

Attachment G
Construction Detail Plan

Cold Brook Crossing

36 North Road



Construction Management Plan

Submitted to: The Town of Sudbury Planning Board

Submitted on: March 11, 2020

Quarry North Road LLC
Cold Brook Crossing
Emery at Cold Brook Crossing
Pines at Cold Brook Crossing
The Apartments at Cold Brook Crossing

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A. GENERAL PROJECT INFORMATION

<u>Project Name</u>	Cold Brook Crossing
<u>Address</u>	36 North Road Sudbury, MA 01776
<u>Owner/Proponent</u>	Quarry North Road LLC 2134 Sevilla Way Naples, FL 34109
<u>General Contractor</u>	TBD

Project Description

Cold Brook Crossing is comprised of three neighborhoods.

- Emery at Cold Brook Crossing is an age restricted neighborhood which includes 31 two bedroom townhouses, one four story condominium building with 23 one bedroom and 27 two bedroom residences and one clubhouse. Under building and surface parking is provided.
- Pines at Cold Brook Crossing is a non-age restricted townhome neighborhood which includes 88 two bedroom townhomes and 4 three bedroom townhomes.
- The Apartments at Cold Brook Crossing has two four story multi-family residential buildings. 26 of the apartments are reserved for families that meet the affordable housing criteria. 75 of the apartments are market rate. 52 are one bedroom, 38 are two bedroom and 11 are three bedroom floorplans. Basement and surface parking is provided.

Project Location

The project is located at 36 North Road in Sudbury, MA. Overall, the parcel occupies approximately 26 acres and is bounded by North Road to the south, the Town of Concord to the East, Northwood Condominiums to the West and forested land to the north. Access to the site will come exclusively from North Road.

B. PROJECT DURATION

Provided all permits and approvals are in place, it is the project team's goal to start construction in the summer of 2020. The total duration of construction is expected to last approximately 36 to 48 months. This duration will vary slightly depending on unforeseen conditions such as unsuitable soils, severity of winter weather, and the real estate market.

Generally speaking, the construction process will proceed as follows:

1. Site Preparation - Demolition, Clearing, Erosion controls, Earthwork

2. Sequenced Stormwater BMPs and Utility Infrastructure

3. Sequenced Foundations / Binder Coat Pavement

4. Sequenced Vertical Construction

5. Final Site Work - Top Coat paving, Final grading, Landscaping

C. PROJECT LOGISTICS

Note: Information included in this section regarding project logistics should be reviewed in conjunction with the Site Logistics Plan attached herein.

Site Access

The main entrance will be for site access. Wayfinding signage will be posted on North Road as well as within the project site to direct the flow of traffic for trade workers and construction deliveries to the apartment, condominium, or townhome neighborhoods.

