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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- LANDSCAPE PLANNING

MEMORANDUM

DATE: August 30, 2012

TO: Barbara Barhydt, City of Portland Planning
Nell Donaldson, City of Portland Planning

FROM: Steve Bushey, DeLuca-Hoffman Associates, Inc.

SUBJECT: Canal Plaza Hotel, Site Plan Review

Barbara and Nell,

I have briefly reviewed the plans and supporting documents as made available on the EPlan site and I have just a couple of comments, which are:

Sheet C-200 Demolition Plan:

1. It may be beneficial to include the anticipated work limits on the drawings, including work limits out into the City right of way.
2. It may be beneficial to add a note that all work to be completed in the City right of way be done in accordance with the City's street opening requirements.
3. The engineer should comment on any need for temporary interruptions of existing utilities services anticipated as part of the construction work.

Sheet C-201 Site Plan:

1. The plan appears to indicate a transformer pad to the north side of the building within a 6' wide landscaped area. Typically pad mount transformers are no less than 7'x7' in dimension up to 9'x9' in dimension, so the engineer should review.
2. Some detail as to the retaining wall on the east side of the property including its constructability with respect to the building wall foundation should be reviewed. Drainage behind the wall may be particularly important.
3. We will reserve comments to the City Staff with respect to sidewalk configuration width, etc. along Fore Street particularly as it relates to the sidewalk system further east of the site which is broader in dimension.
4. The placement of ADA surfaces at the ramps at each driveway might be considered but may also not necessarily be required by Code. Applicant's engineer should confirm.

Canal Plaza Hotel, Site Plan Review
August 30, 2012
Page 2

5. Applicant's engineer should confirm crosswalk material options at each driveway. Recommend consideration of something more than pavement paint markings although City Staff may want to weigh in on those choices.

Sheet C-202 Grading, Drainage and Erosion Control Plan

1. Details pertaining to the tree box filter should be provided including sizing, plant material, piping, etc.
2. Roof drainage should be clearly identified and discussed as to connection points, etc. Although it may be that the roof drain ties into the storm drain extending into Union Street. We are uncertain of that at this point.
3. Design info for all proposed storm drainage and appurtenant structures will need to be indicated on the next round of drawings.
4. Information pertaining to retaining wall structures to the east side and north side of the site should be more clearly identified in the next round of drawings. Are there constructability issues due to the proximity of the property lines?
5. Spot grades at entrance locations and along the sidewalks would be beneficial and are recommended.

Sheet C-203 Utility Plan

1. Applicant's engineer should review pipe systems in Union Street with respect to storm drainage and water and conflicts with existing utilities running up and down Union Street. Profiles and/or test pits might be beneficial.
2. The engineer should confirm CMP setback requirements and sizing again for the transformer pad. Will an emergency generator be necessary, and if so, where will it be located?
3. Has CMP reviewed, and have they accepted, the location of the underground primary power supply along the easterly side of the building? If so they should be shown on the plans.
4. It is unclear if the utilities are to be shared between the two buildings. If so, will these utility lines go underground beneath the entrance driveway?
5. The fire department connection(s) should be identified as to where they will be.

Canal Plaza Hotel, Site Plan Review
August 30, 2012
Page 3

6. We assume site lighting information will be provided within another round of information.
7. We note the lowering of ground grades above the existing CMP duct bank and wonder if test pits are necessary to confirm depth of that existing piece of infrastructure and will the lowering of grade over it negatively impact it.

Sheet C-300 Details

1. We expect that additional construction details related to curbing, sidewalk construction, utilities installations, etc. will be provided in a subsequent submission.

We recognize the preliminary nature of these drawings at this time and simply offer these comments for the next round of plan revisions. We also note that due to the existing development nature of this site that stormwater management should not be a major issue. The conversion of parking lot pavement to building area should actually be considered as beneficial and the tree box filter will improve water quality from the limited area contributing to it. Erosion control measures will also be minor during construction given the site size and conditions.