

Construction Management Plan



Fieldstone Way

135 Great Plain Avenue
Wellesley, MA

Prepared by:
Northland Residential Construction
80 Beharrell Street
Concord, MA 01742

Revised October 23, 2019

Table of Contents

1. Intent
2. Project Description
3. Project Team
4. Site Maintenance/Erosion Control
5. Tree Protection
6. Construction Hours
7. Construction Schedule
8. Materials Delivery
9. Truck Traffic
10. Truck Routes
11. Construction Worker Parking
12. Communications
13. Controlled Blasting Plan
14. Summary
15. Exhibits

Intent

The purpose of the Construction Management Plan (CMP) is to identify potential impacts resulting from the proposed construction activity for the development of Fieldstone Way, a 44-Unit Townhouse Community located at 135 Great Plain Avenue and provide solutions that reduce these impacts on the surrounding area.

Project Description

Fieldstone Way is a residential townhouse condominium development to be constructed at 135 Great Plain Avenue. The project will consist of 44 Townhouse Condominiums: 11 affordable units and 33 market-rate units residing in 24 buildings. The 24 buildings are organized into 10 duplex buildings and 4 Carriage Houses located towards the front of the site (aka "Tier 1") and 3 duplex buildings located in the middle of the site (aka "Tier 2") and 7 duplexes fanned across the rear of the site (aka "Tier 3"). The development will be accessed directly from Great Plain Avenue by a new private way. The new community will include a Common Green that will serve as a gathering area for the residents to socialize. The site abuts the Sudbury Aqueduct and a new walking path connecting Great Plain Avenue to the Sudbury Aqueduct is proposed. The community will be organized as a Condominium Association which will be responsible for the maintenance of the common areas including the private way, storm water management system and gravity sewer collection system.

The site totals 12.05 acres consisting of 10.08 acres of upland and 1.97 acres of wetlands plus an additional 0.82 acres located within the FEMA Flood Zone. The construction activities of the Project will remain entirely outside of jurisdictional areas and buffer zone regulated under the Massachusetts Wetlands Protection Act. Certification of the wetland delineation was approved by the Wellesley Wetlands Protection Committee and an Order of Resource Area Delineation ("ORAD") was issued on June 15, 2015 and has been extended so that it remains effective until June 15, 2021.

The proposed utilities (water, sewer, electrical, gas and telecommunications) will connect into the existing utility infrastructure within the Great Plain Avenue Right-of-Way. This will necessitate some construction work within the travel way of Great Plain Avenue.

Project Team

Owner:	Wellesley Residential, LLC c/o Northland Residential, LLC 80 Beharrell Street, Concord, MA 01742 (781) 229-4700 Attn: Jack Dawley
Developer:	Northland Residential, LLC 80 Beharrell Street, Concord, MA 01742 (781) 229-4700 Attn: Peter Crabtree

General Contractor: Northland Residential Construction, LLC
80 Beharrell Street, Concord, MA 01742
(781) 229-4700
Attn: Sean Skehill

Site Maintenance/Erosion Control

Prior to the beginning of any construction activities, all required erosion control barriers (straw wattle) will be installed as shown on the civil plans. Erosion control devices will be inspected by the site contractor and owner's representative on a regular basis and supplemented and/or repaired as needed. These erosion control measures will be kept in place for the duration of the construction period, or until the adjoining disturbed area is fully stabilized. During excavation and rough grading, temporary siltation basins and drainage swales will be constructed to manage direct runoff from disturbed areas to collect sediment and prevent it from going outside the limit of work. Where water flow is concentrated, crushed stone check dams will be installed as well as haybale check dams as required. Stockpiled soils will be properly stabilized including erosion control devices along the down slope side of the piles.

The existing driveway will be used for the initial construction traffic. In addition, a temporary stone access area shall be established at the new entry of the Project to stabilize the construction entrance and collect sediment from construction and service vehicles entering and leaving the site. The crushed stone shall be replaced when the stone becomes silt laden. The construction entrance shall be left in place until the asphalt binder driveway surface is installed. A wheel wash program will be established for the trucking operation during the bulk excavation phase of the Project. If sediment is tracked on to Great Plain Avenue, a street sweeper will be employed to clean the street. Silt Sacks shall be installed in the catch basins located in Great Plain Avenue as shown on the plans and be regularly monitored and maintained.

No site work will commence until a Storm Water Pollution Prevention Plan (SWPPP) has been prepared for the Project (under a NPDES Construction General Permit) and a Notice of Intent is filed with the EPA. The SWPPP will be maintained throughout construction by the contractor to ensure construction Best Management Practices (BMPs) are functioning properly during the construction period.

