

CONSTRUCTION MANAGEMENT PLAN

ENCLAVE AT BOXBOROUGH

**STOW ROAD
BOXBOROUGH, MASSACHUSETTS**

Prepared For: **BOXBOROUGH TOWN CENTER, LLC
P.O. BOX 985
WEST ACTON, MA 01720**

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6092**

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1.0 Intent

The purpose of the Construction Management Plan (CMP) is to identify potential impacts resulting from the proposed construction activity for the development of Enclave at Boxborough at 700-800 Massachusetts Avenue and provide solutions that reduce these impacts on the surrounding area.

2.0 Project Description

The applicant Boxborough Town Center, LLC is proposing the construction of a 50-unit Active Adult Homes Development on the south side of Route 111 just northerly of Burroughs Road. The proposed units consist of 50 homes within 25 duplex buildings approximately 2,356 SF in area. The development will be accessed through Sheriffs Meadow off Stow Road. Construction vehicles are strictly prohibited through the Sheriffs Meadow entrance and must utilize the temporary construction access off of Massachusetts Avenue. The proposed scope of construction also includes a private roadway, on-site parking, community garden, stormwater management systems, on-site septic systems including a pump station & leaching field & new utility connections and their associated appurtenances.

The existing parcels consist chiefly of undeveloped wooded areas. The site totals ± 63.9 acres. Multiple wetland areas as shown on the attached Site Plans are present on site located to the north of the proposed development. There is one intermittent stream located within the mentioned BVW areas. As such there is no Riverfront Area on the subject property. Due to portions of the proposed work being located within jurisdictional areas and buffer zones regulated under the Massachusetts Wetlands Protection Act- an Order of Conditions (“OOC”, #113-557) was issued on August 21st, 2019 by the Boxborough Conservation Commission.

3.0 Project Team

Owner:	Boxborough Town Center, LLC. P.O. Box 985 West Acton, MA 01720 (978)-266-9751
Developer:	Boxborough Town Center, LLC. P.O. Box 985 West Acton, MA 01720 (978)-266-9751
General Contractor:	James Fenton & Son Contracting, Inc. P.O. Box 985 Acton, MA 01720 (978)-266-9751

4.0 Site Maintenance / Erosion Control

Prior to the beginning of any construction activities, all required erosion control barriers will be installed as show on the plans. Erosion control devises 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. Were 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.

A temporary stone access area shall be established at the 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 Massachusetts Avenue, a street sweeper will be employed to clean the street.

A Storm Water Pollution Prevention Plan (SWPPP) has been filed for the Project (under a NPDES Construction General Permit) and a Notice of Intent is filed with the EPA regarding the proposed construction. The SWPPP will be maintained throughout construction by the contractor to ensure construction Best Management Practices (BMPs) are functioning properly during the construction period.

5.0 Tree Protection

Prior to the beginning of any site work, the limit of tree removal shall be established and clearly marked with appropriate flagging for verification by Town staff or their designee, such as a Massachusetts Licensed Arborist, to ensure healthy trees and viable areas will remain.

6.0 Construction Hours

Site work involving the operation of heavy construction equipment will take place 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. Activities not requiring the operation heavy construction equipment 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 Massachusetts Avenue will be coordinated with the DPW and Police Department.

7.0 Construction Schedule

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 the proposed Senior Residential community, the land planners and engineers have worked together 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.

It is estimated this stage of work will take approximately 17 - 20 weeks. It is estimated the peak manpower during this stage of construction will total 20 - 25 workers per day.

Utilities & Drainage System

The owner's representative and general contractor will coordinate the installation of the utility services (water, sewer, electric) including any temporary service connections starting at the intersection of Sheriffs Meadow. CB-1, CB-2, CB-3 and DMH-1 will require rim adjustments due to the proposed grade at the entrance of the development. The Vortsentry water quality structure shall be installed prior to the finish grading. Additional screening such as silt fences, evergreen plantings and dust suppression provisions (sprinklers) shall be furnished and installed along the eastern side of the proposed road abutting the Sheriffs Meadow residents. A "No Construction Vehicle" temporary sign shall be installed at the junction of Sheriffs Meadow & Stow Road. These utility 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 Massachusetts Avenue Right-of-Way. This work will be coordinated with the DPW, the Police Department, Fire Department and other appropriate utility companies. It is estimated installation of the Utilities and Drainage System will take approximately 12 - 18 weeks. It is estimated the peak manpower during this stage of construction will total 25 - 30 workers per day.

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 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 20 - 25 workers per day.

Construction of the Duplex Units

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 (25th 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.

8.0 Materials Delivery

Due to the size of the parcel(s), there is sufficient space for the trucking operations to be contained on site. No trucks will be allowed to park, or stage along Massachusetts 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.

9.0 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 10 - 15 vehicles per day. It is anticipated that these initial earthwork operations will be completed in approximately 3 - 4 months.

Installation of the Stormwater Infiltration Basins

The second highest volume of truck traffic on a per day basis will occur when trucks are delivering materials for the construction of the Stormwater Infiltration Basins. 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 two months.

Construction of the Townhome Buildings

The volume of trucks delivering building materials on a daily basis for the construction of the 25 duplexes will vary day-to-day. Since the construction of the buildings will be predominantly undertaken in a linear manner (as opposed to constructing all 25 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 25 buildings will take approximately 3 years from site mobilization.

10.0 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 carpool to reduce the volume of vehicles coming to the site. No construction vehicles will be permitted to park on the shoulder of Massachusetts 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. Please refer to Plan Sheet "SD09.08" in the approved Plan Set dated July 31st, 2019 prepared by ESE Consultants to observe the location of the temporary building being used for sales and related parking.

11.0 Communications

The Developer and Contractor are committed to open and frequent communication with the Town of Boxborough, its governmental boards and departments and citizens. The contact information of the Developer, Project Manager and Construction Superintendent will be provided to Town Officials.

12.0 Summary

James Fenton & Sons Contracting, Inc. is committed to providing a high level of care and management for the development of Enclave at Boxborough and will work with the town and neighborhood to ensure a successful project