Construction Management Plan (CMP)

REV. 1

For Construction Activities At:

56 Main Street
Doug Clark
Durham, NH
(603)-312-3643

CMP Prepared For:

Doug Clark
74 Main Street
Durham, NH 03824
Phone: (603)- 312-3643

CMP Prepared By:

MJS Engineering, PC
5 Railroad Street
Newmarket, NH 03857
Phone: 603-659-4979
Fax: 603-659-4627

CMP Preparation Date:

7 / 2 / 2019

Estimated Project Dates:

Project Start Date: 07 / 15 / 2019
Project Completion Date: 11 / 30 /2019

Contents

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 Project Management

General Contractor:

Company: Excel Construction
Contact: Mike Todd
Address: 69 Deertrees Lane
City, State, Zip Code: Newfields, NH 03856
Telephone Number: 603- 770-7560
Fax/Email:
Area of control (if more than one operator at site): N/A

Subcontractor(s):

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

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

1.2 Civil Engineer of Record

Position: CER
Name: Mike Sievert
Telephone Number: 603-828-6655
Email: mikesievert@mjs-engineering.com

SECTION 2: INTRODUCTION

This document outlines a Construction Management Plan for the construction of the Ciao Italia project and associated work. The contents of this document include a brief description of the project, construction sequencing and phasing, installation and management of stormwater best management practices and erosion controls, noise and vibration, air quality, and pedestrian and vehicle traffic management, and parking.

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

This project requires permits from local, and state agencies. The following permits are required;

Permitting Authority	Permit/Approval Type	Permit Number/Approval Date
NHDES Wastewater Engineering Bureau	Sewer Connection Permit	
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 CMP and all other permits and approvals. Any conflicts shall be brought to the attention of the General Contractor (GC) and Civil Engineer of Record (CER). For general purposes the more stringent regulation shall apply.

SECTION 4: CONSTRUCTION MANAGEMENT

4.1 Storage and Loading Areas

There will be two storage/loading areas. Area 1 is on Main St and will encompass the first three parking spaces in front of the building at 56 – 60 Main St. This area will not be utilized during the entire construction period, but only as required. The area will be blocked off when necessary with fencing and/or barricades. A portion of this area will also be used as a loading/unloading area for downtown businesses while Jenkins Ct. is closed or partially closed. Area 2 is on Jenkins Ct. and encompasses the three parking spaces in front of 3 Jenkins Ct. This area will be used and closed off during the entire construction period. The area will be secured with fencing and used for deliveries and storage of construction materials.

4.2 Traffic Management

Sidewalk Closures: The sidewalk on Main St. at the front of the building will be required to be partially and fully closed at different times during construction. Partial closure will be required for interior demolition for access to the dumpster on Main St., for canopy reconstruction, for construction of the new ADA access at the front entrance and during construction of the front building façade. The sidewalk from the corner of Main St. along Jenkins Ct. to the alleyway between the buildings will be permanently closed for the duration of construction. All other sidewalks on Jenkins Ct. and Main St. will remain open and be accessible during construction with proper signage.

Road Closures: Jenkins Ct. will be fully closed during utility construction which includes gas and water service and drainage upgrades. Sewer will now remain “as is” with upgrades to the existing pipe. Signage will be in place and alternative loading/unloading space for downtown business will be provided on Main St. in storage area 1. Road closures will be planned only for days when trash service is not required or will be closed after trash pickup has been completed. Pedestrian access will be allowed during closures. Jenkins Ct. will also require temporary lane

closures in the demolition phase and during the construction of the foundation, addition and some utilities. The lane closures will be temporary and will not be required overnight. During a lane closure, the loading/unloading area for downtown business will be moved to Main St. Lane closures will be avoided during trash removal and pickup.

