

Construction Management and Mitigation Plan (CMMP)

For Construction Activities At:

Madbury Commons
Mixed Use Development
17-21 Madbury Road
Durham, NH 03824

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Project Completion Date: 08 / 31 / 2015

Contents

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES	1
1.1 Project Management	1
1.2 Construction Manager.....	1
1.3 Civil Engineer of Record	1
SECTION 2: INTRODUCTION	2
2.1 Project Description.....	2
SECTION 3: COMPLIANCE WITH OTHER LOCAL, STATE & FEDERAL REQUIREMENTS	2
SECTION 4: CONSTRUCTION OPERATIONS	2
4.1 Project Mobilization and Duration.....	2
4.2 Hours of Construction.....	3
4.3 Site Security	3
4.4 Site Lighting.....	3
4.5 Site Safety	3
4.6 Noise Control	4
SECTION 5: STORMWATER SYSTEMS & EROSION AND SEDIMENT CONTROLS	4
5.1 Temporary Best Management Practices	4
5.1.1 Perimeter Control.....	4
5.1.2 Sediment Track-Out.....	4
5.1.3 Stockpiled Sediment or Soil.....	5
5.1.4 Dust Control.....	5
5.1.5 Minimize the Disturbance of Steep Slopes	5
5.1.6 Storm Drain Inlets.....	5
5.1.8 Sediment Basins.....	6
5.1.9 Dewatering Practices	6
5.1.9 Concrete Washout	6
5.1.10 Site Stabilization	6
SECTION 6: POLLUTION PREVENTION STANDARDS	6
6.1 Spill Prevention and Response.....	6
6.2 Fueling and Maintenance of Equipment or Vehicles.....	6
6.3 Washing of Equipment and Vehicles.....	6
6.4 Storage, Handling, and Disposal of Construction Products, Materials, and Wastes	7
6.4.1 Building Products.....	7
6.4.2 Establish Proper Building Material Staging Area.....	7
6.4.3 Pesticides, Herbicides, Insecticides, Fertilizers, and Landscape Materials	7
6.4.4 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals	7
6.4.5 Hazardous or Toxic Waste.....	7
6.4.6 Construction and Domestic Waste.....	8
6.4.7 Sanitary Waste	8
6.4.8 Washing of Applicators and Containers used for Paint, or Other Materials	8
6.5 Fertilizers	8
SECTION 7: CONSTRUCTION TRAFFIC AND PARKING MANAGEMENT PLAN.....	8
7.1 Objectives	8
7.2 Site Access and Deliveries.....	8
7.3 Construction Parking	9
7.4 Utility Tie-ins/Sidewalk Closures.....	9

7.4 Traffic/Sidewalk Management..... 9

7.5 Temporary Facilities 10

7.5 Materials Handling..... 10

7.7 Signage..... 10

SECTION 8: INSPECTION AND CORRECTIVE ACTION 10

8.1 Inspection Personnel and Procedures..... 10

8.2 Inspection Frequency 10

8.3 Areas to be Inspected 11

8.4 Requirements for Inspections 11

8.5 Inspection Reports 11

8.6 Corrective Actions 11

8.7 Corrective Action Reports 11

CMMP APPENDICES..... 12

Appendix A – Site Logistics Plan & Demolition Plan

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 *Project Management*

General Contractor:

Company: Pending
Contact:
Address
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of control (if more than one operator at site):

Subcontractor(s):

Company or Organization Name: Pending
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of control (if more than one operator at site):

Company or Organization Name: Pending
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of control (if more than one operator at site):

1.2 *Construction Manager*

Position:
Name: Pending
Telephone Number:
Email:

1.3 *Civil Engineer of Record*

Position: Civil Engineer
Name: Michael J. Sievert, MJS Engineering, PC
Telephone Number: 603-659-4979
Email: mikesievert@mjs-engineering.com

SECTION 2: INTRODUCTION

This document outlines a Construction Management and Mitigation Plan for the construction of the Madbury Commons project and associated work. The contents of this document include a brief description of the project, construction operations, management of stormwater best management practices and erosion controls, pollution prevention, and traffic and parking management.

2.1 Project Description

Madbury Commons is a 190,000 square foot mixed use development on 2.6 acres bordering the University of New Hampshire Campus in Durham, New Hampshire. The project will consist of 147,000 square feet of Student Housing made up of 126 residential units and 43,000 SF of commercial space.

