



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 16, 2016

M & A Lowcountry Investments LLC
110 Marginal Way #154
Portland, ME 04101

Attn: Mr. Andrew Kraus
Re: 415 Cumberland Avenue
Revised Ability to Serve with PWD Water

Dear Mr. Kraus:

The Portland Water District has received your request for a revised Ability to Serve Determination for the noted site submitted on July 15, 2016. 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.

Conditions of Service

The following conditions of service apply:

- It is the District's understanding that the existing commercial office will now be converted into 3 or 4 residential apartment units and 1 commercial space. The existing building is currently served with a 3/4-inch domestic water service; the size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve, cutting the pipe from the water main and removing the service box and rod.
- New 6" fire and 1.5" domestic services may be installed from the water main in either Cumberland Avenue or Forest Avenue. The services should enter through the properties frontage at least 10-feet from side property lines. Please note that only one meter and one bill will be associated to each domestic service line. This one master meter must be located in a common space that all tenants could gain access to if necessary.
- A fixture count must be submitted to the District prior to service application so that we can determine peak flow and properly size the meter.
- The Portland Water District does not own the sewer collection system in the City of Portland. Please contact the City in regards to the proposed sewer service.
- The District must review and approve water infrastructure plans prior to service application and 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.

Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, 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 cast iron water main on the southeast side of Cumberland Avenue, 35 feet of 12-inch cast iron and 80 feet of 12-inch ductile iron water main on the north east side of Forest Avenue and a public fire hydrant located 170 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 80 psi on 9/15/2015.

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

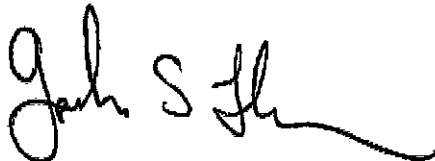
The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing 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.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Gordon S. Johnson
Engineering Services Manager

1568

EXTRACT PORT

No. 40 415 Cumberland Ave.

~~James P. Young~~
~~Public Works Bureau~~
~~City of Portland~~
Miss Dorothy Mason School of Business

SERVICE RECORD ALL MAINE TRADING CO RENEWAL RECORDS

KIND OF PIPE ~~Young's Fabric~~ KIND OF PIPE BRASS COPPER

SIZE OF PIPE $1\frac{1}{2}$ SPECTOR

SIZE OF PIPE $3/4"$ $3/4"$

MAIN TO STOP

26

STOP TO ST. LINE

STOP TO ST. LINE

ST. LINE TO BUILDING

ST. LINE TO BUILDING 0'

TOTAL LENGTH

39'

DATE

DATE 11/16/21

3/26/48 4-9-92

REMARKS

REMARKS FROM FOREST AVE.

$\frac{1}{4}$ S.W. 9' from S.W. in sidewalk toward main

SERVICE SHUT AT CORP.



July 22, 2016

Re: Wastewater Capacity Authorization

Address: **415 Cumberland Ave**

Applicant: M&A Lowcountry

Planner: Jean Fraser

Anticipated Wastewater Flows:

Employees at place of employment with showers	50 Employees @ 20 GPD/Employee	1000 GPD
Multiple Family Dwelling Units 1 Bedroom	120 GPD Per Dwelling Unit	120 GPD
Multiple Family Dwelling Units 2 Bedroom	90 GPD Per Dwelling Unit	180 GPD
Multiple Family Dwelling Units 3 Bedroom	90 GPD Per Dwelling Unit	270 GPD
	Total Anticipated Wastewater Flows	1570 GPD

Comments:

The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

You are reminded that the sewers you are proposing to connect into convey both sanitary and stormwater (Combined Sewer) and therefore a backflow preventer is suggested. Any addition of stormwater flows in this drainage area will have an impact on CSO discharge volumes therefore no roof, sump pump or site drainage may be discharged to the sanitary sewer. It is noted in your email of 2016-07-20 of the intent to remove all roof drains from entering the sewer system based upon previous City comments.

Your email also indicated the potential of increasing the building occupancy by one bedroom based on DHHS interpretation of regulations. Agreeably this will not make a noted impact on the authorization of the wastewater capacity.

Information available in the City's archives indicate the building is served by a 4" vitrified clay pipe installed in 1931 connecting into Cumberland Avenue. This differs from the information you have provided with your application and I would suggest it be investigated/confirmed.

If the City can be of further assistance, please contact me at all 874-8840 or brad@portlandmaine.gov

Sincerely,
CITY OF PORTLAND

A handwritten signature in cursive script that reads "Bradley A. Roland". The signature is written in black ink on a light-colored background.

Bradley A. Roland, P.E.
Senior Project Engineer

CC:

Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland
Stuart O'Brien, Planning 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

Kathi Earley, City Engineer/Engineering Manager, Portland Department of Public Works

Nancy Gallinaro, Water Resources Manager, Portland Department of Public Works
Rachel Smith, Industrial Pretreatment Coordinator, Portland Department of Public Works
John Emerson, Wastewater Coordinator, Portland Department of Public Works

Lauren Swett, Woodard & Curran, DPW Development Review
Scott Firmin, Director of Wastewater, Portland Water District