



Enhancing our communities





Cranberry Marsh Estates

CONSTRUCTION MANAGEMENT PLAN

Hill Ridge Homes

Document Control

File:	Prepared by:	Prepared for:
119019	Tatham Engineering Limited 115 Sandford Fleming Drive, Suite 200 Collingwood, Ontario L9Y 5A6 T 705-444-2565 tathameng.com	Hill Ridge Homes 110 Jardin Crescent, Suite 14 Vaughan, Ontario L4K 2T7
Date: July 28, 2023		

Authored by:	Reviewed by:
	
John Birchard, B.Eng., EIT Engineering Intern	Doris Casullo, B.A.Sc., P.Eng. Project Manager, Senior Engineer

Disclaimer	Copyright
The information contained in this document is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Tatham Engineering Limited undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.	This document may not be used for any purpose other than that provided in the contract between the Owner/Client and the Engineer nor may any section or element of this document be removed, reproduced, electronically stored or transmitted in any form without the express written consent of Tatham Engineering Limited.

Issue	Date	Description
1	July 28, 2023	1st Submission

Document Contents

1	General, Project Safety and Security	1
1.1	Project Description	1
1.2	Project Team Contact Information (Owner, Consultant, Contractor)	1
1.3	Construction Schedule (Milestones)	1
1.4	Construction Safety and Security	2
1.5	Fire and Emergency Access	2
1.6	Hours of Construction	2
1.7	Community Liaison Contact Information	3
1.8	Construction Process Outline.....	3
2	Noise, Dust and Vibration Control	5
2.1	Preconstruction Survey of Neighbouring Properties	5
2.2	Dust and Mud Control	5
2.3	Road Cleaning Schedule.....	5
2.4	Emissions and Air Quality Control	5
2.5	Noise	5
2.6	Vibration	6
3	Site Management	7
3.1	Site Access and Haul Route Map	7
3.2	Fill Source and/or Disposal Site.....	7
3.3	Traffic Management Plan.....	7
3.4	Provisions and Materials Storage Location.....	8
3.5	Delivery Times and Loading Areas.....	8
3.6	Worker Access and Parking	8
3.7	Pedestrian Access	8
3.8	Adjacent Property Impacts and Restoration	8



3.9	General Waste Management	8
3.10	Site Tidiness	9
3.11	Environmental Management.....	9
3.12	Erosion and Sediment Control	10
3.13	Tree Protection	10
3.14	Spill Response Plan.....	10



1 General, Project Safety and Security

1.1 PROJECT DESCRIPTION

This Construction Management Plan, which is being submitted pursuant to the requirements for Site Plan approval, shall be considered preliminary pending the finalization of the issued for construction drawings and the engagement of a contractor when the details and sequence of construction can be finalized.

The requirements that are outlined below are designed to provide an initial overview of construction activities associated with the servicing of the site.

The property is approximately 1.3 ha in area and is located at municipal address 11589 Highway 26 in the Town of Collingwood.

The proposed development features a 7.2 m wide private road and cul-de-sac, beginning at Highway 26 and extending 220 m towards Cranberry Marsh, followed by a turning circle. The development will feature 5 buildings fronting the private road and cul-de-sac, which will comprise of 26 freehold townhomes.

1.2 PROJECT TEAM CONTACT INFORMATION (OWNER, CONSULTANT, CONTRACTOR)

Owner: Hill Ridge Homes
Frank Fragile
Phone: (905) 660-0035
Email: frank.hillridgehomes@gmail.com

Civil
Consultant: Tatham Engineering Limited
Doris Casullo, P.Eng., Project Manager, Senior Engineer
Phone: (705) 444-2565, ext. 2169
Email: dcasullo@tathameng.com

Contractor: TBD
(Site Servicing)

1.3 CONSTRUCTION SCHEDULE (MILESTONES)

It is anticipated the phasing/sequencing of construction will be generally as follows:

- site preparation;
 - surface feature removals;
 - topsoil removal, installation of hoarding and erosion and sediment control measures;
- site servicing;



- below ground works (sewers, water and utilities);
- road works
- above ground works (walkways and decking);
- construction of residential units; and
- landscaping.

1.4 CONSTRUCTION SAFETY AND SECURITY

The contractor shall review and be familiar with the applicable health and safety policies. The contractor shall ensure that all sub-contractors and employees under their control operate in accordance with these policies. Failure to do so will result in written notification given to the contractor to comply with the health and safety policies within one working day and should the issue remain unresolved the work shall be suspended until such items are resolved to the satisfaction of the contract administrator or designate. No compensation will be given for any loss of time due to a work stoppage related to a health and safety policy issue.

The proposed construction access will be from Highway 26. General construction deliveries will use the Highway 26 access.

Construction hoarding will be installed in locations surrounding the respective phasing area to prevent unauthorized pedestrian entry. The site will be locked during hours of non-operation.

A Site Works Plan prepared by the contractor will be issued prior to construction.

1.5 FIRE AND EMERGENCY ACCESS

Access to the site by ambulance and fire trucks will be maintained at all times.

Traffic control and pedestrian safety shall be maintained at all times. Temporary road closure or side walk closure of Highway 26 for connection to the sanitary sewer or water service shall only be implemented when approved by the Town of Collingwood and the Engineer. The contractor shall always provide traffic/pedestrian control persons to direct traffic during work on Highway 26 as required and approved by the Engineer and the Town.

The contractor shall provide a watchman or other suitable employee as required to inspect and maintain the site on weekends and other times when the contractor is not working.

1.6 HOURS OF CONSTRUCTION

The project will undertake construction activities between 7:00 AM and 7:00 PM on weekdays. No work is anticipated on Saturdays and no work shall take place on Sundays, or any holiday.



Start-up and warm-up of equipment will not commence until after 7:00 AM. If it is determined that there will be a need for construction activity outside these hours, the contractor will coordinate and obtain approval from the Engineer and the Town.

1.7 COMMUNITY LIAISON CONTACT INFORMATION

Refer to Section 1.2 for Project Team Contact Information.

The contractor shall designate an on-site public liaison for the duration of the project. This person shall be available to communicate with residents and local businesses on a daily basis, twenty-four (24) hours a day, seven (7) days a week.

The contractor will be responsible to maintain a written log of all inquiries and complaints complete with contact information and mitigation measures to appease the person's complaint.

The contractor will also be responsible for providing the Engineer with a written weekly summary of the construction status including the work completed the previous week as well as the anticipated work to be completed the following week. The contractor will also be required to attend all construction status meetings. The contractor shall be available to meet at the site within one hour for critical problems as well as after normal working hours during the week.

The contractor's cell phone number and email address are to be provided for inclusion in the projects' start-up meeting. This representative may or may not be the site superintendent but must have detailed knowledge of the day-to-day activities to respond to public questions and concerns. This person must also be an effective communicator and have the necessary time each day to dedicate to this task.

1.8 CONSTRUCTION PROCESS OUTLINE

Refer to Section 1.3 for construction schedule outline.

Upon being awarded the contract, the contractor shall provide to the Engineer for their approval a copy of their detailed construction schedule. No work shall commence on the site until the Engineer have approved the Schedule of Work and have issued a Start Work Order.

Temporary potable water interruptions are expected for this project. The contractor shall notify the Engineer and Town a minimum of 48 hours if a water interruption to the adjacent properties is required.

The Schedule of Work shall indicate proposed progress in 1-week periods for at least the following work as applicable:



Civil Works

- Mobilization
- Siltation and erosion controls and hoarding/pedestrian safety signage
- Clearing and grubbing and removals
- Watermain, water services and connection to Highway 26 Watermain
- Restore Highway 26 sidewalk
- Sanitary sewer, sanitary services and connection to Highway 26 sanitary sewer
- Storm sewers
- Restoration of Highway 26 sidewalk
- Testing and disinfection of water and testing of sewers as required
- Placement of subgrade and granular materials for proposed roadway
- Asphalt paving
- Utilities including lighting
- Landscaping
- Restoration



2 Noise, Dust and Vibration Control

2.1 PRECONSTRUCTION SURVEY OF NEIGHBOURING PROPERTIES

A pre-construction survey of the neighboring properties is not proposed as part of this Construction Management Plan. However, the contractor may complete inspection and survey of adjacent lands as they see fit to document existing conditions.

