**From:**  "Denise Cameron" <dcameron@woodardcurran.com>

**To:** "David Margolis-Pineo" <DMP@portlandmaine.gov>

**CC:** "Bruce Hyman" <BHYMAN@portlandmaine.gov>, "Helen Donaldson" <HCD@portlandmaine.gov>, "Tom Errico" <thomas.errico@tylin.com>, <WALLACEB@portlandmaine.gov>, <CPP@portlandme.gov>, "Megan McDevitt" <mmcdevitt@woodardcurran.com>, <thart@canal5studio.com>, <gls@shinbergconsulting.com>

**Date:**  9/21/2012 3:05 PM

**Subject:**  RE: Canal Plaza Hotel

**Attachments:** C-201.pdf; SK-1 LADDER 1.pdf; SK-2 AMBULANCE.PDF; SK-3 BOX TRUCK.PDF; Canal Plaza Hotel -ADA Ramp Sketch.pdf

Hi Dave,

Thank you for meeting with us on September 6th to discuss the Site Plan.

Since that meeting and our workshop on September 11, we have made a

number of changes to the Site Plan; attached is the revised Site Plan

for the project with the following modifications:

\* Per your request and that of the Planning Office, radius of

the Fore and Union Street corner reduced to provide the City's preferred

ADA ramp and crosswalk configuration.

\* Relocation of the traffic control box on Union Street, with

final location during construction to be approved by the City.

\* Revisions to the rear alley, including updated transformer

pad, addition of emergency generator pad, and modifications at the

northeast corner of the hotel.

\* Per Planning Board comments (received during the September

11 workshop), revisions to the geometry at the porte‑cochere driveway

entrance to further restrict left‑turn entry off Fore Street.

\* Per Planning Board comments, added convex mirror and

signage at porte‑cochere exit to alert drivers of the left turn

restrictions and pedestrian crossing.

\* Added brick driveway aprons per Technical Design Guidelines

and Standard.

In support of this revised Site Plan and as requested, we are also

attaching sketches showing fire truck turning movements at the

intersection, ambulance movements through the porte‑cochere, and

delivery truck into the rear alley.

To assist in your review of the geometry at the porte‑cochere entrance

(given the grading isn't completed), we have also attached a hand sketch

iso‑view to demonstrate how the tip‑downs and sidewalk ramps will be

installed.

The architecture is being discussed by Planning Board on October 9th and

we would like to finalize and submit Site Plan for Planning Board Public

Hearing on October 23rd. We would appreciate review of this updated

information by Public Services, Fire Department and others you see

appropriate, prior to making a final Site Plan submission to the

Planning Office. We will be happy to meet with you to discuss these

updates; I am available to meet anytime Monday (9/24), Tuesday (9/25)

afternoon or anytime Wednesday (9/26). Thank you for your review of

these items. We would like to make sure that these plan changes meet the

City's needs, prior to submitting our final package next week.

As a complete aside, we would also appreciate any information you can

provide on the status of the "ability to serve" determination letter for

sewer connections, sent to Frank Brancely on August 6, 2012.

Please feel free to contact us at anytime with questions or concerns.

Regards,

Denise

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Denise Cameron, PE

Project Manager

Woodard & Curran

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T: 800‑426‑4262

From: David Margolis‑Pineo [mailto:DMP@portlandmaine.gov]

Sent: Thursday, September 20, 2012 4:44 PM

To: Denise Cameron

Cc: Bruce Hyman; Helen Donaldson; Tom Errico

Subject: Canal Plaza Hotel

Denise,

Please send sidewalk details to the cc'd people. Thanks