

Construction Management Plan
Pack Edge Freezer Addition
340 Presumpscot Street, Portland

August 7, 2018

Applicant/Developer: Pack Edge, Inc.

Purpose:

Construction Management Plans shall be depicted on the projects site plan and will include the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The City's goal for a construction management plan is to support a safe construction site and protect the public safety, accessibility (including preserving accessible pedestrian, bicycle, and vehicular modes of transport throughout the city), and welfare during construction. In addition, the construction management plan shall minimize construction impacts in their duration and magnitude to the surrounding area and develop an effective communication process for resolving concerns and conflicts.

Project Narrative:

The applicant/developer is proposing a new freezer addition at the existing 340 Presumpscot Street facility in the City of Portland. This project will not disturb new area. All work is located in previously developed (paved) area.

1. Install temporary erosion control measures (silt sacks);
2. Sawcut pavement at expansion area;
3. Excavate building expansion area;
4. Remove excess material and removed pavement from site;
5. Relocate of existing catch basin and piping;
6. Building foundation preparation;
7. Building construction;
8. Asphalt repair adjacent to addition;
9. Removal and disposal of erosion control measures.

Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits:

As a Level I – Site Alteration Application, the developer of the project will be required to submit a performance guarantee. This performance guarantee and site development inspection fees will be based upon a cost estimate submitted and approved by the City. The guarantee will be a letter of credit from an approved bank or credit union, deposited in a bank-held escrow account or a City- held escrow account. These fees/guarantees will need to be paid and in place prior to scheduling the pre-construction meeting.

As this project does not involve work within a street right-of-way, the contractor will be not need to obtain street opening and street occupancy permits form the Department of Public Works. No blasting in anticipated for this project.

Construction Administration and Communication:

This project will be managed by a representative of the developer, Pack Edge, Inc. along with a project manager from the land development construction firm hired by the applicant.

1. Contact Person and contact information:
 - Developer (Pack Edge, Inc.): c/o Jim Freeman, (207) 799-6600
 - Site Contractor: TBD.
 - Engineer (Sebago Technics, Inc.): Shawn M. Frank, P.E. (Direct Line, Work 200-2062).
2. Signage will be placed at the site that will include the above contact information. This signage will be removed when the project is complete.
3. The representative for the contractor /developer will reach out to adjacent abutter to notify them of the commencement of construction.

Construction Schedule*:

- Application Approval: Expected – October 2018.
- Preconstruction Meeting: October 2018
- Site preparation and infrastructure relocation, 4 weeks
- Building construction: Approximately 12 weeks
- Expected Completion – Approximately January 2019.
- Paving repair – Spring 2019.

* Dates are subject to change at the discretion of the engineer, depending on construction progress.

Estimated construction time: ----- 16 Weeks (4 Months)
 Erosion Control Measures Placed: ----- Week 1
 Site preparation ----- Weeks 1-2
 Drainage Improvements (CB relocation)----- Weeks 2 – Week 4
 Foundation installation & Building Construction -----Weeks 5-16
 Final asphalt repair-----Spring 2019
 Removal of erosion control devices -----Upon Final Project Completion

1. From September 1st to May 31st, no person shall engage in construction activities generating noise exceeding fifty (50) decibels, between the hours of 7:00 p.m. and 7:00 a.m., of the following day within five hundred (500) feet of any buildings.
2. Extended Hours or Night Work: Pursuant to Section 17-18, this section not apply to emergency utility work or “Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority.”
3. Pursuant to Section 25-129: “Each permittee shall conduct and carry out excavation work in such manner as to avoid unnecessary inconvenience and annoyance to the general

public and occupants of neighboring property. To the fullest extent practicable, the permittee shall take appropriate measures to reduce noise, dust and unsightly debris in the performance of the excavation work. Excavation work, including the use of any tool, appliance, or equipment, shall be performed between the hours of 7:00 a.m. and 10:00 p.m. only, exclusive of emergency work. Time waiver requests may be submitted to the public works authority for work outside of this time period and will be subject to neighborhood concerns. Excavation work shall not occur on Sundays, holidays or on major holiday weekends, unless expressly authorized by the public works authority or as a result of emergency need.

