
Section 15. Ability to Serve Letters

- Portland Water District
- City of Portland Public Services – Sewer Division



February 7, 2017
16533

MEANS Group
Portland Water District
P.O. Box 3553
225 Douglass St.
Portland, ME 04102

Request for an Ability to Serve Determination
1728 Washington Avenue, Portland, ME

Dear MEANS Group:

On behalf of our client, Bedrock Holdings LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the Portland Water District's ability to provide water service is required.

The site is identified as Lot A3 on City of Portland Tax Map 351. The property is approximately 2.37± acre parcel located on the west side of Washington Avenue approximately 0.5 miles south of the intersection of Washington Avenue with Riverside Street. The site is currently a single family colonial farmhouse with barns and outbuildings. The proposed development will subdivide the parcel into 9 residential lots. The existing farmhouse will remain on lot 9; however the barns and outbuildings will be removed.

We anticipate a 4-inch diameter water main extension within the new 440-foot public road. It is our understanding that the main in Washington Avenue is a 6-inch diameter water main and a fire hydrant is located adjacent to the project site. The 8 lots that will be new construction will require new water service to provide both domestic usage and support a residential NFPA 13D sprinkler system. As we are in the initial stages of City approval, the flow and pressure requirements for the sprinkler systems are not known at this time. It is not anticipated that the existing farmhouse will require sprinkler protection. We request to continue usage of the existing service from Washington Avenue to serve the farmhouse.

If you have any questions on this project, please do not hesitate to contact me at ghavu@sebagotechnics.com or on my direct line at (207) 200-2090. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Glissen Havu".

Glissen Havu, E.I.
Civil Engineer

GJH/Ilg
Enc.



February 8, 2017
16533

Bradley Roland, P.E.
City of Portland
Department of Public Services
55 Portland Street
Portland, ME 04101-2991

New Utility Service Assessment
1728 Washington Avenue, Portland, ME

Dear Mr. Roland:

On behalf of our client, Bedrock Holdings LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the City's ability to provide wastewater service is required. Enclosed is a copy of the City of Portland Wastewater Capacity Application.

The site is identified as Lot A3 on City of Portland Tax Map 351. The property is a parcel of approximately 2.37± acres located in on the west side of Washington Avenue approximately 0.5 miles south of the intersection of Washington Avenue with Riverside Street. The site is currently a single family colonial farmhouse with barns and outbuildings. The proposed development will subdivide the parcel into 9 residential lots. The existing farmhouse will remain on lot 9; however the barns and outbuildings will be removed.

Based on the Maine Subsurface Wastewater Disposal Rules, the design flow for a 3 bedroom single family dwelling unit is approximately 270 GPD. Therefore, the estimated total design flow for the 8 new residential lots is approximately 2,160 GPD.

Please provide a letter from the City confirming the ability of the existing public wastewater collection and treatment system to serve the proposed project. If you have any questions on this project, please do not hesitate to contact me at ghavu@sebagotechnics.com or on my direct line at (207) 200-2090. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Glissen Havu".

Glissen Havu, E.I.
Civil Engineer

GJH/llg
Enc.