

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

MICHAEL BEHRENDT DATE

PROFESSIONAL ENGINEER FOR  
 ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT/OWNER:  
 ORION UNH LLC  
 225 FRANKLIN STREET, 26TH FLOOR  
 BOSTON, MA 02110

PROJECT:  
 ORION

STUDENT HOUSING  
 25/35 MAIN STREET  
 DURHAM, NEW HAMPSHIRE

PROJECT NO. 192501 DATE: 06-09-14

SCALE: 1" = 20' DWG. NAME: CMP

DRAWN BY: SM CHECKED BY: RPC

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
 civil & structural engineering • land surveying  
 environmental consulting • landscape architecture  
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DRAWING TITLE: CONSTRUCTION MANAGEMENT PLAN SHEET NO. C-5

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**CONSTRUCTION MANAGEMENT NOTES:**

1. ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, WASTEWATER, STORMWATER MANAGEMENT, PROCESS WATER, AND OTHER INFRASTRUCTURE SHALL BE PROVIDED BY THE DURHAM DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REIMBURSE THE TOWN FOR ALL ASSOCIATED INSPECTION/OBSERVATION COSTS.

2. NO CUT TREES, STUMPS, DEBRIS, JUNK, RUBBER, OR OTHER WASTE MATERIALS SHALL BE OCCUPANCY' IS ISSUED, OR AT ANY TIME AFTER THAT.

3. ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.

4. BLASTING AND ON-SITE CHIPPING (OF STONE) IS RESTRICTED TO THE HOURS OF 9:00 AM TO 4:00 P.M. MONDAY THROUGH FRIDAY. THERE SHALL BE NO PROCESSING OF STONE ON SITE. A NOTICE OF INTENT TO BLAST SHALL BE PROVIDED AT LEAST 24 HOURS IN ADVANCE VIA SIGNAGE PLACED IN APPROPRIATE PLACES AND OTHER APPROPRIATE MEDIA PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE FIRE DEPARTMENT BY ONLY ON THE HOUR AND THE PERMIT HOLDER MUST NOTIFY THE FIRE DEPARTMENT 15 MINUTES PRIOR TO EACH BLAST.

5. THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE APPLICANT. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN MAY BE SPECIFIED AT THAT TIME. THE APPLICANT IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPEDITE THE REVIEW PROCESS. SNOW SHALL BE REMOVED FROM THE SITE, AS NEEDED, AND SHALL NOT BE PUSHED AGAINST TREES OR OTHER VEGETATION.

6. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.

7. IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.

8. THERE SHALL BE NO OCCUPANCY ON THE SITE OF EXISTING BUILDINGS WHILE CONSTRUCTION IS ONGOING UNLESS APPROVED BY THE BUILDING OFFICIAL.

9. THE SITE IS TO BE FENCED IN DURING THE DURATION OF PROJECT.

10. ALL BUILDINGS ARE TO BE COMPLETED IN THE SAME MONTH. THERE WILL BE NO PHASING IN THE ISSUANCE OF INDIVIDUAL CERTIFICATE OF OCCUPANCY DURING CONSTRUCTION, UNLESS APPROVED BY THE BUILDING OFFICIAL.

11. ALL TRUCK TRAFFIC WILL FOLLOW STANDARD STATE AND TOWN POSTED TRUCKING LAWS AND REQUIREMENTS THROUGH ACCESSING THE SITE THROUGH THE STREET/CURB/HILL AND ROUTE 4 OR ROUTE 155A (THEN TO MAIN STREET/OLD CONCORDO TURNPIKE), AND VICE VERSA.

12. THE APPLICANT/CONTRACTOR SHALL MEET WITH THE BUILDING OFFICIAL AT LEAST TWO MONTHS (60 DAYS) PRIOR TO THE START OF CONSTRUCTION IN ORDER TO DISCUSS THE PROPOSED PROJECT AND TO REVIEW THE SITE PLAN AND OTHER PLANS. THE BUILDING OFFICIAL MAY REDUCE THIS TIMEFRAME AT HIS RESPONSIBLE DISCRETION FOR GOOD CAUSE.

13. THE APPLICANT/CONTRACTOR SHALL COMPLY WITH THE PROVISIONS CONTAINED IN THE CONSTRUCTION MANAGEMENT PLAN.

14. THE APPLICANT/CONTRACTOR SHALL HOLD WEEKLY MEETINGS WITH THE TOWN ENGINEER AND OTHER APPROPRIATE TOWN STAFF AS DETERMINED BY THE TOWN ENGINEER TO DISCUSS THE CONSTRUCTION PROCESS AND THE SCHEDULE FOR THE UPCOMING WEEK. IN ADDITION, THE APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING WITH APPROPRIATE TOWN STAFF SHOULD ISSUES ARISE IN THE INTERIM.

15. IN ACCORDANCE WITH PLANNING BOARD REQUIREMENTS, THE APPLICANT/CONTRACTOR SHALL NOT OBSTRUCT ANY ROAD OR SIDEWALK WITHOUT APPROVAL OF THE DURHAM POLICE DEPARTMENT. THE APPLICANT/CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO ANY ACTIVITY OR DELIVERY THAT WOULD OBSTRUCT A ROAD OR SIDEWALK AND THE POLICE DEPARTMENT WILL DETERMINE WHETHER OR NOT A POLICE OFFICER IS NEEDED ON SITE. POLICE OFFICERS SHALL BE BILLED FOR A MINIMUM OF 4 HOURS AT THE PREVALING BILLING RATE USED BY THE POLICE DEPARTMENT.