Tree Protection

Existing trees within the disturbed area that are designated to be retained will have rigid protective fencing installed along the drip line of the canopy, whenever possible. In addition, appropriate measures will be taken to minimize root damage and safeguard the health of the trees. Prior to the beginning of any site work, the limit of tree removal shall be established and clearly marked with appropriate flagging. Additionally, the Natural Resource Commission Director & Planning Director shall be notified when the limit of work has been established in order to inspect it.

Construction Hours

Construction activities will take place primarily between the hours of 7:00 AM and 5:00 PM, Monday through Friday. On Saturdays, construction activities will be from 8:00 AM to 4:00 PM. There shall be no construction on Sundays, or on state or federal holidays. Additionally, construction vehicles and/or equipment shall not be started or operated prior to, or after the times stated herein. Some

construction activities outside of these hours may be anticipated, but efforts will be taken to keep these activities to a minimum and keep noise at a reasonable level. The timing of the construction activities required within Great Plain Avenue will be coordinated with the DPW and Police Department.

Construction Schedule

I. Pre-Mobilization

Prior to mobilization, meetings will be held with the town officials involved with this project including: DPW, Fire Department, Police Department, Municipal Light Department, Planning Department and Building Department. At these meetings the responsible parties for the construction activities will be identified and their contact information provided.

Also prior to mobilization, an on-site meeting will be held with the Site Contractor, VHB (the Project's civil engineering firm) and the General Contractor to review the scope of work and the SWPPP including a review of soil erosion control measures and temporary drainage structures for sedimentation and stormwater management, as may be needed. The CMP will be incorporated into the contract with the Site Contractor and will be thoroughly reviewed including the Truck Route Plan, Site Maintenance and Construction Hours.

II. Demolition of Existing Houses & Abandonment of Utilities, Well & Septic Systems

The demolition of the main house, accessory rental house and garage and the abandonment of the existing utilities, wells and septic systems servicing the property has been completed in accordance with the applicable local and state regulations. The accessory fieldstone outbuilding has been retained and will be relocated to serve as a common amenity feature on the Common Green. During construction appropriate measures will be taken to safeguard the integrity of this building.

III. Clearing of Trees, Initial Grading & Shaping of the Site

Following the clearing of trees and stump removal, the loam will be stripped, screened and stockpiled for future use. All stockpiled soil shall be contained with appropriate erosion controls and stabilized.

In planning Fieldstone Way, our architects have worked with our land planners and engineers to design buildings which integrate into the existing topography. One of the many benefits of doing this is that we were able to reduce the import/export of earth materials. The import/export of materials will also be reduced by re-utilizing earth materials on site, when appropriate.

VHB has calculated that the site will require an approximate export of 5,000 - 9,000 cubic yards. This translates into approximately 200-400 truck loads spread out over the length of construction. All excess, or inferior material that cannot be used on-site will be transported offsite. It is estimated this stage of work will take approximately 12 - 15 weeks. It is estimated the peak manpower during this stage of construction will total 8 - 12 workers per day.

IV. Utilities & Drainage System

The owner's representative and general contractor will coordinate the installation of the utility services (water, sewer, electric and gas) including any temporary service connections. These systems will be constructed in a coordinated fashion so as not to interrupt off-site services currently supporting the neighboring area. The connection of the utility services will necessitate work within the Great Plain Avenue Right-of-Way. This work will be coordinated with the DPW, the Police Department, Wellesley

Municipal Light Department and other appropriate utility companies. It is estimated installation of the Utilities and Drainage System will take approximately 8 - 10 weeks. It is estimated the peak manpower during this stage of construction will total 10 - 15 workers per day.

V. Site Development:

Following the installation of the site utility infrastructure, road bases will be fine graded in preparation for the asphalt base course paving for the new roads. The installation of the granite curbing, sidewalks, street trees and streetlights will progress as the site is fully developed. The landscaping materials associated with each building will be installed upon completion of the building, weather permitting. The common landscaping will progress as the site is fully developed. The top course of asphalt will be applied to the roads after the final building is constructed. The peak manpower during the Site Development will total 10 - 15 workers per day.

VI. Construction of the Duplex Townhomes & Carriage Houses

The construction of the residential buildings will generally follow the attached "Construction Phasing Plan". It is anticipated that approximately six to eight buildings will be actively under construction at any given point of time and will progress at different stages of construction. For example, one or two buildings may be at foundation stage, two at framing, two at "weather tight" and several buildings undergoing final interior buildout work. It is anticipated that it will take roughly seven months to complete a duplex building from foundation to completion. Depending on market and weather conditions, it is anticipated that the final (44th home) will be completed approximately three years from site mobilization. It is estimated the peak manpower during the construction of the buildings will total 20 - 30 workers per day.

