Wolcott Woods
Construction Management & Phasing Requirements
Wolcott Residential, LLC
Owner/Applicant

Introduction:

Wolcott Residential, LLC ("WRC"), its successors and assigns, shall develop a 54 unit residential townhouse community, the "Project", located on the Carberry property at 1672, 1702 & 1726 Canton Avenue. Access to the Project shall initially be from the existing 1702 (middle) driveway entrance along the property's Canton Avenue frontage. Upon the cutting in of the Project's new project entrance, construction vehicles will utilize this access point exclusively.

Construction of the Project shall be managed so as to minimize impacts to the community, abutting property owners and local resource areas. As part of the construction process, this Construction Management & Phasing Plan ("Construction Management Plan") shall guide all aspects of the development of this Project.

This Construction Management Plan shall guide all contractors working on the Project. It shall be the responsibility of the contractors to become familiar with the plan as well as the requirements set forth in the Storm Water Pollution Prevention Plan (SWPPP). In addition, the WRC owner's representative and the general contractor shall be responsible for overseeing all work on the project to control and mitigate impacts to the surrounding community and direct abutters from the construction activities. Once the WRC project management team is in place, it shall inform the Town of the responsible individuals for this project and provide phone numbers and 24/7 contact information in order for them to be contacted.

Within a reasonable time of regulatory permits required to develop this Project being obtained, the owner's representative and general contractor shall begin site preparation work for the Project. This Construction Management Plan is intended to be a flexible document. As necessary, it can be reviewed and updated, based upon the applicable requirements of the permits and a detailed review of the onsite conditions by all members of the WRC construction team, with input from appropriate Town officials and agencies and approval of the Planning Board. It is estimated that site work will begin in the first quarter of 2019.

Pre-Construction Site Coordination:
All construction management issues that relate to the Project shall be addressed during the bidding phase of the project. This will include site visits to review specific existing conditions and the required control measures for tree protection and environmental considerations. Pre-construction meetings will be held with all parties involved with this Project including the Town Engineering, Fire, Police and Planning Departments, and local utility companies. In addition, all abutting property owners, as well as members of the Blue Hill Neighborhood Association shall be notified by email **48 hours prior to** commencement of site work, particularly work involving tree clearing and the hauling of soil materials into or out of the site. It is at these meetings that

responsible parties for all construction activities will be identified and their contact information will be forwarded to the appropriate Town authorities.

Prior to construction activities, an on-site meeting will be held with the site subcontractor, the architect, the Arborist and Merrill Engineering to review the scope of the Tree Preservation & Protection Plan and to establish and coordinate the Temporary Construction Fencing Program.

After the Project team is familiarized with the site and the construction program, the Tree Preservation & Protection Plan, the Storm Water Pollution Prevention Plan and the Temporary Construction Fencing Program shall be implemented. These documents provide controls to protect trees to be saved during site construction, to provide and establish erosion controls and to provide temporary drainage structures for sedimentation and storm water management.

Initial Construction Activities

Project Access:
The primary access route for construction vehicles to the site will be from Route I-93 onto Route 138 northbound into Milton. Trucks will then turn right onto Canton Avenue and into the site. Trips during peak traffic times shall be minimized and no queuing of trucks shall be permitted along any of the Project access routes. Truck routes and timing shall be selected and scheduled to avoid conflicts with school bus transportation including bus stops and major bus routes as identified by the school department.

Work Hours:
Hours of operation shall be 7 am to 4:30 pm daily, Monday through Friday, and Saturdays from 7 am to 1 pm. The importation or exportation of fill materials is specifically limited to non-holiday weekdays between the hours of 9 am and 3 pm. Wherever possible, other deliveries shall be made after the morning commuting hours and before the afternoon commuting hours. Entities making such deliveries shall be so notified.

Employee Parking:
Construction parking shall be on site under the control of the owner's representative and general contractor, who will provide an onsite employee parking area in which dust shall be controlled. No employees of either the general contractor or the subcontractors shall be permitted to park on public roadways surrounding the project. Most construction workers should be onsite by 7:30 am and most should leave the site prior to peak afternoon traffic periods. An orientation shall take place with employees to review safety rules, routes to and from the site, hours of operations, lunch trash disposal and noise controls.

Project Construction Controls:
WRC shall have an onsite representative (the "owner's representative") present during construction. The owner's representative shall be responsible for managing the general contractor, who, in turn shall oversee construction during the entire construction period of the project, from the initial pre-construction meeting to the final walk through with the owner. The owner's representative shall also be the liaison to the Town, property abutters and representatives

of the Blue Hill Neighborhood Association. The owner's representative will provide to appropriate Town agencies and officials written reports on the progress of construction and an update on prospective construction activities on a quarterly basis, which will posted on the Town's website.

