



# CONSTRUCTION MANAGEMENT PLAN

## Proposed Restaurant at 3 Dover Road

Durham, New Hampshire

---

Prepared for:


**Tropic Star Development, LLC**  
321 D Lafayette Road  
Hampton, NH 03842

Prepared by:

**TEC, Inc.**  
169 Ocean Boulevard  
PO Box 249  
Hampton, NH 03842



February 19, 2025



# Narrative

## Section 1 – Introduction

This document outlines a Construction Management Plan for the demolition of an existing 1,700± square foot building and the construction of a new 1,520± square foot building. Also included is reconnection of utilities and the reconstruction of the attached parking lot. 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.

### 1.1 – Project Description

The property that is the focus of this construction management plan is one parcel identified on the Town of Durham Tax Map 108 Lot 38. The total land area of the Site is 0.25 acres or 10,881± square feet. The proposed redevelopment would demolish the existing building at 3 Dover Road (Route 108) and construct a new commercial building.

## Section 2 – Limit of Work

The limit of work is identified on the Construction Management Plan and is shown by a thick black dashed line. The locations of the proposed utility trenches within Dover Road are shown as well. A row of (erosion control) further depicts the limit of work along the rear of the property and at all downgradient areas.

## Section 3 – Local 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
Town of Durham, NH	Site Plan Review	TBD

All work completed for this project shall be in accordance with the Construction Management Plan (“CMP”) and all other permits and approvals. All conflicts shall be brought to the attention of the Construction Manager (“CM”) or Civil Engineer of Record (“CER”). For general purposes the more stringent regulation shall apply and any conditions of approval of the site plan.

## Section 4 – Construction Operations

The overall site construction and utility improvements are detailed in the site plans prepared by TEC, Inc. Additional construction operations and site management are listed in this report. The Construction Management Plan in Appendix A gives a visual indication of the overall construction sequence.

### 4.1 – Access to the Site and Staging

Prior to beginning any site construction there shall be a pre-construction meeting on the site with all parties. The location where the project will be staged is to be determined and will be coordinated prior to construction. This area will provide access to the site and a location on site for staging and truck loading/unloading. All construction traffic will access the site via the proposed construction entrance located on Dover Road. All truck traffic will follow standard State and Town posted trucking laws and requirements. Trucks accessing the site from outside of Durham shall be restricted to Route 108. Construction vehicles will access the site using a stabilized construction entrance. The vehicle

gates will be secure at the close of the workday with locks.

Temporary lane closures may be required on Dover Road during the construction process. When it is necessary to close a sidewalk or street to perform work, the general contractor will file for the appropriate permits with the DPW and provide proper notification to the Town Police and Fire Departments.

For construction operations that obstruct street traffic, traffic control will be coordinated with the Town of Durham, Department of Public Works, and Police Department with a 48-hour (2 business days) notification. At the pre-construction meeting, a general schedule will be proposed so all parties can properly plan for the closures. The schedule will be reviewed at the bi-weekly meetings throughout the project and the schedule updated and coordinated with all parties. All utility work within Dover Road that requires street closures will be coordinated and scheduled to minimize traffic delays.

The proposed site improvements include the re-construction of the Dover Road sidewalk along the frontage of the property; consequently, the sidewalk will be closed during construction. For construction operations that obstruct pedestrian traffic on public sidewalks, blockage or closure will be coordinated with the Town of Durham, Department of Public Works with a 48-hour (2 business days) notification. Proper signage, barricades and alternate routes will be installed prior to construction as required by the local codes and DPW.

#### 4.1.1 Traffic/Sidewalk Management

The general contractor 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 and sidewalks. This will be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and performed according to NHDOT construction standards. Any modification to sidewalks to accommodate the construction process shall comply with ADA requirements.

#### 4.1.2 Fire Access

Access into the site for fire apparatus shall be always maintained during the construction process.

### 4.2 – General Project Sequence

The initial start of the project includes preparing for construction staging and site stabilization. Next erosion control measures will be put in place. Demolition of the existing building and all associated utilities and site features will follow. Next the proposed utilities will be installed, and the associated trenches will be patched where applicable. This will be followed by the construction of the proposed building. Site lighting installation will take place next followed by curbing, finish paving and sidewalk installation. Once all site construction activities are completed, landscaping will be installed and stabilized.

### 4.3 – Offsite Utility Construction

Dig safe will be notified as required. In addition, the general contractor 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.

The general contractor will conduct a “Pre-Utility Construction/Tie-in Meeting” with appropriate contractor representatives, 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 2 weeks in advance of the scheduled meeting. The general contractor will typically issue an agenda that is attached to this notification.
- Project plans, shop drawings, construction methods, schedules, and safety issues are reviewed during the meeting.
- Finalize and approve the Temporary Traffic/ Pedestrian Control Plan.

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

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

All utility tie-ins will be made within the Site to the existing stubs, if feasible, except for power and communications. If the existing stubs are unable to be utilized, new tie-ins will be made within Dover Road.

All offsite utility construction will be set up in accordance with the requirements of section 4.1.

Management of vehicle and pedestrian traffic will be coordinated with Town officials and in accordance with section 4.1.

All work will be in accordance with the plans and details as stated on the approved Site Plan. The construction work shall progress from the lowest to highest elevation towards the site. The utility trenches shall be excavated in short lengths adequate for installation of the standard lengths of pipe and in accordance with the manufacturer's recommendations. The trenches shall be backfilled in accordance with the construction details shown on the approved plans. The testing of constructed utilities shall be performed prior to final paving or grading. All utility trenches shall be backfilled to match the surrounding grade to provide a safe usable transition. The last 12" of fill in the trench shall be select gravel material for use at the end of each day by vehicle and pedestrian traffic.

Access by vehicles and pedestrians shall always be maintained through or around the site construction. No driveways or roads shall be blocked without providing alternate routes or leaving half of the access open for travel.

#### 4.4 – Tree Protection

Trees that are dead or declining that pose a risk to people or property should be removed prior to the start of construction. Existing trees that are to be saved will be identified for protection. All trees that are to be removed or saved will be identified by a certified arborist and approved by the Planning Boards prior to the start of construction.

Limits of clearing shall be established in the field with construction fencing, wherever natural limits are not otherwise clearly identified. Trees to be protected during clearing operations and construction shall be protected as shown in the tree protection detail on Sheet C-11 of the approved Site Plans. The developer shall notify the Tree Warden in advance to ensure this occurs. Impacts outside the clearing limits shall be reestablished with native species at applicant's expense.

No construction activity shall occur within the critical root zone to avoid soil compaction and damage to the tree. This includes but is not limited to vehicles and equipment traffic and parking, stock piling of any supplies, soil, stone or any building materials, changing grade, and changing the drainage. If the full critical root zone area cannot be fenced the Planning Board may reduce the size of the area; however other measures should be required for protection of the tree and root system.

Trees on public property or on a municipal right of way must be protected if they are impacted by construction. If these trees are damaged or cannot be protected, they will be replaced with an appropriate number of trees as determined by the Planning Board. Depending on the circumstances, as one option, the Planning Board could require

that the total combined caliper of the replacement trees equal the diameter breast height of the tree removed.

#### 4.5 – Hours of Construction

The construction project will operate as follows:

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

Saturday work – Between the hours of 8:00 AM and 6:00 PM.

Chipping of stone, and use of hoe or rock hammers – Monday through Friday, Between the hours of 9:00 AM and 4:00 PM

#### 4.6 – Site Security

Continuous chain link fencing will be installed around the entire site. All fencing will be 6 feet tall. Removable fencing will be used to allow work to be completed at the site edges as necessary. Construction access gates are identified on the Construction Management Plan and the approved Site Plans and will be used for site access and deliveries.

Appropriate construction signage will be posted at the site indicating “NO TRESPASSING”, Hard Hat Requirements, Authorized Personnel Only, and Visitor and Delivery Information.

#### 4.7 – Site Lighting

Any required lighting will be placed on the structures and will be maintained during the construction. Additional onsite lighting beyond public egress lighting along the public ways is not anticipated.

#### 4.8 – Site Safety

The general contractor will be required to have a comprehensive safety program and a strong commitment to safety through a formal Safety and Health Program that demands a safe and health workplace for all employees, subcontractors, clients, and site visitors. The project will be managed in accordance with this Program.

#### 4.9 – Noise Control

All activity will be prohibited on site after normal working hours. Deliveries will be scheduled between 6:00 AM and 4:00 PM and as early as possible to avoid traffic issues. Prior to arrangements will be made with proper notice if earlier or later deliveries will be more convenient for traffic congestion. Equipment will not be allowed to start up prior to the project’s working hours. Whenever possible, more noise intense activities will be scheduled for less intrusive times such as midmorning or midafternoon. Saturday work hours can be used if that is determined to be more appropriate for some construction activities.

