

Section 14: Capacity to Serve Letters

14.0 Capacity to Serve Letters

Ability/capacity to Serve letters were sent to the following utilities:

Water (Portland Water District)

Sewer (Portland DPW)

Electric (Central Maine Power)

Gas (Unitil)

Communications (Fairpoint)

Responses were obtained from Unitil indicating that the existing infrastructure was adequate. Portland Water District indicated that they site had the ability to serve the proposed development if fire suppression and domestic water lines were tied to the Ocean Avenue water main.

A sewer capacity form was also sent to the Department of Public Works. A copy of this sheet is included within this section.

Electric, Communications and Sewer confirmations were not received at the time of submission.

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: October 6, 2017

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

Site Address: 630 Ocean Avenue, Portland, Maine (Development near corner of Byfield and Slemmons
Chart Block Lot Number: 174 A013

Proposed Use: Residential/Institution
Previous Use: Residential
Existing Sanitary Flows: 300 GPD
Existing Process Flows: GPD

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

Description and location of City sewer that is to receive the proposed building sewer lateral.
Connect to internal sewer, then discharge to sewer within Ocean Avenue (address 630 Ocean Avenue)

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

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: 207-874-8699
Owner/Developer Name: John Watson: The Cedars
Owner/Developer Address: 630 Ocean Avenue, Portland, ME 04103
Phone: 207-221-7005 Fax: N/A E-mail: JWatson@thecedarsportland.org
Engineering Consultant Name: Michael Guethle, PE, Wright-Pierce Engineers
Engineering Consultant Address: 75 Washington Avenue, Ste 202, Portland Maine 01401
Phone: 207-319-1512 Fax: N/A E-mail: michael.guethle@wright-pierce.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: 4.800 GPD
Peaking Factor/ Peak Times:
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) Metcalfe & Eddy

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.

Kathleen O. Sculley

From: Robert Bartels <rbartels@pwd.org> on behalf of AMaP MEANS <means@pwd.org>
Sent: Friday, October 20, 2017 8:11 AM
To: Michael A. Guethle
Cc: Jan B. Wiegman; Matthew R. LaPierre
Subject: RE: 167461-630 Ocean Avenue, PO
Attachments: Peak Flow Based on Fixture Count_2017.xls

Follow Up Flag: Follow up
Flag Status: Flagged

Mike,

We would prefer no meter pits if that is possible. Depending on how you configure the new services from Ocean, they should be able to connect directly to the building, with the meter and backflow protection devices in a basement or mechanical room within the building. That would be our preference. Please let me know what you are thinking and send over an updated drawing of your services as soon as practical.

We will need a fixture count for the building to determine the meter size and to verify the service size. Attached is a spreadsheet to fill out and return to MEANS.

Thanks,

Robert Bartels
Senior Project Engineer
Portland Water District
Phone:
E-mail: rbartels@pwd.org
<http://www.pwd.org>

From: Michael A. Guethle [mailto:michael.guethle@wright-pierce.com]
Sent: Thursday, October 19, 2017 4:28 PM
To: AMaP MEANS <means@pwd.org>
Cc: Jan B. Wiegman <jan.wiegman@wright-pierce.com>; Matthew R. LaPierre <matt.lapierre@wright-pierce.com>
Subject: RE: 167461-630 Ocean Avenue, PO

Hi Robert,

Thanks for your note. Just following up on this item, we will provide 2 connections from Ocean Avenue. One will be a 6" fire sprinkler line, and one will be a 2" service line. Can these meters be located in the same large meter pit, or can each be placed in a standard-sized meter pit? If a large meter pit is necessary, we did not see a detail posted online and would appreciate if a CAD drawing of it would be available.

As far as location, we anticipate placing meter pit(s) on the ROW line. If it is acceptable to place the meter pits within the Right-Of-Way, please let us know and we will plan accordingly.

Should you have any concerns or other questions regarding these items, please let me know.

-Mike

Michael A. Guethle, P.E. | Project Engineer

75 Washington Avenue, Suite 202 | Portland, ME 04101

Office 207.319.1512

[WRIGHT-PIERCE](#)

From: Robert Bartels [<mailto:rbartels@pwd.org>] **On Behalf Of** AMaP MEANS

Sent: Tuesday, October 17, 2017 9:16 AM

To: Michael A. Guethle <michael.guethle@wright-pierce.com>

Subject: 167461-630 Ocean Avenue, PO

Michael,

Thank you for submitting the Ability to Serve request for the proposed expansion at 630 Ocean Avenue. PWD is concerned with the plan to connect to the existing water service onsite after the meter. This existing service already provides fire protection to private hydrants as well as the existing facility. Additionally, the meter in the pit is a 6"x1.5" compound meter (6" on the fire side, 1.5" on the domestic side). This meter would need to be evaluated for the additional domestic demand from the new building and may require replacement with a larger meter. A fire sprinkler designer would need to analyze the existing fire suppression system for the existing facility as well as the hydrants to determine if the service line could also be used for fire protection to the new building. PWD recommends considering separate fire and domestic services from the 12" main in Ocean Avenue for the new development.

Robert Bartels, PE

Robert Bartels

Senior Project Engineer

Portland Water District

Phone:

E-mail: rbartels@pwd.org

<http://www.pwd.org>

Peak Flow Based on Fixture Count

Adapted from 2009 Maine State Internal Plumbing Code

Customer
Street Address
City

Fixture	Fixture Value 60 psi	x	No. of Fixtures	=	Fixture Value
Bathtub	4	x		=	0
Bidet	1	x		=	0
Dental Unit	1	x		=	0
Drinking Fountain - Public	0.5	x		=	0
Kitchen Sink	1.5	x		=	0
Bathroom Sink	1	x		=	0
Showerhead (Shower Only)	2	x		=	0
Service Sink	3	x		=	0
Toilet -Flushometer(high pressure)	5	x		=	0
-Tank Type	2.5	x		=	0
Urinal -Flushometer Valve	5	x		=	0
-Tank Type	2	x		=	0
Wash Sink (Each Set of Faucets)	2	x		=	0
Dishwasher	1.5	x		=	0
Washing Machine	4	x		=	0
Hose (outdoor spigot) <3/4 in.	2.5	x		=	0
Combined Fixture Value Total					0

Customer Peak Demand From Fig. 4-2 or 4-3
 Pressure Factor From Table 4-1

Irrigation(Yes/No)?

If yes, gpm required by
 irrigation designer:

Total Fixed Demand (Peak Flow)

0 gpm

**Customer only needs to complete the
 cells highlighted in blue**



October 19, 2017

Michael A. Guethle
Wright-Pierce
75 Washington Avenue, Suite 202
Portland, ME 04101

Re: Proposed redevelopment at 630 Ocean Avenue, (The Cedar's)

Dear Michael:

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

Unitil has natural gas Ocean Avenue and is able to service this projects need of 800 CFH. Please let me know the equipment breakdown so that we know how much cooking, hot water, heat and back up generation there will be by CFH. Also please let me know the delivery pressure that is requested. We can deliver either 2 PSI or 7" water column.

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
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Portland, ME 04103-3586

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