



**Candlewood Hotel
Site Plan Approval Package**

Attachment D

Preliminary Soils Report

S.W. COLE

ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

Gray Plaza, P.O. Box 378, Gray, ME 04039 TEL (207) 657-2866 FAX (207) 657-2840

Six Liberty Drive, Bangor, ME 04401 TEL (207) 848-5714 FAX (207) 848-2403
161 Water St., P.O. Box 220, Caribou, ME 04736 TEL (207) 496-1511 FAX (207) 496-1501

97-509 S

August 28, 1997

AUG 29 1997

Alliance Construction
Attn: Mr. Jim Mullin
160 Pleasant Road
Scarborough, ME 04074

Subject: Preliminary Findings
Subsurface Exploration Program
Proposed Candlewood Hotel
Sewall Street
Portland, Maine

Dear Mr. Mullin:

As requested, we have begun a subsurface investigation for the proposed hotel and associated parking areas. As described in our Agreement dated August 28, 1997, the proposed exploration program consists of seven (7) borings for the building and five (5) shallow borings for the paved areas. The attached Sheet 1 indicates the proposed exploration locations.

On August 27, 1997, we began the exploration program at the site. As of August 28, 1997, three (3) explorations within the building were completed and all five (5) of the shallow borings for the paved areas have been completed. Based on the information obtained to date the site appears to be underlain by fill soils overlying native stiff brown clayey silt or silty clay overlying soft, compressible gray silty clay.

The site appears to have a tapered surficial fill varying from about 1 foot thick at Boring B-1 to as much as 20 feet thick at Boring B-8. This fill has likely been in place for many years since construction of the adjacent Double Tree Inn

S. W. COLE ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS
97-509 S

(formerly Ramada Inn). Beneath the fill and stiff brown clayey silt or silty clay exists soft gray silty clay. The gray silty clay was encountered at depths of about 8½ and 20 feet below the ground surface at Borings B-1 and B-8, respectively. This compressible clay layer was found to be about 40 and 17 feet thick at these two borings, respectively. A 2+/- foot thick zone of clayey sand exists above bedrock, which was encountered at depths of 49.5 and 39 feet at Borings B-1 and B-8, respectively. Undisturbed soft clay samples were obtained at these two borings for laboratory consolidation testing which should be completed late in the week of September 8, 1997.

We do not have finish floor elevation or structural loading information at this time, thus, it is difficult to provide a preliminary assessment of settlement. However, it is our opinion that settlement will occur beneath the structure. Since the existing ground surface slopes downward to the east, differential settlement is expected within the structure due to anticipated thicker fill needed on the easterly side. Further complicating settlement issues is the 20+/- feet of existing miscellaneous fill located on the easterly side. Some consolidation will likely occur within the fill soils. Also, the fill has effected the consolidation characteristics of the underlying gray silty clay. A finish floor elevation, structural loading and laboratory consolidation information will be needed to make a settlement analysis. At this time it is not known what the magnitude of total or differential post-construction settlement could be if a shallow spread footing is utilized.

If magnitudes of settlement are determined to be unacceptable, two options; 1) a site preload with shallow spread footings and 2) a deep foundation consisting of steel H-Piling will be assessed.

If you have any questions, please call.

Sincerely,

S. W. COLE ENGINEERING, INC.



Paul F. Kohler, P. E.



**Candlewood Hotel
Site Plan Approval Package**

Attachment F

Landscaping Plan



**Candlewood Hotel
Site Plan Approval Package**

Attachment G

Photometrics Drawing

SWANEY-TAYLOR ASSOCIATES, INC.
P.O. BOX 1597, 15 PLEASANT HILL ROAD
SCARBOROUGH, MAINE 04070
TEL: (207)883-7100 FAX: (207)885-9606

TO: Ken Brown FROM: BEVERLY WHITE DATE: 8-29-97

FIRM: DeLuca Hoffman PAGE: 1 OF 5

COMMENTS: Here's the pt. & pt. for parking lot. If you have
any questions, please call. You may want to
think about another pole location near the entrance.
I don't know what is existing, if anything,
Bew

IF TRANSMISSION ERROR OCCURS, PLEASE CALL.

Grid Name: Horizontal Grid #1 (Continued)
 Grid Type: Horizontal Illuminance
 Grid Height: 0.00 ft.
 Grid Tilt: 0.0° Grid Origin X: 0.0
 Grid Azimuth: 0.0° Grid Origin Y: 0.0
 Units: English

Location: Site

Distance from GRID Origin Point

	10.0	30.0	50.0	70.0	90.0	110.0	130.0	150.0
50.0	0.05	0.14	0.29	0.56	0.87	0.87	0.39	0.15
30.0	0.03	0.04	0.05	0.10	0.22	0.35	0.23	0.11
10.0	0.01	0.01	0.02	0.03	0.05	0.09	0.10	0.06

Average = 1.57	Max = 12.52	Max/Min = N/A
Std. Dev. = 1.88	Min = 0.00	Ave/Min = N/A

CALCULATION GRID

Grid Name: Horizontal Grid #1
 Grid Type: Horizontal Illuminance
 Grid Height: 0.00 ft
 Grid Hinge: 0.0° Grid Origin X: 0.0
 Grid Azimuth: 0.0° Grid Origin Y: 0.0
 Units: English

Location: Site

Distance from GRID Origin Point

	10.0	30.0	50.0	70.0	90.0	110.0	130.0	150.0
510.0	0.23	0.63	0.83	0.00	0.00			
490.0	0.73	1.20	1.36					
470.0	3.40	3.72	2.42					
450.0	3.63	6.48	2.15	0.31	0.24			
430.0	1.86	1.98	2.49	0.47	0.41			
410.0	1.15	1.60	1.47	1.00	0.55			
390.0	1.29	1.98	2.09	1.81	0.55			
370.0	1.95	3.63	3.85	3.91	0.61			
350.0	1.78	8.98	12.52	4.11	0.76			
330.0	1.99	6.66	8.73	4.23	1.11			
310.0	1.46	2.25	2.43	3.02	1.99	0.00		
290.0	1.03	1.26	1.75	4.51	5.05	2.02	0.69	0.30
270.0	0.66	0.53	1.08	4.97	6.07	2.40	0.83	0.37
250.0	0.28	0.35	0.92	2.07	3.12	2.19	0.87	0.37
230.0	0.16	0.32	0.68	1.30	2.07	2.18	0.98	0.36
210.0	0.13	0.31	0.91	2.19	3.25	2.11	0.88	0.40
190.0	0.12	0.30	0.91	4.47	5.65	2.37	0.87	0.41
170.0	0.12	0.31	0.96	3.14	4.34	2.11	0.83	0.38
150.0	0.11	0.30	0.69	1.34	2.10	2.02	0.87	0.33
130.0	0.11	0.34	0.80	1.54	2.29	1.88	0.80	0.33
110.0	0.12	0.34	1.18	4.91	4.65	1.76	0.72	0.33
90.0	0.12	0.33	1.15	5.33	4.98	1.71	0.63	0.29
70.0	0.09	0.30	0.84	1.60	2.22	1.32	0.46	0.21

QUICK SUMMARY

SITE:

Site Summary:

Overall Size: 160 ft. x 520 ft.

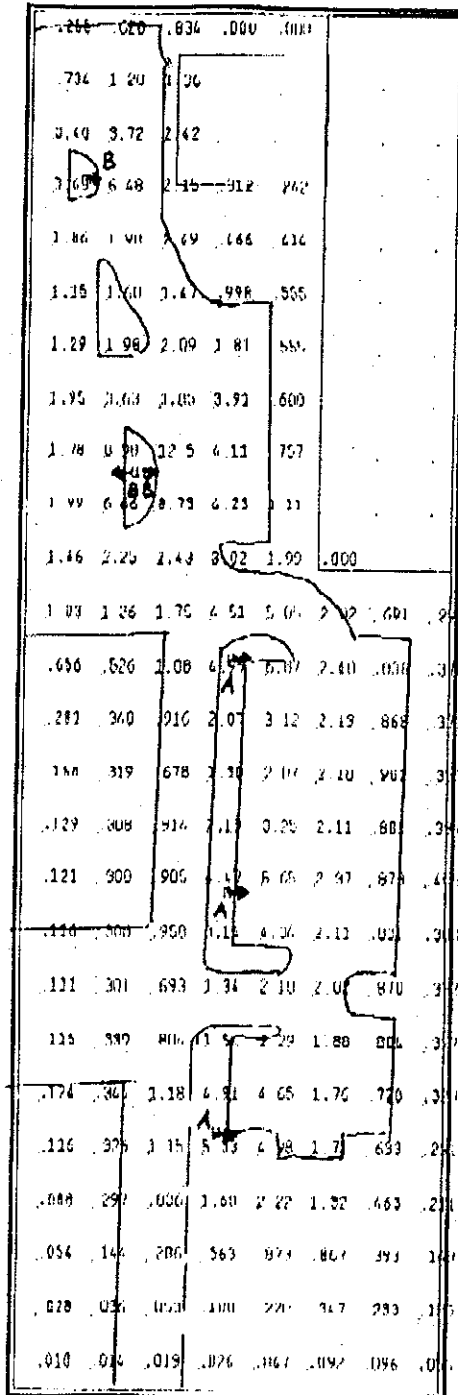
Total Cost: \$0.00

Luminaire Summary:

<u>Type</u>	<u>Catalog Number</u>	<u>Quantity</u>
A	Lumark "Area/Site Lighting" MIHR-AC-400	3
B	Lumark "Area/Site Lighting" MIHR-R3-400	3

Luminaire Positions:

<u>Type</u>	<u>X</u>	<u>Y</u>	<u>Z</u>	<u>Rotate</u>	<u>Tilt</u>	<u>Spin</u>	<u>AimX</u>	<u>AimY</u>	<u>AimZ</u>	<u>ILE</u>
A	75.	98.	30.	90.						.75
A	78.	187.	30.	90.						.75
A	78.	275.	30.	90.						.75
B	22.	455.	30.	90.						.75
B	42.	345.	30.	270.						.75
B	44.	345.	30.	90.						.75





**Candlewood Hotel
Site Plan Approval Package**

Attachment H

Letter From Olympia Equity Investors II, LLC



September 9, 1997

Ms. Marge Schmuckal
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: Proposed Candlewood Hotel
SUBJECT: Response To Site Plan Approval Questions

Dear Ms. Schmuckal:

In response to the requirement stated in Article V Section 14-525.(c) regarding the "Names and Addresses of the Owners of the Property" we offer the following:

- Olympia Equity Investors, I, LLP
- Olympia Equity Investors, II, LLC

In response to the requirement stated in Article V Section 14-525.(c)(1) regarding the "Proposed Use" of the lot in question we offer the following:

- It is our intention to place a 70 room hotel on the site as outlined in the proposal package being submitted for the city's review.

In response to the requirement stated in Article V section 14-525.(c)(3) regarding the "Summary of Easements" of the lot in question we offer the following:

- Given the main partners of both Olympia Equity Investors I and Olympia Equity Investors II are the same, the necessary easements between the two properties will be given as required.

THE ERIN COMPANY

500 Main St., Bangor, Maine 04401 • (207) 945-3160 FAX (207) 945-6575
"TOURISM IS MAINE'S SECOND LARGEST INDUSTRY"

Page 2
Response to Site Plan Approval Questions

In response to the requirement stated in Article V Section 14-525.(c)(4). regarding the generation of "Solid Waste Receptacle" we offer the following:

- Due to the extremely small amount of waste generated it is our intention to utilize the solid waste dumpsters at the DoubleTree Hotel just across the parking lot rather than going to the trouble and expense to locate a dumpster pad on site.
- We have discussed arrangements with the DoubleTree Hotel's management and owners to verify that this will not be an issue.

In response to the requirement stated in Article V Section 14-525.(c)(9). "Evidence of Financial Capacity" we offer the following:

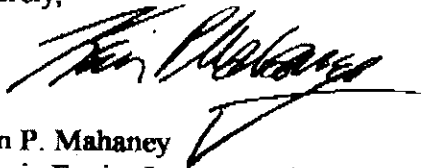
- The main principals of the partnership presently own and operate both the Inn by the Sea, Cape Elizabeth; DoubleTree, Portland, as well as 8 other hotel properties.