---

## 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 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 will be maintained onsite 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.

Location of temporary sediment control BMPs are shown on the Approved Site Plans. Silt sock will be used as the perimeter control during construction. These tubes are placed as shown in the approved Site Plans prior to any soil disturbance on the site and maintained in accordance with the manufacturer's requirements throughout construction. The tubes are removed once the development site has achieved at least 75% stabilization. Bare soil areas resulting from the removal of the tubes are to be 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 always be in functional condition, 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 at the location shown on the Construction Management Plan and the approved Site Plans to minimize the track-out of sediment onto Town streets, 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 workday in which the track-out occurs or by the end of the next workday if track-out occurs on a non-workday. 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 workday 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 will be minimized and will be located on site. Stockpiles that are a source of dust shall be covered. 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 it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water.

## 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 hose 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 Soil Surfaces

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

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

All exposed soils 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 follow the manufacturer's 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 damage of the filter. A Siltsack™ showing signs of any tears, rips, or punctures shall be immediately repaired or replaced with a new Siltsack™.

## 5.1.7 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. Water from dewatering practices may be required to be removed from the site using a pump truck and disposed at an off-site location.

## 5.1.8 Concrete Washout

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on site to an uncontrolled area. If a controlled area or container is not provided, concrete trucks will be required to return excess material back to the plant and to wash out the drum at the plant. The designated washout locations will be established away from sensitive locations and will be stabilized. The concrete subcontractors may utilize concrete dumpsters with stand. The dumpsters will be removed when required and hauled off site.

## 5.1.9 Site Stabilization

Site Stabilization Practices shall be in accordance with the approved Site Plans as detailed on Sheet C-11.

---

## Section 6 – Pollution Prevention Standards

### 6.1 – Spill Prevention and Response

The CM is responsible for the proper cleanup 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. Vehicle washing shall not be permitted at this site unless necessary and prior approval is granted.

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

#### 6.4.1 Building Products

Building products include but are not limited to asphalt sealants, adhesives, flashing, roof 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 in the material laydown area. Silt sock or other erosion control measures will be installed around the perimeter to designate the material laydown area. A watertight shipping container or lockable toolbox will be used to store hand tools, small parts, and other construction materials. Refer to the Construction Management Plan.

Nonhazardous building material such as packaging material and construction scrap material will be stored in a separate covered storage area 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 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 or in storage bins 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, or local requirements. Containers shall be stored in a covered area and a spill kit will be available on site. Dispose of hazardous or toxic waste in accordance with the manufacturer's recommendation method of disposal and in compliance with federal, state or 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 a sufficient number of portable toilets and position portable toilets so that they are secure and will not be tipped or knocked over.

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

Direct all wash water 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 a minimum of 50' 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 waste 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. 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 – Construction Parking