4.3 General Construction Sequencing

Demolition: The demolition will be completed in two phases. The first phase is the interior building demolition and this work is anticipated to begin around July 15, 2019. A roll-off dumpster will be required for this phase and will be located on Main Street, in storage/loading area #1. The sidewalk on Main St. in front of the building will have to be closed temporarily for this work for access to the dumpster. A sign will be placed on the sidewalk at the front door to note that construction workers will be crossing at times to access the dumpster. The second phase includes demolition and removal of the rear one-story portion of the building. This work will require closure of the sidewalk, adjacent to the building, from Main St. to the alley on Jenkins Ct. and will also require a partial temporary lane closure at the south end of Jenkins Ct. During the lane closure the loading area will be used as the travel way and loading/unloading will be moved to Main St. storage area #1. The second demolition phase and the full construction phase is anticipated to begin around July 22, 2019.

Construction: Construction of the addition will follow the demolition with excavation and foundation construction. This work will also require some temporary lane closures, but not every day. The closures will mostly be during excavation and removal of excess material. Renovation of the exterior of the existing building façade will also proceed during this time and will require temporary sidewalk closures, however, it is anticipated that the sidewalk at the south end of Jenkins Ct. from Main St. to the alley way will be closed permanently for the duration of the construction. Utility construction in Jenkins Ct. will begin after demolition and be coincident with the construction of the addition. The utility construction includes water service, gas and drainage structures and pipe. There is still sewer main work that will be required but it will all be performed on private property. Construction of the remaining utilities will be approximately 2-5 days and will require both road closure, and temporary lane closures. The road will only be closed for 1 day each for the gas and water service installation. The remaining site construction including grading, curbing, sidewalk construction and paving will be completed after the utilities and will be scheduled to be completed prior to the end of August when UNH begins the fall semester. The remainder of the construction will be interior renovation.

The following is the general construction timing:

Initial interior demolition July 8 – July 22, 2019
The estimated start of construction is July 22, 2019 and the estimated end of construction is November 30, 2019.

- Exterior demolition: July 22 – July 24.
- Addition construction: July 25 – Aug 29
- Utility construction: July 15 – Aug 14
    - Sewer Service: July 15 – July 26
    - Water/Gas Services: July 20 – Aug 2
    - Drainage structures: Aug 2 – Aug 9
- Site construction: Aug 8 – Aug 23
- Complete building Construction: July 8 – Nov 30

Temporary lane closures on Jenkins Ct. will be required between July 20 – Aug 9. Full road closure of Jenkins Ct. will be required to install the water and gas service for one or two days between July 20 – Aug. 2. Additional road closure may be required for one day the week of Aug 2 – Aug 9 for the drainage structure. The Construction Staging Plan Appendix A, and Demolition Plan in Appendix B gives a visual indication of the overall construction sequence and timing of work.

If blasting is required for the construction of the project, all blasting shall follow the procedures as set forth in the Durham Site Plan Regulations, Article 3, Construction Practices, Section 3.8 Blasting.

SECTION 5: STORMWATER SYSTEMS & EROSION AND SEDIMENT CONTROLS

5.1 Temporary Best Management Practices

5.1.1 Perimeter Control

Temporary sediment control materials 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 in Attachment A. Silt sock will be used as the perimeter control during construction.

Silt sock shall be installed prior to earth moving operations for perimeter sediment control along those perimeter areas of the site that will receive stormwater from earth-disturbing activities. These locations are depicted on the Construction Plans. 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

The contractor must remove the sediment from public ways 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. The contractor is prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance (unless it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water.

5.1.3 Stockpiled Sediment or Soil

No soil shall be stockpiled on site. All soil shall be removed from the site during construction by placement into a truck and removed from the site. Soil delivered to the site may be temporarily dumped in the fenced area if space is available, and then used immediately but shall not be stockpiled for more than a day's use. 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.

5.1.4 Minimize Dust

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 mechanical sweepers on paved surfaces.
- Use fine water sprays. Fine water sprays are intended to dampen the surface of bare soils in order to reduce airborne dust associated with earth moving or demolition operations. It is important to establish an application rate suitable for each site that provides adequate dampening of the soils but does not generate runoff. The weather conditions will dictate the frequency of site watering needs.
- Cover surfaces with crushed stone or coarse gravel.

5.1.5 Storm Drain Inlets

The purpose of inlet protection is to collect and contain the majority of soil particles conveyed in storm water runoff prior to the runoff entering a drainage structure inlet (catch basin, manhole opening, culvert, etc.). This project employs the Siltsack™ 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 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 puncture of the filter. A Siltsack™ showing signs of any tears, rips, or punctures shall be immediately repaired or replaced with a new Siltsack™.

