

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

PROJECT LOCATION: 434, 438, 442, 458 West James Street, Los Angeles CA 90065

INTRODUCTION

This document represent the construction traffic management plan (the Plan) to be followed by James Street Group LLC and its successors and assigns (collectively, the Developers), the General Contractors, and Subcontractors, in connection with the construction of the four single family homes at (434, 438, 442 and 458 West James Street Los Angeles CA 90065). The Project location is shown in Figure 1.

Project Description

James Street Group LLC proposes the construction of four single family homes located at 434, 438, 442 and 458 West James Street Los Angeles CA 90065. Each single-family home fronts onto James street and are approximately 1,800 square feet (Figure1). Each home is designed with a site built two-car garage off James Street for owners parking and the home is a factory built, state approved modular home. The modular portion will be built offsite which dramatically reduces the number of workers onsite and a shorter construction timeline.

Statement of Purpose

The purpose of this Plan is to facilitate timely completion of the Projects, coordinate schedules and parking with other developers within the affected area and to minimize any potential impacts that may be experienced by the surrounding community in connection with the construction of the four single family homes. The Plan shall apply during all aspects of construction related to the Projects and the developer will coordinate with LADCP to ensure the construction of each project should be scheduled so as not to create adverse construction traffic in the area.

CONSTRUCTION ACTIVITIES

Construction Hours

Construction shall take place in compliance with the provisions of Section 41.40 and 62.61 of the Los Angeles Municipal Code (LAMC). In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior noise-generating construction shall be limited to Monday through Friday from 7:00 AM to 9:00 PM and Saturday from 8:00 AM to 6:00 PM. No construction activities shall occur on Sundays or any national holidays without a separate permit. Management, supervisory, administrative and inspection activities shall take place with the designated construction hours to the extent feasible; however, such activities may take place outside of the designed construction hours if approved by the appropriate agencies.

Construction Liaison Office

The Developer shall appoint a Construction Liaison Officer (CLO) to respond to inquiries or concerns of surrounding residents as well as the general public. The CLO may be an employee or representative of either the General Contractor or Developer.

A project hotline will be provided for local neighbor complaints or any inquiries and the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number is 1-(805)284-7310 and shall be conspicuously posted at each construction site.

The CLO shall notify the Developer if the CLO is notified of any construction activities that potentially violate this Plan or any of the construction- related mitigation measures.

Construction Phasing

It is anticipated that construction of the Projects would be continuous and in four phases. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete). The Developer's overall logistics plan is provided in Figure 3.

The four single family homes will be factory built; state approved modular homes. The foundations, which includes the garage, will be constructed on-site, but the majority of the home will be constructed off-site. Modular building practice mitigates the impacts of traffic, circulation, construction employee parking, material staging, air and noise quality, and long construction timelines.

The on-site construction process will be conducted in four phases to further ensure material staging and employee parking can be accommodated on-site.

Phase one will start with light grading on 442 James street for worker parking and mobilization. Once mobilized the contractor will drill the piles on all four James street property sites and conclude the excavation and shoring on 458 James street.

Phase two the parking and staging will be shifted to the 458 James street project site. The contractor will conduct excavation, shoring, concrete on 434, 438 and 442 James. Once the concrete has been cured phase three can begin (7-10 days).

Phase three parking and material staging will be shifted to 434, 438 and 442 James Street. Rebar and concrete will be installed on 458 James Street, the concrete will cure, and all four garages will be available for material staging and parking.

Phase four will have parking and staging on each site. The contractor will start framing the garages and completing the sill-plates for modular installation.

Phase five the modular homes will be placed on foundations.

Barricades

All construction barriers will be maintained in accordance with City regulations and their appearance will be maintained in a visually attractive manner throughout the construction period.

Signs will be posted along the fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure with daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or any temporary pedestrian walkways. Graffiti on barricades will be removed or covered at the earliest possible time after the General Contractor is aware of its existence.

Construction Site Security

The Developer will utilize all appropriate security measures, including but not limited to security guards, lighting, fencing and locks at all entrances.

Emergency Access

Emergency access to the projects and adjacent areas shall be kept clear and unobstructed during all phases of construction.