In response to the requirement stated in Article V Section 14-525.(c)(10). "Evidence of Applicants Title" we offer the following:

- Please refer to the attached copy of our Title for the property.

The other questions and requirements which are set forth in the City of Portland land Use Ordinance which are pertinent to this request for site plan approval are being addressed by our design build contractor, Alliance Construction, Inc..

Sincerely,



Kevin P. Mahaney
Olympia Equity Investors, II, LLC

cc: Jim Mullin - Alliance Construction, Inc.

LAW OFFICES

RUDMAN & WINCHELL, LLC

84 HARLOW ST.
P. O. BOX 1401
BANGOR, MAINE 04402-1401

207 947-4501
TELECOPY 207 941-9715

GERALD E. RUDMAN
PHILLIP D. BUCKLEY
MICHAEL F. FRIEDMAN
WINFRED A. STEVENS
ROBERT E. SUTCLIFFE
PAUL W. CHAIKEN
DAVID C. KING
JOHN W. MCCARTHY
FRANK T. MCGUIRE
BRUCE C. MALLONEE
PAUL H. SIGHINOLFI
WILLIAM H. HANSON

GEORGE F. PAYTON II
EDITH A. RICHARDSON
MICHAEL M. MCALEER
BRETT D. BABER
BARBARA A. CARDONE
ROBERT E. MURRAY, JR.
EDMOND J. BEAROR
CURTIS E. KIMBALL
JANE E. SKELTON
BRENT A. SINGER
LEIGH MCCARTHY
VIRGINIA KOZAK PUTNAM

ABRAHAM M. RUDMAN
(1896-1970)
ALBERT H. WINCHELL, JR.
(1924-1992)

September 9, 1997

TELECOPIER COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: James Mullen
TELECOPIER NUMBER: 885-0846
FROM: WILLIAM H. HANSON, ESQ.
TELEPHONE: (207) 947-4501, EXTENSION 221

NUMBER OF PAGES INCLUDING THIS COVER SHEET:

CLIENT/MATTER NUMBERS: 40878/31647

ORIGINAL TO FOLLOW BY MAIL:

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE
TELEPHONE (207) 947-4501, EXT. 221**

MESSAGE:

Per request of Kevin Mahaney, we are providing you a copy of the deed of Olympia Equity Investors I, L.P. to Olympia Equity Investors II, LLC which was recorded in Cumberland County Registry of Deeds Book 13212, Page 24.

cc: Mr. Kevin P. Mahaney (w/encl. - by fax 945-6575)

The information contained in this transmission is intended only for the use of the individual or entity named above, and may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is NOT the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication IS STRICTLY PROHIBITED. If you have received this transmission in error, please notify us immediately by telephone, and return the original transmission to us at the above address via the U.S. Postal Service. Thank you.

Sent by: _____

Time sent: _____

040528

QUITCLAIM DEED WITH COVENANT

OLYMPIA EQUITY INVESTORS I, L.P., a Maine limited partnership, with a mailing address of 500 Main Street, Bangor, Maine 04401, for consideration paid, grants to **OLYMPIA EQUITY INVESTORS II, LLC**, a Maine limited liability company, with a mailing address of 500 Main Street, Bangor, Maine 04401, with quitclaim covenant, the premises in Portland, Cumberland County, Maine, described on Schedule A attached.

For the Grantor's source of title, see the deed of CSR Management, Inc. to Olympia Equity Investors I, L.P., dated February 10, 1997, and recorded in Book 12942, Page 266 of the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, Olympia Equity Investors I, L.P. has caused this instrument to be signed as an instrument under seal by Erin Management Group, its sole general partner acting by and through Kevin P. Mahaney, its President, this 21st day of June, 1997.

WITNESS:

OLYMPIA EQUITY INVESTORS I, L.P.

George F. Eaton

By: ERIN MANAGEMENT GROUP,
a Maine corporation, its sole general partner

By: Kevin P. Mahaney
Kevin P. Mahaney
Its President
Hereunto duly authorized

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
PENOBSCOT, ss.

June 21, 1997

Then personally appeared before me the above-named KEVIN P. MAHANEY, in his aforesaid capacity as President of Erin Management Group, a Maine corporation, sole general partner of Olympia Equity Investors I, L.P., a Maine limited partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Erin Management Group as sole general partner of said limited partnership.

Before me,



Name: George F. Eaton
~~Notary Public~~
Attorney-at-Law

40878/ 31647
16721-1

BK 13212PG026

SCHEDULE A**DEED OF OLYMPIA EQUITY INVESTORS I, L.P.
TO
OLYMPIA EQUITY INVESTORS II, LLC**

Beginning at a point on the easterly sideline of Sewall Street at the southwesterly corner of the premises herein described, said point being distant 0.91 feet northwesterly of a state highway monument marking the northerly right of way of State Highway 295 as it is delineated on Maine State Highway Commission Right of Way Map dated May 1967, (S.H.C. File No. 3-185) Sheet Number 40 which is recorded in the Cumberland County Registry of Deeds in Plan Book 112, Page 42;

Thence N 15° 32' 40" E along the easterly sideline of Sewall Street, 140.00 feet to the northwesterly corner of Lot 4 depicted on the "Amended Subdivision Plan in Portland, Maine for CSR Associates" ("the Subdivision Plan") recorded February 12, 1997 in the Cumberland County Registry of Deeds in Plan Book 197, Page 32;

Thence S 70° 10' 10" E by and along the generally northerly line of said Lot 4, 174.94 feet to a point on said northerly line of Lot 4;

Thence continuing along the northerly line of Lot 4, S 72° 39' 30" E 395 feet to the easterly sideline of the premises conveyed by CSR Management, Inc.. to Olympia Equity Investors I, L.P. by deed recorded in Book 12942, Page 267, and the northeasterly corner of Lot 4;

Thence S 23° 05' 30" W by and along the Interstate 295 right-of-way and the generally easterly sideline of said Lot 4, 120.00 feet to a point;

Thence S 73° 24' 00" W by and along said I-95 right-of-way 64.60 feet to a point;

Thence northwesterly by and along the southerly line of Lot 4 on a curve to the left, having a radius of 1472.07 feet, a distance of 502.74 feet to the point of beginning.

Meaning and intending to convey and hereby conveying Lot 4 as depicted on the Subdivision Plan.

EXCEPTING AND RESERVING for the benefit of Lot 1 shown on the Subdivision Plan, a non-exclusive right-of-way for all purposes of ingress and egress, and a non-exclusive easement for utility services within the area labeled on the Subdivision Plan as "25' Access and Utility Easement. The utility services easement hereby reserved shall include the rights to

BK 13212PG027

construct, repair and maintain facilities necessary for the transmission of telephone communications, cable television, electricity and data, and to clear and dispose of interfering trees and other growth from time to time, with permission to enter upon the Easement Strip for purposes of providing such utilities to Lot 1. All work done by Grantor shall be performed with reasonable dispatch. Portions of the land altered or damaged in connection with such construction, shall be repaired to a sightly condition, free of erosion.

ALSO, the premises are conveyed SUBJECT TO an easement granted by CSR Management, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated September 26, 1975 in Book 3770, Page 138.

FURTHER SUBJECT, as applicable, to

- (a) the rights acquired by the State of Maine State Highway Commission Notice of Layout and Taking dated December 2, 1970 and recorded in Book 3153, Page 761;
- (b) Notice of Layout and Taking dated January 18, 1983, recorded in Book 6110, Page 287;
- (c) Supplemental Notice of Taking by the State of Maine Department of Transportation dated April 10, 1984, recorded in Book 6432, Page 216.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 JUL 23 PM 12: 28

CUMBERLAND COUNTY

John B. O'Brien



**Candlewood Hotel
Site Plan Approval Package**

Attachment H

**Supplement To Letter From
Olympia Equity Investors II, LLC**

Please note that the address for Olympia Equity Investors II, LLC is:

Olympia Equity Investors II, LLC
500 Main Street
Bangor, Maine 04401



**Candlewood Hotel
Site Plan Approval Package**

Attachment I

**Letter From Candlewood
Regarding Solid Waste**



August 28, 1997

Ms. Marge Schmuckal
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Proposed Candlewood Hotel
Subject: Generation of Solid Waste

Dear Ms. Schmuckal,

In response to the requirement stated in Article V Section 14-525.b. regarding the location of the "Solid Waste Receptacle" we offer the following:

- According to information from existing Candlewood hotels of a similar size, the solid waste generated by normal operations should range from 4.5 to 6 cubic feet of waste per week. Please refer to the attached copy of the memo we received from Candlewood.
- If a dumpster were to be located on site exclusively for use by the Candlewood a three cubic yard dumpster would sit for over three and a half months between pick-ups.
- Due to the extremely small amount of waste generated it is the owner's intention to utilize the solid waste dumpsters at the DoubleTree Hotel just across the parking lot rather than going to the trouble and expense to locate a dumpster pad on site.

Please let me know if you require any additional information with regard to this subject.

Sincerely,



Jim Mullin
Project Manager

cc Kevin Mahaney - Olympia Equity Investors II, LLC



CANDLEWOOD

Your Studio Hotel

Lakepoint Office Park
9342 East Central
Wichita, KS 67206
316/631-1300
Fax: 316/631-1333

Cutting costs for exceptional value!

To: Guest: Jim Brady
Doubletree Hotel
Fax: (207) 761-1560

→ Jim Mullin
Alliance

From: Sharon Minner

Date: August 27, 1997

Regarding the requirement by the city to know the amount of solid waste for the Cincinnati and Louisville properties, they average about 4 1/2 to 6 cubic feet of waste per week. Let me know if you need anything else.

Number of Pages Sent (Including this Cover Sheet): 1

If problem with Fax, please contact Sharon Minner at (316) 631-1300.

Thank You!

The information contained in this facsimile is confidential and is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, you are hereby notified that the review, dissemination or other use of this facsimile is prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us by mail. Thank you.

delivering exceptional
VALUE



**Candlewood Hotel
Site Plan Approval Package**

Attachment J

**Letter From Engineer
Regarding Utilities Availability**

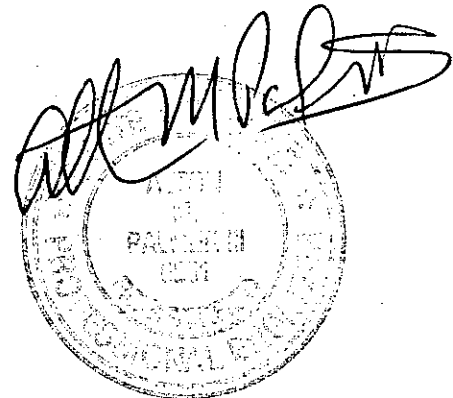
UTILITY AVAILABILITY REPORT

Prepared for:

**Alliance Construction, Inc.
160 Pleasant Hill Road
Scarborough, Maine 04074**

Prepared by:

**DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106**



September 1997

UTILITIES AVAILABILITY REPORT

I. Introduction

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and reports in support of permit applications for a proposed hotel facility in Portland, Maine. The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map.

II. Existing Site Conditions

The project site consists of Lot Nos. 10, 13 and 14 as shown on the City of Portland Tax Map No. 189A. The project site is bordered westerly by Sewall Street, northerly by an existing Double Tree Hotel facility and easterly and southerly by Maine Department of Transportation (MDOT) right-of-ways for I-295. The majority of the site is currently undeveloped land consisting of a mixture of wooded and field areas. The northernmost portion of the site is developed as an approximately 20-foot wide paved access drive associated with the Double Tree Hotel. The site has approximately 140 linear feet of frontage along Sewall Street.

III. Development Plan

Project development will include constructing a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included. Parking facilities will include a total of 44 parking spaces, three of which will be handicap accessible according to ADA standards. Site development will also include realignment of the east end of the access drive along the northern site boundary. A portion of the existing Double Tree Hotel parking lot located adjacent to the site will be regraded to facilitate the proposed realignment.

