

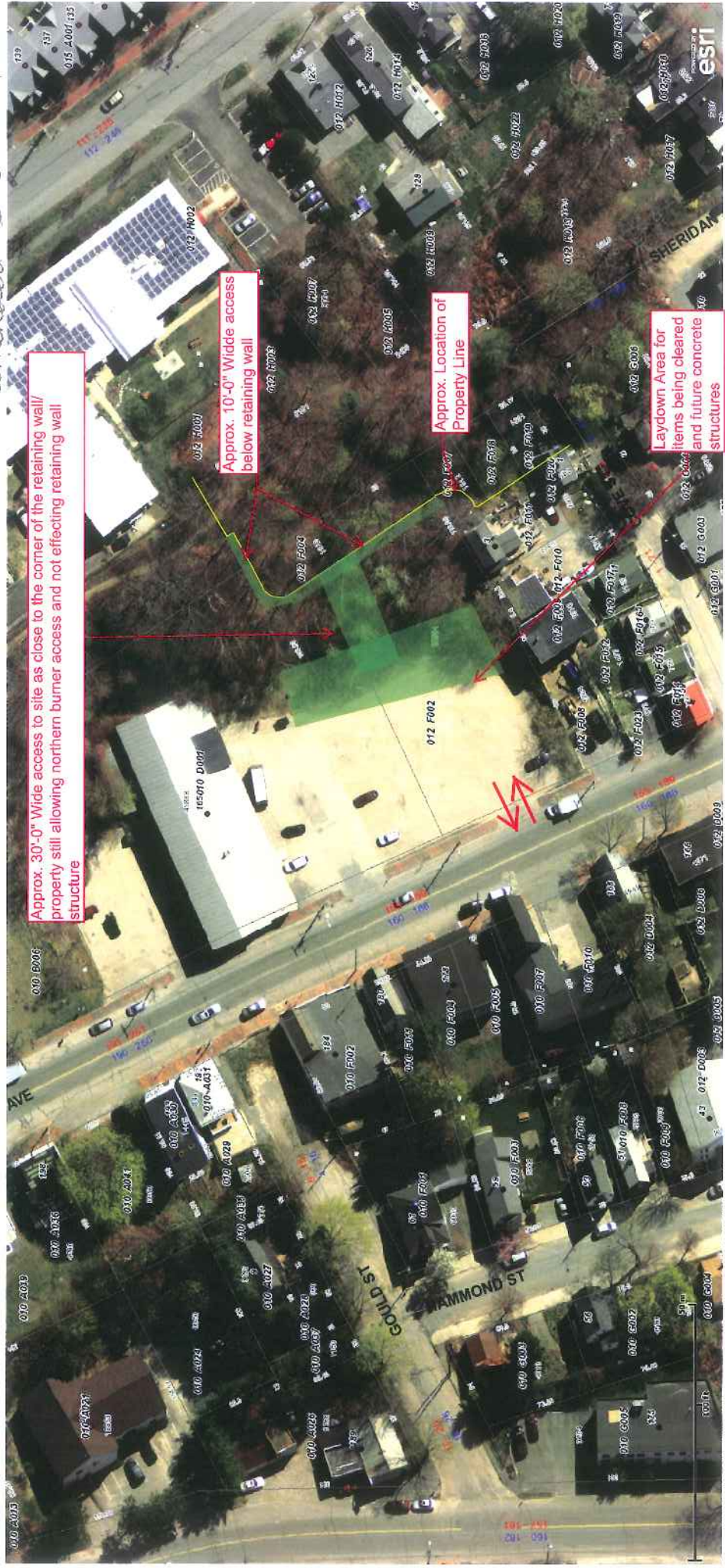
Amended Construction Management Plan

CITY OF PORTLAND
APPROVED SITE PLAN

Subject to Dept. Conditions

Date of Approval: 12-17-2013 as amended 3-6-2014

Munjoy Heights Site Access



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Notes:

1. Duration: Approx. 2-3 months from start of project. Once retaining wall is built access is closed off from the site.
2. Access in and out of site will be limited to initial equipment mobilization, 2-4 trucks total for the duration of logs being removed from the site, and a 2-4 dump truck loads of grubbing materials total for the duration
3. Access in and out of the lot can be monitored by a flagger if requested.
4. Truck movements at both access points to avoid the AM and PM school children walking times City of Portland to Advise of the specific Times
5. That any damage to public infrastructure will be promptly repaired;
6. City Ordinances and MDEP requirements re construction to be met;
7. Replacement planting at break in existing vegetation, to include several trees similar to existing trees on the property as agreed with City Arborist and owner of the property.

