



Planning & Urban Development Department

November 14, 2013

Greg Shinberg
Shinberg Consulting
477 Congress Street
Portland, ME 04101

Cow Plaza Hotel, LLC
100 Commercial Street
Suite 306
Portland, ME 04101

Project Name: Canal Plaza Hotel – Plan Amendments
Address: 433 Fore Street
Applicant: Cow Plaza Hotel, LLC, Applicant
Planner: Nell Donaldson

Project ID: 2013-089
CBL: 32-I-42

Dear Mr. Shinberg:

This letter and the attached memo serve as written confirmation that the City of Portland's Department of Public Services has approved the revised engineering drawings for light pole foundations to be installed on Fore Street in association with the approved site plan for the Canal Plaza Hotel (now the Hyatt Place Hotel).

Please note that this design change is deemed an amendment to the site plan, and should be reflected in the final as-built plans for the project.

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Memo from David Margolis-Pineo, 11/14/13

CC: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPietro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Helen Donaldson - RE: Light pole bases on Fore St

From: David Margolis-Pineo
To: Helen Donaldson
Date: 11/14/2013 11:35 AM
Subject: RE: Light pole bases on Fore St
CC: Barbara Barhydt; Denise Cameron; Eric Labelle
Attachments: 2013.11.12 Light Pole Base Design Memo (revised).pdf; David Margolis-Pineo.vcf

Nell,

Public Services have reviewed the attached stamped light pole base design with Denise Cameron as submitted by Woodard and Curran.

Public Services is agreeable with the proposed design. However it is critical that the contractor compact the soils under this spread footing for the light pole bases to facilitate weight distribution off the CMP conduit. In discussion with Micky Hall, the site foreman for Shaw Brothers Construction Company, the soils beside the conduit were never disturbed. This is ideal and we feel the risk to the CMP conduit is minimal.

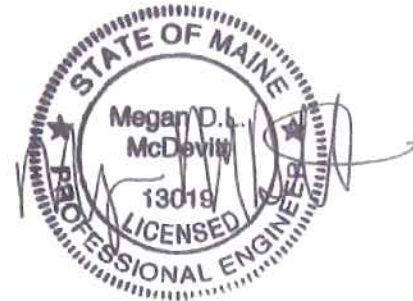
Please proceed as proposed.

David Margolis-Pineo
Deputy City Engineer
Department of Public Services
55 Portland St.
Portland, ME 04101
Office 207-874-8850
Fax 207-874-8852
Cell 207-400-6695
dmp@portlandmaine.gov



MEMORANDUM

TO: Tim Hart, AIA
FROM: Megan McDevitt, PE
CC: Scott Hawk, PE and Denise Cameron, PE
DATE: November 12, 2013
RE: Light Pole Foundations for Street Lights at Hyatt Place, on Fore Street, Portland Maine



Woodard & Curran was the Civil Engineering Firm responsible for the development of the site design for the proposed Hyatt Place project on the corner of Fore Street and Union Street in Portland, Maine. As part of the proposed site improvements for the project, the existing street lights were to be removed and replaced with Old Port District Street Lighting Poles per the City of Portland Technical Manual. New precast light pole foundations were proposed to be installed with the new street light poles. The proposed light pole foundations consisted of 24-inch diameter, 52" deep precast bases with embedded anchor bolts and PVC conduit in accordance with City of Portland standards.

Upon removal of the existing street light poles during construction, it was discovered the existing street light poles were located on top of an existing Central Maine Power (CMP) concrete electrical ductbank that runs parallel with and adjacent to the curb along Fore Street. Based on field measurements provided to Woodard & Curran, the top of the CMP ductbank is located 2'-6" below finish grade. Installation of the proposed light pole precast foundations is not possible because the elevation of the existing CMP ductbank conflicts with the depth of the proposed precast foundations.

Woodard & Curran was requested by Canal 5 Studios to design a shallow foundation for the new light poles utilizing the precast light pole foundations to the maximum extent practical. Woodard & Curran has designed a light pole shallow foundation that utilizes the precast base with the embedded anchors and PVC conduit, cut to fit above the existing CMP duct bank, and reinforced cast-in-place concrete. The light pole shallow foundation has been designed to support the weight of the proposed light poles and resist overturning. The proposed light pole shallow foundation design is shown on the attached sketch.

No information was available to Woodard & Curran regarding the conditions of the existing concrete duct bank; therefore, Woodard & Curran was not able to perform a complete analysis of the existing CMP duct bank.