CONSTRUCTION CIRCULATION

Traffic Control Plans

The Developer will generate all worksite traffic control plans (TCP) and obtain prior Los Angeles Department of Transportation (LADOT) approval for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. These procedures could include, but are not limited to; traffic cones, temporary signs, changeable message signs, and flagmen. All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of *California Manual on Uniform Traffic Control Devices* (California Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, the General Contractor will be responsible for striping (proposed and exiting) to be in good condition and visible. Any faded existing striping would be repainted as directed by LADOT.

Per LAMC Section 62.61, construction activities that are within or obstruct the public right of way on West James Street are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and 3:30PM - 7:00 PM, unless an exemption is approved by the Department of Public Works.

Truck Access and Staging

Trucks will access the Project sites via gates located on James Street and Avenue 37 North of Isabel Street.

Ingress to the Project Sites would be to James Street from the southeast.

Egress from the Project Sites would be from James Street to the southeast.

Haul Routes

The anticipated truck routes for the Project, shown in Figure 2, are:

Inbound trucks:

- Exit 137B for CA-110/Pasadena Freeway
- Keep right, follow signs for North Figueroa Street and exit
- Turn left onto West Avenue 26
- Turn right onto North Figueroa Street
- Turn left onto Amabel Street
- Turn right onto Isabel Street
- Continue straight onto James Street (gate access on the left)

Outbound trucks:

- Exit project site vehicle gate to travel southeast on James Street toward Isabel Street
- Continue onto Isabel street
- Turn left onto Amabel Street
- Turn Right onto North Figueroa Street
- Turn Left onto West Avenue 26
- Turn right to merge onto I-5 South

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities, in particular the ingress and egress of haul trucks on public streets

Permits for oversized or overweight loads, if needed, will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (and Caltrans, if the oversized or overweight load will be traveling on a state highway). Such permit loads will be subject to the conditions of the permit and the time of issuance.

Construction Truck Hours

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours and shall be minimized when not feasible. On weekdays, haul truck trip shall be scheduled during the first eight hours (7:00 AM to 4:00 PM) of the permitted construction work period to avoid generating trips during the weekday afternoon peak period (operating conditions at intersections in this area are generally worse during the afternoon peak period than during the morning peak period). On Saturdays, the haul hours will be between 8:00 AM and 4:00 PM.

Equipment and material deliveries and pick-ups shall be coordinated to reduce the potential for trucks to wait to load or unload on public streets for protracted periods for time to ensure that trucks are not impeding public traffic flow on the surrounding public streets while waiting to enter the Project site.

Construction Employee Parking

It shall be the responsibility of the General Contractor to provide employee parking during this construction period. All construction employee parking will take place in the designated parking area (Figure 3).

The on-site construction process will be conducted in five phases to further ensure material staging and employee parking can be accommodated on-site.

Phase one will start with light grading on 442 James street for worker parking and mobilization.

Phase two the parking and staging will be shifted to the 458 James street project site.

Phase three parking and material staging will be shifted to 434, 438 and 442 James Street

Phase four and five will have parking and staging on each site.

The General Contractors shall provide all construction contractors with written information on where their workers and subcontractors are permitted to park, including identification of clear consequences to violators for failure to following these regulations.

The General Contractor shall be responsible for informing subcontractors and construction workers of these requirements and will monitor the compliance of the subcontractors.

TRAFFIC-RELATED ENVIRONMENTAL CONTROLS

Vehicle Air Quality Measures

All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or wetted or shall maintain at least 2 feet of freeboard (i.e. minimum vertical distance between the top of the truck). Mud-covered tires and under-carriages of trucks leaving the construction site shall be washed. Loads shall be securely covered with a tight-fitting tarp on any truck leaving the construction site.

Adjacent streets will be swept as needed to remove dirt dropped by the construction vehicles or mud that would otherwise, be carried off by trucks departing the site.

Vehicle Water Quality Measure

Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the racking of sediment into streets.

All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm remains. All major repairs shall be conducted off-site. Drip Pans or drop cloths shall be used to catch drips and spills.

Idling

All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

City of Los Angeles DEPARTMENT OF TRANSPORTATION Metro Development Review	
APPROVED FOR:	
The Construction Traffic Management Plan as described in this document.	
Approved By (Signature):	
	
Wes Pringle	
DATE:	
June 24, 2020	
NOTE: APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.	

PROJECT LOCATION



TRUCK ROUTES