5.1.6 Dewatering Practices

If during construction, site conditions dictate the need for dewatering, water will be pumped to a tank or tank truck and removed from the site. Alternate systems must be approved by the CER.

5.1.7 Concrete Washout/Boom

Concrete washout or boom cleaning shall not be completed on site, unless the washout waste is collected in a tank or bin and removed from the site. Any washout shall be completed off site.

5.1.8 Site Stabilization

Site Stabilization Practice
☐ *Vegetative* ☒ *Non-Vegetative*
☐ *Temporary* ☒ *Permanent*

Description of Practice
- In areas to be paved, placement of base course gravels meeting the gradation requirements of NHDOT Standard Specification for Road and Bridge Construction, 2006, item no. 304.1 or 304.2 have been installed. These areas will comprise all proposed areas to be paved.

Installation
- Base course gravels will be placed, graded and compacted prior to final paving.

Site Stabilization Practice
☐ *Vegetative* ☒ *Non-Vegetative*
☐ *Temporary* ☒ *Permanent*

Description of Practice
- A minimum of 3" of pavement has been installed.

Installation
- All disturbed areas shall be paved or receive concrete as the final finished surface.

SECTION 6: POLLUTION PREVENTION STANDARDS

6.1 Spill Prevention and Response

The GM 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.

6.3 Washing of Equipment and Vehicles

Vehicles shall not be washed on this site.

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.

6.4.2 Establish Proper Building Material Staging Area

Construction equipment and maintenance materials will be stored at storage and loading area #2. Silt sock will be installed around the perimeter to designate the loading and materials storage area. A watertight container will be used to store hand tools, small parts, and other construction materials.

Nonhazardous building material such as packaging material (wood, glass, plastic) and construction scrap material (brick, wood, steel, metal scraps, and pipe cuttings) will be temporarily stored in the storage area and covered if required. 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 or within the building for proper removal. 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 storage area will be inspected weekly and after storm events. The storage areas will be kept clean and organized with proper functioning containment controls.

6.4.3 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.

6.4.4 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 area 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.

6.4.5 Construction and Domestic Waste

Provide dumpsters of sufficient size and number to contain construction and domestic wastes. On workdays, clean up and dispose of waste in designated waste containers and clean up immediately if containers overflow.

6.4.6 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.

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

Concrete equipment shall not be washed on site. Paint and other materials shall not be cleaned without directing waste into a proper sewer or container. Do not dump liquid wastes in storm sewers.

SECTION 7: CONSTRUCTION TRAFFIC/ ROAD CLOSURE MANAGEMENT PLAN

7.1 Objectives

To address traffic issues arising from construction of the project and to establish general guidelines and standards for road, lane and sidewalk closures. This section will also address notification of the public.

7.2 Management Issues

Construction will result in a workforce which will require off-site parking. The location of the site, consultation with the appropriate local enforcement personnel and careful management will ensure that conflicts between construction and local traffic and activities in the area will be avoided. Construction traffic at the project site is subject to constraints imposed by site conditions and public traffic movements. There will be no workforce parking at the site

The primary issues that affect construction projects include:

- General site access and egress;
- Interaction with existing facilities and operations;
- The timing and extent of material deliveries;
- Traffic conflicts with both existing vehicles and other construction traffic;
- Traffic congestion and conflicts on external roads; and
- Signage and directions;

It is therefore proposed to manage the impact of construction traffic through the provision of two storage/loading areas and lane and road closure management. These will be carefully coordinated to minimize conflicts with other activities.

7.3 Management of Parking

There is minimal parking at the site, and it will be limited to use by the GC or his designee. All other parking for construction workers will be offsite and will be coordinated through the police department via a parking pass purchase system. Deliveries will be made it the designated loading/storage areas as noted on the construction staging plan. Construction vehicles will load and unload within the alley, designated storage/loading area #2 or the partial lane closure on the south end of Jenkins Ct.