2.2 DUST AND MUD CONTROL

Best management practices to control dust will be implemented when needed on site. They include:

- Monitoring of dust during dry and windy conditions;
- Use of water spray as required during any excavation and construction phases, or when any other activity where excess dust is created; and
- Erosion and sediment control measures as required.

2.3 ROAD CLEANING SCHEDULE

A street sweeping and flushing program will be developed for the surrounding streets if necessary. Street cleaning will be completed by the contractor and if required the Engineer or Town may request additional cleaning at their discretion to be completed by the contractor.

2.4 EMISSIONS AND AIR QUALITY CONTROL

On site traffic will be managed to minimize idling, dust, noise and greenhouse gas emissions. Dust control measures have been laid out in section 2.2 Dust and Mud Control above.

2.5 NOISE

Construction noise impacts are related to the intensity of the noise sources and their proximity to sensitive persons.

The project is in a residential area. Construction activity is expected to generate moderate ambient noise which is already be present in and around the site due to traffic on Highway 26.

The contractor will work to minimize any excessive noise impacts. The contractor will employ the following best management practices on site and make every effort to prevent nuisance noise conditions:

- Work will comply with municipal noise by-laws;



- The use of truck and equipment mufflers, including periodic inspections to ensure proper operation;
- Low-pitch back-up alarms;
- Limited truck or equipment idling;
- Provide temporary electric power to minimize the use of onsite generators;
- Maintain smooth surfaces on construction site and public ways to minimize unnecessary noise from potholes; and
- Identify in advance, any activities that may generate unavoidable excessive noise and use all reasonable efforts to minimize noise emission levels.

2.6 VIBRATION

All means and methods for performing work at the site will be evaluated for potential vibration impacts to the adjacent properties and shall be kept to a minimum. Excess vibration will be monitored at regular intervals and during heavy equipment use.



3 Site Management

3.1 SITE ACCESS AND HAUL ROUTE MAP

Contractor to provide site access location(s) and haul routes along Highway #26 prior to construction.

3.2 FILL SOURCE AND/OR DISPOSAL SITE

All earthworks shall be in accordance with all applicable Provincial and Municipal laws and statutes including but not limited to O.Reg. 406/19.

The use of imported fill shall be approved by the Engineer, where there is insufficient suitable native material available. The contractor to confirm source of imported material at least 2 weeks prior to delivery to the site.

With respect to the removal of excess fill, the contractor shall confirm the receiving property at least 2 weeks prior to removing any fill from the site. The contractor shall provide documentation that the receiving property is authorized by the applicable municipality to receive fill (i.e. a Fill Permit) and documentation from a Qualified Person (P.Eng. or P.Geo.) that it is appropriate for the site to receive fill from this project. The contractor shall log and document all fill removed from the site, including the date, time, quantity (volume), removal location and disposal location. Logs shall be provided to the Engineer on a weekly basis.

Any fill material that becomes contaminated due to contractor's activity shall be removed and replaced at no extra cost to the contract.

Excavated material that is determined to be unsuitable by the Engineer shall be temporarily stockpiled. All stockpiles are to be maintained by the contractor; excess material is to be removed from site prior to completion of the project at no extra cost to the contract.

3.3 TRAFFIC MANAGEMENT PLAN

During construction there will be several occasions where traffic/pedestrian management will be required. These events include the installation and connection of the sanitary sewer and water main. Partial or full road closures on Highway 26 may be required to allow for connection to the sanitary sewer and watermain on Highway 26. In the event a partial or full road closure is necessary, the proper permits and notice will be obtained from the Town. All appropriate traffic control measures will be taken including traffic control persons, signage, and equipment.



