
Section 15. Ability to Serve Letters

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



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

December 9, 2014

Sebago Technics
75 John Roberts Road – Suite 1A
South Portland, ME 04106-6963

Attn: Robert A. McSorley, P.E.
Re: Casco Heights; Ocean Avenue, Portland
Ability to Serve with PWD Water

RECEIVED
DEC 11 2014
SEBAGO TECHNICS

Dear Mr. McSorley:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on November 20, 2014. Based on the information provided, 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 will be required. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is a 12-inch diameter cast iron water main on the west side of Ocean Avenue and a public fire hydrant located 305-feet from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Ocean Avenue 1000' northeast of Ashley Lane
Hydrant Number: POD-HYD01222
Last Tested: 9/30/2003
Static Pressure: 68 psi
Residual Pressure: 64
Flow: 1,221 GPM

Public Fire Protection

You have not indicated whether this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

PO - Ocean Avenue - Ability to Serve Determination - December 2014



Domestic Water Needs

The ability to serve request indicated that the anticipated water usage for the 142 unit condominium subdivision is 9,540 gallons per day. The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

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 insufficient for their needs, please contact the MEANS group to request a hydrant flow test and we will work with you to get more complete data.

Conditions of Service

We have reviewed the Overall Site Plan dated March 24, 2014 for the Casco Heights project. Since each of the 142 units is located within a single parcel, the District would prefer not to own and maintain water mains, hydrants and a water pump station serving a private development. We suggest a water service configuration consisting of either separate fire and domestic services or a single combined fire and domestic service with a fire line meter. Either of these scenarios would only have one meter and one District account. The condo/homeowner association may choose to install private meters for each unit in order to split the bill proportionately.

As your project progresses, we advise that you submit any design plans to the MEANS group for review of the water service line configuration. We will work with you to ensure that the design meets our current standards. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Gordon Johnson, P.E..
Engineering Services Manager



Michael J. Bobinsky
Director of Public Services

25 November 2014

Robert A. McSorley, P.E.,
Sebago Technics Inc.,
95 John Roberts Road, Suite 1A,
South Portland, Maine 04106

**RE: The Capacity to Handle Wastewater Flows, from a Proposed
One Hundred and Forty Two Retirement Residences at a Congregate Care Facility**

Dear Mr. McSorley:

The existing eight inch diameter, reinforced concrete, sewer pipe, located in Ocean Avenue, has adequate capacity to **transport**, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to **treat**, the total net increase in anticipated wastewater flows of **9,540 GPD**, from this proposed project.

Anticipated Wastewater Flows from the Proposed Commercial Units:

128 One Bedroom Suites x 60 GPD	= 7,680 GPD
14 Two Bedroom Suites x 120 GPD	= 1,680 GPD
2 Full-time Manager Units x 90 GPD	= 180 GPD
Total Net Increase in Proposed Wastewater Flows for this Project	= 9,540 GPD

In order to offset any increase in sanitary flows, the City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,

CITY OF PORTLAND

David Margolis-Pineo
Deputy City Engineer

DMP

CC: Jeffrey Levine, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning, and Urban Development, City of Portland
Jean Fraser, Planner, Department of Planning, and Urban Development, City of Portland
Frank Brancely, Senior Wastewater Technician, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Benjamin N. Pearson, E.I., Industrial Pretreatment Coordinator, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Rhonda Zazzara, Field Inspection Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland