
Section L

Utility Cover



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The proposed project will not include installation of new utilities. A summary of the existing, services are as follows:

Water:

There is an existing domestic and fire water service that extend from the watermain with Presumpscot Street. It is proposed that the services remain as connected to the watermain and exterior of the building. Internal rerouting of the services and sprinkling system are to be determined by the project M.E.P. Final location to be reviewed and approved by the Portland Fire Department.

Sewer:

No existing sewer service was identified in the Existing Conditions Plan and there is no sewer lateral service card on file with DPW Archives. The approximate location of the stub as located by the Presumpscot St As-Built road profile dated November 1974 is shown and noted as such on the Site & Utility Plan (C-10).

Stormwater:

There are two existing catch basins that either convey stormwater to the rear of the site or back into the Presumpscot St separated system. It is proposed that these drainage patterns remain the same with the introduction of underdrains and one new catch basin to ensure that stormwater is not redirected directly onto the abutters' property.

Electric/Communications:

There are two existing overhead electrical services that access the frontmost building and another two services for the building to the rear. There are also two underground services connecting to the two buildings. It is proposed that the existing overhead service directly of the frontmost building be retired and removed. A new fiberoptic service is also proposed to connect to the existing overhead service and poles due south of the property.

Gas:

No existing gas services were identified on the Existing Conditions Plan but there is a propane tank located on the southeast corner of the property that services the rearmost building. The parking lot and building improvements will not impact this area of the site. In anticipation of a possible gas main extension down Presumpscot Street, a gas service is proposed to be installed as part of the project and stubbed at the edge of pavement.

Solid Waste:

The property owners or their property management company, shall be responsible for relocating the solid waste and recyclable material to the space allocated for solid waste storage as noted on the Site & Utility Plan (C-10). The solid waste containers will be fully enclosed and screened from the public view.

