

Feb. 09, 2023

Soil Management Plan

12-14 & 24 South Hunt Road
Amesbury, MA 01913

Special Permit – Earth Filling

Property Ownership:

Atlantic Sports Ventures, LLC (24 S Hunt)
80 First Street
Bridgewater, MA 02324
508 697-9300
Stephen Callahan

Amesbury Sports Ventures LLC (12-14 S Hunt)
80 First Street
Bridgewater, MA 02324
508-697-9300
Stephen Callahan

Applicant:

Global Property Developers Corporation (Global, Both Sites)
80 First Street
Bridgewater, MA 02324
508 697-9300

MCP IV South Hunt Owner LLC (MCP IV, 24 Only)
201 Washington Street, Suite 2100
Boston, MA 02108
Josh Berman
617-556-5206

The Subject Plan has been designed to meet the requirements of Amesbury's Earth Filling Regulation, and any other applicable Federal or State regulation pertaining to the Transport and use of earth materials for fill. It is my professional opinion that this plan and the proposed regulated activity, once executed and completed, will be substantially protective of human health, public safety, welfare and the environment.

During construction any material to be imported from off the sites will be clean acceptable material, as described by the suppliers. This material is only expected to be for structural fill or crushed stone/gravel needed for construction. Any export will be limited and will primarily be excess topsoil as all usable material is proposed to be used as fill in areas throughout the site. Any export will be environmentally assessed and taken off sites to an appropriate location. Extensive environmental work has been done to date on the site under previous filings, and it is not expected to encounter environmental concerns within the soils on site however additional sampling may occur.



Brandon Li

Brandon G. Li, P.E.
Kelly Engineering Group, Inc.



James P. Murphy

James P. Murphy LSP
TRACEY Environmental Consulting LLC

PROJECT NARRATIVE
12-14 & 24 S Hunt Road

Introduction:

The purpose of this narrative is to outline future site and civil contractor specified approaches to Earthwork and Site Soil Management and maintenance practices for the proposed site development of 12-14 & 24 S Hunt Road. The plan includes approximately 50 acre site at 24 S Hunt Road for the development of approximately 400,000 manufacturing facility and the re-grading of the approximately 22 acre parcel at 12-14 S Hunt Road. It is noted that 12-14 S Hunt Road is currently under construction per approved plans. The regrading on 12-14 will accommodate excess material from the development on 24 and will tie into the approved work that is currently being constructed on 12-14. A match line is provided on the plans.

Development of the sites will include multiple stages. The development will utilize phases to construct an access road, pad site preparation, and final earth moving and stabilization activities. The project team has worked closely with the site contractor to develop this program and achieve a balanced site between the 2 properties. This proposal is similar to the currently approved Soil Management Plan for the sites, as the original approval also utilized the 12-14 parcel to accommodate excess material from the development on 24.

Site construction will involve the following temporary to permanent construction; temporary sediment ponds; construction road development; soil stockpiles; Site preparation for final drainage systems; utility corridor development and; site/pad pre-development work.

The Earthwork Special Permit provides a program intended to deliver a single phase site development program which define the development of the sites' construction entrance, road system, internal foundation ready building area, retaining walls, infrastructure, utility systems, parking areas, and areas to be regraded.

Global and MCP IV present this earthwork outline as the package that will align with our soon to be assigned site contractor. Additionally, the program presents a summary of the site's existing conditions. It identifies the needs for fill for retaining wall systems, presents the engineering delivery of soil acceptance procedures, addresses site security, transportation routes for receipt and disposal of soils, addresses civil contractor management and personnel qualifications, outlines appropriate erosion and dust controls, describes emergency response and notification procedures, describes typical site vegetation and erosion controls with visual phasing outlines.

While the site is self-contained for the majority of the work intended, we will present strict traffic control standards when work involves interaction with City Streets and direct communications with the City of Amesbury DPW and Police Department.