Project Phasing

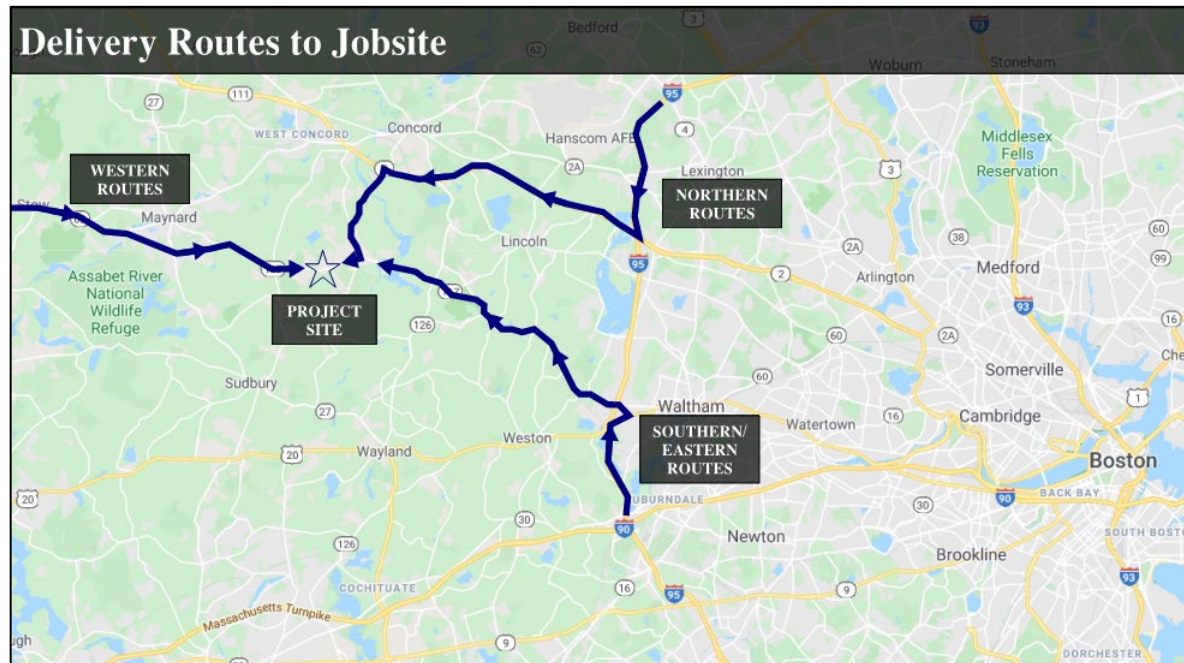
Construction is anticipated to start in the summer of 2020 upon receiving all permits/approvals and taking ownership of the property. The first phase includes the grading, site infrastructure, entry boulevard, waste water treatment facility, leaching field, clubhouse, age restricted and non-age restricted townhomes, the 50 unit age restricted condominium building, clubhouse, and the both apartment buildings. Phase II will include age restricted townhomes and non-age restricted townhomes and the third phase will be the remaining townhomes.

Deliveries

Construction deliveries will be limited to typical hours of operation, as outlined in Item E below. Trucking routes arriving from the North will come via Interstate 95. Vehicles will exit West to the Cambridge Turnpike (Route 2) and continue until taking Sudbury Road South. Sudbury Road intersects with Route 117 (North Road) which the project site is located on. Approaching from the East will allow vehicles to enter the project site without crossing traffic.

Trucking routes from the South will come via Interstate 95, as well. Vehicles will exit onto Route 117 (North Road) and continue until reaching the project site on the right. This approach will avoid the Sudbury Town Center entirely. It will also allow deliveries to enter the job site without crossing traffic, thus mitigating any potential queuing on North Road.

Deliveries originating from the East and West will make use of Route 117 (North Road).



Construction Parking

At the peak of construction, daily manpower is expected to be approximately 150 workers. While carpooling is encouraged, this is still likely to yield 50+ vehicles daily. Subcontractors will only be allowed to park on-site during construction. Access for emergency vehicles will be maintained throughout construction and parking will not be allowed in access ways.

Construction Staging

Site office trailers, staging areas and stored materials will be located within the project site so as to maintain flow for vehicle and construction traffic. Queuing areas will be designated for delivery trucks so as not impede traffic on North Road.

Site Security

Temporary fencing may be erected and maintained duration construction of the project in locations deemed necessary by the Owner.

D. TEMPORARY FACILITIES

Field Office

Temporary field office trailers will be stationed on the project site for the purpose of directing field operations. The office will be equipped with power, internet and appropriate office furniture. Project meetings will be held at the field office.

Temporary Electric

The project will attain temporary electric to support the field office and other activities during construction. Lighting and power will be provided for project construction and safety as needed. Generators will be used, as needed, in the early stages of construction before temporary electric is attained from the utility company. Generators will continue to be used periodically throughout construction for miscellaneous purposes even after temporary electric is attained.

Trash and Debris Removal

An adequate number of dumpsters will be available on site for the use of the trades. Dumpsters will be serviced routinely and will be located so as not to interfere with construction traffic and emergency access. General cleanup of construction debris will occur daily.

Temporary Toilets

An adequate number of temporary toilets will be provided on site for construction personnel. The number of toilets on site will fluctuate with the number of construction workers on site. Toilets will be serviced on a routine basis.