4. If allowed, no construction activity shall begin before 8:00 a.m. on a Saturday, Sunday or legal holiday.
5. All deliveries for materials will comply with the noise requirements listed above or be restricted to the hours allowed for construction work.

Security and Public Safety:

1. Prior to commencing construction, site contractor shall install a "Construction Ahead" signs to warn bicyclists and motorists of construction with the area.
2. Contractor shall be responsible for the setup of construction staging area before construction begins. Contractor may provide fencing for staging area at their discretion. Fenced in areas shall be provided with gates passable by emergency vehicles and equipped with a Knox locking device.
3. Contractor shall be responsible for the safe storage of materials or equipment on-site.
4. Contractor shall have weekly tailgate meetings which shall include discussion relative to security and public security.
5. Contractor shall develop a fire safety and emergency protocol and contact the nearest fire station to advise them of the ongoing construction project.
6. Excavations within the site shall be provided with adequate barricades or warnings (i.e. construction area tape around excavation) at night.

Construction Permitting and Traffic Control Plans:

1. Construction Activity in Public Streets: At no time will construction activity including delivery vehicles close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.
2. Sewer and Stormwater: Sewer and stormwater water system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. No new connections are proposed as part of this project. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.
3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public.
 - a. No construction is proposed within the right-of-way of Presumpscot Street.
 - b. Flaggers will be required for temporary lane closures for construction.

- c. Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.

Site Management and Controls:

1. The land development contractor shall be responsible for the site managements during construction of site infrastructure. Building contractors will be responsible for the building site management.
2. Contractor will be responsible for providing and maintaining a dumpster during construction.
3. Contractor will install and maintain the construction entrance as shown on the CM plan and will maintain Presumpscot by including sweeping as necessary for removal of tracked materials.
4. Contractor shall be responsible for maintaining construction BMP's and executing good housekeeping measures.
5. Dust controls: The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris.
6. Noise: The construction shall comply with Portland's requirements under Section 17-18 of the City Code and Section 25-129 on Noise, dust and debris. The Contractor and City will be responsible for adjusting work should noise become an issue.
7. Rodent Control is not expected for this project. Should it become necessary, it will be provided, if applicable, by a professional exterminator and consistent with Chapter 22 of the City Code or City of Portland Public Works.
8. Snow Removal: Pursuant to Section 25-173 Contractors to ensure a safe means of travel within the work zone.
 - 1) Snow/ice removal or commence automatically from (1" of snow and up) or Ice
 - 2) Remove snow as needed within the work zone, including parking spaces & not to block any driveways or site lines with the piles of snow.
 - 3) Clear all walks & ramps with the work zone
 - 4) Sand or Salt as needed
 - 5) Clear all basin basin or drainage structures to help snow melt
 - 6) This would include Monday-Friday Sat/Sunday/Holidays.
9. Site management and controls shall be discussed at each tailgate meeting including maintenance of BMP's and good housekeeping measures.

Erosion Control and Preservation of Trees:

1. The site contractor shall install all temporary erosion and sedimentation controls as depicted on the CM plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures, no less than weekly and after significant storm events, and maintain any installed temporary or permanent stormwater management systems in working order. The contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection upon request.
2. The site contractor shall maintain storage and of materials and equipment away from the tree drip lines in an effort to preserve vegetation at the construction limits.

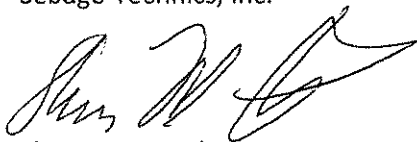
Construction Staging Area:

1. A Construction Management Plan is described on the site plan and depicts the location of the material (open storage) and equipment storage area. The exact location of these areas shall be up to the contractor but should be sufficiently away from any trees at the designated construction limit line.
2. Delivery Truck Holding Areas On-Site: The construction delivery holding area shall be adjacent to the site storage area shown on the plan and shall not be blocked during construction. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of the trucks until they can be unloaded. Once at the site all vehicles every attempt will be made to avoid queueing on public streets.
3. Delivery Truck Holding Areas Off-Site: In the event that adequate on-site area for holding of trucks is not available, the contractor shall provide an area along the adjacent shoulder of Presumpscot Street for offloading. This area shall be provided within the buffer area of a maintenance of traffic area with the appropriate cones, advanced warning signs and flaggers as necessary. All off-loading shall occur from the project side of the truck and not within the roadway.