IV. Utility Availability

DeLuca-Hoffman Associates, Inc. contacted the following utilities with regard to the project:

- Portland Water District (Water Supply)
- City of Portland Public Works Department (Sanitary Sewerage)
- Northern Utilities (Natural Gas)
- Central Maine Power Company (Electrical Power)
- Bell Atlantic (Telecommunications)

In general, each of the utilities has indicated that sufficient capacity is available to service the proposed Candlewood Hotel. A brief summary of the utility availability is provided below. More detailed summaries are provided as an attachment to this report.

Water

The Portland Water District, a quasi-municipal utility, owns and operates a 12-inch water main in Sewall Street. The District reports sufficient capacity in this main to serve the project, and available static pressure in this main of 80 to 85 pounds per square inch.

Sanitary Sewer

The City of Portland Public Works Department owns and operates a 30-inch sewer main in Sewall Street. The Department reports sufficient capacity in this main to serve the project.

Natural Gas

Northern Utilities, an independent utility company, owns and operates a 6-inch natural gas main in Sewall Street, and reports sufficient capacity to serve the project. At the time of our contact with Northern Utilities, the project demand was undefined pending the selection of building mechanical systems, but the company indicated that they could serve any eventual demand a hotel of this size would generate.

Electrical

Central Maine Power Company, an independent utility company, owns and operates power supply infrastructure along Sewall Street, including three-phase power. Central Maine Power Company reported sufficient capacity to service the project.

Telecommunications

Bell Atlantic (formerly NYNEX), an independent utility company, owns and operates telecommunications infrastructure in Sewall Street. Bell Atlantic reported sufficient capacity to service the hotel project.

Utility Contact Summary
City of Portland Public Works Department (Sewer)

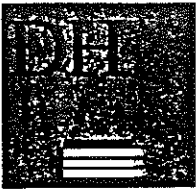
Summary of Requirements

Average Daily Flow: 12,000 gallons per day
Peak Flow Rate: 50 gallons per minute

Summary of Contact with Utility

On August 29, 1997, Ken Brown of DeLuca-Hoffman Associates, Inc. contacted Mr. Bill Goodwin of the City of Portland Public Works Department concerning the ability of the City to provide sanitary sewerage service to the proposed Candlewood Hotel off of Sewall Street in Portland, Maine. Mr. Goodwin stated that the City has sufficient sewerage capacity to serve the project. A 30-inch collection main runs north to south down the center of Sewall Street, conveying the sewage to the Thompson's Point Pump Station at the end of the street. Mr. Goodwin cautioned that the main is cased under the proposed alignment of the never-constructed Westbrook Arterial to the immediate south of the project; the northern terminus of the casing is most likely the Sewall Street manhole at the center of the project parcel frontage. The Department prefers that building sewer laterals be connected to the main pipe rather than to a manhole, unless the connection is made at the manhole invert and the contractor reshapes the invert channel to accommodate both the lateral and the through-main pipe. Mr. Goodwin noted that a hotel lateral would be appropriate for connection to a manhole rather than to a pipe to simplify inspection and maintenance of the relatively substantial lateral.

As a follow-up to the telephone contact, on August 29, 1997 Mr. Brown submitted a written request for a letter indicating the ability of the Department to serve the project. As of this writing on September 8, 1997, a response had yet to be received.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 875 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

August 29, 1997

Mr. Bill Goodwin
City of Portland Public Works Department
55 Portland Street
Portland, ME 04101

**Subject: Candlewood Hotel
Sewall Street, Portland, Maine
Letter of Ability to Serve**

Dear Mr. Goodwin:

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and permit applications/submissions for a hotel in Portland. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the City of Portland Sewer Department to serve the project.

Project Overview

The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. Construction will include a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included.

Sanitary Sewer Service

Sanitary sewer service for the project is proposed to be provided by connection to the existing 30-inch main in Sewall Street. An onsite 8-inch sewer service from that main will serve building sprinkler and domestic services and site fire hydrants. A preliminary site plan showing the location of the Sewall Street line is enclosed.

Design Flows

The average daily design discharge flow from the project has been estimated based on the Maine Subsurface Wastewater Disposal Rules. The project is expected to generate approximately 12,000 gallons of effluent per day, with a peak flow rate of approximately 50 gallons per minute.

Mr. Bill Goodwin
August 29, 1997
Page 2

Letter of Ability to Serve

DeLuca-Hoffman Associates, Inc. is presently preparing design review submissions for City of Portland Site Plan Approval. Accordingly, we are requesting a letter from the Sewer Department indicating the adequacy of the existing off-site sanitary sewerage infrastructure to serve this project, and a copy of any construction specifications that the Department requires.

Please contact our office with any questions you may have concerning this letter and request for ability to serve. DeLuca-Hoffman Associates, Inc. anticipates a submission to the City of Portland on September 9, 1997. We would like to include your letter of ability to serve with this submission. We appreciate your assistance in this matter and look forward to your response.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Kenneth P. Brown, P.E.
Design Engineer

KPB/sq/JN1573P/good8-28

Enclosures

cc: Jim Mullin, Alliance Construction

**Utility Contact Summary
Portland Water District**

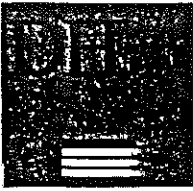
Summary of Requirements

Domestic Water Service:	50 gallons per minute 12,000 gallons per day
Fire Protection:	Sprinklers for 36,000 square foot hotel

Summary of Contact with Utility

On August 29, 1997, Ken Brown of DeLuca-Hoffman Associates, Inc. contacted Jim Pandiscio of the Portland Water District concerning the ability of the District to provide water supply service to the proposed Candlewood Hotel off of Sewall Street in Portland, Maine. Mr. Pandiscio reported that the District has sufficient water supply capacity to serve the proposed hotel. The District has a 12-inch water main in Sewall Street, and a recent hydrant flow test in the area documented 80 to 85 pounds per square inch of static pressure at the hydrant, and the hydrant flowed 1200 gallons per minute during the test.

As a follow-up to the telephone contact, on August 29, 1997 Mr. Brown submitted a written request for a letter indicating the ability of the District to serve the project. As of this writing on September 8, 1997, a response had yet to be received.



DeLUCA-HOFFMAN ASSOCIATES, INC.
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- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

August 29, 1997

Mr. Jim Pandiscio
Portland Water District
225 Douglass Street
P.O. Box 3553
Portland, Maine 04104-3553

**Subject: Candlewood Hotel
Sewall Street, Portland, Maine
Letter of Ability to Serve**

Dear Mr. Pandiscio:

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and permit applications/submissions for a hotel in Portland. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the Portland Water District to serve the project.

Project Overview

The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. Construction will include a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included.

Water Supply Service

Water supply service for the project is proposed to be provided by connection to the existing 12-inch main in Sewall Street. An onsite 8-inch water line from that main will serve building sprinkler and domestic services and site fire hydrants. A preliminary site plan showing the location of the Sewall Street line is enclosed.

Water Consumption

The average daily water consumption requirements for the project have been estimated based on the Maine Subsurface Wastewater Disposal Rules. The project is expected to demand approximately 12,000 gallons per day, with a peak demand of approximately 50 gallons per minute.

Mr. Jim Pandiscio
August 29, 1997
Page 2

Letter of Ability to Serve

DeLuca-Hoffman Associates, Inc. is presently preparing design review submissions for City of Portland Site Plan Approval. Accordingly, we are requesting a letter from the District indicating the adequacy of the existing off-site water supply infrastructure to serve this project, and a copy of any construction specifications that the District requires.

Please contact our office with any questions you may have concerning this letter and request for ability to serve. DeLuca-Hoffman Associates, Inc. anticipates a submission to the City of Portland on September 9, 1997. We would like to include your letter of ability to serve with this submission. We appreciate your assistance in this matter and look forward to your response.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Kenneth P. Brown, P.E.
Design Engineer

KPB/sq/JN1573P/pan8-27

Enclosures

cc: Jim Mullin, Alliance Construction

**Utility Contact Summary
Central Maine Power Company**

Summary of Requirements

Electrical service for 36,000 square foot hotel

Summary of Contact with Utility

On August 29, 1997, Ken Brown of DeLuca-Hoffman Associates, Inc. contacted a customer service representative at the office of Mr. Todd Welch, Field Planner, of Central Maine Power Company (CMP), concerning the ability of the company to provide electrical power service to the proposed Candlewood Hotel off of Sewall Street in Portland, Maine. The representative reported that CMP has sufficient power supply capacity to serve the proposed hotel. CMP has 3-phase power along Sewall Street, and will be able to supply the power demands of the project.

As a follow-up to the telephone contact, on September 3, 1997 Mr. Brown submitted a written request for a letter indicating the ability of the company to serve the project. As of this writing on September 8, 1997, a response had yet to be received.



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- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

September 3, 1997

Mr. Todd Welch, Field Planner
Central Maine Power Company
162 Canco Road
Portland, ME 04104

**Subject: Candlewood Hotel
Sewall Street, Portland, Maine
Letter of Ability to Serve**

Dear Mr. Welch:

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and permit applications/submissions for a hotel in Portland. In support of our application to the reviewing authorities, we are writing to request a letter indicating the ability of Central Maine Power Company to serve the project.

Project Overview

The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. Construction will include a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included.

Electrical Service

Electrical service for the project is proposed to be provided by connection to the existing cables along Sewall Street. It is our understanding that three-phase power is available on Sewall Street. A preliminary site plan showing the location of the project relative to Sewall Street is enclosed.

Electrical Demand

The interior design of the hotel has not yet been finalized, so the electrical demand is undefined. For planning purposes, the hotel will include a total of approximately 36,000 square feet of interior floor space, and will require power for lighting and typical hotel appliances.

Mr. Todd Welch
September 3, 1997
Page 2

Letter of Ability to Serve

DeLuca-Hoffman Associates, Inc. is presently preparing design review submissions for City of Portland Site Plan Approval. Accordingly, we are requesting a letter from Central Maine Power Company indicating the adequacy of the existing off-site electrical infrastructure to serve this project.

Please contact our office with any questions you may have concerning this letter and request for ability to serve. DeLuca-Hoffman Associates, Inc. anticipates a submission to the City of Portland on September 9, 1997. We would like to include your letter of ability to serve with this submission. We appreciate your assistance in this matter and look forward to your response.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Kenneth P. Brown, P.E.
Design Engineer

KPB/sq/JN1573P/wel9-3

Enclosures

cc: Jim Mullin, Alliance Construction

**Utility Contact Summary
Northern Utilities (Natural Gas)**

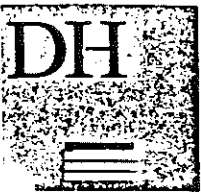
Summary of Requirements

1.1 to 1.5 million BTU per hour (if gas is used for space heating)

Summary of Contact with Utility

On August 29, 1997, Ken Brown of DeLuca-Hoffman Associates, Inc. contacted Scott Carpenter of Northern Utilities concerning the ability of the company to provide natural gas service to the proposed Candlewood Hotel off of Sewall Street in Portland, Maine. Mr. Carpenter reported that the company has sufficient natural gas supply capacity to serve the proposed hotel from their 6-inch Sewall Street gas main. He noted that for space heating, Northern Utilities would estimate the approximate future demand as 30 Btu per hour per square foot of floor space, with additional demand for additional uses such as laundry dryers, cooktops, and the like.

As a follow-up to the telephone contact, on September 3, 1997 Mr. Brown submitted a written request for a letter indicating the ability of the company to serve the project. A copy of Mr. Carpenter's response is attached.



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- CONSTRUCTION ADMINISTRATION

September 3, 1997

Mr. Scott Carpenter
Northern Utilities
P.O. Box 3586
Portland, ME 04104-3586

**Subject: Candlewood Hotel
Sewall Street, Portland, Maine
Letter of Ability to Serve**

Dear Mr. Carpenter:

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and permit applications/submissions for a hotel in Portland. In support of our application to the reviewing authorities, we are writing to request a letter indicating the ability of Northern Utilities to serve the project.

Project Overview

The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. Construction will include a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included.

Underground Natural Gas

Underground natural gas for the project is proposed to be provided by connection to the existing 6-inch main in Sewall Street. An onsite service from that main will serve building natural gas needs. A preliminary site plan showing the location of the Sewall Street line is enclosed.

