scala
Associate Engineer
Portland Water District
Phone:
E-mail: dscala@pwd.org
http://www.pwd.org

From: Sam Lebel [mailto:slebel@acorn-engineering.com]
Sent: Monday, March 13, 2017 4:20 PM
To: AMaP MEANS
Subject: RE: 197 Spring St Ability to Serve

Dan,

The existing building and the addition together will compose the 7 units. Therefore, there will be a total of 7 units on site which has been accounted for in the fixture count. It is our hope that the 1" domestic line will be able to supply the demand. Let me know if you have any other questions. Thanks.

Sam

From: Daniel Scala [mailto:dscala@pwd.org] **On Behalf Of** AMaP MEANS
Sent: Monday, March 13, 2017 3:46 PM
To: Sam Lebel <slebel@acorn-engineering.com>
Subject: RE: 197 Spring St Ability to Serve

Hi Sam,

I had a question regarding the domestic water service line for this project, is the existing 1" service planned to supply the existing building as well as the 7 unit addition? If so, does the fixture count submitted only account for the new 7 unit addition? A 1" service to serve the entire property may not be adequate and it would be recommended to either upsize the service to 1.5" or at least upsize the piping on private and internal plumbing to 1.5' or 2".

Thanks,

Dan Scala

Daniel Scala
Associate Engineer
Portland Water District
Phone:
E-mail: dscala@pwd.org
http://www.pwd.org

From: Sam Lebel [mailto:slebel@acorn-engineering.com]
Sent: Friday, March 10, 2017 2:45 PM
To: AMaP MEANS
Cc: William Savage
Subject: 197 Spring St Ability to Serve

To Whom It May Concern,

Acorn Engineering, Inc., on behalf of WAIT LLC, is sending a formal Ability to Serve letter to your office for the proposed redevelopment of 197 Spring Street in Portland.

Attached is the ability to serve letter, the existing conditions plan, the preliminary utility plan, and the project's fixture count.

Please do not hesitate to contact myself or our office with any questions or clarifications. Thank you.

Sam Lebel, EI
Design Engineer

Licensed in Maine

Acorn Engineering, Inc
PO Box 3372
Portland, Maine 04104
www.acorn-engineering.com

B. 207.775.2655
C. 207.478.4327

ACORN ENGINEERING, INC.

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

March 10, 2017

Subject: 197 Spring Street Redevelopment
Re: Ability to Serve

Bradley Roland:

On behalf of WAIT, LLC, we are pleased to submit the following request for the Department of Public Work's (DPW) ability to serve the proposed development. The project is a 7-unit renovation and alteration of an existing building located at 197 Spring Street (CBL 45-E-21), within the R-6 residential zoning district, in Portland, Maine. The existing addition on the rear of the building is to be demolished and replaced with a new addition. The original building will be renovated in conjunction with the new addition, creating a 7-unit apartment building.

We believe that there is an existing 6" domestic sewer lateral that transfers to a 4" service outside the building foundation. This service was measured in the field and is not located on the existing conditions plan. Please reference the attached preliminary utility plan for more information. No changes to the sewer lateral are proposed at this time.

Furthermore, it is proposed that a 12" PVC storm drain be connected from a proposed catch basin on site into the existing 18" combined sewer/storm main as seen on the preliminary utility plan. Currently, the surface runoff drains to the street where it eventually enters the catch basin at the intersection of Spring St. and Winter St. The catch basin then drains to the combined sewer system. The project will maintain the existing pervious area. Thus, no changes in runoff flows are expected.

Based upon the Section 4 of the Maine Subsurface Wastewater Disposal Rules, the project anticipates the following design flows:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Rooming House Units	9 Room	9	180 + 30 per room	450
				450
Proposed flow				
	2 Bedroom	6	180	1,080
	3 Bedroom	1	270	270
				1,350
			Net Change	**+ 900 GPD**
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, effective 8/3/15				

The proposed project is anticipated to add a net water usage from the development of approximately 900 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules and, considering the compact nature of the units (1200 square feet total per unit), the actual flows are anticipated to be lower.