SECTION 3: COMPLIANCE WITH OTHER LOCAL, STATE & FEDERAL REQUIREMENTS

This project requires permits from several local, state and federal agencies. The following permits will be required for this project;

Permitting Authority	Permit/Approval Type	Permit Number/Approval Date
NHDES Alteration of Terrain Bureau	Alteration of Terrain Permit	
NHDES Wastewater Engineering Bureau	Sewer Connection Permit	
EPA Construction General Permit	Notice of Intent & Retain copy of Stormwater Pollution Prevention Plan (SWPPP)	
Town of Durham Planning Board	Site Plan Approval	
Town of Durham DPW	Sewer Connection Permit	

All work completed for this project shall be in accordance with the CMMP and all other permits and approvals. All conflicts shall be brought to the attention of the Construction Manager (CM) and Civil Engineer of Record (CER). For general purposes the more stringent regulation shall apply.

SECTION 4: CONSTRUCTION OPERATIONS

The overall site construction is detailed on the site plans prepared by MJS Engineering. Additional construction operations and site management are listed in this report. The Site Logistics Plan and Demolition Plan in Appendix A gives a visual indication of the overall construction sequence and timing of work.

4.1 Project Mobilization and Duration

The intent is to mobilize on site immediately after final Town approval and the issuance of a building permit. The expected overall construction schedule will be 15 months in duration. The estimated start of construction is May 25, 2014 and the estimated end of construction is August 31, 2015. Once all the approvals and permits are in place, we will issue a construction time line at the appropriate time.

4.2 Hours of Construction

The construction project will operate as follows:

Regular work week - Monday through Friday, between the hours of 7:00 AM and 6:00PM.

Saturday work – Between the hours of 7:00 AM and 6:00PM.

Inside Work only – no limitations.

Sundays – No Work Allowed.

Holidays - to be discussed on an individual basis as needed

4.3 Site Security

Three types of continuous chain link fencing will be installed around the entire site. All fencing will be 8' tall.

1. Permanent fencing on site, not disturbed by construction activities, will be cored into the existing pavement or ground and fence posts will be grouted into place.
2. Removable fencing on site will be located in areas where construction activities will require its temporary removal during the project.
3. "Jersey Barrier" with fencing will be located along Town streets and sidewalks as shown on the CMMP Site Plan.

Construction access gates are identified on the current CMMP Site Plan and are for the use of construction activities only.

Construction access gates will be placed at the locations of existing fire hydrants, if applicable.

Appropriate construction signage will be posted at the site indicating "NO TRESPASSING", Hard Hat Requirements, Authorized Personnel Only, Visitor and delivery information. This Project will have a policy of "ANY and ALL VISITORS MUST SIGN-IN at the PRO CON, INC. FIELD OFFICE TRAILER".

"Way Finding" signage will be installed at appropriate locations and coordinated with the Owner if required.

Security cameras may be installed to monitor the site for safety, security and construction progress.

4.4 Site Lighting

The existing pole lighting around the perimeter of the construction site (street lighting) will remain in place during construction.

Onsite lighting will utilize wall pack lighting. We do not anticipate the need for any additional onsite lighting beyond egress lighting at the construction trailers.

4.5 Site Safety

ProCon Inc. has a comprehensive safety program and a strong commitment to safety through our formal Safety and Health Program that demands a safe and healthy workplace for our employees, subcontractors, clients, and site visitors. Project will be managed in accordance with this Program.

We will install a manual dry standpipe system, which will be installed concurrently with the wood framing and shall be available to the Town FDP during construction.

4.6 Noise Control

We will prohibit any activity on site after normal working hours. We will make every reasonable attempt to limit deliveries between 7am and 4pm and equipment will not be allowed to start up prior to the project's working hours. Whenever possible, we will schedule the more noise intense activities for less intrusive times such as midmorning to mid-afternoon.

SECTION 5: STORMWATER SYSTEMS & EROSION AND SEDIMENT CONTROLS

5.1 Temporary Best Management Practices

5.1.1 Perimeter Control

Sediment controls are structural measures that are intended to complement and enhance the selected soil stabilization (erosion control) measures and reduce sediment discharges from construction areas. Sediment controls are designed to intercept and settle out soil particles that have been detached and transported by the force of water. This project will incorporate temporary sediment control measures required by the contract documents, and other measures selected by the contractor.