Design Demand

The energy source for heating the building space, domestic hot water, kitchenette cooking surfaces, and laundry dryers has not yet been determined, but natural gas is under consideration. Because of the preliminary nature of the interior designs, gas consumption figures are not available. Presumably, space, domestic hot water, and laundry drying by gas heat would be feasible at a minimum. For planning purposes, the building will include approximately 36,000 square feet of floor space with 8-foot ceilings; approximately 1,500 gallons per hour of hot water

Mr. Scott Carpenter
September 3, 1997
Page 2

will be required; and five laundry dryers will be included (three for guests and two for hotel housekeeping use).

Letter of Ability to Serve

DeLuca-Hoffman Associates, Inc. is presently preparing design review submissions for City of Portland Site Plan Approval. Accordingly, we are requesting a letter from Northern Utilities indicating the adequacy of the existing off-site natural gas infrastructure to serve this project.

Please contact our office with any questions you may have concerning this letter and request for ability to serve. DeLuca-Hoffman Associates, Inc. anticipates a submission to the City of Portland on September 9, 1997. We would like to include your letter of ability to serve with this submission. We appreciate your assistance in this matter and look forward to your response.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Kenneth P. Brown, P.E.
Design Engineer

KPB/sq/JN1573P/car9-3

Enclosures

cc: Jim Mullin, Alliance Construction



Northern Utilities, Inc.

September 8, 1997

Mr. Kenneth P. Brown P.E.
DeLuca-Hoffman Associates, Inc.
778 Main St.
Suite 8
South Portland, ME 04106

Re: Candlewood Hotel
Sewall Street
Portland, ME

Dear Kenneth:

You have asked me for gas availability for a new proposed hotel located on Sewall St. in Portland. As of today we can provide natural gas delivered to your building with high pressure. Based on the information provided to me, we assume it will be about a 400 foot service from Sewall St. to the boiler room. This service should not cost the hotel any money based on the information provided.

Please contact us as soon as you are ready to begin this project as there is paperwork that needs to be completed.

Thank you for inquiring.

Sincerely,

Scott R. Carpenter
Commercial Sales Representative
Northern Utilities, Inc.

**Utility Contact Summary
Bell Atlantic (Telephone)**

Summary of Requirements

Commercial Service for 36,000 square foot, 68-unit hotel

Summary of Contact with Utility

On September 3, 1997, Ken Brown of DeLuca-Hoffman Associates, Inc. contacted Jan Boulay of Bell Atlantic (formerly NYNEX) concerning the ability of the company to provide telephone service to the proposed Candlewood Hotel off of Sewall Street in Portland, Maine. Ms. Boulay reported that the company has sufficient capacity to serve the proposed hotel from their Sewall Street infrastructure.

As a follow-up to the telephone contact, on September 3, 1997 Mr. Brown submitted a written request for a letter indicating the ability of the company to serve the project. As of this writing on September 8, 1997, a response had yet to be received.



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CONSULTING ENGINEERS

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- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

September 3, 1997

Mr. Joe Reins
Engineering Office
Bell Atlantic
5 Davis Farm Road
Portland, ME 04103

**Subject: Candlewood Hotel
Sewall Street, Portland, Maine
Letter of Ability to Serve**

Dear Mr. Reins:

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and permit applications/submissions for a hotel in Portland. In support of our application to the reviewing authorities, we are writing to request a letter indicating the ability of Bell Atlantic to serve the project.

Project Overview

The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. Construction will include a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included.

Telephone Service

Telephone service for the project is proposed to be provided by connection to the existing cables along Sewall Street. A preliminary site plan showing the location of the project relative to Sewall Street is enclosed.

Telephone Requirements

The interior design of the hotel has not yet been finalized, so the precise number of telephone lines required is undefined. For planning purposes, the hotel will include a total of approximately 36,000 square feet of interior floor space, and will require lines for the 68 guest rooms and the front desk.



**Candlewood Hotel
Site Plan Approval Package**

Attachment K

**Letter From Engineer
Regarding Storm Water**

STORMWATER MANAGEMENT REPORT

Prepared for:

Alliance Construction, Inc.
160 Pleasant Hill Road
Scarborough, Maine 04074

Prepared by:

DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106

September 1997



STORMWATER MANAGEMENT REPORT

I. Introduction

DeLuca-Hoffman Associates, Inc. has been retained to prepare plans and reports in support of permit applications for a proposed hotel facility in Portland, Maine. The project will be located on a 1.7 acre lot on Sewall Street, adjacent to the existing Double Tree Hotel on Congress Street, as shown on the enclosed location map. This narrative contains the stormwater management measures to be implemented as part of the project.

II. Existing Site Conditions

The project site consists of Lot Nos. 10, 13 and 14 as shown on the City of Portland Tax Map No. 189A. The project site is bordered westerly by Sewall Street, northerly by an existing Double Tree Hotel facility and easterly and southerly by Maine Department of Transportation (MDOT) right-of-ways for I-295. The majority of the site is currently undeveloped land consisting of a mixture of wooded and field areas. The northernmost portion of the site is developed as an approximately 20-foot wide paved access drive associated with the Double Tree Hotel. The site has approximately 140 linear feet of frontage along Sewall Street.

In general, topography across the site slopes easterly from Sewall Street toward the MDOT right-of-way. The site is characterized by surface slopes that range from one percent throughout the central portion of the site to 50 percent associated with an approximately 15-foot embankment located along the eastern site boundary. Elevations across the site range from EL. 36.5 along Sewall Street to EL. 27.0 along the top of the eastern embankment, and drop to EL. 12.0 at the eastern property line.

Based on site topography, runoff flows easterly from Sewall Street through the central portion of the site to the MDOT right-of-way. The only exception is the northernmost portion of the site which is currently developed as a paved access drive. Runoff from this area is captured by the drainage system located within the adjacent Double Tree Hotel parking lot.

III. Development Plan

Project development will include constructing a three-story hotel with a footprint of approximately 12,000 square feet, associated parking facilities, and landscaping. The hotel will include 68 studio guest rooms with kitchenettes, but will not include a restaurant. Laundry facilities for guests and for hotel operations will also be included. New parking facilities will include a total of 44 parking spaces, three of which will be handicap accessible according to ADA standards. Site development will also include realignment of the east end of the access drive along the northern site boundary. A portion of the existing Double Tree Hotel parking lot located adjacent to the site will be regraded to facilitate the proposed realignment.

It is anticipated that runoff from the proposed development will be captured via a piped stormdrain system. The captured flows will be discharged to the MDOT right-of-way located east of the project site. Detailed site plans presenting the proposed storm drainage system are included as part of this submittal.

IV. Overview of Stormwater Runoff Modeling

The stormwater management study evaluates three elements of the project as follows:

1. Analysis of predevelopment and postdevelopment stormwater runoff rates.
2. Evaluation of storm drainage requirements for the parking facilities and access drives.
3. Evaluation of the hydraulic performance of the proposed storm drainage system.

V. Method of Analysis

The medium intensity soil survey prepared by the Cumberland County SCS was used as the basis for surficial conditions for drainage areas associated with the project site. Hydrologic soils group B soils were mapped on the site.

The SCS TR-20 methodology was employed by DeLuca-Hoffman Associates, Inc. to analyze predevelopment and postdevelopment conditions. A 24 hour, SCS Type III storm distribution for the two, ten, and twenty-five year storm frequencies was used for analysis. The corresponding rainfall amounts for these storms are 3.0, 4.7 and 5.5 inches, respectively.

The on-site runoff detention facilities were also formally routed based upon a stage-storage curve developed during the final design. The outlet structure was analyzed using standard orifice and weir equations.

Design of the internal drainage system was based on the Rational Method and intensity-duration-frequency curves for Portland, Maine.

Land use cover, delineations of watershed hydraulic flow paths, and hydraulic soils data were obtained using the following data:

1. Portland West, 7.5 Minute Quadrangle Map prepared by the U.S.G.S.
2. On-site topographic survey with 1' contour intervals prepared by Owen Haskell, Inc.
3. Field Reconnaissance.
4. Soil Conservation Service Medium Intensity Soil Survey for Cumberland County.

VI. Predevelopment Conditions and Flows

The drainage study analyzes the watersheds in the predevelopment condition as depicted on the Predevelopment Hydrology plan included with this submittal. In total, three watersheds were analyzed for the predevelopment condition. The predevelopment peak runoff flows were computed by cover type, land use, and hydrologic soil group. Cover type and land use were determined based upon review of the existing site survey and field reconnaissance.

Predevelopment times of concentration were determined for each subarea using the procedure in the U.S.D.A. Soil Conservation Service TR-55 Urban Hydrology for Small Watersheds, Second Edition 1986. Predevelopment runoff and peak flows for the Type III 24 hour 2, 10 and 25-year storms are contained in the following table:

Predevelopment Watershed Characteristics									
Subarea	Size (Acres)	CN Value	Time of Concentration	Watershed Runoff (in)			Peak Flow (cfs) **		
				2 Year	10 Year	25 Year	2 Year	10 Year	25 Year
1	1.79	88	14.2 min.	1.82	3.38	4.15	2.93	5.38	6.53
2	1.41	94	2.8 min.	2.35	4.01	4.80	4.02	6.66	7.89
3	1.37	57	20.3 min.	0.25	0.95	1.38	0.12	0.82	1.30

** Peak flows are based on each individual subarea's time of concentration.

VII. Postdevelopment Conditions and Flows

The existing runoff conditions for the entire project site will be altered during the development of the parcel by the following changes:

Changes in Land Use:

Changes in the land use will include removal of wooded and brush covered areas through the entire project site. The following outlines the components of the project construction:

- Access driveways and internal circulation roadways.
- Parking and sidewalk areas.
- Building area.

Changes in Watershed Size or Configuration:

The development of the parcel results in changes to the on-site watershed areas with regard to size, shape and number. In the postdevelopment condition, four drainage subareas were delineated for hydrologic analysis. The postdevelopment drainage areas are shown on the Postdevelopment Hydrology plan appended to this report.

Subarea 1 changes slightly by the paving of the entrance to the new parking area. Subarea 2 changes slightly by the redirection of a portion of its pre-development paved area southeast corner to Subarea 3. Subarea 3 is divided into post-development Subareas 3 and 4. Post-development Subarea 3 is changed by the construction of

pavement, lawn and building in place of the existing meadow and woods. Subarea 4 is similarly altered by the placement of lawn, sidewalk and building in place of the existing meadows and woods.

The postdevelopment subareas and runoff flows for the project are summarized in the following table. Computations showing the land use and base hydrologic parameters used for the analysis are contained in the appended computations.

Postdevelopment Watershed Characteristics									
Subarea	Size (Acres)	CN Value	Time of Concentration	Watershed Runoff (in)			Peak Flow (cfs) **		
				2 Year	10 Year	25 Year	2 Year	10 Year	25 Year
1	1.81	88	14.2 min.	1.82	3.38	4.15	2.97	5.44	6.61
2	1.22	94	2.8 min.	2.35	4.01	4.80	3.48	5.76	6.82
3	0.97	84	12.0 min.	1.52	3.00	3.73	1.40	2.76	3.42
4	0.56	71	27.2 min.	0.76	1.89	2.50	0.26	0.72	0.96

** Peak flows are based on each individual subarea's time of concentration.

Upon determining the runoff associated with the individual subareas, the peak runoff flowrates were convoluted at a common Point of Interest to allow for comparison of pre and post development conditions. Point of Interest #1 was identified immediately east of the project site within the MDOT right-of-way. The following presents the convoluted peak flowrates at Point of Interest #1 for both the pre and post development conditions:

Points of Interest	Predevelopment Peak Flow Rate (cfs)			Postdevelopment Peak Flow Rate (cfs) (Without Detention)		
	2 Year	10 Year	25 Year	2 Year	10 Year	25 Year
1	4.93	8.86	10.84	5.55	10.37	12.67

As can be seen, the non-detained postdevelopment peak flow rates at Point of Interest #1 exceed the predevelopment flow rates, thereby requiring detention of flows through stormwater management.

VIII. Stormwater Management

The primary goal of the stormwater management system is to maintain the postdevelopment flow rates at or below predevelopment levels at Point of Interest #1.