Materials Delivery

Due to the size of the parcel, there is sufficient space for the trucking operations to be contained on site. No trucks will be allowed to park, or stage along Great Plain Avenue and all material deliveries will be unloaded on site. Work will not extend past the limit of work line shown on the civil engineering plans and all work will be located outside of resource areas and their associated buffers.

Truck Traffic

Tree Removal, Initial Grading & Shaping of the Site

The highest volume of truck traffic on a per day basis that will service the Project will be during the bulk earthwork operations as the initial grading and shaping of the site is performed. Although the number of vehicles will vary day-to-day, the peak volume is expected to be approximately 15 - 20 vehicles per day. It is anticipated that these initial earthwork operations will be completed in approximately 3 - 4 months.

Installation of the Underground Stormwater Infiltration Field

The second highest volume of truck traffic on a per day basis will occur when trucks are delivering materials for the construction of the Underground Stormwater Infiltration Field. The truck traffic will vary day-to-day with the peak volume expected to be approximately 8 - 12 trucks per day. It is anticipated this work will continue for approximately one month.

Construction of the Townhome Buildings

The volume of trucks delivering building materials on a daily basis for the construction of the 20 duplexes & 4 Carriage Houses will vary day-to-day. Since the construction of the buildings will be predominantly undertaken in a linear manner (as opposed to constructing all 24 buildings at one time) and influenced by market absorption, the number of trucks delivering building materials on a daily basis will be more moderate. It is anticipated that at its peak, no more than 5 - 10 delivery trucks will visit the site on a given day. It is anticipated that the construction of the 18 buildings will take approximately 3 years from site mobilization.

Truck Routes

Route for Trucks entering the Project

All trucking operations entering the Project will be required to take Route 128/95 to Great Plain Avenue in Needham; continue on Great Plain Avenue to the Rotary at Wellesley Avenue; reverse direction on Great Plain Avenue at the Rotary and enter the Project at 135 Great Plain Avenue. The route is shown on the attached plan.

Route for Trucks exiting the Project

All trucking operations exiting the Project will be required to turn right on Great Plain Avenue and head east towards Needham following Great Plain Avenue to Route 128/95.

The above Truck Routes were approved by the Wellesley Police Department.

Construction Worker Parking

Parking for construction workers will be under the supervision of the owner's representative and general contractor. The site offers adequate space for on-site parking and parking areas will be created sufficient enough to accommodate all of the expected parking needs for the Project. Construction workers will be encouraged to car pool to reduce the volume of vehicles coming to the site. No construction vehicles will be permitted to park on the shoulder of Great Plain Avenue. Construction workers will be on site by 7:00 AM, Monday - Friday and 8:00 AM on Saturday thereby avoiding the morning peak traffic period and most workers will end their day and leave the site prior to the peak afternoon traffic periods.

Communications

The Developer and Contractor are committed to open and frequent communication with the Town of Wellesley, its governmental boards and departments and citizens. The contact information of the Developer, Project Manager and Construction Superintendent will be provided to Town Officials. Neighbors and the citizens of Wellesley are invited to call the Project Manager with questions or concerns and should expect a prompt response. All abutters who enroll in our email notification program will be notified 48 hours prior to the commencement of our initial site work activities.

Controlled Blasting Plan

The Developer recently was informed by the Site Contractor that during rough grading of the site, ledge was uncovered. The Site Contractor has contracted with Maine Drilling & Blasting to assist in the

removal of the ledge. Maine Drilling & Blasting has over 50 years of experience and is widely recognized as the industry leader in modern methods for ledge removal. A Controlled Blasting Plan has been prepared and submitted to the Wellesley Fire Department. The full Plan has been attached and will become part of this Construction Management Plan (see Appendix A). A pre-blast survey was conducted on October 12th, 14th and 16th, 2019 for the eleven houses within 250 feet of the blasting area. A summary letter of the pre-blast survey is contained in Appendix A. As stated in the Controlled Blasting Plan, "Neighbors providing contact information (email/phone) who request daily notification will be notified of blasting events". All blasts will be monitored by a Monitoring Operator who has been properly trained in the setup and use of seismic monitoring equipment.

Hours of Operation:

- Drilling and Blasting operations shall coincide with project construction work hours, Monday through Friday.
- Blast events will be scheduled between the hours of 9:00 am and 4:00 pm.
- Blasting cannot be conducted at times different from those announced in the blasting schedule except in the blasting schedule except in emergency situations, such as electrical storms or public safety required unscheduled detonation.

Each blast will be preceded by a security check of the affected area and then a series of warning signals. Communication will be made with job site management, local authority and neighbors as required to ensure the safest possible Blast Operations.

Summary

Northland is committed to providing a high level of care and management for the development of Fieldstone Way and will work with the town and neighborhood to ensure a successful project.