Inspections Division
Date: 10/11/16

10/10/2016

Construction Management Plan for Construction at 93 R Cumberland Ave

General Contractor: Wally J. Staples Builders, Inc.

Project Estimator/Project Manager: Paul Grant
paul@wallyjstaplesbuilders.com
207-751-1683

Lead Carpenter/Project Manager: David Swan
david@wallyjstaplesbuilders.com
207-751-5991

- Wally J. Staples Builders, Inc. has contracted with Nancy Boulanger owner of property located at 93 R Cumberland Ave. Portland, ME (Lot #2) to build a new single family home.
- Wally J. Staples Builders, Inc. acknowledges the driveway to 93R Cumberland Avenue is an easement right of way which is owned by the owners of 93 Cumberland Avenue (Lot #1), Carol and James Pike. They and their tenants in the building at 93 Cumberland Avenue have access and egress rights to the driveway which must be maintained at all times.
- David Swan will be the Senior Lead Carpenter/Project Manager on-site and will ensure the occupiers of Lot #1 building have access and egress at all times.
- Paul Grant will be Project Manager from the office and will make site visits as necessary to assure project is being completed in accordance with City of Portland Codes Dept.
- Wally J. Staples Builders, Inc. acknowledges there are utilities in the existing common drive and will make every effort to protect and maintain existing utilities to Lot #1.
- Wally J. Staples Builders, Inc. and Nancy Boulanger acknowledge that any utility connections in Cumberland Ave. require a street opening permit and must be done by a Contractor licensed in the City of Portland.

Material Placement/Parking

- Nancy Boulanger has been granted permission from the owners of Lot #3 to use their property for parking, material placement, and equipment storage.
- Wally J. Staples Builders, Inc. considers it a high priority to ensure the construction and utility work at Lot 93 R Cumberland Ave. be done in a safe efficient manner which will have a minimum impact on the occupants of Lot #1.
- Wally J. Staples Builders, Inc. is committed to working with the Homeowner Nancy Boulanger, City of Portland Codes Dept. and abutting lot owners in a professional manner.

General Concerns:

1. Construction at the site will only occur between the hours of 7 a.m. and 6 p.m
2. A designated Project Manager will be on site in a supervisory capacity at all times when construction is occurring at the site.
3. The property line between Lot #1 and Lot #2 will be staked and taped off along the rear of the building on Lot #1 and no plant life or any part of the building will be disturbed around the perimeter of the building.
4. The crew will leave the building site tidy with trash cleaned up and debris removed each night.

Maintaining Driveway Access:

A major concern is keeping the easement/driveway clear at all times, both for access into the basement and for egress, as this is a very important egress point for the tenants in the event of a fire. The Portland Fire Dept. is

adamant that there be nothing to obstruct the egress and that there be no holes right in front of it making it difficult to get out from the building. We'll address this concern in the following ways:

1. By using only Lot #3 for any parking of vehicles or laying down of materials (we have written permission from the owners).
5. We'll have a briefing and site walk through for all of the workers on the site about the importance of keeping the driveway clear at all times, including pointing out the exact location of the adjoining property lines, and keeping all materials and vehicles off Lot #1. I suggested that we could erect "No Parking" signs along the driveway, but the owners of Lot #1 felt that as long as we inform the crew about it that should be sufficient.
6. When new sewer and water pipes are placed in order to tie in to city service lines at Cumberland Avenue, they will be placed as far from the building on Lot #1 as is feasible, along the farthest edge of the easement from the building, to ensure that access to and egress from the basement is clear and maintained at all times.
7. If necessary the trenches dug to place utility lines will be covered at night and re-dug the next morning in order to maintain driveway accessibility.
8. The site will not be left unattended at any time when there may be any disruption of the ground within a 10 foot radius of the basement egress door which could potentially limit egress in case of emergency.
9. The owners of Lot #1 and their tenants will be notified at least 24 hours before any work to place utility lines begins.
10. After the placement of utility lines is completed, the driveway's appearance will be as close as possible to its appearance prior to their placement, without undue changes in elevations, surface condition, etc.

Risk of Damage to Pre-existing Utility Lines:

Another big concern is the risk of damage to utility pipes/lines serving the building on Lot #1 when the new sewer and water lines are dug along the easement. This will be addressed in the following ways:

1. We will be working with one of the city approved contractors who has a great deal of experience placing lines on the Portland peninsula. They will be fully insured per city requirements in the event of damages to pre-existing lines which must be repaired.
2. They will use any and all available city records in order to identify the location and type of underground services before any work starts in order to minimize the likelihood of any damage.
3. Also, should the owners of Lot #1 request it, I will agree to place an appropriate sum of money in an escrow account as additional collateral to be used for
4. repairs in the event of any damage to said lines, should they not be repaired by the sewer and water subcontractors to the satisfaction of the Lot #1 owners It's clear to me that any needed repairs to damaged utilities to 93 Cumberland are ultimately my responsibility and must be done promptly, as there are several tenants in that building who rely on them.

Retaining Wall:

1. Our engineer, Helen Watts, is scheduled to visit the site with our excavator and will draw up a plan for creating the connection between the old and new retaining walls in a manner that will hold up well against erosion. That plan will be submitted to the city for review as soon as it's completed. Work to finish the connection between the two parts of the wall will be completed promptly pending city approval of the engineer's plan.