A subsurface detention system was designed in lieu of a conventional surface graded detention basin, due to space constraints. The detention system is comprised of 230 feet of 48" pipe connected to the outlet control structure (DMH #1). The proposed on-site parking lot and a portion of the building are tributary to this subsurface system.

The available storage for the detention system has been calculated based upon the volume available within the 48" pipe. Orifices are proposed within DMH #1 for the purpose of controlling the outflow for the 2 and 10 year storms. The orifices are supplemented by a weir to control the outflow for the 25 year storm. The outlet control structure includes an emergency overflow weir.

The hydraulic performance of this detention system is as follows:

	Storm Event		
	2 Year	10 Year	25 Year
Peak Inflow (cfs)	1.40	2.76	3.42
Peak Outflow (lfs)	0.48	1.18	2.01
Stage (Max. Elev.)	24.2'	25.8'	27.1'
Storage (Max. c.f.)	1083	2404	2866

The following presents the convoluted peak flowrates at Point of Interest #1 based on detention of post development flows from Subarea 3:

Points of Interest	Predevelopment Peak Flow Rate (cfs)			Postdevelopment Peak Flow Rate (cfs) (With Detention)		
	2 Year	10 Year	25 Year	2 Year	10 Year	25 Year
1	4.93	8.86	10.84	4.92	8.82	10.81

The attachments to this report include the formal flood routing computations, as well as a summary of the hydraulic performance of the proposed in-line storage facilities.

As can be seen, the detained postdevelopment flows exiting the site have been reduced to at or below the predevelopment levels for each storm event. The proposed stormwater management facility is therefore effective in controlling the peak discharge to the previously existing levels.

IX. Maintenance of Facilities

The stormwater management facility will be maintained by the applicant after construction is completed. The contract documents will require the contractor to designate a person responsible for maintenance of the storage facilities during construction as required by the Erosion Control Report. Long-term operation/maintenance planned for the stormwater management facilities is presented below in Section X.

X. Maintenance of Stormwater Management Facilities

Olympia Equity Investors II, LLC or its assignees shall have the right, duty, and obligation to provide for the proper operation and maintenance of the stormwater retention/detention ponds serving the development as shown on the plan.

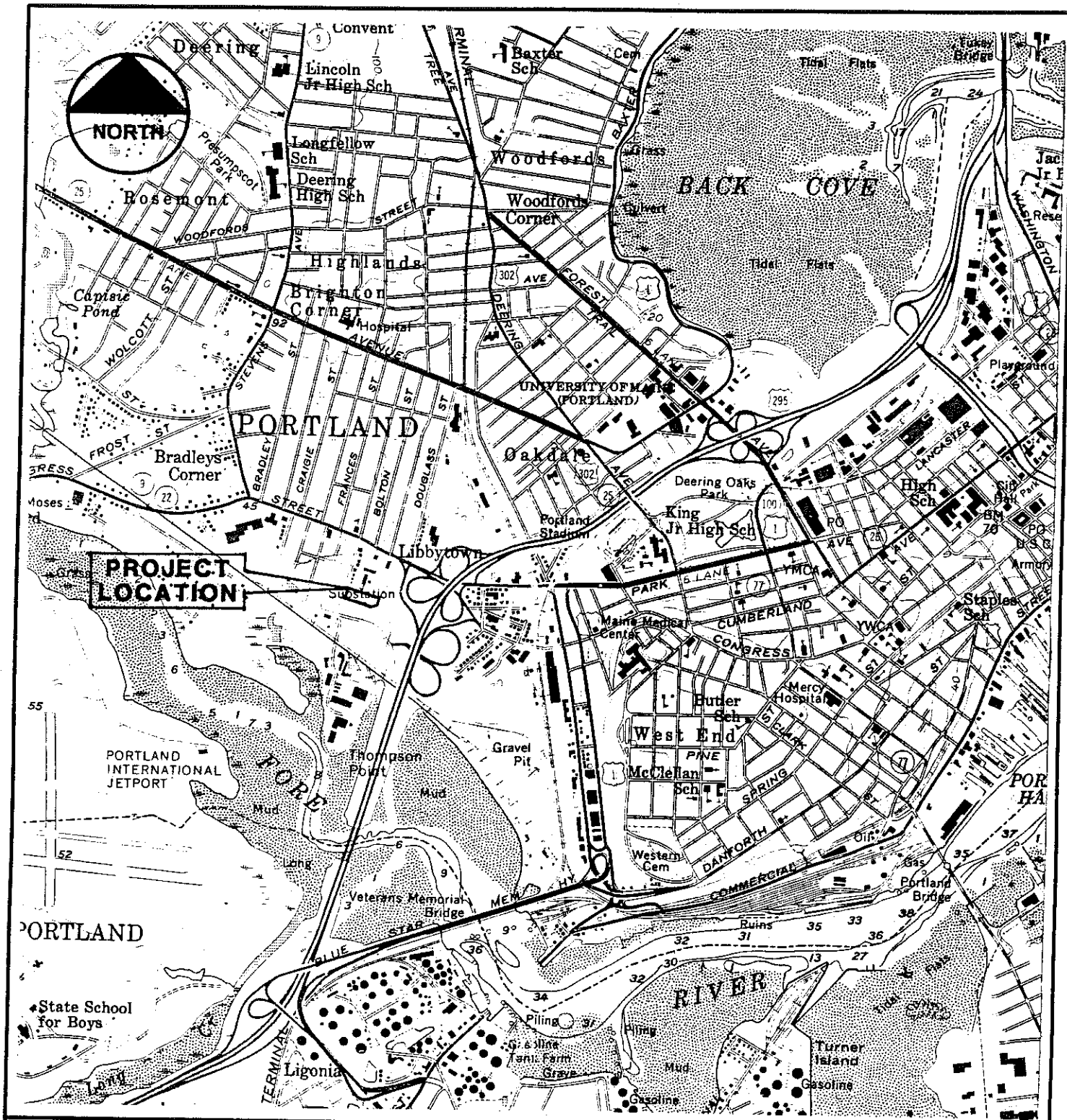
Olympia Equity Investors II, LLC may contract with such professionals as may be necessary in order to comply with this provision and may rely on the advice of such professional in carrying out its duty hereunder, provided, that the following operation and maintenance procedures are hereby established as a minimum for compliance with this section.

1. Inspect inlets and the outlet control structure on a weekly basis from March to November, and on a biweekly basis at all other times, to ensure that flow structures are not blocked.
2. Inspect piping outlets to ensure that they are free of debris and are functioning properly.
3. Inspect stormwater management facilities for sediment accumulation on a semi-annual basis (i.e., spring and fall seasons) at a minimum. Sediment should be removed from the in-line storage facilities upon measuring one-half foot of sediment within the storm drains and/or associated drainage manholes (including outlet control structure). Sediment should be removed from the catch basins upon measuring sediment volumes equal to one half of the catch basin sump volume.

XI. Conclusion

Due to changes in land use and watershed size, the planned development increases runoff from the project site. In-line storage within the proposed storm drain system has been designed to attenuate the peak runoff rates in the postdevelopment condition to at or below the previously existing discharge levels.

ATTACHMENT A
USGS Topographic Map



U.S.G.S. LOCATION MAP
Candlewood Hotel - Portland, Maine
 U.S.G.S. Portland West Quadrangle, 7.5 Minute Series (Topographic)



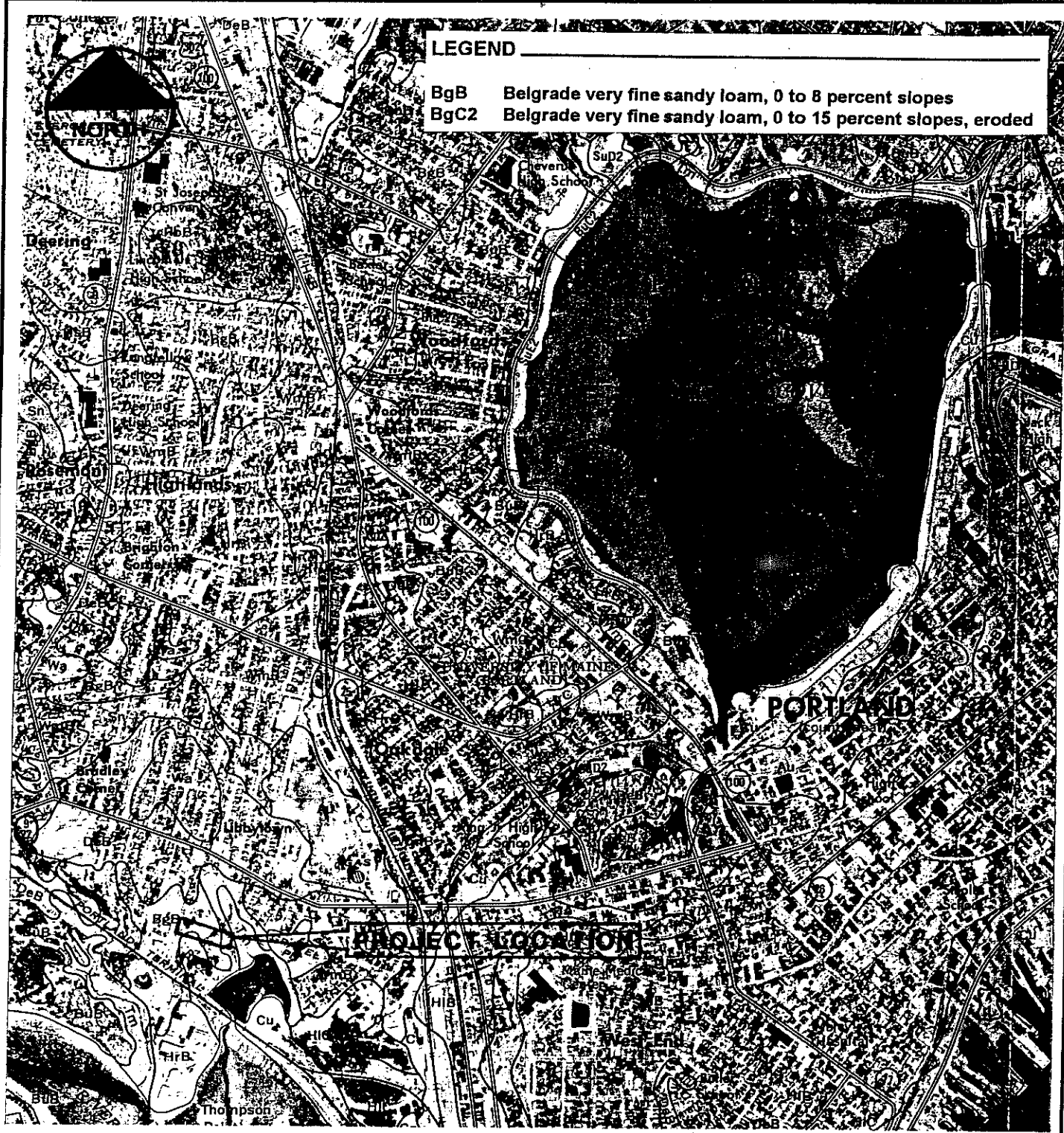
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 FAX 207-879-0896

DESIGNED	KPB	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	KPB	JOB NO.	1573

FIGURE
1

ATTACHMENT B

SCS Soil Survey Map



LEGEND

- BgB Belgrade very fine sandy loam, 0 to 8 percent slopes
- BgC2 Belgrade very fine sandy loam, 0 to 15 percent slopes, eroded

PROJECT LOCATION

SOILS MAP

Candlewood Hotel - Portland, Maine
 Soil Survey - Cumberland County, Maine - Sheet No. 82



DeLUCA - HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL. 207-775-1121
 FAX 207-879-0896

DESIGNED	KPB	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 1367'+-
CHECKED	KPB	JOB NO.	1573

FIGURE
2

ATTACHMENT C

Pre-Development Hydrology Plan

ATTACHMENT D

Post-Development Hydrology Plan

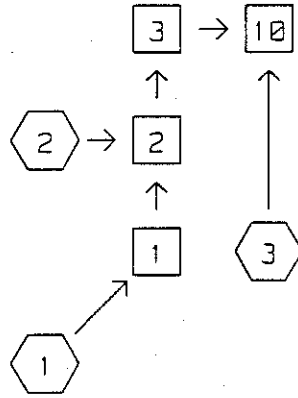


**Candlewood Hotel
Site Plan Approval Package**

Please Refer To Drawings In Back Pocket Of Binder For All
DeLuca Hoffman Drawings