Temporary sediment control materials, equivalent to 10% of the installed quantities in the site, will be maintained on-site throughout the duration of the project, to allow implementation of temporary sediment controls in the event of predicted rain, and for rapid response to failures or emergencies. This includes implementation requirements for active areas and non-active areas before the onset of rain.

Locations of temporary sediment control BMPs are shown on the Construction Plans. Silt sock will be used as the perimeter control during construction. These tubes are placed as shown in the construction plans prior to any soil disturbance on the site and maintained in accordance with the manufacturers requirements throughout construction. The tubes are removed once the development site has achieved greater than 75% stabilization. Bare soil areas resulting from the removal of the tubes are revegetated. Alternatively, the tubes can be slit along the top and the mulch/compost distributed to either side. The tube material is then removed and disposed of in a normal trash container used by the contractor.

The silt sock shall be in a functional condition at all times and it shall be routinely inspected. If the silt sock has been damaged, it shall be repaired, or replaced if beyond repair. Remove sediment before it has accumulated to one-half of the above ground height of the silt sock.

5.1.2 Sediment Track-Out

A stabilized construction entrance shall be constructed in the location(s) shown on the Construction Plans to minimize the track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting the construction site. If sediment has been tracked out from the site onto the public way it must also be removed by the end of the same work day in which the track-out occurs or by the end of the next work day if track-out occurs on a non-work day. The track-out material will be removed by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. At a minimum, sweeping shall take place at the end of each work day during construction. Hosing or sweeping of tracked-out sediment into any stormwater conveyance is

prohibited (unless it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water.

5.1.3 Stockpiled Sediment or Soil

Stockpiles of sediment and soil shall be stabilized or covered, protected with silt sock and placed in a location to minimize exposure to up gradient storm water runoff. Cover active stockpiles with anchored protective covering prior to expected storm events. Inactive stockpiles shall be covered with anchored tarps or temporarily seeded and mulched per the temporary vegetation and mulching notes on the plans. Stockpiles that are a source of dust shall be covered. All stockpiles shall be placed in the locations shown on the plan. Additional stockpiles may be located 50 feet from ditches and culvert inlets. Refer to silt sock specification for installation requirements. Do not hose down or sweep soil or sediment accumulated on pavement or other impervious surfaces into any stormwater conveyance (unless connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water. During construction, repair damage silt sock as necessary and remove sediment before it has accumulated to one-half of the above ground height of the silt sock. Ensure stockpile covers are tied down effectively. Reseed stockpiles and mulch as necessary.

5.1.4 Dust Control

Dust shall be controlled on site during construction by implementing various dust control measures to prevent blowing and movement of dust from exposed soil surfaces. The following dust control measures shall be implemented as necessary on site during construction;

- Use temporary and permanent mulching and vegetative cover to minimize dust.
- Use mechanical sweepers on paved surfaces including town streets as necessary, and as directed by the Town.
- Use a water truck to spray water, as necessary, or utilize calcium to control dust.
- Cover surfaces with crushed stone or coarse gravel.
- Complaints will be responded to immediately.

5.1.5 Minimize the Disturbance of Steep Slopes

The following temporary practices shall be employed to improve the resistance of bare soil to erosion.

- Mulch with weed free straw/hay.
- Spray on liquid tackifier.
- Placement of erosion control blankets.

Steep slope control measures shall be installed as necessary. All steep slopes that have received controls shall be inspected daily and after storm events exceeding 0.25 inches in a 24 hour period. Repairs shall be completed as necessary.

5.1.6 Storm Drain Inlets

This project will use the Siltsack™ or equal which is to be installed at all catch basin frame/grate openings receiving runoff from the site. The Siltsack™ is placed in the opening of the catch basin and functions as a filter. Maintenance of this shall be in compliance with the manufacturers requirements. The Siltsack™ shall be emptied once filled to 2/3 capacity, rinsed to release all fines, and reinstalled back in the catch basin. Care shall be taken to prevent puncture of the filter. A Siltsack™ showing signs of any tears, rips, or punctures shall be immediately repaired or replaced with a new Siltsack™.

5.1.8 Sediment Basins

Sediment basins will be constructed in the location of the stormwater pond prior to rough grading the site. The basin will encompass the pond and sediment forebay. The down slope berms will be constructed as shown on the Construction Plans. The upslope berm will not be constructed to allow runoff to drain freely into the sediment basin. A temporary riprap spillway constructed to a minimum width of 10 feet will withdraw water from the surface to maximize sediment retention. Install sediment basin berms in conformance with the Stormwater Pond berm construction notes on in the Construction plans.

The sediment basin shall be kept in effective operating condition and accumulated sediment removed to maintain at least ½ of the design capacity of the sediment basin at all times. Prior to construction of the Stormwater Pond, all sediment and material shall be removed from the bottom of the sediment basin to a minimum depth of 1 foot below the bottom elevation.

5.1.9 Dewatering Practices

If during construction, site conditions dictate the need for dewatering, water will be pumped to a Dirt Bag™ or equal type of sediment removal system prior to discharge. Alternate systems must be approved by the CER.

5.1.9 Concrete Washout

Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on site to uncontrolled areas. Efforts will be made to return excess material back to the plant. The designated washout locations will be established away from sensitive locations and will be stabilized. Areas will be reviewed and spoil will be crushed and recycled when needed. The concrete subcontractors may utilize concrete dumpsters with sand. The dumpsters will be removed when required and hauled off site.

5.1.10 Site Stabilization

Site Stabilization Practice shall be in accordance with the plans as detailed on sheet C4.

SECTION 6: POLLUTION PREVENTION STANDARDS

6.1 Spill Prevention and Response

The CM is responsible for the proper clean up of any accidental spills or leaks on site during construction. The necessary equipment and materials needed in the event of a spill or leak shall be kept on site. Do not clean surfaces or spills by hosing the area down. Containment, removal, and reporting of the spill shall be in conformance with all local, state and federal regulations. All spills shall be reported to the Town of Durham.

6.2 Fueling and Maintenance of Equipment or Vehicles

Fueling of construction equipment will occur on paved surfaces. A spill kit will be available during the refueling process. Fueling shall not be performed adjacent to surface water or stormwater collection BMP's. Refer to Section 6.1 Spill Prevention and response for additional information.

6.3 Washing of Equipment and Vehicles

All discharges from equipment or vehicle washing shall be collected in a filtration device such as a filter bag.

6.4 Storage, Handling, and Disposal of Construction Products, Materials, and Wastes

6.4.1 Building Products

Building products which include but are not limited to asphalt sealants, adhesives, flashing, roofing materials and concrete admixtures shall be covered with plastic sheeting to prevent contact with rainwater or properly stored in enclosed containers.

6.4.2 Establish Proper Building Material Staging Area

Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Silt sock or other erosion control measure will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials. Refer to Site Logistics Plan

Nonhazardous building material such as packaging material (wood, glass, plastic) and construction scrap material (brick, wood, steel, metal scraps, and pipe cuttings) will be stored in a separate covered storage facility adjacent to the shipping container. All hazardous waste materials such as oil filters, petroleum products, paint and equipment fluids will be stored in structurally sound and sealed containers under cover within the hazardous material storage area. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the material storage area. Such material shall be elevated on wood blocks to minimize contact with runoff. The material storage area will be installed after demolition and grading and prior to the construction of infrastructure at the site. The storage area will be inspected weekly and after storm events. The storage area will be kept clean and organized with proper functioning containment controls.

6.4.3 Pesticides, Herbicides, Insecticides, Fertilizers, and Landscape Materials

Pesticides, herbicides, insecticides, fertilizers, and landscape materials shall be covered with plastic sheeting to prevent contact with rainwater. Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label.

6.4.4 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals

Chemicals shall be stored in water-tight containers, and covered with plastic sheeting to prevent these containers from coming into contact with rainwater. Spill kits shall be available in the event of a spill. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge.

6.4.5 Hazardous or Toxic Waste

Hazardous or toxic waste including but not limited to solvents, paints, and petroleum based products shall be stored in sealed containers, which are constructed of suitable materials to prevent leakage and corrosion, and which are labeled in accordance with applicable Resource Conservation and Recovery Act (RCRA) requirements and all other applicable federal, state, tribal, or local requirements. Containers shall be stored in a covered areas and a spill kit shall be available on site. Dispose of hazardous or toxic waste in accordance with the manufacturer's recommended method of disposal and in compliance with federal, state, tribal, and local requirements. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a furtherance of an ongoing discharge.

6.4.6 Construction and Domestic Waste.

All waste materials shall be recycled or collected and stored in secure metal dumpsters rented from a licensed solid waste management company in The State of New Hampshire. The dumpsters shall meet all local and state solid waste management regulations. All trash and construction debris generated on site shall be disposed of in the dumpsters. The dumpsters shall be emptied as often as necessary during construction and transferred to an approved solid waste facility licensed to accept municipal solid waste and/or construction and demolition debris. No construction waste shall be buried on site. All personnel shall be instructed regarding the correct procedure for waste disposal.

