
Section P

Utilities

P. Utilities

The proposed project includes installing multiple utility services to the proposed building, which can be seen on the Utility Plan, see Sheet C-20.

Water:

It is proposed to tap a 4" services off the water main within Cassidy Point Drive on the south-facing side of the property. The 4" line will serve as the sprinkler line with a 2" child connection for domestic services.

Sewer:

No service card was found for this property. It is proposed to tap a 6" service off the sewer main within the Cassidy Point Drive right-of-way on the south-facing side of the property.

Stormwater:

There is currently no drainage infrastructure on site. It is proposed to implement several measures to handle runoff which includes vegetation, foundation drains and a catch basin. These measures are designed to intercept and filter roof and pavement runoff that would otherwise drain offsite.

UGE/T/C:

All new services will be re-run overhead from Pole #98 to the proposed building.

Gas:

There is currently one natural gas line on the property that services the existing metal building which is to remain. It is proposed to install an additional gas service to the new building that taps into the gas main within Cassidy Point Drive.

Ability to serve letters have been sent out to the respective utility companies on September 25, 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 can be found attached to this section.





November 19, 2018

Faith Thomas
Acorn Engineering

Re: 121 Cassidy Point Dr. new proposed building

Dear Faith,

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

Unitil has a 6 inch steel, high pressure natural gas main on Cassidy Point Dr. and can service the proposed building. Unitil will have to install a farm tap – pressure reducing device on customer's property; location of such device to be determined by Unitil engineering department once we have the BTU requirement for the building broken down by meter. My understanding is the customer is looking for 5 meters in total. 4 meters for tenants and 1 house meter.

As the project progresses, please send me the breakdown of natural gas equipment so that the information can be added to our records. 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

ME GAS CUSTOMER ENERGY SOLUTIONS
1075 Forest Avenue
Portland, ME 04103-3586

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Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

December 4, 2018

Faith Thomas, E.I.
Acorn Engineering, Inc.
PO Box 3372
Portland, ME 04104

Re: 121 Cassidy Point Drive, PO
Ability to Serve with PWD Water

Dear Ms. Thomas:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on December 3, 2018. Based on the information provided per December 3, 2018, 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 constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 4-inch fire service (parent) and 2-inch domestic service (child) may be installed from the water main in Cassidy Point Drive. The service(s) should enter through the properties frontage on Cassidy Point Drive at least 10-feet from any side property lines.
- An approved backflow prevention device must be installed on the domestic service line directly after the meter prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.
- The existing site 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.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.



Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper domestic service line provides water service to the 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 concrete lined cast iron water main in Cassidy Point Drive and a public fire hydrant located approximately 75 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 106 psi on July 6, 2018.

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 City of 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



Robert A. Bartels, P.E.
Senior Project Engineer



**CENTRAL MAINE
POWER**

November 27, 2018

Acorn Engineering, Inc.
C/O Ms. Faith Thomas, E.I.
PO Box 3372
Portland, Maine 04104

RE: 121 Cassidy Point Drive, Portland, Maine

Dear Ms. Thomas,

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 629-1487.

Sincerely,

Paul DuPerre
Energy Service Specialist

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



From: Pelletier, Mark <Mark.Pelletier@charter.com>

Sent: Monday, November 19, 2018 4:00 PM

To: Faith Thomas <fthomas@acorn-engineering.com>

Subject: RE: Cassidy Point Ability to Serve

Faith.

Spectrum has existing coax and fiber services on existing pole lines. Coax goes all the way to the point and fiber stops at pole CMP97 and goes into Cianbro Office bldg, We are in the Utility easements on pole lines. We can provide services to the bldg. Coax, fiber and or both depending what the request is from tenant.

If services are to be underground, then one 4 inch conduit will be needed with a ¼" pull rope. This is from the riser pole to the customer point of demark in or outside of bldg for coax and or fiber. Conduit sweeps will be at point of demark and above final floor grade and at riser pole above final grade and against the riser pole.

Hope this email will be sufficient as the letter to serve..

Happy Thanksgiving

Mark