Summary:

The proposed project consists of construction of an approximately 400,000 s.f. manufacturing facility on 24 S Hunt with associated parking, stormwater management, and other site development features. 12-14 S Hunt Rd. is currently under construction and will continue to be built per the approved plan for the parking lot, YMCA facility and associated dome facility.

The properties are owned by Atlantic Sports Ventures, LLC (24 S Hunt) and Amesbury Sports Ventures LLC 12-14 (S Hunt)

24 S Hunt is located in the Industrial Zoning District identified as Map 95, Lot 5B on the City's Assessors map. 12-14 S Hunt is located in the Industrial Zoning District identified as Map 97, Lot 4 & 5 on the City's Assessors map.

Global and MCP IV intend to hire a general contractor and it will provide a site and civil contracting team to construct the site to the plans and specifications.

Existing conditions of the 24 S Hunt site find it in generally unchanged condition for the last 34 years. The site for construction is a large topographic esker rising from roughly elevation 86 to 230 with a closed landfill to its west and the 12-14 parcel to its east. The 24 site was mined for gravel by its previous owner, Waste Management, for material for landfill cover approximately 30 years ago and the site remains in a disturbed condition on roughly 58% of its surfaces including the majority of the building pad areas and parking.

The 12-14 S Hunt parcels are currently under development as per approved plans. The portion of the site to the north of the parking area will be primarily utilized to accept fill material from 24 S Hunt and provide utilities to 24 S Hunt. The reason for including the 12-14 S Hunt site is to provide for a balanced site which will significantly reduce any export from the development of 24 S Hunt. The 12-14 S Hunt parcel had previously been used for outdoor recreation in the form of Tubing and athletic fields. It is currently under construction for athletic fields, a YMCA facility and associated parking. Much like the 24 S Hunt property, the grade rises from approximately elevation 100 in the north to elevation 230 in the south.

The project, on both parcels, is to be delivered in multiple phases but in a single infrastructure construction program. The site and its soils present a series of challenges that are addressed in detail in the geotechnical report and the site lacks top soils in previously disturbed spaces.

Planning of the site earthwork program's delivery includes removal and reuse of as much soil as possible for across the site. Export soils or those not convenient for use will be transported off site via truck route presented. It is not anticipated that there will be much export as the site which has been designed to be balanced. However, if unsuitable soils are encountered and need to be exported, travel routes are straight forward for any imported or exported material(s) (see graphic). Trucks leaving the site will travel down South Hunt typically in either oversized trailer or ten-wheel vehicle size to Rt 150 from which they will turn and enter interstate 495 north or south to their destination. Soils leaving the property will be accompanied by a Materials Shipping Record & Log, unless there is contamination, as defined by the Massachusetts Department of Environmental Protection (MassDEP). All soil removal needed via above routes has been approved previously for the adjacent construction project.

Site and Construction Activities:

The work will proceed after the permit's preconstruction meeting. The meeting will involve the site contractor and it will present complete understanding of all party responsibilities.

Proposed Narrative Sequence:

The first step will be to create the construction entrance. The initial primary access point will be through 12-14 S Hunt. This will provide the contractor with immediate and direct access to the top of the 24 Site with no South Hunt Road interference.

The site contractor will pursue the proposed wetland replication immediately in order to be able to fill the isolated wetland at the proposed entrance to 24 S Hunt. Once filled this will allow the construction of the access road which will be the primary road used during construction.

Once equipment is mobilized to the site, the construction access road will be created internally. The construction access road will follow the proposed driveway route to 24. The grading of the driveway will allow for easy access of construction vehicles entering and existing the site. In order to stabilize the roadway, the contractor will utilize crushed concrete and temporary paving. An appropriate construction entrance will be constructed using trap stone near the intersection with S Hunt Road.

As part of these first steps the contractor will establish erosion and sedimentation controls as detailed in the Plans To Accompany Earthwork application and Site Development Plans. Associated with the establishment of the limits of work with erosion control barriers, the applicant will also install security fencing in any locations where the project is accessible to outside entities.