7.4 **Management of Lane and Road Closures**

Traffic management will be critical to maintain adequate access to existing businesses. Coordination with the Town staff including police, fire and DPW and the business owners will be required. A list of business owners is included in appendix C for contact information. A 48 - hour notification for lane and/or road closures will be required. Signage shall be in place as shown on the construction and staging plan when sidewalks or roads are to be closed. Loading and unloading areas will be provided on Main St. in area #1 as shown on the construction staging plan.

7.5 Materials Handling

Materials handling will be predominantly by hand, lulls or an excavator. Should any out of hours deliveries be required this will be handled within the Jenkins Ct. loading/storage area and be coordinated with the proper authorities prior to the delivery.

7.6 Pedestrian Movements

Pedestrian movement diversions will be necessary during the site construction. These diversions are detailed on the attached Construction Staging Plan and Pedestrian Access Plan contained in Appendix A&D. Appropriate directional signage will be provided to ensure pedestrians are diverted from areas of construction activity. It is not anticipated that any type of overhead protective scaffolding will be required for this project. The Main St. sidewalk and Jenkins Ct. sidewalks will remain open at all other times, except the sidewalk adjacent to the building on Jenkins Ct. from Main St. to the alley way will be permanently closed during construction. An alternate pedestrian route will be maintained as shown on the Pedestrian Access Plan.

7.7 Signage

The General contractor will be responsible for providing the external directional signage regarding pedestrian and vehicle traffic management and the updating and maintenance of the signs as required. The signage shall be provided as required by the MUTCD and as shown on the Construction Staging Plan or as directed by the Town.

CMP APPENDICES

Appendix A – Construction Staging Plan

Appendix B – Demolition Plan

Appendix C – Jenkins Ct. Business Owner List

Appendix D – Pedestrian Access Plan

SIGN:
ROAD CLOSED AHEAD
ROAD WORK AHEAD

PLACE SIGN ON
CROSSWALK ISLAND

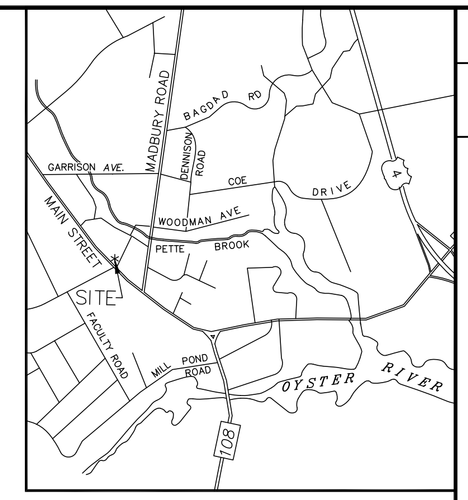
SIGN: SIDEWALK
CLOSED AHEAD
(K2-0171-R)

66 MAIN STREET
TAX MAP: 2
LOT: 14-2UNH
UNIVERSITY OF NEW HAMPSHIRE
PRESIDENT'S OFFICE
THOMPSON HALL
DURHAM, NH 03824
SCRD: 4244/383

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LOCUS
NOT TO SCALE

PARKING SPACE (TYP)

SIGN:
LOADING AREA CLOSED

AWNING ABOVE

LOADING/STORAGE AREA #1

FENCE FOR SIDEWALK CLOSURE DURING DEMOLITION

SIGN:
CONSTRUCTION AREA
NO ADMITTANCE

MAIN STREET

SIDEWALK (TYP)

N 23°22'20" E 152.13'

N 66°34'32" W 93.04'

2 STORY BUILDING

60 MAIN STREET
TAX MAP: 2
LOT: 14-4
0.33 ACRES

SHED ROOF

S 66°34'32" E 93.89'