ATTACHMENT E
Stormwater Calculations

WATERSHED ROUTING



SUBCATCHMENT



REACH



POND



LINK

TYPE III 2-YEAR, 24-HOUR RAINFALL= 3.0 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	21.8	-	-	- -	.013	318	.0014	2.5	2.1	2.82
2	14.1	-	-	- -	.013	88	.0400	10.2	.1	5.10
3	-	15.0	10.0	3.00 3.00	.080	128	.0300	3.0	.7	4.93
10	-	15.0	10.0	3.00 3.00	.080	1	.0300	3.0	0.0	4.93

SUBCATCHMENT 3 Candlewood Lot

PEAK= .12 CFS @ 12.51 HRS, VOLUME= .03 AF

ACRES	CN		SCS TR-20 METHOD
.47	55	woods, good stand	TYPE III 24-HOUR
.84	58	meadow	RAINFALL= 3.0 IN
.06	61	lawn	SPAN= 10-25 HRS, dt=.05 HR
1.37	57		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	17.6
Grass: Dense n=.24 L=150' P2=3 in s=.029 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: B-C	2.6
Unpaved Kv=16.1345 L=345' s=.019 '/'	V=2.22 fps	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: C-D	.1
Unpaved Kv=16.1345 L=62' s=.29 '/'	V=8.69 fps	
Total Length= 557 ft		Total Tc= 20.3

REACH 10

Point of Interest #1

Qin = 4.93 CFS @ 12.06 HRS, VOLUME= .55 AF
Qout= 4.93 CFS @ 12.06 HRS, VOLUME= .55 AF, ATTEN= 0%, LAG= 0.0 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
1.0	15.3	45.86
2.0	31.3	139.65
3.0	48.0	265.24
4.3	70.7	466.18
6.0	102.0	783.49
8.0	141.3	1227.49
10.0	183.3	1743.28

15' x 10' CHANNEL
SIDE SLOPE= 3 '/'
n= .08
LENGTH= 1 FT
SLOPE= .03 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .11 FT
PEAK VELOCITY= 3.0 FPS
TRAVEL TIME = 0.0 MIN
SPAN= 10-25 HRS, dt=.05 HR
2 x FINER ROUTING

TYPE III 10-YEAR, 24-HOUR RAINFALL= 4.7 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

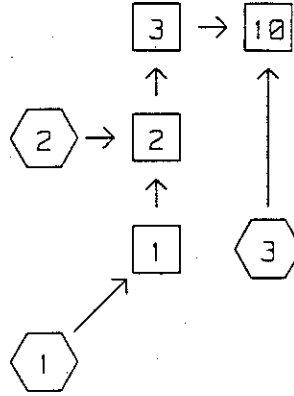
HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.7 IN, SCS U.H.

RUNOFF SPAN = 10-25 HRS, dt= .05 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	1.79	14.2	25%85 2%55	57%98 -	15%61 -	1%58 -	88	-	5.38	12.17	.48
2	1.41	2.8	89%98	11%61	-	-	94	-	6.66	12.02	.42
3	1.37	20.3	34%55	61%58	4%61	-	57	-	.82	12.32	.11

WATERSHED ROUTING =====



TYPE III 25-YEAR, 24-HOUR RAINFALL= 5.5 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	21.8	-	-	- -	.013	318	.0014	2.9	1.8	6.25
2	14.1	-	-	- -	.013	88	.0400	11.5	.1	10.66
3	-	15.0	10.0	3.00 3.00	.080	128	.0300	3.0	.7	10.34
10	-	15.0	10.0	3.00 3.00	.080	1	.0300	3.0	0.0	10.84

TYPE III 2-YEAR, 24-HOUR RAINFALL= 3.0 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.0 IN, SCS U.H.

RUNOFF SPAN = 10-25 HRS, dt= .05 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	1.81	14.2	25%85 0%55	57%98 -	18%61 -	0%58 -	88	-	2.97	12.17	.27
2	1.22	2.8	89%98	11%61	-	-	94	-	3.48	12.02	.22
3	.97	12.0	1%55 63%98	0%58 -	36%61 -	0%61 -	84	-	1.40	12.15	.12
4	.56	27.2	27%55 32%98	9%58 -	18%61 -	14%61 -	71	-	.26	12.41	.04

TYPE III 2-YEAR, 24-HOUR RAINFALL= 3.0 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
3	15.0	30.0	0.0	0.00	0.00	0.00			0	0.0

TYPE III 10-YEAR, 24-HOUR RAINFALL= 4.7 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.7 IN, SCS U.H.

RUNOFF SPAN = 10-25 HRS, dt= .05 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	1.81	14.2	25%85 0%55	57%98 -	18%61 -	0%58 -	88	-	5.44	12.17	.49
2	1.22	2.8	89%98	11%61	-	-	94	-	5.76	12.02	.37
3	.97	12.0	1%55 63%98	0%58 -	36%61 -	0%61 -	84	-	2.76	12.14	.23
4	.56	27.2	27%55 32%98	9%58 -	18%61 -	14%61 -	71	-	.72	12.37	.09

TYPE III 10-YEAR, 24-HOUR RAINFALL= 4.7 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
3	15.0	30.0	0.0	0.00	0.00	0.00			0	0.0

TYPE III 25-YEAR, 24-HOUR RAINFALL= 5.5 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 5.5 IN, SCS U.H.

RUNOFF SPAN = 10-25 HRS, dt= .05 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	1.81	14.2	25%85 0%55	57%98 -	18%61 -	0%58 -	88	-	6.61	12.17	.59
2	1.22	2.8	89%98	11%61	-	-	94	-	6.82	12.02	.43
3	.97	12.0	1%55 63%98	0%58 -	36%61 -	0%61 -	84	-	3.42	12.14	.29
4	.56	27.2	27%55 32%98	9%58 -	18%61 -	14%61 -	71	-	.96	12.37	.12

TYPE III 25-YEAR, 24-HOUR RAINFALL= 5.5 IN

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
3	15.0	30.0	0.0	0.00	0.00	0.00			0	0.0

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.0 IN, SCS U.H.

RUNOFF SPAN = 10-25 HRS, dt= .05 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	1.81	14.2	25%85 0%55	57%98 -	18%61 -	0%58 -	88	-	2.97	12.17	.27
2	1.22	2.8	89%98	11%61	-	-	94	-	3.48	12.02	.22
3	.97	12.0	1%55 63%98	0%58 -	36%61 -	0%61 -	84	-	1.40	12.15	.12
4	.56	27.2	27%55 32%98	9%58 -	18%61 -	14%61 -	71	-	.26	12.41	.04

POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
3	15.0	30.0	24.2	.02	1.40	.48			66	23.8

Prepared by DeLuca-Hoffman Associates, Inc.

8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

SUBCATCHMENT 3 **Candlewood Lot**

PEAK= 1.40 CFS @ 12.15 HRS, VOLUME= .12 AF

ACRES	CN		SCS TR-20 METHOD
.01	55	woods, good stand	TYPE III 24-HOUR
0.00	58	meadow	RAINFALL= 3.0 IN
.35	61	lawn	SPAN= 10-25 HRS, dt=.05 HR
0.00	61	riprap	
.61	98	impervious	
<u>.97</u>	<u>84</u>		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	8.9
Grass: Dense n=.24 L=64' P2=3 in s=.029 '/'		
TR-55 SHEET FLOW	Segment ID: B-C	.3
Smooth surfaces n=.011 L=21' P2=3 in s=.037 '/'		
TR-55 SHEET FLOW	Segment ID: C-D	.6
Smooth surfaces n=.011 L=50' P2=3 in s=.031 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: D-E	.5
Paved Kv=20.3282 L=110' s=.031 '/' V=3.58 fps		
DIRECT ENTRY	Segment ID: E-F	1.7
Total Length= 245 ft		Total Tc= 12.0

SUBCATCHMENT 4 **South of Candlewood**

PEAK= .26 CFS @ 12.41 HRS, VOLUME= .04 AF

ACRES	CN		SCS TR-20 METHOD
.15	55	woods, good stand	TYPE III 24-HOUR
.05	58	meadow	RAINFALL= 3.0 IN
.10	61	lawn	SPAN= 10-25 HRS, dt=.05 HR
.08	61	riprap	
.18	98	impervious	
<u>.56</u>	<u>71</u>		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	17.3
Woods: Light underbrush n=.4 L=90' P2=3 in s=.03 '/'		
TR-55 SHEET FLOW	Segment ID: B-C	9.8
Grass: Dense n=.24 L=60' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: C-D	.1
Unpaved Kv=16.1345 L=60' s=.33 '/' V=9.27 fps		
Total Length= 210 ft		Total Tc= 27.2

REACH 10

Point of Interest #1

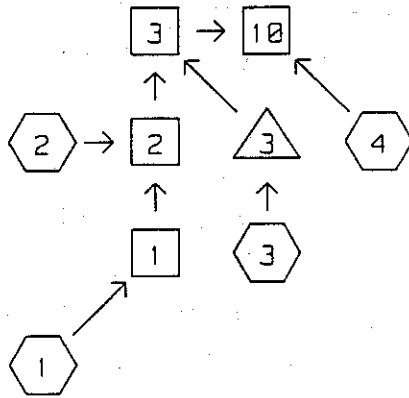
Qin = 4.92 CFS @ 12.07 HRS, VOLUME= .64 AF
Qout= 4.92 CFS @ 12.07 HRS, VOLUME= .64 AF, ATTEN= 0%, LAG= 0.0 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
1.0	15.3	45.86
2.0	31.3	139.65
3.0	48.0	265.24
4.3	70.7	466.18
6.0	102.0	783.49
8.0	141.3	1227.49
10.0	183.3	1743.28

15' x 10' CHANNEL
SIDE SLOPE= 3 '/'
n= .08
LENGTH= 1 FT
SLOPE= .03 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .11 FT
PEAK VELOCITY= 3.0 FPS
TRAVEL TIME = 0.0 MIN
SPAN= 10-25 HRS, dt=.05 HR
2 x FINER ROUTING

WATERSHED ROUTING =====



TYPE III 10-YEAR, 24-HOUR RAINFALL= 4.7 IN

Prepared by DeLuca-Hoffman Associates, Inc.

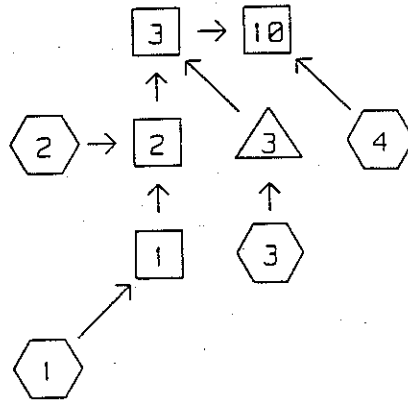
8 Sep 97

HydroCAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	21.9	-	-	- -	.013	318	.0014	2.8	1.9	5.21
2	13.6	-	-	- -	.013	88	.0400	11.0	.1	8.07
3	-	15.0	10.0	3.00 3.00	.080	128	.0300	3.0	.7	8.30
10	-	15.0	10.0	3.00 3.00	.080	1	.0300	3.0	0.0	8.82

WATERSHED ROUTING



SUBCATCHMENT



REACH



POND



LINK

Data for 1573 Candlewood Hotel POST (9-05-97-A)
 TYPE III 25-YEAR, 24-HOUR RAINFALL= 5.5 IN

8 Sep 97

Prepared by DeLuca-Hoffman Associates, Inc.

