

Construction Sequence

Patrick's Place

As of May 8, 2020

The attached document outlines the current project plan for the construction of the new road Patrick's Place and modifications to parts of Maple Terrace and Hillside Park as well as the construction of 9 single family homes. This is a living document that will be updated as the project progresses. Details of later work are limited as the work performed in earlier phases will inform the duration, timing, sequencing, and in some cases substance of the work done at later dates.

The estimated durations at this stage of the project should not be considered final. There will likely be overlap where a number of different things are happening at the same time, so simply adding the durations up would not result in an accurate end date.

The attached annotated site plan outlines 4 work zones. These zones are:

Zone 1 – The southernmost area delineated at the north by the path of the current Hillside Park

Zone 2 – The area delineated at the south by the current path of Hillside Park, including that roadway and at the north by the 15 ft setback of the wetland that crosses the work site

Zone 3 – The area inside the wetland and 15 ft setback on either side where work will be done to construct the new crossing

Zone 4 – The area north of the 15 ft setback of the wetland that crosses the site

Construction Sequence Patrick's Place

Project Phases and Tasks	Estimated Duration	Contractor
Project Approvals		
Attain approvals necessary		Developer
Wait appropriate appeal period		Developer
File plans/decisions/orders of Condition		Legal
Confirm Planning/Engineering/Con Comm ready		Developer
Establish Communication process with abutters		Developer
Phase 1		
	1-2 months	
Site Prep		
Install erosion controls		Excavation
Inspect erosion controls		Conservation
Tree Clearing		Excavation
Mobilize Excavation Contractor (EC) equipment		Excavation
Grub site		Excavation
Remove stumps and brush and remove from site		Excavation
Remove loam and stockpile on site		Excavation
Engineering surveys and stake out site		Engineering
Pre-blast surveys		Blasting
Plate wetland crossing		Excavation
Mobilize Blasting Contractor (BC) equipment		Blasting
Maple Terrace		
Widen headwall		Excavation
Widen road to 24 ft		Excavation
Replace Sewer Line		Excavation
Install new drainage structures		Excavation
Remedial utility work		Excavation
Culvert replacement		Excavation
Install gravel		Excavation
Phase 2		
	2-3 months	
Earthwork in zone 1		
Drainage area drilling and blasting		Blasting
Lot 9 drilling and blasting		Blasting
Road area drilling and blasting		Blasting
Rough grading of Patrick's Place		Excavation
Install drainage structures		Excavation
Install sewer line		Excavation
Install water line		Excavation
Install underground detention area		Excavation
Drainage system in zone 1 operational		Excavation
Phase 3		
	2-3 months	
Earthwork in zone 4		
Lift 1 for road cut drilling and blasting		Blasting
Temporary access for Hillside Park		
Remove loose material in zone 1		Excavation
Grade temporary road		Excavation
Install gravel on temporary road		Excavation

Project Phases and Tasks	Estimated Duration	Contractor
Phase 4	1-2 months	
Earthwork in zone 2		
Open space on lot 1 drilling and blasting		Blasting
Roadway drilling and blasting		Blasting
Rough grading of Patrick's Place		Excavation
Rough grading of new section of Hillside Park		Excavation
Install drainage structures		Excavation
Install sewer line		Excavation
Install water line		Excavation
Drainage system in zone 2 operational		Excavation
Phase 5	1-2 months	
Earthwork in zone 4		
Lift 2 for road cut drilling and blasting		Blasting
House sites lots 1 -8 drilling and blasting		Blasting
Stockpile ledge for removal		Excavation
Wetland crossing (Zone 3)		
Siltation control installed		Excavation
Excavate for footings		Excavation
Install footings		Excavation
Set culvert in place		Excavation
Construct wing and head walls		Excavation
Back fill		Excavation
Phase 6	2-3 months	
Earthwork in zone 4		
Rough grading of Patrick's Place		Excavation
Rough grading of house lots 1 - 8		Excavation
Install drainage structures (lots 3 & 4)		Excavation
Install sewer line (zones 3 & 4)		Excavation
Install water line (zones 3 & 4)		Excavation
Install underroad detention area		Excavation
Install underground detention area on lot 7		Excavation
Install drainage release area on lots 3 & 4		Excavation
Drainage system in zones 3 and 4 operational		Excavation
Phase 7	1-2 months	
Utility Installation		
Underground Electric and transformers		Electrical
Underground cable		Electrical
Underground telephone		Electrical
Final road grading		
Finish grading		Excavation
Gravel Patrick's Place & New Hillside Park		Excavation
Binder coat Patrick's Place & New Hillside Park		Excavation

Project Phases and Tasks	Estimated Duration	Contractor
House Construction	18-24 months	
Lot 1		Developer
Lot 2		Developer
Lot3		Developer
Lot 4		Developer
Lot 5		Developer
Lot 6		Developer
Lot 7		Developer
Lot 8		Developer
Lot 9		Developer
Road Completion	2-3 months	
Install Curbing		Excavation
Install sidewalks		Excavation
Plant street trees		Landscaper
Install street lighting		National Grid
Final pavement on roads		Excavation