13 JENKINS COURT
TAX MAP: 2
LOT: 14-3
GALARO PROPERTIES LLC
263 CENTRAL AVENUE
DOVER, NH 03820
SCRD: 3736/885

INSTALL SILT SACK

CONSTRUCTION FENCING DURING WORK ON AWNING

ACCESS TO RESIDENTIAL UNITS

TEMPORARY ROLL-AWAY DUMPSTER AREA DURING DEMOLITION

SIGN:
CONSTRUCTION AREA
NO ADMITTANCE

PROVIDE MINIMUM 5' SIDEWALK OUTSIDE CONSTRUCTION FENCING

CONSTRUCTION FENCING FOR SIDEWALK AND FAÇADE WORK

2 STORY BUILDING

PORTA POTTY

1 STORY BUILDING

PAVED PARKING ALLEY

CONSTRUCTION FENCING DURING FOUNDATION CONSTRUCTION

CONSTRUCTION FENCING AFTER COMPLETION OF EXTERIOR WALL OF ADDITION

PAVED PARKING ALLEY

SIGN:
CONSTRUCTION
ZONE AHEAD

CONSTRUCTION STORAGE AND WORK AREA

INSTALL SILT SACK

S 23°41'30" W 152.13'

SIGN: SIDEWALK
CLOSED AHEAD
(K2-0171-L)

BARRICADE FOR ROAD CLOSURE DURING SEWER CONSTRUCTION

SIGN:
ROAD CLOSED
(R11-2)

THROUGH TRAFFIC

LOADING AREA

TEMPORARY LANE CLOSURE FOR DEMOLITION AND CONSTRUCTION OF ADDITION

STORAGE/LOADING AREA #2

JENKINS COURT

TRAFFIC CONES (TYP.)

50-54 MAIN STREET
TAX MAP: 4
LOT: 7
ARROW 5054 PROPERTIES LLC
14 DAVIS AVENUE
DURHAM, NH 03824
SCRD: 4325/371

2-10 JENKINS COURT
TAX MAP: 4
LOT: 8
6 JENKINS COURT LLC
P.O. BOX 313
DURHAM, NH 03824
SCRD: 3702/76

MHO OHW S/S WV

CONSTRUCTION STAGING NOTES:

1. CONSTRUCTION TO BEGIN IN SPRING OF 2019 UPON RECEIPT OF APPROVALS.
2. CONSTRUCTION HOURS SHALL BE MONDAY THROUGH FRIDAY 7:00AM TO 6:00PM SATURDAY 8:00AM TO 3:00PM.
3. CONSTRUCTION DELIVERIES SHALL BE MADE BETWEEN WORKING HOURS AND IN THE DELIVERY AREA ONLY.
4. NO CONSTRUCTION DEBRIS OR SOIL MATERIALS SHALL BE STORED ON SITE OR TOWN PROPERTY OVERNIGHT.
5. CONSTRUCTION SIGNAGE SHALL BE USED TO INFORM THE PUBLIC OF SIDEWALK LANE CLOSURES AND/OR ROAD CLOSURES AS REQUIRED.
6. JENKINS CT. WILL REQUIRE FULL CLOSURE FOR SEWER CONSTRUCTION. THE INSTALLATION OF A NEW WATER SERVICE AND GAS SERVICE WILL REQUIRE A TEMPORARY CLOSURE. COORDINATE WITH DURHAM DPW PRIOR TO CLOSURE IS REQUIRED AND POLICE DETAIL MAY BE REQUIRED.
7. THE TEMPORARY LANE CLOSURE ON JENKINS CT. WILL BE REQUIRED FOR BUILDING DEMOLITION AND NEW ADDITION CONSTRUCTION. ADDITIONAL LANE CLOSURES MAY BE REQUIRED.
8. ALL PUBLIC STREETS AND SIDEWALKS SHALL BE CLEANED AT THE END OF EACH DAY.
9. THE CONSTRUCTION FENCING SHALL BE IN PLACE AROUND THE CORNER OF THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE SECURED AFTER HOURS.
10. DUST SHALL BE CONTROLLED ON SITE BY USE OF DUST CONTROL MEASURES SUCH AS WATERING.
11. EROSION SHALL BE CONTROLLED BY USING SILT SOXX AT THE PERIMETER OF THE CONSTRUCTION AREA AND SILT SACKS SHALL BE INSTALLED IN CATCH BASINS ON JENKINS CT.
12. ANY DEWATERING AT THE SITE WILL BE PUMPED INTO A TANK AND HAULED AWAY.
13. CONCRETE WASHOUT SHALL NOT BE ALLOWED ON SITE.