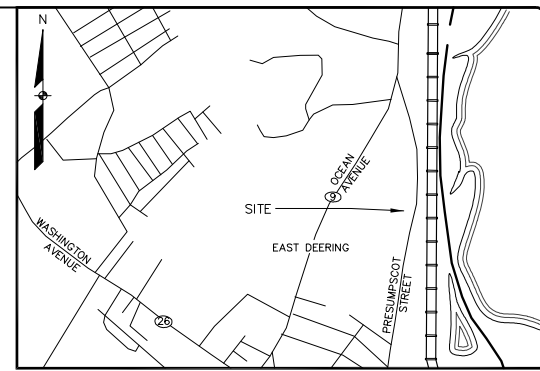
Parking During Construction:

1. Construction Parking: Parking for construction workers shall be on the site as indicated on the Construction Management Plan. No parking shall occur along Presumpscot Street. If sufficient space is not available on-site for parking, contractor shall make other parking arrangements and have workers brought or carpooled to the site.
2. Truck Routes and Volumes: All deliveries to and from site shall occur from Route 100 (Washington Avenue) and proceed along Presumpscot Street to the site. Drivers for the contractors shall be advised weekly of the residential nature of portions of the site approach on Washington Avenue in the weekly tailgate meetings or by some other appropriate communication.

Prepared by:
Sebago Technics, Inc.



Shawn M. Frank, P.E.
Vice President, Commercial Development

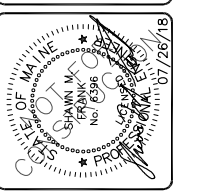


LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS J&H PROPERTIES, L.L.C. IN ACCORDANCE WITH A DEED DATED JANUARY 26, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22,323, PAGE 135-137.
- THE PROPERTY IS SHOWN AS LOT B-58 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN THE IL ZONE.
- SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:
 MAXIMUM IMPERVIOUS SURFACE RATIO: 65%
 MIN. LOT SIZE: NONE
 MIN. STREET FRONTAGE: 60 FEET
 MIN. FRONT YARD: 25 FEET
 MIN. SIDE YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE
 MIN. REAR YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE
 MAX. BUILDING HEIGHT: 45 FEET
 PAVEMENT SETBACK FROM LOT BOUNDARY: 15 FEET
- TOTAL AREA OF PARCEL: 70,030 S. F., (1.61 ACRES).
- PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1,200 / 400) S.F. = 3 SPACES
 1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (20,687 / 1,000) S.F. = 21 SPACES
 PARKING REQUIRED: 24 SPACES
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2002. ELEVATION DATUM = NGVD 1929. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 7A.
- PLAN REFERENCES:
 A. TOPOGRAPHIC SURVEY PRESUMPCOTT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYOR.
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC., 372 PRESUMPCOTT ST., PORTLAND, MAINE FOR CRANDALL REALTY L.L.C. BY SEBAGO TECHNICS, INC., DATED 5-30-00.

PROGRESS PRINT



DESIGNED	CHECKED
SMF	SMF

A. SMF 07/26/18 AMENDED SITE PLAN SUBMITTED FOR CLIENT REVIEW
 REV. BY: DATE: STATUS:
 1. 07/26/18 01 WORKED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