16. THE DURHAM POLICE WILL NOT ALLOW ANY CONSTRUCTION OR DELIVERY THAT WOULD CAUSE ANY LINE OF VISION DURING THE PERIOD OF THE LAST WEEK IN AUGUST THROUGH LABOR DAY WEDNESDAY THAT WOULD COINCIDE WITH UMH WORK IN.

17. IN ACCORDANCE WITH PLANNING BOARD REQUIREMENTS, THE TOWN ENGINEER MAY APPROVE REASONABLE DEPARTURES FROM THE PROVISIONS IN THE CONSTRUCTION MANAGEMENT PLAN FOR GOOD CAUSE.

18. IN ACCORDANCE WITH PLANNING BOARD REQUIREMENTS (AND PURSUANT TO RSA 676:15), UPON FAILURE OF THE APPLICANT/CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE CONSTRUCTION MANAGEMENT PLAN OR OTHER ORDERS RELATED TO THE CONSTRUCTION OF THE SITE MADE BY THE DURHAM PUBLIC WORKS DIRECTOR, POLICE CHIEF, FIRE CHIEF, OR BUILDING OFFICIAL, THE TOWN ADMINISTRATION UPON RECOMMENDATION OF THE DURHAM POLICE DEPARTMENT, MAY ORDER THE APPLICANT/CONTRACTOR TO STOP WORK AND THE JOB SITE CLOSED AND/OR ASSESS A FINE PAYABLE AS FOLLOWS: THE FIRST FINE SHALL BE \$275.00 AND EACH SUBSEQUENT FINE SHALL BE \$550.00. EACH DAY THAT A VIOLATION CONTINUES SHALL BE CONSIDERED A SEPARATE OFFENSE.

19. IN ACCORDANCE WITH TOWN POLICY, THE APPLICANT'S BUILDING PERMIT FEES COVER THE PERMITTING AND INSPECTION COSTS OF THE PROJECT. THE APPLICANT SHALL COVER THE COSTS OF THE PROJECT BEYOND THE PERMITTING AND INSPECTION COSTS. IT IS UNDERSTOOD THAT SHOULD THE APPLICANT SEEK A QUICKER TURNAROUND THAN WHAT IS AVAILABLE WITH AN IN-HOUSE REVIEW, THE APPLICANT HAS THE OPTION OF PAYING ADDITIONAL FEES TO ENABLE THE BUILDING OFFICIAL TO HIRE AN OUTSIDE REVIEWER.

20. THE TOWN OF DURHAM FIRE CODE OFFICIAL, OR DESIGNEE, SHALL PERFORM ON-SITE INSPECTIONS DURING FIRE CODE AND LIFE-SAFETY MATTERS. THE APPLICANT SHALL PAY THE COSTS OF ANY SUPPLEMENTAL STAFF HIRED BY THE TOWN TO ASSIST THE FIRE DEPARTMENT IN ITS INSPECTION OF THIS PROJECT.

21. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR THE PROTECTION OF EXISTING TREES AND VEGETATION THAT ARE PLANNED TO BE PRESERVED. ALSO, THE PROVISIONS OF SECTION 175-123- PROTECTION DURING CONSTRUCTION UNDER ARTICLE XXI- LANDSCAPING OF THE DURHAM ZONING ORDINANCE SHALL BE FOLLOWED.

22. IF FEASIBLE, CONDUCT CONSTRUCTION NEAR EXISTING TREES DURING THE WINTER OR DORMANT SEASON, WHEN STRESS TO TREES WILL BE LESS.

23. WHERE ROOTS OF EXISTING TREES WILL BE DISTURBED, SEVER ROOTS CLEARLY BY HAND OR DAMAGE. (IF TOO MUCH OF THE TREE ROOT SYSTEM IS REMOVED, TREE ROOT SYSTEM CONSTRUCTION, THE TREE MAY DECIDE ON DIE).

24. CARE SHALL BE TAKEN TO AVOID PASSES BY HEAVY EQUIPMENT NEAR PLANTED AREAS AND TRENCHES TO BE PRESERVED, ESPECIALLY WHEN THE SOIL IS WET. (COMPACTED SOILS HAVE LESS OPEN PORE SPACE, AND HENCE LESS SPACE FOR MOISTURE AND OXYGEN NEEDED TO SUSTAIN TREE HEALTH. EVEN ONE PASS WITH HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION.)

25. GRAPHIC SCALE



NOTE:  
 A R9-11 SIGN SHALL BE PLACED AT THE CROSSWALK AT THE TOP OF CHURCH HILL, UNDER THE INTERSECTION OF MAIN STREET AND PARK COURT.

UTILITY CONNECTIONS TO ROADWAY INFRASTRUCTURE. ARRANGE FOR OFF-HOURS WORK AS NEEDED.

6' HIGH SCREENED CONSTRUCTION FENCE

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