ORANGE – CONSTRUCTION AREAS AND FENCING DURING DEMOLITIONS
GREEN – CONSTRUCTION AREAS AND FENCING DURING ENTIRE PROJECT
BLUE – TEMPORARY CONSTRUCTION AREAS AND FENCING

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
CERTIFIED _____
DATE _____

NO.	DATE	INT.
REVISIONS		
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/16/19	EHK
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
1.	REVISIONS PER PRECEDENT CONDITIONS FOR CMP	7/2/19	MCS

SEAL

DATE: 5/16/18
SCALE: 1"=10'
DESIGNED BY: MJS
DRAWN BY: EHK
APPROVED BY: MJS
DWG FILE: 19-024 Civil.dwg

CONSTRUCTION STAGING PLAN

prepared for
DOUG CLARK
56 MAIN STREET
DURHAM, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4070, Fax: (603) 659-4627
E-mail: MJS@MJS-ENGINEERING.COM

JOB: 19-024

C3

Drawing Name: P:\19pro\19-024\Internal\Drawing Files\19-024 CivilC.dwg
Thu, 06 Jun 2019 - 1:24pm

MAIN STREET

PARKING SPACE (TYP)

SIDEWALK (TYP)

N 66°34'32" W 93.04'

AWNING ABOVE

DEMO CONCRETE SIDEWALK TO CONSTRUCT ADA ACCESS

2 STORY BUILDING

REMOVE STAIRS AND ROOF, CONSTRUCT FOUNDATION WALL AND BACK FILL TO SUBGRADE

REMOVE SIDEWALK AS NECESSARY FOR CONSTRUCTION

REMOVE EXISTING TREE BOXES

AREA TO BE DEMOLISHED

S 23°41'30" W 152.13'

REMOVE CURB AND SAVE FOR REUSE

ROOF OVERHANG ONLY NO BUILDING FOOTPRINT

PROPANE TANKS

SHED ROOF

2 STORY BUILDING

DUMPSTER ENCLOSURE AREA TO BE RECONSTRUCTED

60 MAIN STREET
TAX MAP: 2
LOT: 14-4
0.33 ACRES

1 STORY BUILDING

S 66°34'32" E 93.89'

PAVED PARKING ALLEY

N 23°22'20" E 152.13'

AWNING ABOVE

PAVED PARKING ALLEY

LOADING AREA

50-54 MAIN STREET
TAX MAP: 4
LOT: 7
ARROW 5054 PROPERTIES LLC
14 DAVIS AVENUE
DURHAM, NH 03824
SCRD: 4325/371

66 MAIN STREET
TAX MAP: 2
LOT: 14-2UNH
UNIVERSITY OF NEW HAMPSHIRE
PRESIDENT'S OFFICE
THOMPSON HALL
DURHAM, NH 03824
SCRD: 4244/383

JENKINS COURT

2-10 JENKINS COURT
TAX MAP: 4
LOT: 8
6 JENKINS COURT LLC
P.O. BOX 313
DURHAM, NH 03824
SCRD: 3702/76

13 JENKINS COURT
TAX MAP: 2
LOT: 14-3
GALARO PROPERTIES LLC
263 CENTRAL AVENUE
DOVER, NH 03820
SCRD: 3736/885

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
10 0 5 10 20 40

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
CERTIFIED _____
DATE _____

C1

JOB: 19-024

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

DEMOLITION PLAN

prepared for
DOUG CLARK
56 MAIN STREET
DURHAM, NH

DATE:	5/16/18
SCALE:	1"=10'
DESIGNED BY:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS
DWG FILE:	19-024 CivilC.dwg

SEAL

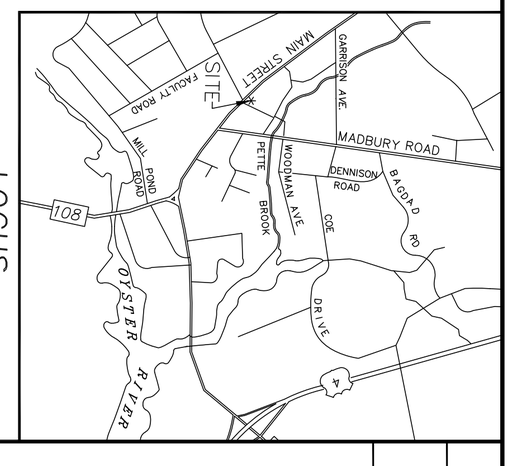
NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/16/19	EHK