Communication between the design team, consisting of the project architects, project site/civil engineers, project structural/geotechnical engineers, arborist, the construction team, including the general contractor's staff, site contractor and sub-contractors and WRC, shall be established early in the Project timetable. As the Project develops in pre-construction, the owner's representative and the general contractor shall be involved on a weekly basis along with the entire project team. The final construction documents and plans shall be developed with input from the project team and, as approvals are obtained, the bid process shall be initiated with approved work packages. Communications with the subcontractor market shall identify all project specific issues as well as the scope of work. Just prior to the start of construction, a partnering meeting shall be conducted involving all members of the total project team at which the project shall be reviewed in its entirety and goals shall be set by the team and shall be monitored throughout construction.

Tree Protection:
Protective fencing shall be placed around all trees that are planned to be saved as shown in the Tree Preservation & Protection Plan. WRC shall implement the requirements of Tree Preservation & Protection Plan prior to mobilizing on the site. This shall include pruning of branches and roots as necessary, fertilization, and clearing of adjacent trees not to be preserved in order to erect protective chain link fence and flagging, all of which shall be performed under the supervision of the licensed arborist. A meeting shall take place at the site with the Arborist, Merrill Engineering, Town officials and the contractors to review requirements in the plan.

Erosion Control:
Concurrent with implementation of the Tree Preservation & Protection Plan, the general contractor and the site contractor shall review the Storm Water Pollution Prevention Plan (SWPPP) and prepare the NPDES permit application for submission to EPA. Prior to the beginning of any construction activities, silt fences, staked haybale barriers and wheel wash and dust control measures shall be installed, as shown on the plans and in accordance with the SWPPP. The erosion control barriers will be inspected on a regular basis and after periods of rains of one half inch or more. During excavation and rough grading, siltation basins and temporary drainage swales shall be constructed to effectively direct runoff from disturbed areas and reduce the amount of runoff from the construction areas. Where water flow is concentrated, appropriate crushed stone check dams shall be installed as well as haybale check dams, as required. Stockpiled materials shall be properly stabilized as required in the SWPPP. WRC and its contractor shall be responsible to street sweep Canton Avenue as is required by site conditions and as directed by Town Officials.

Construction Staging:
In accordance with the Tree Preservation & Protection Plan and SWPPP are in place, temporary construction staging areas will be established within the area of each building pod or pods that will next go under active construction. Site clearing and the installation of temporary

construction entrances to each such building pod shall be undertaken with care given to maintain the requirements of the Tree Preservation & Protection Plan and the SWPPP. Any required demolition of the existing building structures shall occur in accordance with the applicable local and state regulations.

Concurrently with the installation of project infrastructure, including roadways and utilities, connections to the municipal water and sewer systems within Canton Avenue and Brush Hill Road/Blue Hill Avenue shall be undertaken. During work on the new water system, adequate water service and fire protection shall be maintained within the surrounding community, in consultation with appropriate Town agencies and officials.

Temporary Utility Setups:
Any temporary utility connections that are required shall be installed to insure that water and other services are available to the neighborhood during construction. The owner's representative and general contractor shall coordinate these efforts as required to insure uninterrupted service.

Construction Phase:

Site Development Phase:
The first phase of construction shall involve clearing, grading and associated site infrastructure work necessary to complete Wolcott Woods Lane to a 'binder stage'. This work will involve tying into existing utilities in Canton Avenue and Blue Hill Avenue/Brush Hill Road (sewer, water and electric. Rough grading and tree removal associated with this work shall be conducted in accordance with the SWPPP and the Tree Preservation & Protection Plan. Protective fencing will be placed around all trees that are to remain. This fencing will be inspected on a regular basis in order to insure maximum tree protection. Reasonable dust control measures, including regular watering, shall be taken to minimize air-borne dust and to keep any such dust on site.

Noise:
Reasonable measures shall be taken to control unnecessary noise during construction activities. Idling of trucks shall be expressly prohibited. If radios, CD players or other such devices are in use, the volume shall be limited to keep the sound on site. In conducting their activities, insofar as reasonably possible, workers shall be respectful of the rights of neighboring residents to quiet enjoyment of their properties.

Earth Deposit and Removal:
Due to the topography of the site and the provision of underground storm water facilities and other utilities, both the import and export of soil will be required during project construction. Based on an engineering analysis of the site WRC prepared a separate table that graphically describes to volumes of material to be removed and the volume to be deposited. The table is attached hereto.

Wherever practical, earth materials will be re-utilized on the site. All excess material that cannot be used on-site shall be transported offsite. The delivery and/or removal of materials shall extend over the projected two year construction period. The delivery and/or removal of materials shall primarily occur between 9 am and 3 pm to avoid impacting traffic during the morning and afternoon peak times and to avoid periods when school busses are active.

