

July 9, 2018

Mr. Pat Cloutier
Water Resource Protection Director
City of South Portland
PO Box 9422-111 Waterman Drive
South Portland, Maine 04106

**Subject: Proposed Building Expansion
90 Johnson Road, Portland, Maine
Request for Ability to Serve Letter**

Dear Pat:

Transport Leasing Corp. have retained our office to prepare site plans and assist with permitting for a building expansion on their property (Map 214A, Block A, Lots 001 & 003) in the City of Portland. The existing 24,249 SF building has been leased by Charter Communications (aka Time Warner Cable) for a long period of time, however that lease condition is soon running out. The existing building contains a combination of office and warehouse space. The owner is now seeking to complete renovations and additions to the building that would increase the gross leasable area to around 42,500 SF of Class A office space. This will involve second and third level building addition space as well as new parking lot development. We understand that the existing building is presently serviced by a sanitary line that connects to a line in Johnson Road that ultimately ties into the South Portland municipal system.





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On behalf of the developer, we are requesting a letter affirming that the proposed project can continue to be served by the municipal sewer system that we understand is part of the City of South Portland collection system.

The project will consist of interior renovations to the existing building that currently has a total size of approximately 22,019 square feet. Additional office space of approximately 20,492 SF will be added to the building. A tenant has not yet been determined however it is predicted that the employee count will be approximately 125 persons to 150 persons. Assuming 20 gpd/employee¹, the estimated flow is 3,000 gpd. We are not aware of the historic water use and wastewater generation for the site but assume the proposed activity will result in an increase to wastewater generation. A copy of the site plan has been attached to this letter for reference. The PWD records indicate a domestic water service line off Johnson Road currently serving this building. We understand at least one 4" or 6" sanitary sewer service line serves the building. The existing building's utility services will remain and continue in their current use and capacity. Based on a limited increase in daily activity and peak use we trust that the existing sewer system has adequate capacity to continue to serve this project. We have submitted our Site Plan Application to the City of Portland Planning Authority and would appreciate your attention to this request in a timely manner.

If you need any further information regarding this review, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

Stephen R. Bushey, P.E.
Associate
Tel: 207-887-3478
Stephen.bushey@stantec.com

Attachments

c: Portland Planning Authority

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¹ See Table 4C Design Flows for other Facilities from Maine Subsurface Disposal Rules

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: June 26, 2018

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

Site Address: 90 Johnson Road

Chart Block Lot Number: Tax Map 214A/Block A/Lots A001 &A003

Proposed Use: Office Building
 Previous Use: Rail Yard
 Existing Sanitary Flows: _____ GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.

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

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

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: 207-874-8725
 Owner/Developer Name: Transport Leasing Corp. - Mark Sanborn
 Owner/Developer Address: PO Box 11054 - Portland, ME 04104
 Phone: 207-774-1067 Fax: _____ E-mail: mark@abcorental.com
 Engineering Consultant Name: Stephen Bushey, P.E.
 Engineering Consultant Address: Stantec, 482 Payne Rd, Scarborough, ME 04074
 Phone: 207-887-3478 Fax: 207-883-3376 E-mail: stephen.bushey@stantec.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: _____ GPD
 Peaking Factor/ Peak Times: Not Applicable
 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*) _____

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.