E. COMMUNICATION

Pre-Construction Meeting

Prior to any work being performed on-site, the Owner and its selected contractor will set a Preconstruction Meeting with the Town of Sudbury Building Department & Town Officials to review construction procedures.

Points of Contact

In conjunction with the Owner's representative, the selected contractor's Site Manager will serve as a direct point of contact for official construction related business with the Town of Sudbury. All official town correspondence should be channeled through the Site Manager and the Owner's representative.

The Site Manager is the individual that will be on-site on a day-to-day basis and their presence should be utilized.

A Project Contact sheet will be posted in the office trailer that will contain contact information for the public entities such as the Police Department, the Fire Department and The Department of Public Works.

F. OPERATING PROCEDURES

Hours of Operation

Monday – Friday	7:00 AM – 6:00 PM
Saturday	7:00 AM – 5:00 PM

Hours of operation listed above pertain to “noise making” construction activities. It is likely that throughout the course of construction “quiet” activities, such as interior painting, will occur outside of the listed hours of operation.

Safety

Safety is a critical factor in determining the overall success of a construction project. Day-to-day safety standards and protocols are continuously emphasized on-site. Information regarding mandatory safety standards are posted throughout the job site and they are reiterated to the trades during weekly subcontractor foremen meetings.

Dust Control

Dust control measures will be implemented as required throughout the course of construction to minimize impacts to the surrounding community. A stabilized construction entrance will be installed and maintained to help minimize any excess dirt and dust tracked from the site. North Road will be monitored daily and swept periodically to maintain a clean roadway.

Erosion Control

Erosion controls will be installed and maintained throughout construction using best management practices as outlined in the Civil Engineer’s specifications and the SWPPP. Stock piles of material will be protected with erosion control devices, as well.

Due to the size of the disturbance area, a Stormwater Pollution Prevention Plan (SWPPP) will be drafted by the Civil Engineer. The SWPPP will be signed by all appropriate parties and operators on-site will strictly adhere to the guidelines set forth in the approved SWPPP. A hard copy of the approved SWPPP will be kept in the job trailer for daily

reference.

Site Clearing

Limits of clearing and grubbing operations will be clearly identified in the Civil Drawings. Any trees that are to remain undisturbed shall be protected during construction as per the engineer's direction.

Blasting

Geotechnical investigations indicate that some ledge may exist within the project site. It is our hope that no blasting will be necessary for the construction of this project. Should blasting be required, the Owner, the selected contractor and the selected blasting contractor will follow the guidelines imposed by the Town of Sudbury.

Noise

The Owner and the selected contractor will take measures to ensure that noise from construction activities shall not exceed acceptable levels, as set forth by authorities having jurisdiction. However, it should be anticipated that some level of construction noise should be expected during the hours of operation. Loud music and loud vulgar language will not be allowed on the site.

Smoking

Smoking is prohibited within all buildings throughout all phases of construction.

G. QUALITY CONTROL AND ASSURANCE

Overview

Quality Control and Quality Assurance is performed on a day-to-day basis throughout construction. All work completed in the field is reviewed by the Owner to assure that finished products align with the design documents. The Owner will also engage third party testing and inspection parties to monitor certain construction activities. Should quality control issues arise, they will be remedied with the input of the design team.

On-Site Meetings

Owner meetings and Subcontractor Foreman meetings are held weekly on-site. Meeting minutes are diligently recorded and distributed weekly for both meetings. Topics discussed during these meetings include: safety, schedule, design conflicts, quality control, construction logistics and requisition reviews. Quality control issues are reviewed with subcontractor foremen and corrective work is handled expeditiously.

Submittal Process

Prior to installation of any on-site materials, a submittal process is completed to ensure all construction materials, equipment and finishes are in-line with the design team's intent and standards. Records of approved submittals are archived and provided to the Owner.

Third Party Testing and Inspections

The Owner will engage third party testing and inspection parties to monitor certain aspects of construction. The Owner will work with these entities to provide access and information as required to fulfill their obligations. Typically, these entities will distribute reports to stakeholders based on their findings and, if necessary, corrective action will be taken. These entities provide an additional layer of quality control for certain critical construction activities.