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

1. Any additional information, such as additional utility mapping within Spring Street including inverts.
2. DPW's proposed infrastructure improvements within the project vicinity.
3. DPW's ability to serve the project.

I have attached an existing conditions plan by BH2M as well as the proposed preliminary utility plan. Please let me know if you have any questions or clarifications.

Sincerely,

Sam Lebel

Sam Lebel, E.I.
Design Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

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

March 10, 2017

Subject: 197 Spring Street Redevelopment
Re: Ability to Serve

Paul DuPerre,

On behalf of WAIT, LLC, we are pleased to submit the following request for Central Maine Power's (CMP) ability to serve the proposed development. The project is a multiunit 7-unit renovation and alteration of an existing building located at 197 Spring Street (CBL 45-E-21), within the R-6 residential zoning district, in Portland, Maine. The existing addition on the rear of the building is to be demolished and replaced with a new addition.

We believe that there is an existing underground electrical line servicing the existing dwelling from the underground electrical main that runs along the sidewalk. It is proposed that the existing service remain and that new meters be installed in conjunction with the proposed 7-unit apartment building. Heat pumps and cooling equipment is expected to be part of the electric demand. Single-phase power is anticipated for this redevelopment.

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

1. CMP's proposed infrastructure improvements within the project vicinity.
2. CMP's ability to serve the project.
3. Access requirements to the CMP meters.

I have attached an existing conditions plan by BH2M and the proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate to contact myself or the office for questions or clarifications.

Sincerely,

Sam Lebel

Sam Lebel, E.I.
Design Engineer
Acorn Engineering, Inc.

3/13/2017

Sam Lebel, EI
Acorn Engineering
PO Box 3372
Portland, ME 04104
Sent via email to slebel@acorn-engineering.com

RE: Ability to Serve Letter for 197 Spring Street in Portland, ME

Dear Mr. Lebel:

CMP has the ability to serve your proposed project located at 197 Spring Street in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pole or pad mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me. Should this project be single phase with all self-contained metering, then you will be dealing directly with the Portland Service Center. Should it be three phase, or single phase with CTs, please contact me directly.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order. Please provide both of these to me.
- Submit Load information. Please complete this CMP spreadsheet using load information and send to me to help size the transformers required.
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com

commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

Please complete the attached forms (specific instructions are on each form) and email them back to me at your earliest convenience.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

CMP Handbook of Standard Requirements
(http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to http://www.cmpco.com/YourAccount/puc324.html and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If you project is under 660 KW You will be able to have a Customer Net Energy Billing contract. Information concerning Chapter 313 (Customer Net Energy Billing) can be accessed thru the Chapter 324 website or by clicking here: Net Energy Billing .
If you have any questions, please contact me.

If you have any questions, please contact me.

Attachments:

Excel Load Sheet
Easement Worksheet

Regards,

Jamie Cough
Energy Services Advisor
Central Maine Power Company

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com

ACORN ENGINEERING, INC.

Fairpoint Communications
Attn: Mr. Brian Bouchard
5 Davis Farm Road
Portland, Maine 04103

March 10 2017

Subject: 197 Spring Street Redevelopment
Re: Ability to Serve

Brian Bouchard:

On behalf of WAIT, LLC, we are pleased to submit the following request for the Fairpoint's ability to serve the proposed development. The project is a 7-unit renovation and alteration of an existing building located at 197 Spring Street (CBL 45-E-21), within the R-6 residential zoning district, in Portland, Maine. The existing addition on the rear of the building is to be demolished and replaced with a new addition. The original building will be renovated in conjunction with the new addition, creating a 7-unit apartment building.