Once the controls are established the contractor will begin clearing, grubbing and stripping and stockpiling the topsoil from both parcels. There will be designated areas within the MCP IV property for the contractor to store all topsoil, woodchips and stumps. Several locations are called out on the plans to accompany Earthwork Application however the contractor will have the ability to move these piles around the site as to not conflict with their earthmoving activities. Following these initial steps, the program will follow the Phase and Construction Detail and Sequences outlined below.

As part of the overall construction operations temporary stormwater controls will be implemented to manage stormwater during construction. Conveyance Swales with Stone Check Dams and Temporary Sediment Basins have been provided on the Plans to Accompany Earthwork Application, however the contractor will have the ability to modify these during construction to accommodate site specific conditions and manage any sediment and associated runoff.

Site construction highlights include the building of retaining walls, internal site driveways full underground utilities, 425 parking spaces, and 400,000 s.f. building pad preparation.

Project Approval Date:	TBD
Date: February 9, 2023	Statement of Site Records and City Access Project Directory and Contact information

Project:

12-14 + 24 South Hunt Road
Amesbury, MA 01913

Owner:

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Boston, MA 02108
Josh Berman
617-556-5206

Contractor:

TBD

Phase and Construction Detail and Sequences – (See Phasing Plan within Plans to Accompany Earthwork Application)

Starting spring of 2023

Plan delivers Site Work in a single phase by segment Phases 1-4 Red, Purple, Green and Yellow

Site work steps delivered via plans present the visual process for delivering a series of construction groups. The site development steps are typically linear, however some soil management work can occur in simultaneous fashion which is typical of large planned earth movement programs.

When viewing the graphics, blue areas represent temporary sediment pond construction, and green pads represent potential placements of soils on a temporary basis to allow for continuous efficient functioning of active construction work zones.

Phase 1 Red- Phase 1 illustrates the creation of the access road through 12-14 S Hunt to reach pad level at 24. S Hunt. Prior to any work pre-construction meetings will be held with the City and all erosion control measures will be placed. Phase 1 will consist of moving sections of cut from the southerly side to the northerly fill wall and building that wall to pad elevation. As needed sections of cut will start to be made into Phase 2 (purple); Phase 2 is anticipated to begin shortly after Phase 1. Phase 2 will establish the more permanent access road to the site. After building pad is brought to grade foundation excavation will begin.

Phase 2 will consist of creation of a permanent access road. Cut material from this portion of the site work will be brought to Phase 1 to level the parking areas and loading areas. During Phase 2 the wetland infill will begin and the replication will be completed. This work will be done under the supervision of the wetland scientist. The proposed infiltration basins will be used as temporary sediment basins. The bottom will be constructed

until 1' from finished grade. Once the basins are no longer needed for temporary measures the last 1' of material will be removed to ensure no sediment has accumulated in the basins.

The southerly fill wall will be completed as a part of Phase 2 along with the fill wall supporting the parking area.

Once the permanent access road is established Phase 3 will begin which will consist of constructing the utility corridor through 12-14 S Hunt and associated walls. This involves completing the fill wall at the northerly portion of 24 and beginning the retaining wall between the dome and pad. Utilities have been stubbed into 12-14 S Hunt as a part of previous approvals and the stubs will be tied into and extended to serve the development.

Closed drainage systems will be constructed as areas are completed and brought to grade.

Phase 4 consists of creating a level pad area on 12-14 S Hunt at approximately elevation 136. All excess material, approximately 250,000 cubic yards from 24 S Hunt is proposed to be placed on 12-14 S Hunt. A retaining wall will be constructed between the dome and the pad. An upper pad will be established at approximately elevation 220 to place any excess material from the development.