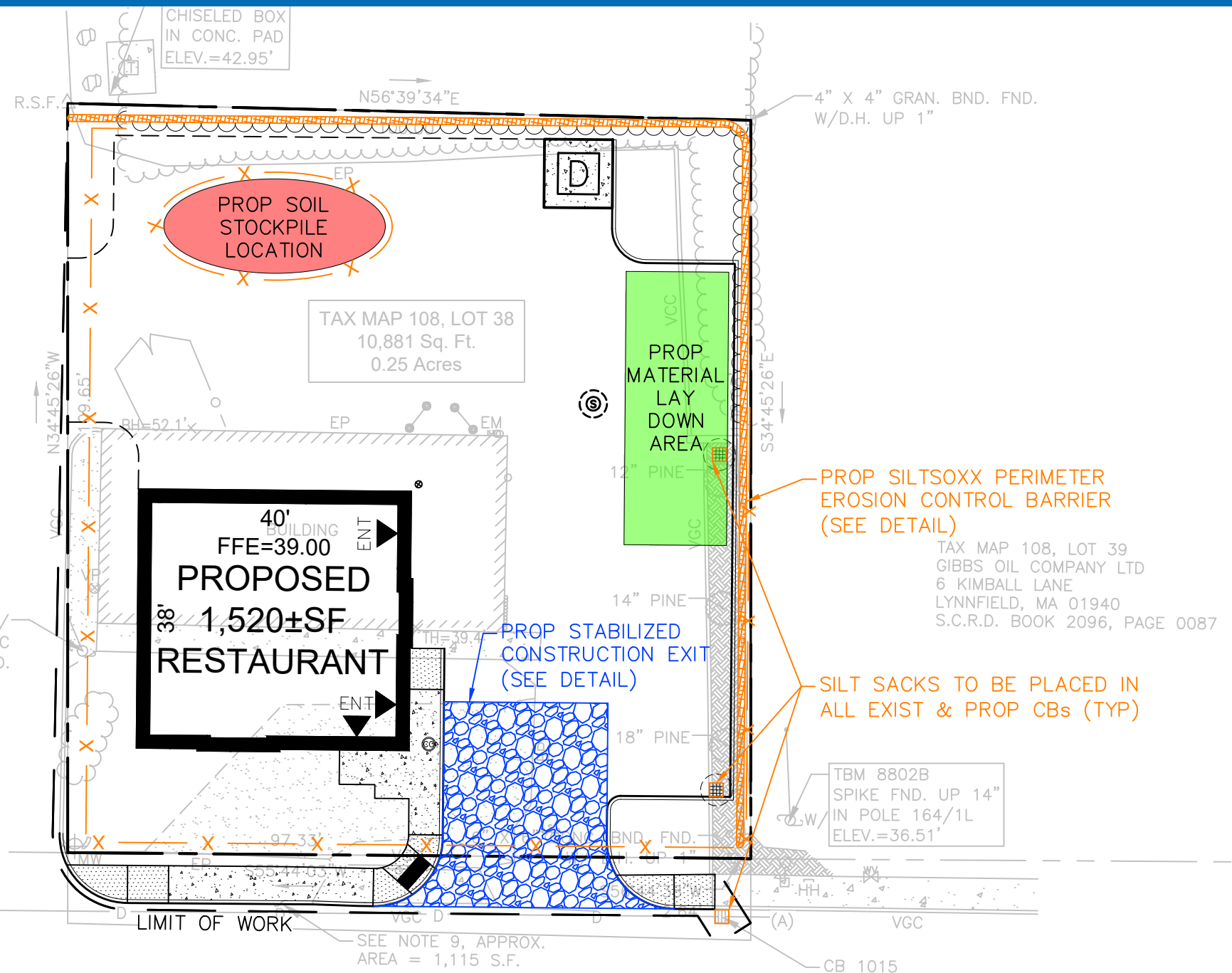
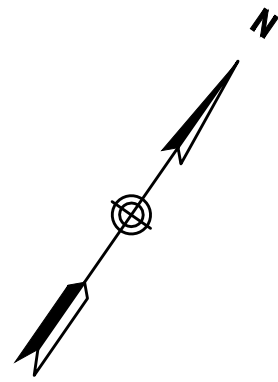
All parking will be off site, unless space permits on site. Construction workers will not be allowed to park in roadways of the Town of Durham. Offsite parking location will be determined prior to the start of construction.

### 7.3 – Temporary Facilities

Temporary storage trailers, toolboxes and portable toilets will be set up at the site. A construction trailer may be used for this project; location will be determined prior to the start of construction.

### 7.4 – Material Handling

Material handling will be predominantly by forklifts/lulls.



## DOVER ROAD (ROUTE 108)



**NOTES:**

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREA TO BE PROTECTED.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
3. TOPSOIL SHALL BE STRIPPED FROM DISTURBED AREAS, STOCKPILED IN APPROVED AREAS AND STABILIZED WITH TEMPORARY VEGETATIVE COVER IF IT IS TO BE LEFT FOR MORE THAN THIRTY (30) CALENDAR DAYS; PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AROUND EACH AREA OF STOCKPILED TOPSOIL.
4. SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.
5. STOCKPILED MATERIAL NOT UTILIZED ONSITE SHALL BE REMOVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
6. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
7. DUST SHALL BE CONTROLLED AT THE SITE.
8. CONSTRUCTION VEHICLES SHALL ONLY ENTER THE SITE FROM DOVER ROAD.
9. SIGNAGE FOR CONSTRUCTION ENTRANCE AND TRUCKS TURNING SHALL BE INSTALLED ON DOVER ROAD FOR BOTH EASTBOUND AND WESTBOUND TRAFFIC.
10. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEANUP WITHIN THEIR FENCE LINE INCLUDING SNOW PLOWING AND WINTER MAINTENANCE.



**Construction Management Plan**  
**3 Dover Road**  
**Durham, New Hampshire**

February 19, 2025