Project Close Out

As-built drawings will be provided to the Owner during the close out period of construction.

H. PUBLIC AGENCIES OF INTEREST

Underground Utilities

Prior to the start of any construction activities, “Dig Safe” will be contacted in accordance with MA regulations. In addition, all known existing utilities will be indicated on the Civil plans for the use and reference of contractors on site. Once a Project Dig Safe number has been issued it will be circulated to all parties of interest.

Water / Sewer Tie-Ins

The project will tie into the Sudbury Water District water system. All infrastructure and connection details will be designed by the Civil Engineer in conjunction with the Town of Sudbury standards. Requisite permits will be obtained as required. The project will provide its own privately owned and maintained sewer system via a newly constructed on-site wastewater treatment and disposal facility approved and constructed in accordance with MA DEP regulations...

Inspections & Documentation

Internal reports and photos are recorded periodically by the Owner and the contractor’s site manager. These reports provide a clean record of the construction activities, manpower on-site, safety incidents and weather conditions.

As town inspections are required, the Owner and/or the contractor’s site manager will provide adequate notice to code officials for the scheduling of their presence on-site.

Permits

The project team shall obtain all applicable local, state and federal licenses and permits that are required for this construction project. Permits will be displayed in clear view at the job trailer.

Project Sign

A project sign will be constructed and posted that includes information as required by the Town of Sudbury.

I. ENFORCEMENT

All aspects of this Construction Management Plan will be enforced by the project team using the following steps:

1. The first corrective action is a verbal warning accompanied by an explanation of the violation with a timeframe for compliance.
2. The second corrective action is a written warning accompanied with a timeframe for compliance.
3. Third and final notice will invoke a stop work order, and the violating subcontractor will be removed from the site.



PHASING NOTE

THIS PHASING PLAN IS INTENDED TO SHOW THE PROGRESSION OF CONSTRUCTION IN A GENERAL MANNER AS IS ANTICIPATED AT THIS TIME. THERE WILL BE SOME OVERLAP OF PHASES TO FACILITATE A SEAMLESS FLOW OF SITE WORK AND VERTICAL CONSTRUCTION ACTIVITIES AS THE BUILDOUT PROGRESSES, AND THEREFORE THE CONTRACTOR MAY MOVE TO SUBSEQUENT PHASES PRIOR TO COMPLETING PRIOR PHASE.

- CONSTRUCTION PHASE 1
- CONSTRUCTION PHASE 2
- CONSTRUCTION PHASE 3

NOT FOR CONSTRUCTION

CDG PROJECT #:19044 & 19045

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
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5		
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7		
8		
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PLANNING BOARD:

SEAL:

DRAFT

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

QUARRY NORTH ROAD LLC

2134 SEVILLA WAY
NAPLES, FL 34109

PROJECT:

COLD BROOK CROSSING

NORTH ROAD
SUDBURY, MASSACHUSETTS

SCALE:

80 0 40 80 160

GRAPHIC SCALE IN FEET

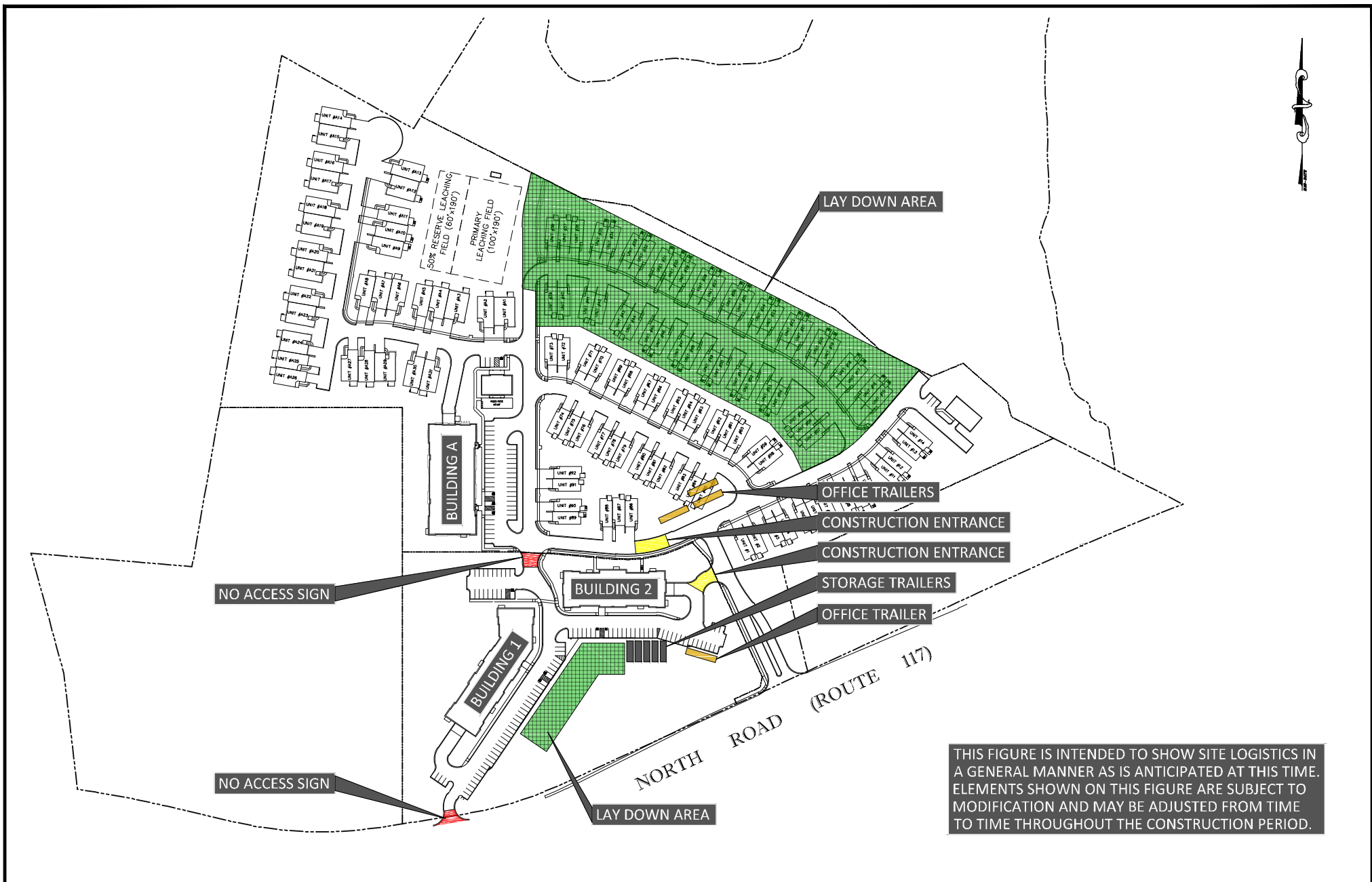
SHEET:

CONSTRUCTION PHASING

X

DATE:

03/11/2020



THIS FIGURE IS INTENDED TO SHOW SITE LOGISTICS IN A GENERAL MANNER AS IS ANTICIPATED AT THIS TIME. ELEMENTS SHOWN ON THIS FIGURE ARE SUBJECT TO MODIFICATION AND MAY BE ADJUSTED FROM TIME TO TIME THROUGHOUT THE CONSTRUCTION PERIOD.

<p>250 0 125 250 500</p> <p>GRAPHIC SCALE IN FEET</p>	<p>PROJECT:</p> <p>COLD BROOK CROSSING</p> <p>NORTH ROAD SUDBURY, MA 01776</p>	<p>PREPARED FOR:</p> <p>QUARRY NORTH ROAD LLC</p> <p>2134 SEVILLA WAY NAPLES, FL 34109</p>	<p>PREPARED BY:</p> <p>CIVIL DESIGN GROUP, LLC</p> <p>21 HIGH STREET SUITE 207 NORTH ANDOVER, MA 01845 www.cdengineering.com p: 978-794-5400 f: 978-965-3971</p>	<p>SITE LOGISTICS PLAN</p> <p>03/11/2020</p>
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