

**Construction Management Plan
Villas at Winter Park
South Side Slopes Area
City of Pittsburgh, Pennsylvania**

Background

Construction of the Villas at Winter Park will involve earthwork in the South Side Slopes region of the City of Pittsburgh, Pennsylvania. The construction work will involve creating a cut and fill zone running generally along the slope to create both roadway infrastructure as well as building pads for the 20 residential units to be erected at the site. The current configuration, pending review and approval of the various entities of the City, requires the export of approximately 22,500 cubic yards of soil and rock from the site.

Construction Phases

The development of the Villas at Winter Park will be performed in up to three phases, essentially representing the three separate roadways. The work will be initiated with the development of the Gregory Street units, followed by the Magdalena Street units and the Hackstown Street units in either order as pre-sales of the units on these roadways would dictate.

Site Access

Access to the site for construction purposes will be through two primary corridors:

1. Gregory Street and Magdalena Street areas will be accessed via Pius Street through the public easement corridor of the parking area immediately below the parcels. All heavy equipment will ingress and egress through this route. Small delivery vehicles and paving equipment and supplies may still utilize Gregory Street and Magdalena Street for deliveries as appropriate.
2. The Hackstown Street area will be accessed from Brosville Street and Hackstown Street.

Transit through these corridors will follow the standard restrictions and load limitations set by the City of Pittsburgh's Department of Public Works for these particular streets. Prior to commencement of any site preparation activity or construction, the Developer shall make arrangements necessary in order to comply with all requirements and regulations in effect at the time of final plan approval with respect to hauling equipment and building materials over weight restricted :municipal roads. Said requirements and regulations may include, but need not be limited to fees and/or bonding requirements.

During construction of any and all phases, parking for vehicles related to the construction activities shall be arranged so as not to create a potential traffic hazard. On street parking must be discouraged and a minimum of fifteen (15) feet of cartway width must remain unobstructed at all times.

Construction Sequence

Work will be initiated with the site development activities in the Gregory Street area. Once the parcels have been graded, retaining walls installed, and public infrastructure established, three of the four units will be erected. The parcel of the fourth unit will be reserved for the creation of a temporary site access road to the Magdalena Street phase of the work.

Work on Magdalena Street will be initiated from the Gregory Street access. Excess soil and rock will be hauled out through the established corridor to Pius Street, and building materials as necessary will enter through this corridor. Once the grading and roadbase for Magdalena Street have been established, paving equipment and materials will need to access the area from Magdalena Street.

All the work for the Hackstown Street section, including the removal of excess soil and rock as well as inbound equipment and materials, will access the site via Hackstown Road.

Earthwork and Oversight

The Developer will follow the following recommendations for the work.

Erosion and Sedimentation Controls – All erosion and sedimentation controls shall be installed and maintained in accordance an approved Allegheny County Conservation District Plan and report, or where appropriate, a Department of Environmental Protection Earth Disturbance Activity Permit prior to any other construction activity occurring at the Development.

Retaining Walls – The retaining walls to be constructed at the site will conform to the design prepared by a Professional Engineer and approved by the City of Pittsburgh. Oversight by the design engineer and the geotechnical engineer, if a different individual, will be required to assure conformance with the plans and address and variations in site conditions.

Fill Placement – Where possible, structural fill should consist of material with USCS classifications of GP, GW, GM, GC, SP, SW, SM, or SC. Soils with classifications of ML and CL are sensitive to moisture but may be suitable for use as structural fill on a site-specific basis. All structural fill placed on site must be approved by the Engineer. No organics, coal, or carbonaceous shale shall be in the structural fill. Imported structural fill and on-site rock excavation should be free of particles greater than 6 inches in diameter (after compaction).

In areas that are designated for utility trenches or areas where unstable subgrades are encountered, imported granular structural fill should be utilized. The granular fill should be PennDOT 2A or an Engineer-approved equivalent. Compaction of the material will be done with a vibratory compacter until visual non-movement (Engineer approved) is achieved.

General fill placement requirements are as follows:

- Place structural fill at a minimum of 95% compaction of maximum dry density (MDD) and at moisture contents within 2% of optimum moisture content (OMC) based on a modified proctor test (ASTM D-1557).
- Place structural fill in horizontal lifts with a maximum thickness of 8 inches.
- Compact structural fill with a vibratory rolling or sheepsfoot compactor.
- Check density and moisture content of each lift with a nuclear density gauge (Troxler) to ensure compaction and moisture specifications are acceptable.
- Material that is wetter than 2% of OMC is to be allowed to dry prior to compaction.
- Material not meeting density specification is to be recompacted until the specification is attained.
- Place all structural fill on Engineer-approved subgrades.
- Any granular fill placed on site is to be compacted to visual non-movement with a vibratory compactor and Engineer approved.

The Developer shall be responsible to immediately revegetate and/or stabilize all areas of disturbed soils within a development in accordance with the approved plans, Department of Environmental Protection and the Allegheny County Conservation District approval, unless the permit for the plan or portion thereof has been or will be secured within twenty-one (21) days of the expiration of the planting season, in which case revegetation shall occur immediately within the next available planting season.

Other General Project Requirements

1. During construction, the Developer, its contractors, sub-contractors and builders shall keep public roads, private drives and highways surrounding the property, which are used by vehicles entering and leaving the construction site, in good repair, clean and free of mud and dust, and maintain existing drainage patterns on all roadways,
2. During construction, the Developer shall police the construction area daily, keeping the same safe and free and clear of all rubbish, refuse, brush, debris and discarded building materials so as not to create a public nuisance. The Developer may accumulate said material in an area approved by the City until such time as the accumulated matter is removed from the site by the Developer, provided that the City, at its sole discretion, may require the removal of said material by written communication, indicating the reasons therefore, at any time during the development. The Developer shall remove from the site and dispose of all rubbish, refuse, brush, debris and discarded building materials, leaving the Development free and clear of the same prior to the release of any remaining financial security or final acceptance of any public improvements. The burning of any rubbish, refuse, and debris shall not be permitted.