LEGEND

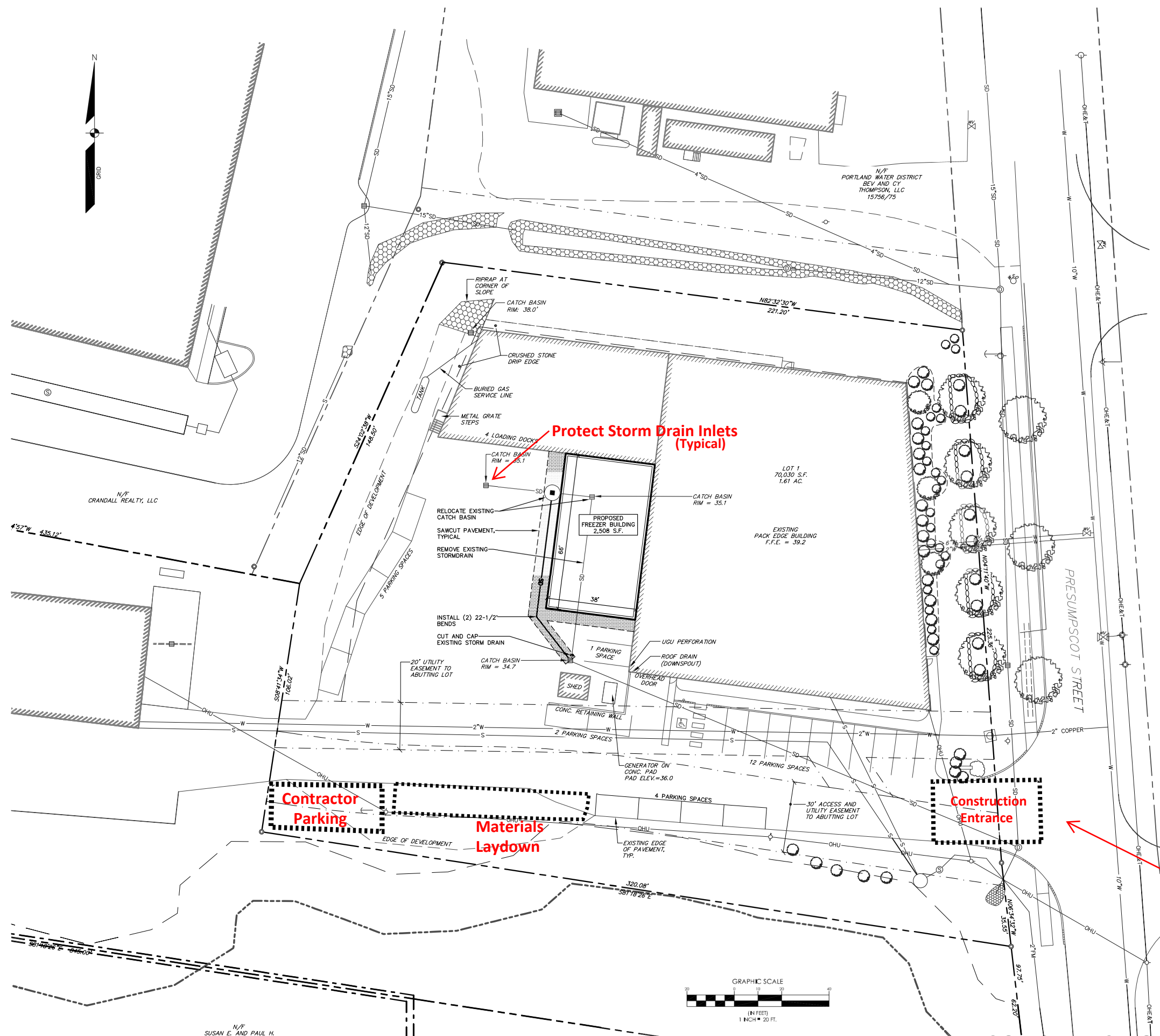
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	ZONE LINE	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	WATER	---
---	WATER GATE VALVE	---
---	SEWER	---
---	FM FORCE MAIN	---
---	SEWER MH	---
---	SD STORM DRAIN	---
---	UD UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	UTILITY POLE	---
---	GUY	---
---	RIPRAP	---

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel. 207-230-2100

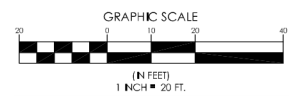
AMENDED SITE PLAN
 OF:
 PACK EDGE, INC. FREEZER ADDITION
 340 PRESUMPCOTT STREET
 PORTLAND, MAINE
 FOR:
 PACK EDGE, INC.
 340 PRESUMPCOTT STREET
 PORTLAND, MAINE 04103

PROJECT NO.	SCALE
02237	1" = 20'

SHEET 2 OF 2



Provide flagger, as necessary



CONSTRUCTION MANAGEMENT PLAN

N/F
 SUSAN E. AND PAUL H.
 CRANDALL REALTY, LLC

022375.dwg, TAB 5