Jenkins Court Business List					
Name	**Location**	**Contact**	**Phone**	**Email**	**Type**
Allen Family Real Estate	**13 Jenkins Ct**	**Michael Allen**	**868-1414**	**info@allenfamilyrealestate.com**	**Real Estate**
Barnee Noodle Restaurant	12 Jenkins Ct	Pat Rassamee	397-5378	patrassamee@gmail.com	Restaurant
Breaking New Grounds	**50 B Main St**	**Todd Govini**	**868-6869**	**tgovini@comcast.net**	**Restaurant**
Ernie Downs, PhD	13 Jenkins Ct	#243	781-0994	erneirdowns47@yahoo.com	Counseling
Even Better Now	**3 Jenkins Ct**				**Games**
Exeter Counseling Center	13 Jenkins Ct	#245	778-7433		Medical
Fix Mobile	**4A Jenkins Ct**	**Joe Swenson**	**781-8499**	**jswenson@fixmobiledevice.com**	**Electronics**
Happy Market Asian Grocery	**6 Jenkins Ct**		**436-2616**		**Grocery**
Horizon University Travel	13 Jenkins Ct	Patty Cook	868-5970	patty.cook54@gmail.com	Travel
Jeanne Allen LICSW	13 Jenkins Ct		778-7433		Counseling
Joy R. Downs, PhD	13 Jenkins Ct		970-1056	jrdowns22@gmail.com	
LaFreniere Eyecare	13 Jenkins Ct	Donna LaFreniere	868-2900	lafreniereeyecare@live.com	Eyecare
Lamprey Networks	**8 Jenkins Ct**	**Mike Mazzola**	**868-6411**	**mmazzola@lampreynetworks.com**	**Techology**
Main Street Mailing	**54 Main St.**	**Richard Whitney**	**868-5600**	**richardwhitney@marinerrealty.com**	**Copy**
Maria Larkin, PhD	13 Jenkins Ct		671-3441	info.bgbh@gmail.com	Dietician
Merritt Chiropractic Ctr	13 Jenkins Ct	Wesley Merritt	868-1120	drwes@comcast.net	Healthcare
Oyster River Cycle & Sport	14 Jenkins Ct	Brian Keegan	815-4927	info@oysterrivercycles.com	Retail
Probity IT	**8 Jenkins Ct**	**Eric Marx**	**548-9247**	**info@probity.us**	**Recruiter**
Rehab & Sports Therapy	16 Jenkins Ct	Greg Walker	868-2600		Medical
Sheila Gardner, PhD	13 Jenkins Ct	Sheila Gardner	742-9200		Counseling
The Spot	13 Jenkins Ct				Restaurant
Summers End Studio	12 Jenkins Ct	Lynn Jenness	397-5194	lynn@summersendstudios.com	Tattoo
Swiesz Family Chiropractic	**8 Jenkins Ct**	**Matt Swiesz**	**329-5491**		**Medical**
Thai Smile 2	13 Jenkins Ct		868-2772		Restaurant
Town & Campus	**60 Main St**	**Peter Murphy**	**868-9661**		**Retail**
TRS Technolgoy Repair	Jenkins Ct				Techology
Wentworth Douglas Rehab	16 Jenkins Ct		868-2600		Travel

Drawing Name: P:\19pro\19-024\Internal\Drawing Files\19-024 CivilC.dwg
Tue, 02 Jul 2019 - 3:12pm

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
CERTIFIED _____
DATE _____

LOCUS
NOT TO SCALE



PED

JOB: 19-024

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Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

PEDESTRIAN ACCESS PLAN

prepared for
DOUG CLARK
56 MAIN STREET
DURHAM, NH

DATE:	5/16/18
SCALE:	1"=10'
DESIGNED BY:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS
DWG FILE:	19-024 CivilC.dwg

SEAL

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/16/19	EHK