Hy CAD 4.52 000734 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	21.9	-	-	-	-	.013	318	.0014	2.9	1.8	6.32
2	13.6	-	-	-	-	.013	88	.0400	11.2	.1	9.69
3	-	15.0	10.0	3.00	3.00	.080	128	.0300	3.0	.7	9.96
10	-	15.0	10.0	3.00	3.00	.080	1	.0300	3.0	0.0	10.81



**Candlewood Hotel
Site Plan Approval Package**

Attachment L

**Letter From Contractor
Regarding Schedule**



Ms. Marge Schmuckal
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Proposed Candlewood Hotel
Subject: Construction Schedule

Dear Ms. Schmuckal,

In response to the requirement stated in Article V Section 14-525(c)(7) regarding the "Construction Schedule" we offer the following:

- We anticipate breaking ground in late October or early November in order to get the foundation in place prior to a hard freeze.
- We hope to complete construction in early May, 1998.

We understand that this is an aggressive schedule and we thank the City of Portland for all of the cooperation and assistance received to date.

Sincerely,

A handwritten signature in dark ink, appearing to read 'James Mullin', is written over a light-colored background.

Jim Mullin
Project Manager

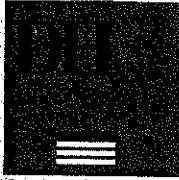
cc Kevin Mahaney - Olympia Equity Investors II, LLC



**Candlewood Hotel
Site Plan Approval Package**

Attachment M

**Letter From Engineer
Regarding Required Approvals**



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

September 9, 1997

Mr. Jim Mullin, Project Manager
Alliance Construction, Inc.
160 Pleasant Hill Road
Scarborough, Maine 04074

**Subject: Candlewood Hotel
State and Federal Permit Requirements**

Dear Mr. Mullin:

In support of your permitting efforts with the City of Portland, DeLuca-Hoffman Associates, Inc. has reviewed the plans for the Candlewood Hotel on Sewall Street to determine whether state or federal permitting is required for the project to proceed. Based on our review, we identified two state statutes that appear to be applicable: the Natural Resources Protection Act (NRPA), and the Site Location of Development Law (Site Law). Both of these statutes are enforced by the Maine Department of Environmental Protection.

Natural Resources Protection Act

Under the NRPA, lands in and adjacent to wetlands, water bodies, and other identified natural resources are regulated. It is our understanding that you have had the Candlewood Hotel parcel inspected by a representative of the U.S. Army Corps of Engineers (ACOE), and are in receipt of a letter from ACOE indicating that there are no wetlands on the subject parcel that would be affected by the project. It is also our understanding that ACOE identified that a wetland does exist to the immediate east of the parcel, beginning near the property line at the toe of the steep slope, but DeLuca-Hoffman Associates, Inc. has not been provided with a wetland delineation or survey locating the upland edge of the wetland. Depending on the exact location of the upland edge, it is our opinion that the fill to be placed to steepen this slope to allow the building construction may require a permit under NRPA, as fill on lands adjacent to (within 100 feet of) a jurisdictional wetland. The project may not qualify for the simplified Permit By Rule (PBR) procedure under NRPA by virtue of the steep slope adjacent to the apparent wetland limit. The project will not involve any wetland fill, and will incorporate erosion and sedimentation controls, so the permitting process should be uninvolved. DeLuca-Hoffman Associates, Inc. would recommend that your office have this wetland delineated and survey located to allow for a review of whether the project will comply with PBR standards, or whether a full permit will be required.

Site Location of Development Law

The Site Law includes a variety of jurisdictional thresholds. Of interest to this project are the traffic count threshold and the non-revegetated area threshold. The former threshold requires

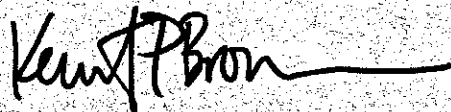
Mr. Jim Mullin
September 9, 1997
Page 2

permitting of projects that will generate 100 or more vehicle trip-ends in the peak hour. The DeLuca-Hoffman Associates, Inc. traffic study for the project estimates the maximum traffic generation to be 53 trip ends during the p.m. peak hour, so the project is not Site Law jurisdictional for traffic. The latter threshold requires permitting of any project that will disturb and not revegetate 3 or more acres of land. The project will result in 0.64 acres being paved or otherwise built over, and would therefore not appear to be jurisdictional. However, the redevelopment of the adjacent Double Tree Hotel property may constitute a common scheme of development with the Candlewood Hotel project. We recommend that legal counsel be retained for a review of whether the properties together would exceed the 3 acre Site Law threshold within the jurisdictional time frame of the law.

If you have any questions concerning this letter, please feel welcome to contact us. As always, it is our pleasure to be of continuing service to Alliance Construction, Inc. on this project.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Kenneth P. Brown, P.E.
Design Engineer

KPB/sq/JN1573/mul9-8C

Enclosures



**Candlewood Hotel
Site Plan Approval Package**

Attachment N

Free Standing Signage Details



Ms. Marge Schmuckal
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Proposed Candlewood Hotel
Subject: Response To Site Plan Approval Questions

Dear Ms. Schmuckal,

In response to the requirement stated in Article V Section 14-526.(22) regarding the "Free Standing Signage Details" Please refer to the attached signage details "Monument Sign, Design JM-05584 (REV. 3)"

Sincerely,

A handwritten signature in black ink, appearing to read 'James J. Mullin', is written over a horizontal line.

Jim Mullin
Project Manager

cc Kevin Mahaney - Olympia Equity Investors II, LLC
Chris Henderson - Philip J. Doughty Associates

MONUMENT SIGN

Design JM-05584 (REV. 3)

This sign is designed to be a double faced, internally illuminated ground sign.

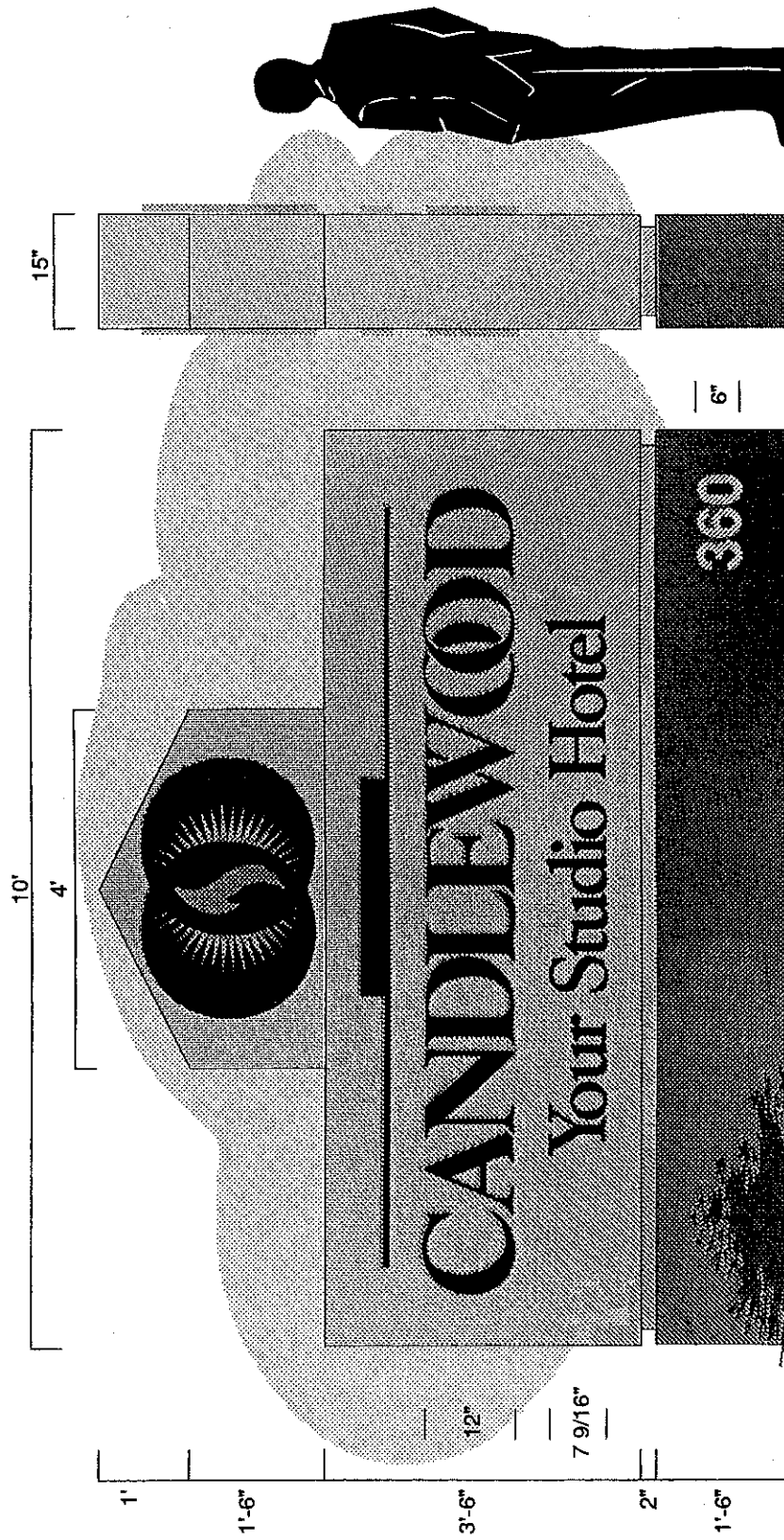
The top section is an aluminum cabinet with a routed area in the shape of the logo. A trim capped, plexiglas face covered in 3M translucent vinyls (#3630-49 Burgundy; #3630-36 Blue; #3630-25 Sunflower) fits over the opening. The trim cap is 1" deep gold plastic. This section is illuminated by fluorescent lamps.


The center section is an aluminum cabinet with a high impact plexiglas face covered on the 2nd surface with #3630-149 Light Beige 3M translucent vinyl. The "lampstand" and "CANDLEWOOD" letters are fabricated as trim capped, plexiglas faces covered in #3630-49 Burgundy 3M translucent vinyl. The trim cap is 1" deep gold plastic. These pieces are glued and wired to the lexan face. "Your Studio Hotel" letters are #3630-49 Burgundy 3M translucent vinyl applied directly to the lexan.

The aluminum in the top and middle sections is painted AKZO Grip Gard 117 C-2 ivory to match the ivory translucent vinyl on the lexan face.

There is a 2" deep reveal and then an aluminum pole cover painted AZKO Grip Gard 107 C-2 terra cotta to match portions of the building.

Vinyl address numerals are optional.



DESIGN NO. JM-05584 (REV.3)	DATE 11/18/96
SCALE 1/2" = 1'	ARTIST LZ/SD
CUSTOMER CANDLEWOOD	
APPROVED	VARIOUS LOCATIONS
	DATE
THIS DESIGN IS THE PROPERTY OF LUMINOUS NEON, INC. RIGHTS ARE TRANSFERRED TO THE CUSTOMER UPON COMPLETION OF AN ORDER. THIS DESIGN IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE CO.	
	

