

**VILLAGE OF THE AMERICAS
PHASE VII
OPERATION AND MAINTENANCE
ASHLAND, MA
3 DECEMBER 2015
REVISED 10 DECEMBER 2015
REVISED 14 JANUARY 2016
REVISED 26 JANUARY 2016**

**REFERENCE PHASE PLAND DATED 10 DECEMBER 2015 PREPARED BY
BENCHMARK ENGINEERING**

NOISE

Construction equipment utilized on site shall comply with Federal Noise Standards. In addition to the recently installed fencing which reduces sound transmission, the applicant will install warning signage at the entrance to the site stating: **“WARNING, CONSTRUCTION SITE, HIGH NOISE AREA”**.

The signage locations are indicated on the phase plan.

On the first day of each month a list of machines operating on site, their operating hours and decibel rating will be provided to the Planning Department in PDF format.

DUST

Dust will be controlled by use of water truck and spray if necessary. As construction progresses, an irrigation system will be developed using the detention basin as a water supply source.

The applicant has met with the management company and is working with the company to develop a plan for washing affected buildings.

Roads/sidewalks surrounding the worksite will be cleaned/swept at the conclusion of each workday if they contain any dirt/dust/debris whatsoever.

Water trucks will be promptly dispatched when the conditions become favorable for dirt/dust to leave the immediate worksite and most certainly when dirt/dust leaves the immediate worksite.

On the first day of each month, a log will be provided to the Planning Department listing the exact dates/times that dirt/dust/debris was cleaned/swept from streets and sidewalks during the previous month.

IRRIGATION

The pump and main line for the irrigation system will be installed during Phase I as part of the infrastructure. The system controls will be located on the top of the basin slope. As each building is constructed, the individual sprinkler system will be installed. A typical installation is indicated on the Phase Plan.

On the first day of each month (once the system is built), the following will be provided to the Planning Department: a report on the condition of the system and whether any of its components are in need of repair, and a description of the system's impact on the detention basin.

The system is intended to remain in place and be operated by the condominium management company.

SIGNAGE

Construction signage will be provided at the Intersections of America Boulevard and Queen Isabella Way stating **“WARNING, PROCEED WITH CAUTION, ACTIVE CONSTRUCTION SITE, CONSTRUCTION VEHICLES IN ROAD”**.

The signage locations are indicated on the phase plan.

MATERIAL AND CONSTRUCTION EQUIPMENT

All equipment is to be stored within the fenced area. An inventory of the construction containers is attached as a separate document. All equipment and materials not in active use are to be stored at the front of the site.

The equipment storage area is located on the Phase Plan.

CLEANUP

Roads will be swept on a weekly basis and more frequently if necessary. Once the interior of Phase VII is rough graded, it will be treated with a tackifier to assure stabilization.

Roads/sidewalks surrounding the worksite will be cleaned/swept at the conclusion of each workday.

Water trucks will be promptly dispatched when the conditions become favorable for dirt/dust to leave the immediate worksite and most certainly when dirt/dust leaves the immediate worksite.

On the first day of each month, a log will be provided to the Planning Department listing the exact dates/times that dirt/dust/debris was cleaned/swept from streets and sidewalks during the previous month.

CONSTRUCTION SCHEDULE AND PHASING

Once approved by the Planning Board, installation of the site infrastructure will commence. Infrastructure will take approximately 5 months. During this time period, the central drive running through the site will be constructed from Queen Isabella between buildings 81 and 82 to America Boulevard between buildings 74 and 77.

Building construction will begin with buildings 70, 71 and 82, then proceed to buildings 79-81. Sections of the fencing will be removed as each building is constructed. The next section of buildings will begin with 72, 75 and 76. The last four buildings will begin with 78 and proceed to finish with 73. Fencing along America Boulevard will be removed as those buildings are constructed.

Building construction is predicated on sales which are impacted by economic factors beyond our control. The Phase Plan includes projected a timeframe for building construction with start dates based upon the project approval date.

FENCING

As buildings are developed, the fencing will be removed at that particular building. The temporary chain link fence with wind screen will be relocated to separate the finished buildings from the buildings under construction.

Upon completion of Driveway "A", gates will be installed at each end to prevent through traffic and will be relocated with the fencing to maintain a secure perimeter around the construction site.