6.4.7 Sanitary Waste

Provide sufficient number of portable toilets and position portable toilets so that they are secure and will not be tipped or knocked over. Refer to Site Logistics Plan.

6.4.8 Washing of Applicators and Containers used for Paint, or Other Materials

Direct all washwater into a leak-proof container or leak-proof pit. The container or pit must be designed so that no overflows can occur due to inadequate sizing or precipitation. Locate pit or container as far away as possible from surface waters and stormwater inlets or conveyances, and, to the extent practicable, designate areas to be used for these activities and conduct such activities only in these areas. Do not dump liquid wastes in storm sewers.

6.5 Fertilizers

Fertilizer shall be applied during the planting of temporary or permanent vegetation at a rate consistent with manufacturer's specifications and those noted in the Construction Plans. To the extent practicable, fertilizer shall be applied to coincide as closely as possible to the period of maximum vegetation uptake and growth. Avoid applying before heavy rains that could cause excess nutrients to be discharged to surface waters. Never apply to frozen ground or to stormwater conveyance channels with flowing water. Follow all other federal, state, and local requirements regarding fertilizer application.

SECTION 7: CONSTRUCTION TRAFFIC AND PARKING MANAGEMENT PLAN

7.1 Objectives

To address traffic issues arising from construction of the project and to establish general guidelines and standards that address the issues.

7.2 Site Access and Deliveries

The construction manager will maintain two (2) entrances to the site off of Madbury Road.

Construction gates will be chained and locked during non-working hours. Fire Department key boxes (locks) will be located at each gate and accessible to the Durham Police and Fire Departments.

Deliveries will be scheduled between the hours of 7:00AM and 4:00PM to avoid impact on traffic.

Major deliveries will be directed to take the following routes:

- Route 4, take the Main Street Exit onto Main St, left onto Garrison Road, and then right onto Madbury Road
- Rt.108 (from either Dover or Newmarket) to Main St, bear right onto Madbury Rd.

Language will be inserted in construction managers vendor/suppliers Purchase Orders, and Trade Subcontracts that makes these expectations mandatory.

7.3 Construction Parking

During the height of construction of the Madbury Commons, the number of workers could easily exceed 100. All parking will be onsite, or at the Jackson Landing town parking lot. Construction workers will not be allowed to park on city streets. Parking will be allowed in metered parking spaces when UNH is not in session.

7.4 Utility Tie-ins/Sidewalk Closures

When it is necessary to close down a sidewalk to perform our work, we will file for the appropriate permits with the DPW.

Street Closure: For operations that obstruct street traffic, traffic control will be coordinated with the Town of Durham, Department of Public Works, with a 48hr (2 business days) notification.

Dig Safe will be notified as required. In addition, PCI and their Sitework Subcontractor will notify the Town once Dig Safe has marked out the site and prior to any cut and cap, or connection activities.

All on-site existing utilities to be abandoned will be cut and capped according to Town standards.

We will conduct a "Pre Utility Tie-in Meeting" with appropriate PCI representatives, our Site Subcontractor, and the Town's DPW representative prior to starting any work activity in the Town Sidewalk or Street.

- Notification of the Pre Meeting will go out a minimum of two (2) weeks in advance of the scheduled meeting. We typically issue an agenda that is attached to this notification.
- Project plans, shop drawings, construction methods, schedule, and safety issues are reviewed during the meeting.
- Finalize and approve the Temporary Traffic/ Pedestrian Control Plan for B Street.
- Finalize and approve the final Detour and Signage Plans for B Street.

Temporary barriers, or barrels, signs, and uniformed officers will be used to manage pedestrian and traffic control.

The site contractor will supply Pro Con with red line drawings on a monthly basis during construction to be maintained at the field office. Final "As Built" drawings will be supplied to Pro Con at the end of the project. These will be presented to the Town on a CD at the completion of the project.

7.4 Traffic/Sidewalk Management

We will provide adequate personnel, signs, barricades and equipment to properly regulate traffic at times when the work interferes with the normal flow of traffic on Town streets. This will be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and performed according to NHDOT construction standards, as described in detail on Civil Drawings. All roadwork will have a traffic management plan, which includes pedestrian detours, reviewed and approved by the DPW, prior to working in the street. Any modification to sidewalks to accommodate the construction process shall comply with ADA requirements.