METAL PAINT COLORS:

IVORY: GRIP GARD 117 C-2

TERRA COTTA: GRIP GARD 107 C-2

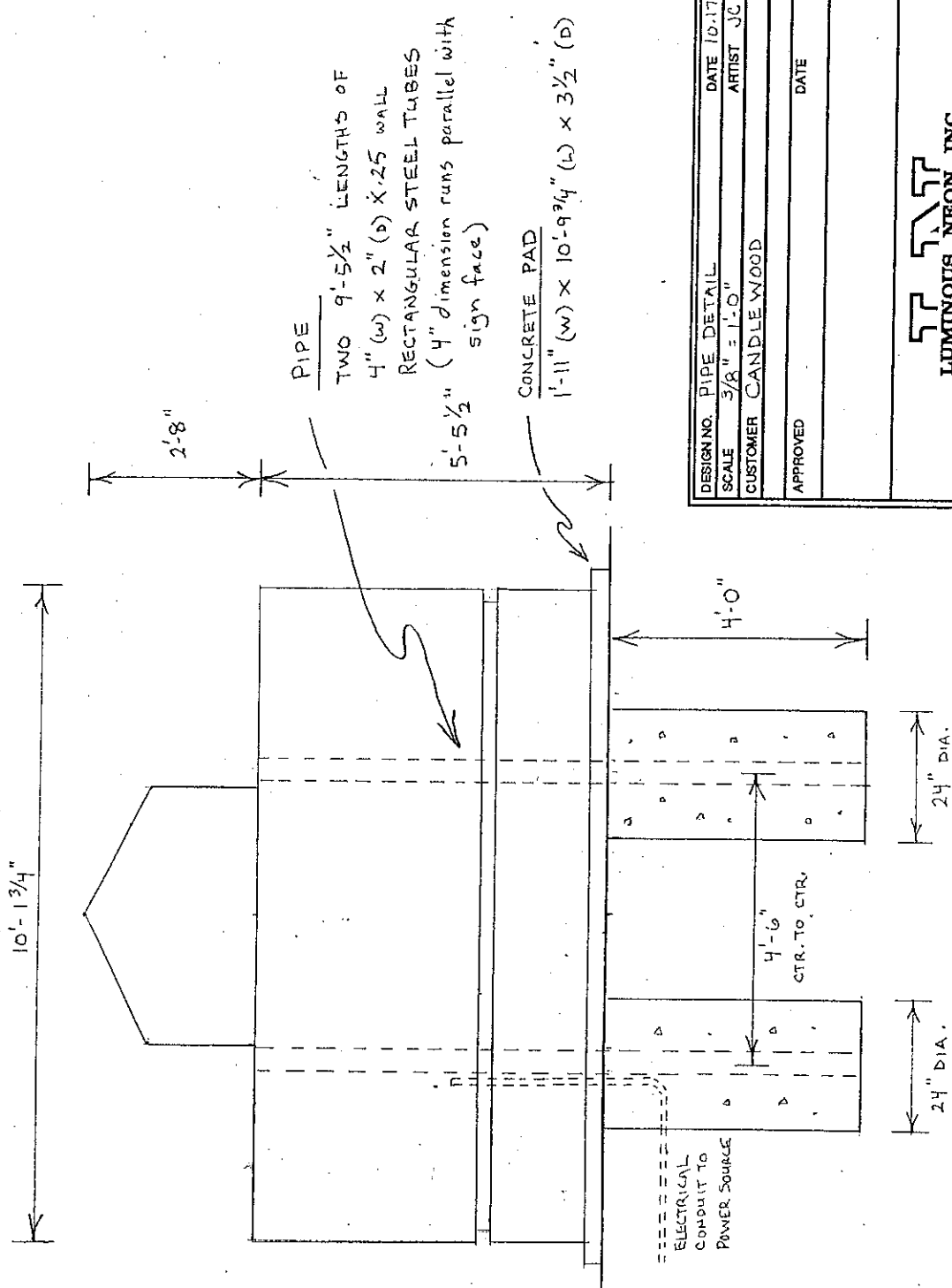
#3630-149 LIGHT BEIGE

#3630-49 BURGUNDY

#3630-36 BLUE


#3630-25 SUNFLOWER

GOLD PLASTIC TRIMCAP



PIPE
 TWO 9'-5 1/2" LENGTHS OF
 4" (w) x 2" (d) X .25 WALL
 RECTANGULAR STEEL TUBES
 5'-5 1/2" (4" dimension runs parallel with
 sign face)

CONCRETE PAD
 1'-11" (w) x 10'-9 3/4" (L) x 3 1/2" (D)

DESIGN NO.	PIPE DETAIL	DATE	10.17.96
SCALE	3/8" = 1'-0"	ARTIST	JC
CUSTOMER	CANDLEWOOD		
APPROVED		DATE	
			

PBM1

CITY OF PORTLAND, MAINE

PLANNING BOARD

Lee Lowry III, Chair
Kevin Beal, Vice Chair
John Anton
Michael Patterson
David Silk
Janice E. Tevanian
Shalom Odokara

June 14, 2005

Mr. Tim Levine
Olympia Equity Investors, LLC
280 Fore Street, STE 202
Portland, ME 04101

RE: Coordinated Site Plan applications, OEI I, II, III, and XIII, Co-Applicants
Traffic Movement Permit Application, OEI II, Applicant

CBLs: 189A031, 189A014, 189A013, 189A010 Former DOT Land not yet mapped by Assessor

Dear Mr. Levine:

On May 24, 2005, the Portland Planning Board voted unanimously to approve the coordinated site plans for the Olympia Equity campus in the vicinity of Congress And Sewall Streets. The approval was granted for the project with the following condition(s):

- i. The project shall conform to all terms contained in Conditional Zoning Agreement C38.
- ii. The applicant shall provide evidence that five utility easements, as described in the site plan section of Planning Report 32-05, have been recorded and shall show these easements on the plan, subject to final review and approval by the Planning Authority and Corporation Counsel.
- iii. The applicant shall revise the plans to address all concerns expressed in a 5/18/2005 memo from Jim Seymour P.E. subject to final review and approval by the Planning Authority including revisions to the site plan to reflect the snow removal plan.
- iv. Any future addition of exterior lighting on or in proximity to the proposed medical office building or elsewhere on the site shall be in conformance with the City's exterior lighting standards and shall be subject to final review and approval by the Planning Authority.
- v. All existing, non-conforming exterior lighting fixtures on the subject sites shall be removed prior to issuance of a certificate of occupancy.
- vi. The applicant shall provide a detail of the proposed "decorative aluminum fence" along the project's Sewall Street frontage, subject to final review and approval by the Planning Authority.

- vii. Any future commercial signage on the Congress Street right of way shall conform to the standards of the site plan ordinance and shall be subject to final review and approval by the Planning Authority.
- viii. Any future architectural or free-standing signage associated with the proposed medical office building shall conform to the standards of the site plan ordinance and shall be subject to final review and approval by the Planning Authority.
- ix. Olympia Equity XIII shall ensure drainage easements over its property acceptable to the City and deeded prior to Certificate of Occupancy.
- x. Should the landscape plan require revision due to the requirements of the Maine Department of Transportation, the applicant shall submit such changes for final review and approval of the City Arborist.
- xi. The applicants shall submit a brief wayfinding plan for final review and approval by the Planning Authority.
- xii. The applicant, in-lieu of providing a sidewalk on the East side of Sewall Street shall close an existing +/- 50 foot gap in the curb and sidewalk on the West side of Sewall Street.

On May 24, 2005, the Portland Planning Board, acting under its delegated authority, also voted unanimously to approve the Traffic Movement Permit for the proposed medical office building at 50 Sewall Street. The approval was granted for the project with the following condition(s):

- i. So as to help remedy an identified high crash location in the project's traffic scoping area, the applicant shall install a new traffic signal to control right turn movements from the I-295 off-ramp which channels North bound interstate traffic onto East bound Congress Street.
- ii. The applicant shall install new LED pedestrian signal heads with countdowns at all four crossing points of the Congress / Sewall / Whitney intersection. Although no crosswalk currently exists at the Eastern Congress street crossing, the City will install this crosswalk once the signal head is in place. The applicant shall coordinate with the department of Public Works on this installation.

The approval includes an approximately 45,000 square foot medical office building at 50 Sewall Street, an approximately 70 space surface parking lot in the vicinity of 1100 Congress Street, and revisions to approved site plans on the abutting OEI I and OEI III lots, currently the sites of the DoubleTree Hotel and Norway Savings Bank Building respectively. The approval is based on plans prepared by DeLuca-Hoffman Associates, Inc., revision #8, dated 5/13/05.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #32-05, which is attached.

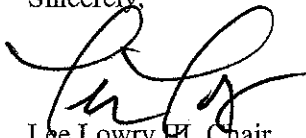
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Ethan Boxer-Macomber, Planner at 756-8083.

Sincerely,



Lee Lowry III, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director

Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

CC1

**CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM**

TO: Sonia Bean, Administrative Assistant
Elizabeth Boynton, Associate Corporation Counsel

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: September 24, 1997

SUBJECT: Contract Zone Change - Candlewood Hotel, Sewall Street

1) Council Meeting at which action is requested (Date): First Reading: October 6, 1997
Public Hearing: October 20, 1997

2) Can action be taken at a later date? ___ YES X NO

If no, why not?

In order to allow the owner of the property to receive necessary approvals to commence foundation work prior to the end of this construction season, the applicant has requested an emergency preamble, so that the zone will take effect immediately.

I. SUMMARY OF ISSUE

Olympia Equity Investors II, LLC, is proposing a zone change from R-5 Residential and R-P Residence Professional to a B-2 Contract Zone in the vicinity of Congress and Sewall Streets, behind the Double Tree Hotel (formerly Ramada Inn). The Portland Planning Board voted 6-0 (Rodriquez absent) to recommend to the City Council approval of the proposed contract rezoning at Sewall Street to allow a 70 room Candlewood Hotel, subject to four (4) conditions within the terms of the contract.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

The property at Sewall Street is situated in a R-5 Residential Zone and R-P Residence Professional Zone, which excludes hotels as a permitted use. The reason for the B-2 contract rezoning is because the standard B-2 zoning allows only ten percent of the total parking in the front yard. The way the lot is situated, the applicant must have almost all of the parking in the front yard.

III. INTENDED RESULT (How does it resolve the issue/problem?)

The contract rezone will allow the applicant to have a hotel use with more than ten (10) percent of the parking allowed in the front yard. The contract and its conditions are included as Attachment A.

IV. FINANCIAL IMPACT

There are no known financial impacts to the City.

V. STAFF ANALYSIS & RECOMMENDATION

See attached copy of the Board's report to City Council (Attachment B).

Attachments:

- A. Zoning Contract
- B. Planning Board Report

**ORDER AUTHORIZING AMENDMENT TO CITY CODE
§14-49 (ZONING MAP AMENDMENT)
AND CONTRACT FOR REZONING FOR HOTEL USE
VICINITY OF SEWALL STREET**

ORDERED, that the Zoning Map of the City of Portland, dated March 1958 as amended and on file in the Department of Planning & Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, is hereby amended as shown on Exhibit 1 of Attachment A hereto to allow the hotel use enumerated in Attachment A;

BE IT FURTHER ORDERED, that the amendment of the City's Zoning Map is conditioned upon execution of the contract for rezoning attached to this Order as Attachment A;

BE IT FURTHER ORDERED, that the City Manager is hereby authorized to execute the contract attached hereto as Attachment A.

BE IT FURTHER ORDERED, that such zone change shall take effect immediately pursuant to Article II, section 8 of the Portland City Charter, subject to execution of the contract for rezoning by both parties, in order to allow the owner of the property to receive necessary approvals to commence foundation work prior to the end of this construction season.

SEWALLPB.FIN.CON.001
09.11.97

**AGREEMENT BETWEEN
CITY OF PORTLAND
AND
OLYMPIA EQUITY INVESTORS II, LLC**

AGREEMENT made this day of , 1997 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and **OLYMPIA EQUITY INVESTORS II**, a Maine Limited Liability Company (hereinafter "**OLYMPIA**").

W I T N E S S E T H:

WHEREAS, **OLYMPIA** did request a rezoning of property located on Sewall Street, in Portland, in order to permit the establishment and operation of a hotel; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the **CITY** has determined that because of the unusual nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in

order to insure that the rezoning is consistent with the CITY's comprehensive land use plan; and

WHEREAS, the CITY authorized the execution of this Agreement on , 1997;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan and elevations shown on Attachment 2; provided, however, that such plan and elevations shall be subject to full site plan review by the Planning Board.
3. OLYMPIA shall be authorized to establish and maintain a hotel use, limited to seventy (70) guest rooms, and accessory parking as required by Division 20 of Chapter 14 of the Portland City Code only.
4. The development shall meet all of the requirements of §§14-185, 14-186 and 14-187 of the Portland City Code, except that parking may be located in front of the building.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind OLYMPIA, its successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit

of and be enforceable by the CITY, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that OLYMPIA or any successor fails to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to R-5 and R-P Residence-Professional or any successor zones and that this Agreement be terminated, requiring a cessation of the hotel and parking uses permitted under this terms of this Agreement.

WITNESS:

CITY OF PORTLAND

By _____
Robert B. Ganley
Its City Manager

WITNESS:

OLYMPIA INVESTORS II, LLC

By: _____
Its

STATE OF MAINE
CUMBERLAND, ss.

, 1997

Personally appeared the above-named Robert B. Ganley, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

, 1997

Personally appeared the above-named ,in his/her said capacity and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Olympia Equity Investors II, LLC.

Before me,

Notary Public/Attorney at Law

SEWALLPB.FIN.CON.001
09.11.97