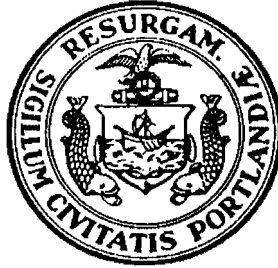


CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



Bradley Roland, P.E.
Water Resources Division

Date: 2017.09.25

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

Site Address: Thompson's Point Rd

Chart Block Lot Number: 202/A/004 - Lot 6

Proposed Use: Hotel

Previous Use: Light Industrial

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

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

Thompson's Point Pump Station

Site 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 type="checkbox"/>
	Other (<i>specify</i>)	X

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

2. Please, Submit Contact Information.

City Planner's Name: Christine Grimando Phone: 207-874-8608

Owner/Developer Name: Forefront Hoteliers, LLC

Owner/Developer Address: 501 Danforth Street, Portland, ME

Phone: 207-747-5288 Fax: 207-747-5941 E-mail: parallaxpartners@gmail.com

Engineering Consultant Name: Bo Kennedy

Engineering Consultant Address: 501 Danforth Street Portland, ME

Phone: 207-747-5288 ext 112 Fax: 207-747-5288 E-mail: bo@placemakerpartners.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: 20,416 GPD

Peaking Factor/ Peak Times: 6/ AM

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) Maine Subsurface 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.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: TBD
Size of External Grease Interceptor: TBD - 1000 Gal min.
Retention Time: TBD
Peaking Factor/ Peak Times: TBD

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.

Proposed Hotel				
<i>Estimated Thompson's Point Wastewater Design Flows</i>				
	Quantity	Unit	Flow per Unit	Total Design Flow (GPD)
Hotel				
<i>Hotel</i>	90,000	SF		
	148	Room(s)	100 gpd/room	14,800
	18	Employee	12 gpd/employee	216
Hotel Service Restaurant (3 meals/day)	5,620	SF +/-		
	174	Seat(s)	30 gpd/seat	5,220
	15	Employee	12 gpd/employee	180
			Hotel Subtotal	20,416
Brick North - Building A				
<i>Mixed Use</i>			Previously Calc. 2015.11.05	5,441
			Brick North Subtotal	5,441
Brick South - Building C				
<i>Event/Assembly Space</i>			Previously Calc. 2015.11.05	12,500
			Brick South Subtotal	12,500
			Total Site Flow	38,357 GPD

Assumptions:

Hotel	Hotel and Rest. Share kitchen	Seats per prelim. Floor plan
Brick North	Calculated as part of Level III in 2015	
Brick South	Calculated as part of Level III in 2015	

References:

Chapter 241 State of Maine Subsurface Disposal Rules, DHS; January 18, 2011
 Site Master Plan, September 2015
 Traffic Study, Gorrill-Palmer, September 2015
 Mechanical Engineer, Bennett Engineering October 2015



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

April 19, 2017

Bo Kennedy
Placemaker Partners LLC
501 Danforth Street
Portland, ME 04102

Re: Thompson's Point Phase III, PO
Ability to Serve with PWD Water

Dear Mr. Kennedy:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on March 15, 2017. Based on the information provided per PWD approved plans date 4/4/17, 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:

- The District can confirm that the existing water and sewer system have the capacity to serve the additional units within Phase III of the Thompson's Point development in Portland. A main extension of approximately 450-feet will be required as proposed in a request letter dated 3/15/17 from Placemaker Partners, LLC. As further design plans become available for the next construction phase please send a copy to the MEANS group for review. We will work with you or your representative to ensure that the design meets our current standards.
- The existing 6-inch fire service and Brick South hydrant will be removed as part of this phase. This service must be terminated by removing the 6-inch gate valve and capping the tapping sleeve.
- 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 6-inch diameter ductile iron 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 12-inch diameter ductile iron water main in Thompsons Point Road and a public fire hydrant located 100 feet from the site. The most recent static pressure reading was 102 psi on April 25, 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. 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

A handwritten signature in black ink, appearing to read "Gordon S. Johnson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gordon S. Johnson, P.E.
Engineering Services Manager



4/5/2012

Stephen Bushey, PE
Deluca-Hoffman Associates, Inc
778 Main Street
South Portland, Maine
Sent via email

RE: Ability to Serve Letter for Thompson's Point Upgrade

Dear Mr. Bushey:

CMP has the ability to serve your proposed project located at Thompson's Point in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad mounted transformers or pole 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.

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
- 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. Attached is what a typical easement will look like.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, 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 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.

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



An equal opportunity employer



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>)

If you have any questions, please contact me.

Attachments:

Excel Load Sheet
Easement Worksheet
Standard CMP Easement

Regards,

Jamie

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

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



An equal opportunity employer

From: [Carpenter, Scott](#)
To: [Sandi Keef](#)
Cc: [Bo Kennedy](#)
Subject: RE: The Forefront at Thompson's Point - Ability to Serve Project
Date: Thursday, February 13, 2014 1:54:00 PM

To whom it may concern;

We, Unitil Natural Gas have been in contact with the owner of the Thompson Point project and have conceptionally come to terms with an agreement to service this project as the result of our meetings.

As a side note, we did some work last fall (2013) that included upgrading and extending our existing gas main to a 4" main on Sewall St., down the street in the direction of the Thompson's Point project and ran a service to the Eyecare Medical building at 53 Sewall St. We look forward to working with everyone on this exciting project as it comes together!

If you need something else, please don't hesitate to contact us.

Kindest Regards,
Scott

Scott Carpenter
New Business Development



ME Gas Operations
1075 Forest Ave
Portland, ME 04103-3586
Phone: (207) 541-2543
Fax: (207) 541-2593

From: Sandi Keef [mailto:SKeef@fstinc.com]
Sent: Friday, January 24, 2014 2:49 PM
To: Carpenter, Scott
Cc: Bo Kennedy
Subject: The Forefront at Thompson's Point - Ability to Serve Project

Please find the attached request for a formal Ability to Serve Capacity Letter for the Thompson's Point project. Please contact our office with any questions.

Thank you,

Sandi Keef | *Technical Assistant*

FAY, SPOFFORD & THORNDIKE formerly DeLuca Hoffman Associates

778 Main Street, Suite 8 | South Portland, ME 04106

Main Tel: (207) 775-1121 | Fax: (207) 879-0896

skeef@fstinc.com | www.fstinc.com

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