We believe that there are three overhead services to the existing building, two connected to a utility pole at the rear of the building and one at the front of the building connected to a utility pole across the street on Spring Street. It is proposed the overhead lines at the rear of the building are removed. The existing overhead service tying into the front of the building along Spring Street is proposed to remain and may be upgraded to service telephone to the proposed 7-unit apartment building.

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

1. Any additional information, such as additional utility mapping within Spring Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication 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 by BH2M and the proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate to contact myself or the office for questions or clarifications.

Sincerely,

Sam Lebel

Sam Lebel, E.I.
Design Engineer
Acorn Engineering, Inc.

5 Davis Farm Rd
Portland, ME 04103
207- 712-1063 Cell
207- 797-1098 Fax

March 13, 2017

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed 7-unit apartment complex to be located at 197 Spring St in Portland. FairPoint currently has aerial facilities to this location via service wires along Spring St and from a service pole located on the backside of the property; both of which could be used to serve the apartment complex. Please do not hesitate to contact me with any questions.

Sincerely,

Brian M. Bouchard

FairPoint Outside Plant Engineer

Email: bbouchard1@fairpoint.com

Phone: 207-712-1063

ACORN ENGINEERING, INC.

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

March 10, 2017

Subject: 197 Spring Street Redevelopment
Re: Ability to Serve

Mr. Pelletier:

On behalf of WAIT, LLC, we are pleased to submit the following request for Charter's ability to serve the proposed development. The project is a 7-unit renovation and alteration of an existing building located at 197 Spring Street (CBL 45-E-21), within the R-6 residential zoning district, in Portland, Maine. The existing addition on the rear of the building is to be demolished and replaced with a new addition.

We believe that there is an existing overhead service to the front of the existing dwelling that runs from a utility pole on the opposite side of Spring Street. It is proposed that the overhead line remain and be upgraded if necessary.

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

1. Any additional information, such as additional utility mapping within Spring Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication 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 by BH2M and the proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate to contact myself or the office for questions or clarifications.

Sincerely,

Sam Lebel

Sam Lebel, E.I.
Design Engineer
Acorn Engineering, Inc.

Sam Lebel

From: Pelletier, Mark <Mark.Pelletier@charter.com>
Sent: Monday, March 13, 2017 9:23 AM
To: Sam Lebel
Subject: RE: 197 Spring St. Ability to Serve

Sam,

Hoping this email will be acceptable as the ”Ability to Serve” letter.

Charter/Spectrum cable has an existing drop and lockbox on right front corner of bldg. Our records show that this was/is a 9 unit MDU apartment bldg. There are no plans at this time to change our cable system as it was designed to service 9 units. Electrician should plan on running 1 homerun from each unit and to our existing lockbox with enough tail length. All cable outlets in each unit will need to be brought to 1 location for the splitter configuration. Please have electrician provide a “mud ring” only so that we have the whole wall cavity to put the splitter in.

I can have our lockbox float temporary is there is siding work to be done. Just will need a few days’ notice to schedule that scope of work.

Let me know if you need anything else..

Mark

From: Sam Lebel [mailto:slebel@acorn-engineering.com]
Sent: Friday, March 10, 2017 2:55 PM
To: Pelletier, Mark <Mark.Pelletier@charter.com>
Cc: William Savage <wsavage@acorn-engineering.com>
Subject: 197 Spring St. Ability to Serve

Good afternoon Mark,

Acorn Engineering, Inc., on behalf of WAIT LLC, is sending a formal Ability to Serve letter to your office for the proposed redevelopment of 197 Spring Street in Portland.

Attached is the ability to serve letter, the existing conditions plan, and the preliminary utility plan.

Please do not hesitate to contact myself or our office with any questions or clarifications. Thank you.

Sam Lebel, EI
Design Engineer

Licensed in Maine

Acorn Engineering, Inc
PO Box 3372
Portland, Maine 04104
www.acorn-engineering.com

B. 207.775.2655
C. 207.478.4327