Site Clearing:
Clearing and grubbing shall proceed initially along the proposed site roadways on a staggered basis in accordance with the attached Construction Management and Phasing Schedule (Sheets C.4.1 to C4.4) as such schedule may hereafter be revised with notice to the Planning Board. In no instance shall the site be 'clear cut' and only clearing necessary for that the efficient management and completion of the building pods under construction shall be undertaken. Silt fencing, temporary drainage swales, haybale check dams and staked hay bales etc. shall be installed as shown on appropriate plans to prevent sediment runoff and define the limits of work. All stockpiled soil shall be stabilized. Permanent slopes with gradients in excess of three-foot horizontal to one-foot vertical will be stabilized with erosion control fabric. Dust shall be controlled.

All vegetative debris shall be chipped on site except for the logs hauled off as marketable lumber. Stumps shall be removed or ground up on site without undue noise. Wood chip material shall be used for erosion controls on exposed slopes prior to their stabilization by revegetation. The loam shall be stripped, screened and stockpiled with dust controlled as the site construction progresses. At the designated areas containing trees to be preserved, where foundation cuts are in close proximity to the root structure of the trees, an earth retention system shall be used to minimize any movement of the root structure. The system depends on the depth of the cut and the proximity of the base of the tree. Typically, if a 45 degree angle can be achieved from the drip edge of the tree to the bottom of footing, earth retention may not be required, but in any event erosion of the slope shall be prevented under direction of the Arborist.

Foundations:
The construction of each building shall be subject to the issuance of building permits by the Building Commissioner. Once building permits are obtained for one or more buildings, placement of building foundations will be located by survey prior to the commencement of excavation so as to be located as shown on the sheet entitled Site Layout Plan dated August 31, 2018, Sheets C3.1 to C3.4 of the Site Plan). To further ensure that the buildings shall be located as so shown, the excavated foundation hole and footings shall be 'pinned' by survey and an "as-built survey plan" shall be provided to the Building Department prior to the request for the "Foundation Inspection". This protocol shall insure that each building has been placed in

conformity with the Site Layout Plan and that the required side line and buffer line setback dimensions are met.

Stormwater:
Storm water runoff during construction shall be controlled using a combination of temporary drainage structures prior to the installation of the permanent systems in accordance with the SWPPP. Existing and proposed catch basin inlets shall be protected using sediment traps, silt sacks, and staked hay bales. All stormwater control systems shall be inspected and maintained regularly to ensure that the system is functioning correctly throughout the construction process.

Utilities:
Site utilities, including any temporary service connections, shall be constructed in a coordinated fashion so as not to impede or interrupt services, including storm drainage and sewer to residents. The owner's representative and general contractor shall coordinate the efficient installation of all drainage, water and sewer installations as well as all private utility services (telephone, cable, electric, etc.).

Building Construction Phase:
The progress of building pod construction will be subject to market conditions. The Management and Phasing Schedule shall be revised as may be necessary to reflect such conditions. Build-out of the site will begin with Building 1 adjacent to the Devens House and proceed around the site in a counter clockwise fashion. It is anticipated that no more than four building pods will be actively under construction at any given point of time with, for example, one building pod being weather tight with interior buildout (finishes) work progressing with the fourth building pod being at foundation/framing stage of work. A nine month build cycle is projected for each building pod. Building pod site grading and landscape work shall take place simultaneously with the buildout of the individual units insofar as weather permits.

The renovation and rehabilitation of the Manor House, Wolcott Mansion and Devens House is anticipated to commence in late fall 2019. Full Project buildout is projected at 48-60 months, weather and market conditions permitting.

Attachments:
Project Development Schedule
Earth Deposit and Removal Table

Wolcott Estate
Project Development Schedule

Time Period	Activity
Sept ’18 – Dec ‘18 (90 day period – approx.)	Site Plan submission & Special Permit Review Period
Jan ’19	Project Capitalization, Buy Out and Start - up
March ’19	Site Mobilization, Erosion Control, Tree Preservation
April ’19 – August ’19	Phase I Road Construction
June ’19 – Feb ’20	Phase I Unit Construction
Sept ’19 – May ’20	Phase II Road Construction
Feb’ 20 – June ’21	Phase II Unit Construction
March ’21 – Nov ’21	Phase III Road Construction
Sept ’21 – Dec ’22	Phase III Unit Construction
June ’22 – Mar’23	Phase IV Road Construction
Oct ’22 – Dec ‘23	Phase IV Unit Construction

Construction Management & Phasing

Earth Deposit and Removal Table

Due to the topography of the site and the provision of underground storm water facilities and other utilities, both the import and export of soil will be required during project construction. Based on an engineering analysis of the site WRC projects the following:

Construction Activity	**Cut** (CY)	**Fill** (CY)	**Total Import/Export Volume** (CY)
Roadway construction including			
drainage infrastructure	9,218	8,799	-419
Total Roadway Construction			-419
Buildings 1-31	20,784	14,008	-6,776
Total Building Construction			-6,776
Overall Site Total			7,195 Export

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