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- BUILDING
- PAVEMENT
- GRAVEL AREA
- CATCH BASINS
- SANITARY SEWER STRUCTURE
- UTILITY POLE AND ANCHOR
- WATER VALVE
- W — WATER LINE
- OHU — OVERHEAD UTILITIES
- S — SANITARY SEWER LINE
- G — GAS LINE

N

LR
LS

SOURCE
SPCS 1983 - ME WEST

= Lot # 3
(lay down & parking area)

= Lot # 1
(no parking)

NOTES

1) OWNER OF RECORD NANCY BOULANGER, REFERENCE DEED BOOK 32211, PAGE 22 DATED APRIL 13, 2015. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)

2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 CNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.

3) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0014 B AND AN EFFECTIVE DATE OF JULY 17, 1986.

4) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.

5) PLAN REFERENCE 3 SHOWS LIMITED PINS FOUND AND NO MARKERS SET. IT IS DIFFICULT TO TIE INTO AND HAS NOT BEEN RELIED UPON FOR THIS SURVEY.

6) PLAN REFERENCES 1 AND 2 HAVE BEEN HELD WHEREVER POSSIBLE IN THE RETRACEMENT OF THE SUBJECT PARCEL. THOSE PLANS MOST NEARLY CONFORM TO THE OPINION OF THIS SURVEYOR BASED ON ANALYSIS OF THE HISTORICAL DEEDS AND PLAN REFERENCE 4. THE SMALL STRIP OF LAND SHOWN ALONG THE REAR OF THE SUBJECT PARCEL MAY HAVE INADVERTENTLY BEEN CREATED BY WALTER AND HARRIET GERRY BY THEIR CONVEYANCES ACCORDING TO PLAN REFERENCE 4 WHICH CONTAINED MANY ERRORS AND DOES NOT APPEAR TO HAVE BENEFITED FROM ANY DEED RESEARCH. PLAN REFERENCE 3 DRAWS ATTENTION TO THE ORIGINAL CONVEYANCE FROM JAMES RACKLEFF TO WILLIAM RACKLEFF DATED MAY 18, 1827 AND RECORDED IN BOOK 108, PAGE 414 (WHICH IS THE BASIS FOR THE REAR LINE) BUT DOES NOT APPEAR TO HOLD THE LINE DESCRIBED THEREIN. THE CLIENT MAY WISH TO CONSULT WITH AN ATTORNEY TO CONFIRM TITLE TO THIS AREA. THE INTERIOR LINES SHOWN ON PLAN REFERENCE 4 HAVE BEEN RECREATED BASED ON MEASUREMENTS FROM BUILDINGS SHOWN THEREON. THESE MEASUREMENTS CONFIRM THE LINES SHOWN ON PLAN REFERENCES 1 AND 2.

7) UTILITY LOCATIONS ARE BASED ON PLAN REFERENCES 1 AND 2 AND OBSERVED EVIDENCE. NO DEEDED EASEMENTS HAVE BEEN FOUND BY THIS SURVEYOR SUBSTANTIATING THE LOCATION OF THE UTILITIES CROSSING THE THREE LOTS PREVIOUSLY IN COMMON OWNERSHIP.

PLAN REFERENCES

1) "PLAN OF PROPERTY AT 93 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR MS. NANCY BOLANGER" DATED APRIL 23, 2015, BY ROYAL RIVER SURVEY CO. APPARENTLY UNRECORDED.

2) "BOUNDARY & TOPOGRAPHIC SURVEY AT 97 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR PETER DUGAS" DATED AUGUST 9, 2013 BY OWEN HASKELL, INC. APPARENTLY UNRECORDED.

3) "PLAN OF PROPERTY... MADE FOR A & M PARTNERS, LLC" DATED JUNE 19, 2002, BY TITCOMB ASSOCIATES, LLC, RECORDED IN PLAN BOOK 211, PAGE 211.

4) "PLOT PLAN SHOWING PROPERTY OF WALTER A. GERRY AT 93 & 97 CUMBERLAND AVENUE" DATED OCTOBER 8, 1946 BY VARNEY ENGINEERING CO. RECORDED IN PLAN BOOK 32, PAGE 26.

5) VARIOUS ROAD RIGHT OF WAY AND RELATED DOCUMENTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION ARCHIVIST.

10 5 0 10 20 30
SCALE IN FEET

CERTIFICATION

to: NANCY BOULANGER

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1.) NO SEPARATE REPORT
2.) NO NEW LEGAL DESCRIPTION PREPARED

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

CUMBERLAND, ss REGISTRY OF DEEDS
Received _____
At _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST: _____
Register

STANDARD BOUNDARY SURVEY

FOR RECORD OWNER	NANCY BOULANGER 85 LITTLE JOHN ROAD, YARMOUTH, MAINE 04096
SITE LOCATION	93R CUMBERLAND AVENUE PORTLAND, MAINE

LITTLE RIVER
LAND SURVEYING
JERAMIAH J. RAITT
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: JUNE 8, 2016
REVISED: SEPT. 15, 2016
SCALE: 1" = 10'
PROJECT #16-012
DRAWING #16-012
DRAWN BY: JJR