(some aspects of this amendment change what's on original CMP)



12-17-13
as amended 3-6-2014
for no part of
amended Construction
Management Plan

February 26, 2014

City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
Attention: Jean Fraser – Planner

Re: Munjoy Heights - Site Access Form Northern Burner Supply Property

Dear Jean,

During our site preconstruction meeting yesterday with the Phil DiPierro and Greg Vining related to the 79 Walnut Street Project (Permit Pending), it was discussed that R.J. Grondin & Sons has arranged for site access to the referenced project from the Northern Burner Supply property. The site access would be as noted below.

- R.J. Grondin & Sons has made contact with Northern Burner Supply and has an agreement for use of the property as outlined below.
- Refer to attached sketch that Ken Grondin negotiated with the Northern Burner to provide access to the project.
- Access will be for the site clearing operation and the start area for MSE wall #3 .
- Grondin has planned to use the grass area east of the northern burner paved lot for MSE wall block , precast sanitary manhole & sewer pipe storage for delivery to the area of operation behind Building E of the project.
- Grondin has promised Northern Burner to re-loam, re-seed, and mulch any of the disturbed present grass areas and to cover the 30 ft wide access area, and 10 ft wide access area in front of retaining walls with erosion control mix.
- There will be a natural buffer area of trees & brush left between the Northern Burner grass area and the 10 ft cleared area for wall.
- If requested Grondin can plant a couple of trees in the 30 ft cleared access area.

During the discussion Phil DiPierro noted that we should contact you in order to make sure that this is acceptable. Please review this as soon as you can and provide the necessary approval to move forward with this approach for access to the site. We believe that this will have the least impact on the surrounding community and traffic in the radius of the project and believe its beneficial to getting the project moving in the right direction.

If there is anything I can do help move this approval along please do not hesitate to call or e-mail.

Sincerely,

Craig Hill
Project Manager
Wright-Ryan Construction, Inc.
Office - 207-773-3625
Cell - 207-650-8089
Email – chill@wright-ryan.com

Building Maine's Great Spaces

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12-17-2013

as amended 3-6-2014

forms supporting documentation
to amended Construction
Management Plan
(agreement of
property owner to
secondary access)
Wash Ave.

March 6, 2014

City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
Attention: Jean Fraser - Planner

Re: Munjoy Heights - Site Access Form Northern Burner Supply Property

Dear Jean,

Below along with the attached plan represents the agreement made between Northern Burner Supply Co., Inc. and RJ Grondin & Sons.

- R.J. Grondin & Sons has made contact with Northern Burner Supply and has an agreement for use of the property for a 3 month duration as outlined below.
- It is agreed that any damage to the parking area from heavy equipment, etc, will be repaired.
- It is agreed that a fence would be put up around the perimeter of work area where it comes into contact with our parking lot.
- If, at any time, our operations are compromised, for example we are unable to receive freight deliveries etc, we have the right to suspend access.
- Access will be for the site clearing operation and the start area for retaining wall #3.
- Grondin has planned to use the grass area east of the northern burner paved lot for retaining wall block, precast sanitary manhole & sewer pipe storage for delivery to the area of operation behind Building E of the project.
- Grondin has promised Northern Burner to re-loam, re-seed, and mulch any of the disturbed present grass areas and to cover the 30 ft wide access area, and 10 ft wide access area in front of retaining walls with erosion control mix.
- There will be a natural buffer area of trees & brush left between the Northern Burner grass area and the 10 ft cleared area for wall.
- As requested Grondin can plant a few trees to matching existing species in the 30 ft cleared access area.

if there are any question please let me know.

Sincerely,

Lori Waterhouse Erwin
Owner
Northern Burner Supply Co., Inc
185 Washinton Street
Portland, Me 04101

