

April 25, 2017

Bradley Roland, P.E.
Wastewater Resources Division
Department of Public Services
55 Portland Street
Portland, ME 04101

Onejoy Place Condominium
1 Joy Place, Portland, Maine
Wastewater Capacity Application

Dear Brad:

Terradyn Consultants LLC has been retained by Onejoy Place, LLC and Renewal Housing Associates to assist with site design and permitting for a proposed 12-unit condominium development project located at 1 Joy Place in Portland. We are writing to request confirmation that the City of Portland has the ability to provide sanitary sewer service for the proposed development.

The 5,851 square foot parcel is identified as Block E, Lots 48 & 49 on the City of Portland Tax Map 45. The site is accessed off Bracket Street via Joy Place, a private right-of-way. An existing vacant house is located on the site. Existing sewer service for the house is located within the Joy Place right-of-way.

The proposed project includes the construction of a 2,600 square foot, 3-story building, including 12 condominium units. Joy Place will be reconstructed for vehicular and pedestrian access, and public water and sewer utilities will be installed to serve the project. It is anticipated that the existing sewer service will be removed, and a new 6" service will be installed to serve the new building.

The project is expected to generate approximately 1,440 gallons of wastewater per day based on the Maine Subsurface Wastewater Disposal Rules.

Attached are a site location figure showing the property delineated on a USGS map, preliminary site and utility plans of the project showing how the development may be served with sewer service, and a City of Portland Wastewater Capacity Application form.

Please provide our office with confirmation that the City of Portland has the ability to provide sanitary sewer service to the proposed development and any comments you may have on the attached drawing.

If you have any questions or need more information, please contact me at (207) 632-9010 or mtw@terradyconsultants.com.

Sincerely,

TERRADYN CONSULTANTS LLC

A handwritten signature in black ink that reads "Michael E. Tadema-Wielandt". The signature is written in a cursive, flowing style.

Michael E. Tadema-Wielandt, P.E.
Vice President

cc: Todd Alexander, Renewal Housing Associates
David Lloyd, Archetype

Enc.



PROJECT SITE

SHEET DESCRIPTION
 JOY PLACE
 U.S.G.S. QUADRANGLE MAP
 PORTLAND WEST

PREPARED FOR
 RENEWAL HOUSING ASSOCIATES
 THREE CANAL PLAZA, SUITE 501
 PORTLAND, MAINE 04101



TERRADYN
 CONSULTANTS, LLC

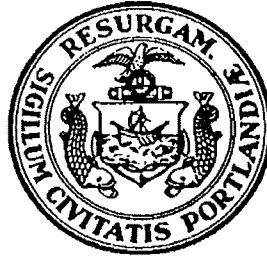
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

P.O. Box 339
 111 Elderberry Lane
 New Gloucester, ME 04260
 Office: (207) 926-5111
 Fax: (207) 221-1317
 www.terradynconsultants.com

JOB NO.	1704	FIGURE	1
DATE	3/30/2017	OF	2
SCALE	1"=2,000'		

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

Date: 4/25/2017

1. Please, Submit Utility, Site, and Locust Plans.

Site Address: One Joy Place, Portland

Chart Block Lot Number: 45/E/48, 45/E/49

Proposed Use: Residential

Previous Use: Residential

Existing Sanitary Flows: N/A GPD

Existing Process Flows: N/A GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

12" combined sewer in Brackett Street

Site Category	Commercial (<i>see part 4 below</i>)	
	Industrial (<i>complete part 5 below</i>)	
	Governmental	
	Residential	✓
	Other (<i>specify</i>)	

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

2. Please, Submit Contact Information.

City Planner's Name: Not assigned yet Phone: _____

Owner/Developer Name: Onejoy Place LLC, c/o Renewal Housing Associates, LLC

Owner/Developer Address: 2 Union Street, 5th Floor, Portland, ME 04101

Phone: 207 347-3018 Fax: _____ E-mail: talexander@renewalhousing.com

Engineering Consultant Name: Terradyn Consultants, LLC, Michael Tadema-Wielandt, P.E.

Engineering Consultant Address: 565 Congress Street, Suite 310, Portland, ME 04101

Phone: 207-632-9010 Fax: _____ E-mail: mtw@terradyconsultants.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: 1,440 GPD

Peaking Factor/ Peak Times: x6

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*) State of Maine Subsurface Wastewater Disposal Rules)

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.

12 x 1 Bedroom Units x 120 GPD/Unit = 1,440 GPD

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____ N/A _____
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 _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
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.
