



MEMORANDUM

To: Frank Spinella, FJS Development
From: Joe Henderson, PE, Horsley Witten Group
Date: June 19, 2020
Re: Middletown Senior Housing – Existing Utilities Review

The purpose of this memo is to provide information on the existing water and sewer infrastructure available to service the proposed senior housing development at the Berkeley Peckham School and Field on Green End Avenue in Middletown, Rhode Island.

The estimated wastewater flow for the proposed school redevelopment is 6,900 gallons per day (gpd) based on 115 gpd/bedroom flow for 60 1-bedroom units. Per existing utility mapping and consultation with Middletown Town Engineer Warren Hall, an 8-inch gravity sewer is available in both Green End Ave and Berkeley Court and the existing sewer connection from the building is 6-inch PVC from Green End Ave. There is also a 6-inch PVC sewer service from the restroom facility at the field to the gravity sewer in Green End Ave.

The estimated average and max day water usage are 5,850 gpd and 11,700 gpd based on 65 gpd/person for 60 1-bedroom units. This assumes 1.5 people per unit and a maximum day flow factor of 2. Water is supplied to the school from the existing 12-inch ductile iron (DI) watermain in Green End Avenue. The static pressure in the area is 75 psi as measured from a hydrant across the street from the school. Two 2-inch domestic lines connect into the existing utility room which is positioned at the annex between the community building and school building. The 2-inch lines are connected off a 6-inch DI line that runs from Green End Avenue to the building. There is also a 2-inch water line with meter pit servicing the restroom facility at the field. Existing water information was provided by Julie A. Forgue, P.E., director of the Newport Department of Utilities (see attached letter and map) along with consultation with Warren Hall.

Based on the information outlined above, it appears the sewer and water in the immediate area have capacity for the proposed development. Further discussions with Newport Water Division and the project MEP engineers to confirm fire flows for the proposed project are required.



THE CITY OF NEWPORT, RHODE ISLAND - AMERICA'S FIRST RESORT
DEPARTMENT OF UTILITIES

Julia A. Forgue, PE
Director

June 17, 2020

Mr. Joseph E. Henderson, PE
Horsley Witten Group
90 Route 6A, Unit 1
Sandwich, MA 02563

RE: Proposed Middletown Senior Housing- Water Availability

Dear Mr. Henderson,

The Department of Utilities has reviewed the schematics and the estimated water demand for Middletown's proposed senior housing at the former Berkley Peckham School at 650 Green End Avenue provided with your June 15, 2020 correspondence. The purpose of this letter is to advise you that water service can be accommodated for the proposed senior housing project.

Attached is the available information regarding the Newport Water System in the area of the project with the existing service connection identified. The 12- inch ductile iron water main was installed in 1992. The static pressure of the fire hydrant across from the school is approximately 75psi.

Please be advised that this letter does not constitute approval of any aspect of the actual water service connections for the proposed project including size and location. Please note that any fire service for the project shall be separate and distinct from a domestic service.

Very Truly Yours,

Julia A. Forgue, PE
Director

Enclosure

CC: Robert Schultz, PE, Deputy Director of Utilities