SITE WORK - MILESTONE PLANNING

Construction Site and Civil Planning

Day 1	All Approvals in place – Coordination Meeting
Day 2-14	Mobilization, Establishment of Erosion Control Line, Clear and Grub
Day 14 - 60	Phase 1 – Establishment of Construction Access – Begin retaining wall construction -Bring Building Pad up to grade and begin excavation Phase 2-Start Construction of permanent access road
Day 60 -90	Phase 1 – Complete excavation of building foundation Phase 2-Complete permanent road Start on the retaining wall construction Construction of Drainage systems
Day 90-120	Phase 3 – Utility construction Wall Construction
Day 120-150	Phase 4 – Begin pad leveling at 12-14
Day 150-180	Continue leveling all phases to final grade
Day 180 – 210	All phases Site stabilization, Site Finishes and Landscape

Schedule subject to change based on conditions in the field and weather.

Soil Management Planning

Soil Control Documentation included for technical review outside plan:

- NPDES Draft eNOI; (Within SWPPP)
- Storm water Pollution Prevention Plan
- Geotechnical Report
- Soil Management Plan – this narrative
- Plans to Accompany Earthwork Application
- Abutters Information.

Traffic management

The use of the 12-14 S Hunt for soil stockpiles and placement of excess material is expected to provide for a balanced site. However, if needed soil import or exports may happen due to the large scale construction project. All imports and exports will be per an approved truck Route and coordinated with the City.

Soil imports or exports – Soil imports and exports have been minimized by the inclusion of 12-14 S Hunt to accept fill material from 24. However structural fill and crushed stone are anticipated to be imported to the site. Additionally excess topsoil unable to be used as fill on 12-14 S Hunt are anticipated to be exported from the site. A large scale construction project working predominantly with soil excavation and internal movement, the large scale use of City Roads has been substantially eliminated. Any import/export will utilize S Hunt Road to directly access 495 to the east of the site. Planning for any exports/imports of soil materials are not problematic per the low traffic volumes recorded on South Hunt.

Use of the local road will be planned and organized by the construction team in coordination with the Amesbury Police Department and when needed the use of police details at the site's entry and Rt 150 turns will be employed.

Record Keeping/Quality Assurance

Contact List:

Prior to the start of construction, the applicant will provide a list of contacts responsible for construction oversight. This list will include, but not be limited to the names, company, phone and email contact information and qualifications the following:

1. Owner/Owner's Project Manager
2. Site Superintendent
3. Erosion Control/Environmental Monitor

4. Civil Engineer
5. Trucking manager
6. Wetland Scientist
7. Additional contacts as necessary.

Records:

The following records will be required to be kept on on-site and available for review at the time of inspection:

1. Materials Laboratory Testing Results (chemical analysis if required)
2. Material gradation reports and moisture density curve;
3. Material trucking logs and;
4. Soil Compaction Testing Reports. Records shall be kept until the completion of the project. Records may be required to be submitted prior to final occupancy/acceptance is granted.

Record Keeping/Reporting

Daily site operation will be overseen by the site superintendent. The site superintendent will coordinate with all other personnel to complete appropriate record keeping and forms. These will be compiled in to daily and weekly reports that will document the project. Based on these reports the site supervisor in coordination with the LSP will also schedule any required inspections or testing during construction.

Any Bill of Lading (BOL) required will be logged and kept on site. In addition to daily and weekly reports the project will be governed under USEPA Nation Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP). Under the CGP, the draft Notice of Intent (NOI), which accompanies this submittal, will be finalized and submitted to the EPA along with the attached Stormwater Pollution Prevention Plan (SWPPP). The Draft SWPPP is included in this submittal and includes specific Best Management Practices (BMP's) to be implemented. This document includes several monitoring forms that will be utilized during construction.

Quality Assurance/Quality Control Testing and Inspections

All excavation work will be completed in compliance with applicable requirements of governing authorities having jurisdiction over the project. Proper documentation and testing of soils and material on site will be conducted in order to transport and dispose of material off-site. The applicant will employ geotechnical, environmental, structural and civil engineers to be on site in order to conduct soil testing associated with earthwork operations and perform quality control testing. This testing and inspections will include tests typical to this type of work, including, but not limited to gradation reports, soil moisture reading, quantitative chemical analyses and field density testing (for foundations, footings and paved areas).