7.5 Temporary Facilities

Temporary Field Office Trailer(s) will be set up on the construction project site. All field office(s) will be equipped with power, telephone, computers, and fax. Visitor parking areas will be designated.

Emergency vehicle areas will be designated.

7.5 Materials Handling

Materials handling will be predominantly by forklift/lulls and mobile cranes operating generally throughout the site. The Site Logistics Plan shows circular areas designated for crane operation. Should any out of hours deliveries be required this will be handled within the site and be coordinated with the proper authorities prior to the delivery.

7.7 Signage

The Construction Manager will be responsible for providing the external directional signage & on-site signage regarding traffic management and the updating and maintenance of the signs as required. On-site signage will be used to ensure drivers use appropriate routes through the site and to and from the site access points.

SECTION 8: INSPECTION AND CORRECTIVE ACTION

8.1 Inspection Personnel and Procedures

The CM or qualified designee will perform routine and detailed inspections of the site during construction. These inspections shall assess conditions at the construction site covered in the CMMP including but not limited to; pollution prevention, stormwater quality impacts, noise and vibration management, and traffic and parking management.

8.2 Inspection Frequency

At a minimum, inspections will be completed at the following frequency:

- Once every 7 calendar days; and
- Within 24 hours of the occurrence of a storm event of 0.25 inches or greater.

The frequency of inspections will be reduced to once per month for stabilized areas of the site. If construction activity resumes in this portion of the site at a later date, the inspection frequency immediately increases to that required above.

If you are suspending earth-disturbing activities due to frozen conditions, you may temporarily suspend inspections on your site until thawing conditions begin to occur if:

- Runoff is unlikely due to continuous frozen conditions that are likely to continue at your site for at least 3 months. If unexpected weather conditions (such as above freezing temperatures or rain on snow events) make discharges likely, you must immediately resume your regular inspection frequency as described above.
- Land disturbances have been suspended; and
- All disturbed areas of the site have been temporarily or permanently stabilized.

8.3 Areas to be Inspected

During the site inspection, the following areas must be inspected:

- All areas that have been cleared, graded, or excavated and are not yet stabilized;
- All stormwater controls (including pollution prevention measures) installed at the site;
- Material, waste, borrow, or equipment storage and maintenance areas;
- All areas where stormwater typically flows within and off the site, including drainageways designed to divert, convey, and/or treat stormwater;
- All locations where stabilization measures have been implemented;
- Temporary fencing;
- Parking areas and access ways.

8.4 Requirements for Inspections

During your site inspection, you must at a minimum:

- Check whether all erosion and sediment controls and pollution prevention controls are installed, appear to be operational, and are working as intended to minimize pollutant discharges. Determine if any controls need to be replaced, repaired, or maintained.
- Check for the presence of conditions that could lead to spills, leaks, or other accumulations of pollutants on the site;
- Identify any locations where new or modified stormwater controls are necessary;
- At points of discharge and, if applicable, the banks of any surface waters flowing within your property boundaries or immediately adjacent to your property, check for signs of visible erosion and sedimentation (i.e., sediment deposits) that have occurred and are attributable to the construction work, and;
- Confirm that the site is in conformance with the proposed traffic and parking plan;
- Identify any incidents of excessive noise from construction equipment;
- Identify any and all incidents of noncompliance observed.

8.5 Inspection Reports

You must complete an inspection report documenting each site inspection. You are required to keep a current copy of all inspection reports at the site. The Site Logistics Plan shall be updated accordingly if changes to the site staging layout are necessary during construction. The traffic and parking management shall be updated to include any changes to the site access points, parking area locations, variations to traffic management, and sign details.

8.6 Corrective Actions

Corrective actions are actions you take to:

- Repair, modify, or replace any stormwater control used at the site;
- Clean up and properly dispose of spills, releases, or other deposits;
- Implement noise reduction measures;
- Address safety or operational incidents.

8.7 Corrective Action Reports

For each corrective action you must complete a corrective action report. You are required to keep a current copy of all inspection reports at the site. The report must contain the following:

- The nature of the condition identified; and
- The date and time of the condition identified;
- The nature of the corrective action implemented.

CMMP APPENDICES

Appendix A – The Site Logistics Plan & Demolition Plan