

L. Utilities

The proposed project includes the following alterations to the utilities on site:

Water:

According to a 1984 utility plan, the site has two existing water service lines from the water meter pit that exists on site at the northwest corner of the property. These lines, one serving domestic water and one serving the fire suppression system, are not proposed to be altered at this time. However, depending on the elevation of these pipes, they may need to be raised or lowered to avoid conflict with sewer and stormwater lines. The contractor shall test pit for these inverts before ordering structures or proceeding with further construction. Any proposed alteration at the time of construction will be made in accordance with the Portland Water District requirements.

Storm:

The stormwater is currently being collected in on-site catch basins and outlets to a small subsurface detention tank, which then discharges to the combined storm/sewer line in Park Ave. The site is prone to flooding as it receives stormwater from several abutters that are at higher in elevations.

The project proposes to remove the small (4,400-gallon) detention tank and install a much larger subsurface detention system in the form of multiple interconnected tanks. Five catch basins will be removed and replaced in order to reroute the stormwater into this system. An outlet control structure will be installed that will slowly discharge the stormwater into a sewer manhole in the combined sewer/storm system in Park Avenue. The flowrate of stormwater into the City sewer system from the site is expected to decrease significantly with the implementation of the detention system

Additionally, space is being reserved for a possible future pump station to pump the detained stormwater to the separated storm system in Burnham Street.

Sewer:

The existing sewer service is a 6" line that collects the sewer laterals and discharges the flow to a manhole in Park Avenue. The project proposes to move the 6" sewer line closer to the hotel to facilitate the installation of the stormwater detention system. This 6" line and an existing 4" service from the pool backwash will be rerouted into a proposed manhole on the site. The 6" outlet to this structure is proposed to connect to the brick sewer main in Park Ave as seen on sheet C-20. The overall flow of sanitary wastewater is not expected to increase.

UGE/T/C:

A light pole and two ground level floodlights on site will need to be disconnected and reinstalled during the project. The contractor will work with CMP to reroute the primary and secondary cables to the light pole.

As the project gets closer to kickoff, it's possible that a conduit may be installed from an



existing utility pole to the area reserved for a pump station in the rear of the property.

Overhead services will be removed from the garage in the rear of the property to facilitate demolition of the structure. The utility pole on site that serves the garage will also be removed.

Gas:

No changes to the existing underground services is proposed. The contractor will take caution to avoid conflict with natural gas services.

Ability to serve letters were not sent to the respective utility companies because the demand on each utility is not expected to change upon the completion of the project.