3.4 PROVISIONS AND MATERIALS STORAGE LOCATION

Material storage shall be located a minimum 3.0 m from any fencing or hoarding and be protected by appropriate covering. Stockpiles of earth, topsoil or gravels shall not exceed 3.0 m in height with minimum of 3:1 side slopes.

3.5 DELIVERY TIMES AND LOADING AREAS

Delivery times will be scheduled during regular working hours as described in Section 1.6 above. All deliveries will be from the existing site entrance from Highway 26.

3.6 WORKER ACCESS AND PARKING

Worker access will be from Highway 26. Workers will park in designated parking areas onsite. Street parking will not be permitted.

3.7 PEDESTRIAN ACCESS

The contractor will implement necessary measures to ensure safe pedestrian flow around the site. Appropriate signage shall be provided by the contractor on both sides of the work area prior to starting any excavation work and the Town shall be notified by the engineer or contractor for approval. The existing gravel trail on the south side of Highway 26 will be closed during the installation of watermain and sanitary sewer located under the trail. This will be restored with granular material immediately following the connection. As part of the works the portion of the gravel trail passing over the site access road will be paved.

3.8 ADJACENT PROPERTY IMPACTS AND RESTORATION

Prior to any work being undertaken, the contractor shall notify all adjacent tenants disturbed by the construction. Any areas disturbed shall be restored to previous or better condition.

3.9 GENERAL WASTE MANAGEMENT

General Waste Management shall include:

- Site maintenance of the driving and walking surfaces to ensure roads, and boulevards and parking lots are safe for traffic and pedestrians.
- Temporary grading, including the installation of swale or other measures to control surface water.
- Removal of standing water (ponding).
- Measures to prevent and/or the removal of mud tracking.



- Dust control, including the placement of calcium chloride and/or water. As a minimum, the contractor shall sweep Highway 26 as required and apply water and calcium chloride throughout the area at the end of each working week if necessary.
- Installation of siltation and erosion control measures to prevent material migration.
- Collection and disposal of general debris and waste generated by construction activity.

General waste management shall be provided within the site limits at all times (working and non-working hours), including evenings, weekends, holidays and other non-working days.

The contractor shall designate a representative who will be responsible for monitoring the construction area when workers/crews are not present such as evenings, weekends, holidays and other non-working days on an as-needed basis. The representative shall be considered “on-call” and be available in case of emergency.

If, in the opinion of the Engineer or the Town, the contractor is not providing a sufficient level of site maintenance, they may direct the contractor to take additional measures at no additional cost to the contract.

3.10 SITE TIDINESS

All materials will be stored in designated areas to maintain site tidiness. On site dust will be monitored and controlled as per the dust control requirements listed in section 2.2 above. Site tidiness will be monitored daily by the contractor and more regularly if required as directed by the Owner, Engineer or Town staff.

3.11 ENVIRONMENTAL MANAGEMENT

The contractor and any subcontractors or suppliers shall comply with relevant statutes, regulations, by-laws and directives of Federal, Provincial or Local authorities having jurisdiction in matters of ecological protection and environmental control of soil, water and air.

All incidents of spilled, released or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer and Town. Any and all spilled, released or discharged contaminants will be cleaned up immediately and the area remediated as necessary.

All material and equipment brought onto the site will be stored according to good practices and in accordance with all applicable legislative requirements and safety policy.



3.12 EROSION AND SEDIMENT CONTROL

Prior to construction, erosion and sediment controls will be implemented on site as per the issued for construction Erosion and Sediment Control Plans. Regular inspection and inspection after significant rainfall events of all control measures on site is required with repairs being completed in a timely manner to the satisfaction of the Engineer or Town. Control measures will be installed for the duration of the construction and maintenance period or until the control measures are no longer required, which event comes first. Control measures will be removed at the direction of the Engineer.

3.13 TREE PROTECTION

Tree protection fencing to be provided as per the Landscape tree preservation plan.

3.14 SPILL RESPONSE PLAN

All incidents of spilled, released, or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer and Owner. All spilled, released, or discharged contaminants will be cleaned up immediately and the area remediated, as necessary. The contractor shall keep a list of emergency contact phone numbers posted in a visible location on site.

