

PLYMOUTH REIT
56 MILLIKEN STREET, PORTLAND, MAINE

TAB 5 - PUBLIC INFRASTRUCTURE AND SAFETY NARRATIVE

Consistency with City Master Plans

The proposed warehouse expansion at 56 Milliken Street is consistent with current City of Portland Master Plans. This development supports economic expansion in an outlying area close to major transportation corridors. The building is an infill development in existing Industrial zoned land with adequate provision for water and wastewater. A warehouse expansion will have minimal traffic impact.

All existing easements are shown on the site survey by SGC. No new easements are proposed.

Public Safety and Fire Prevention

The proposed warehouse building has fire access on all four sides of the building more than 90-percent of the exterior building walls accessible to fire fighting apparatus. In addition, the building will have a sprinkler system. A code study is included on the architectural plans including building construction type and egress.

The site has adequate water supply mains and fire hydrants to aid in firefighting activities. Existing hydrants are located throughout the site. A new hydrant is proposed near the front entrance of the warehouse.

Site lighting is proposed as shown on the photometric plan. Cut sheets of LED fixtures are attached.

Adequacy of Public Utilities

Underground electric service will be provided to the new warehouse from Riverside Industrial Parkway as shown on the site plan.

Sanitary sewer connection is proposed at an existing sanitary manhole located at the Milliken Street entrance to the site. An application for capacity to serve was submitted to the City of Portland Public Works via email. A copy of the application is attached.

An Ability to Serve letter has been received from Portland Water District and is attached. Solid waste will be disposed in an on-site dumpster. Another dumpster will be for recycled materials.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Portland Dept. of Public Works -
Water Resources
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division
Department of Public Works
55 Portland Street
Portland, ME 04103

Date: 10/2/2018

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 56 Milliken Street

Chart Block Lot Number: 334 A014001

Proposed Use: Warehouse

Previous Use: _____

Existing Sanitary Flows: 7,100 GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Connection to sanitary sewer in Milliken St

Site Category	Commercial (<i>see part 4 below</i>)	<input checked="" type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: _____

Owner/Developer Name: Plymouth Industrial REIT

Owner/Developer Address: 260 Franklin St., 7th Floor, Boston, MA 02110

Phone: 617 340-3826 Fax: _____ E-mail: jeff.witherell@plymouthrei.com

Engineering Consultant Name: CES, Inc., John Kuchinski

Engineering Consultant Address: 146 Main Street, Saco ME 04072

Phone: 207 283-9151 Fax: _____ E-mail: jkuchinski@ces-maine.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 100 GPD

Peaking Factor/ Peak Times: 20 gpm

Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify))



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

October 5, 2018

John Kuchinski
CES Inc.
465 Main Street
Brewer, ME 04412

Re: 56 Milliken Street, PO
Ability to Serve with PWD Water

Dear Mr. Kuchinski:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on August 23, 2018. Based on the information provided per Progress Print plans dated October 5, 2018, 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 constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 6-inch fire service and 1-inch domestic service may be installed from the water main in Riverside Industrial Parkway. The service should enter through the properties frontage on Riverside Industrial Parkway at least 10-feet from any side property lines.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.
- An approved backflow prevention device must be installed on each service line directly after the meter or a the service entrance for the fire sprinkler system prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.



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 an 16-inch diameter cement lined cast iron water main in Riverside Industrial Parkway and a public fire hydrant located approximately 800 feet from the site. The most recent static pressure reading was 82 psi on June 18, 2018.

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.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

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

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer