

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: July 1, 2020	
NOTE: APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION BASED ON ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS APPLICABLE TO THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.	

Construction Traffic Management Plan

Project Location: 447, 455, 457, 461, 465, 467, 469 Del Norte Street, Los Angeles, CA 90065

INTRODUCTION

This document represent the construction traffic management plan (the Plan) to be followed by Arroyo Homes LLC, Mutuo, Owner/Builder, its successors and assigns (collectively, the Developers), the General Contractors, and Subcontractors, in connection with the construction of the seven single family homes at (447, 455, 457, 461, 465, 467, 469 Del Norte Street Los Angeles CA 90065). The Project location is shown in Figure 1A, 1B, 1C. The Plan shall apply during all aspects of construction related to the Projects.

Project Description

4 SFD form Developer # 1

Mutuo proposes the construction of four single family homes located at 457, 461, 465, 467 Del Norte Street, Los Angeles CA 90065. Each single-family home fronts onto Del Norte Street and are approximately 2,100 square feet. Each home is designed with a two-car carport off Del Norte street for owners parking. The projects have a total of 366 cubic yards export for all four houses, and an average of 91.5 cubic yards per house.

2 SFD form Developer # 2

Arroyo Homes LLC proposes the construction of two factory built, state approved, modular single-family homes located at 447 and 455 Del Norte Street, Los Angeles CA 90065. Each single-family home fronts onto Del Norte Street and are approximately 2,000 square feet. Each home is designed with a two-car garage off Del Norte street for owners parking. The projects have a total of 69 cubic yards of export. These homes are state approved, factory built modular homes, most of the construction will be completed off-site greatly reducing the overall potential impacts.

1 SFD form Developer # 3

Owner/Builder proposes the construction of one single family home located at 469 Del Norte Street, Los Angeles CA 90065. The single-family home fronts onto Del Norte street and is approximately 2,100 square feet. The home is designed with a two-car garage off Del Norte street for owners parking. The project has an estimated total of 0 export.

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 seven 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). 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

Each 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 (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. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete). Each Developer's overall logistics plan is provided in Figure 2.

Phase 1

Light grading and site security on 445/455 from Ave 37
Parking and Staging on 447/455 from Ave 37

Phase 2

Drill piles, rebar and concrete for driveway bridges
Parking and Staging on 447/455 from Ave 37

Phase 3

Drill piles, rebar and concrete for foundations
Parking and Staging on 447/455 from Ave 37 & bridges
on each property from for remainder of construction

Phase 4

Framing and set modular units on 447/455
Parking and Staging on 447/455 from Ave 37 & bridges
on each property for remainder of construction

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 Contractors 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 Developers will utilize all appropriate security measures, including but not limited to, 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**

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. A sign will be placed at the junction on Glenalbyn Drive and Del Norte Street as well as Isabel Street and Del Norte Street to notifying the general public of construction activities. When necessary a flag-person, will be stationed at each junction to guide traffic.

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 existing) 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 Del Norte Street and Avenue 37 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 Del Norte Street and Avenue 37 Northwest of Isabel Street, Figure 2, 3 and 4.

Ingress to the Project Sites would be from Del Norte Street from the southeast (right turn in) or from Avenue 37 (left turn in).

Egress from the Project Sites would be to Del Norte Street to the southeast (left turn out) or from Avenue 37 (right turn out).

Tertiary delivery access could also occur on the northwest side of the project site from Del Norte Street (right turn)

Haul Routes

The total amount of export combining all six projects is well under 1000 cy, no haul route is required.

The route below is for trucks dropping off materials and exiting the sites, Figure 3 and 4:

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 West Avenue 37 (continue straight for North gate on West Avenue 37)
- Turn left onto Isabel Street
- Turn Right onto Del Norte Street

Outbound trucks:

- Exit project site vehicle gate to travel south on Del Norte street to Isabel Street
- Turn left onto Isabel Street
- Turn right onto West Avenue 37 (continue straight when exiting the north gate)
- Turn Right onto North Figueroa Street
- Turn Left onto West Avenue 26
- Turn right to merge onto I-5 South

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 of 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. If necessary, construction employee parking can take place off-site in nearby parking facilities.

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 two 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.

FIGURE 1-A: NEIGHBORHOOD MAP

**PROJECT
LOCATION**

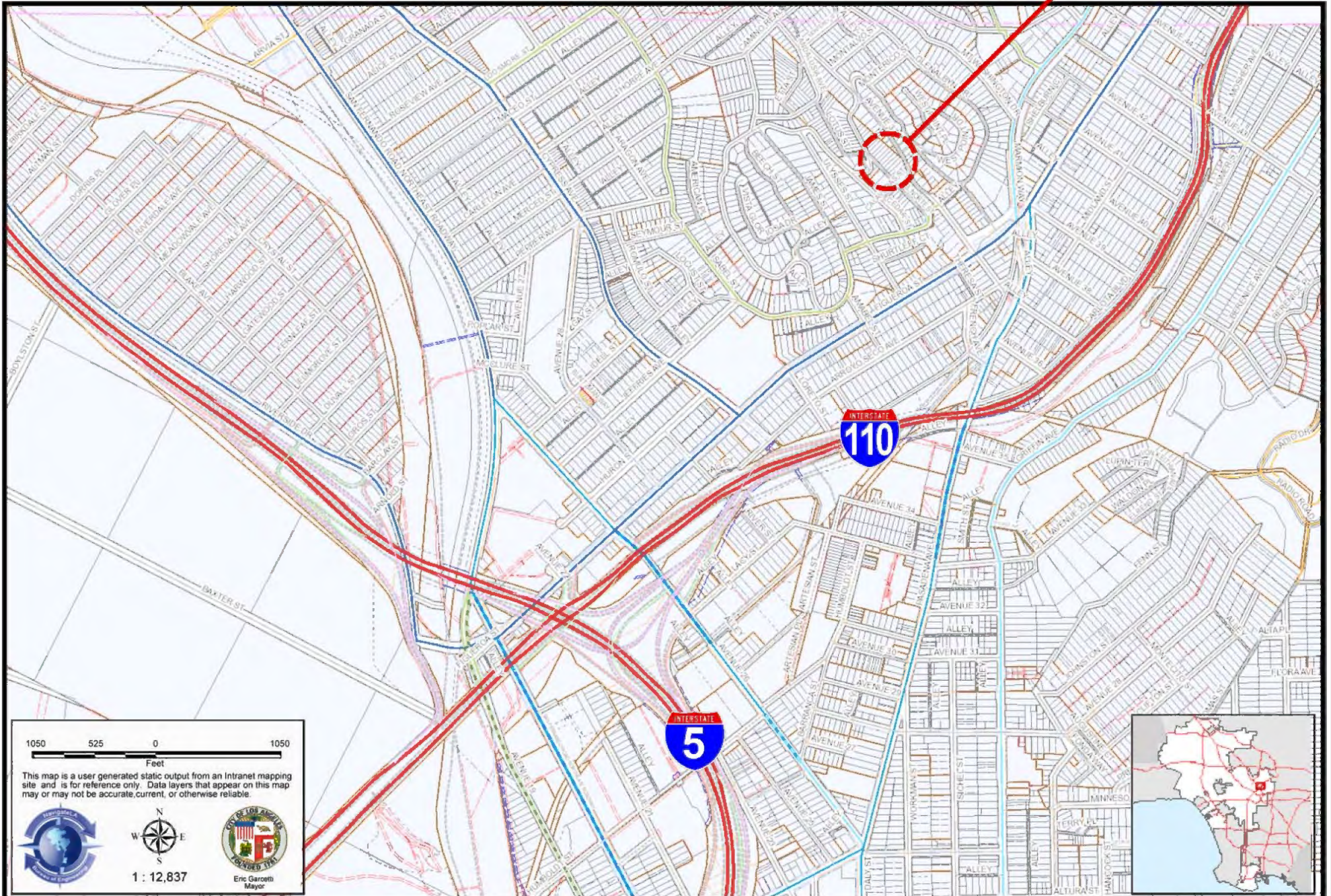
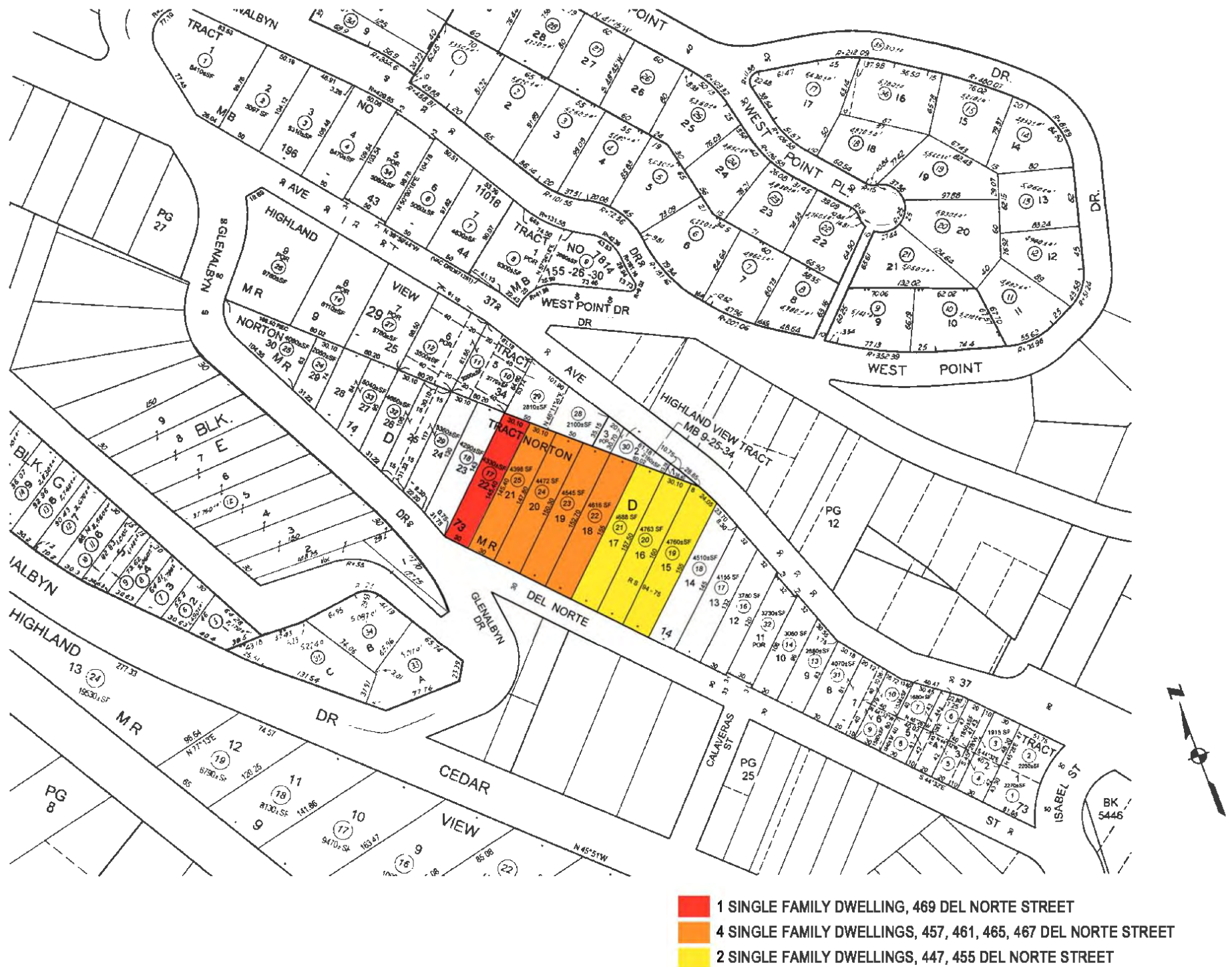


FIGURE 1-B: NEIGHBORHOOD MAP CLOSE-UP



BASIS OF BEARING

THE BEARING OF N 44°32'00" W FOR THE CENTER LINE OF DEL NORTE ST AS SHOWN ON RECORD SURVEY, IN MAP BOOK 94, PAGE 75, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE LOS ANGELES COUNTY, IS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**FIGURE 1-C:
DETAILED MAP**

LEGENDS

- | | |
|------------|---------------|
| BUILDING | CONCRETE |
| WIRE FENCE | WOODEN FENCE |
| WALL | |
| GAS VALVE | SEWER MANHOLE |
| GUIDE WIRE | SIGN |
| MANHOLE | TREE |
| PALM | WATER METER |
| POWER POLE | WATER VALVE |

ABBREVIATIONS

- | | |
|--------------------------|-----------------------|
| AC = ASPHALT CONCRETE | GB = GRADE BREAK |
| BSW = BACK OF SIDEWALK | GRD = GROUND |
| BWL = BOTTOM OF WALL | PP = POWER POLE |
| BX = BOTTOM OF CURB AT X | TC = TOP OF CURB |
| C = CONCRETE | TOE = TOE OF SLOPE |
| CLF = CHAIN LINK FENCE | TS = TOP OF SLOPE |
| CLR = CLEAR | TWAL = TOP OF WALL |
| EG = EDGE OF GUTTER | TX = TOP OF CURB AT X |
| ENCR = ENCROACH | WM = WATER METER |
| EP = EDGE OF PAVEMENT | WV = WATER VALVE |
| FL = FLOWLINE | |

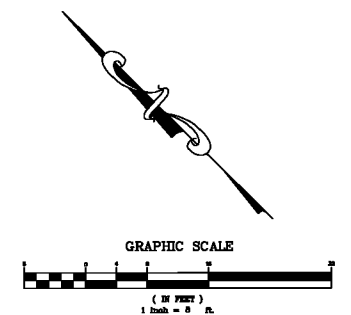
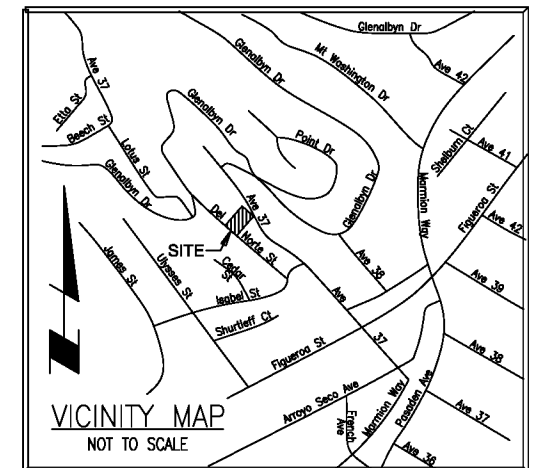


FIGURE 2: Construction Phasing, Worker Parking and Material Staging Plan

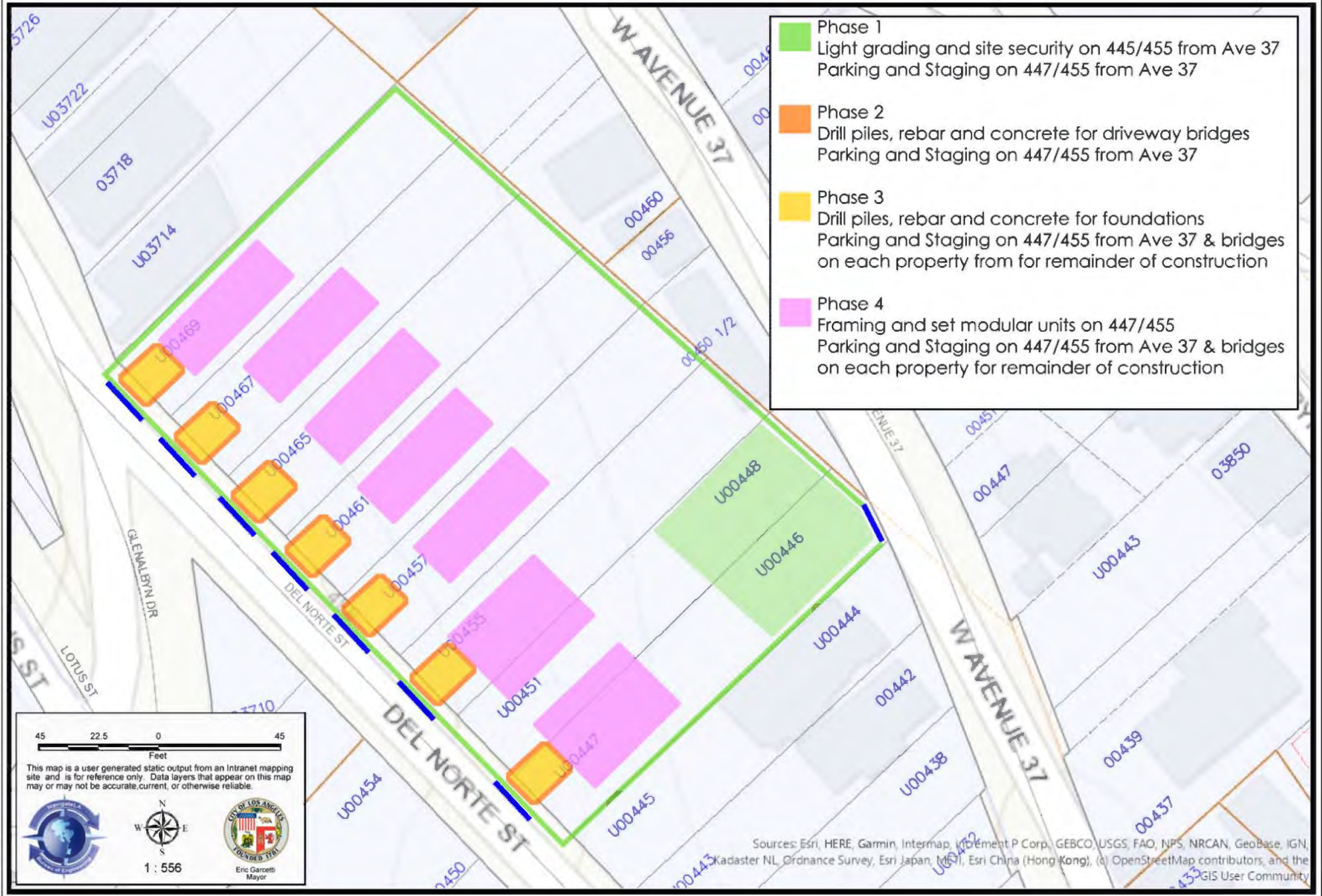


FIGURE 3: TRUCK ROUTE FROM FREEWAYS

**PROJECT
LOCATION**

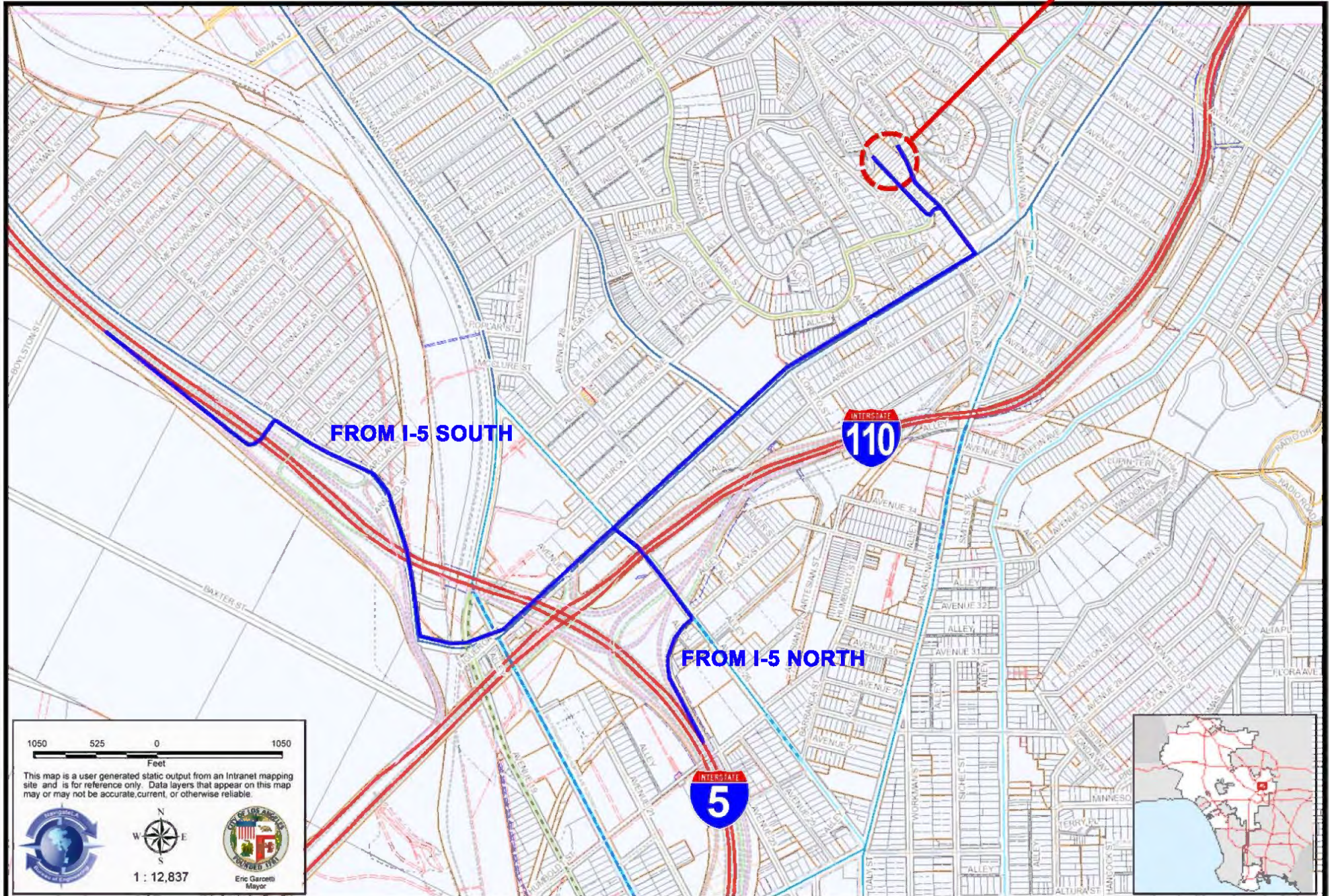
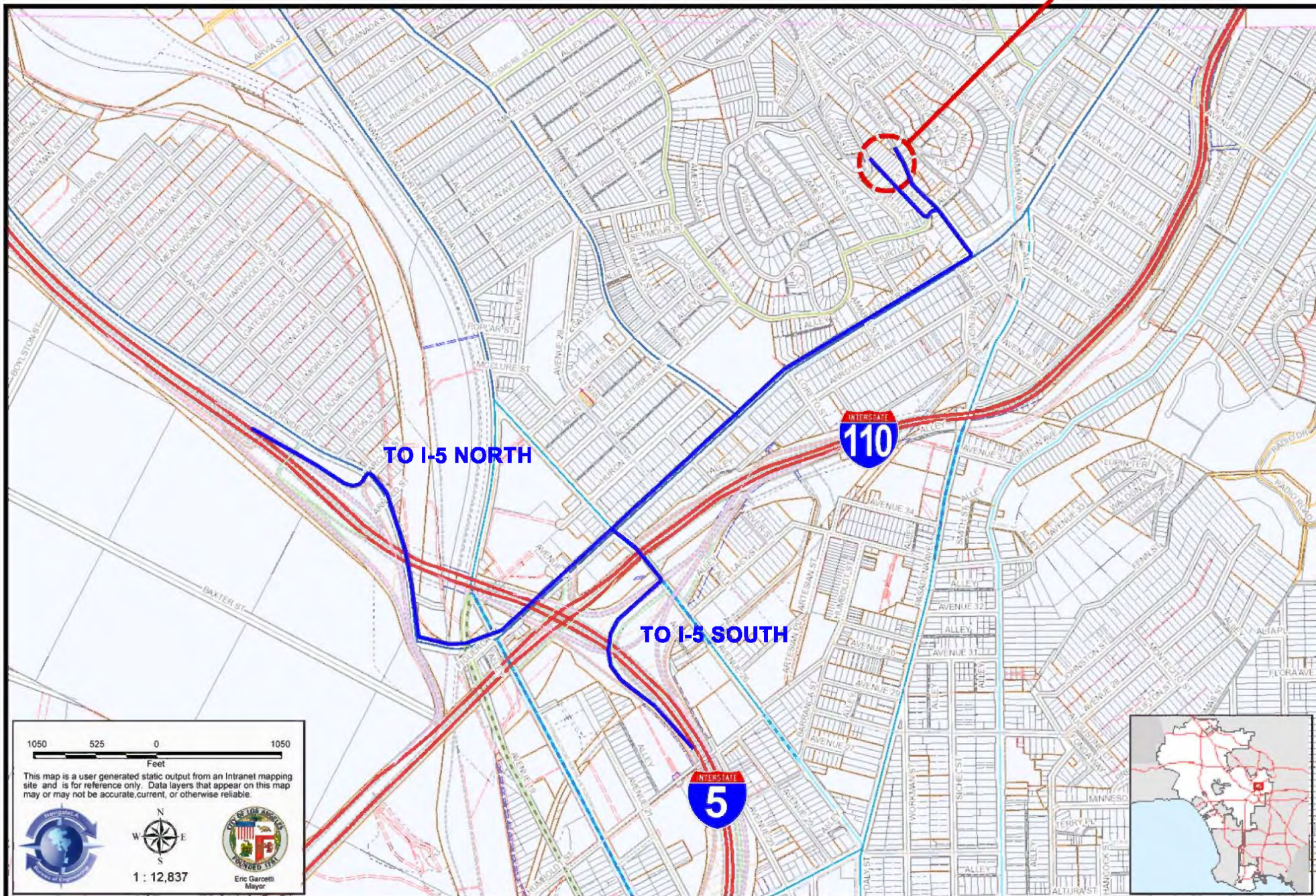
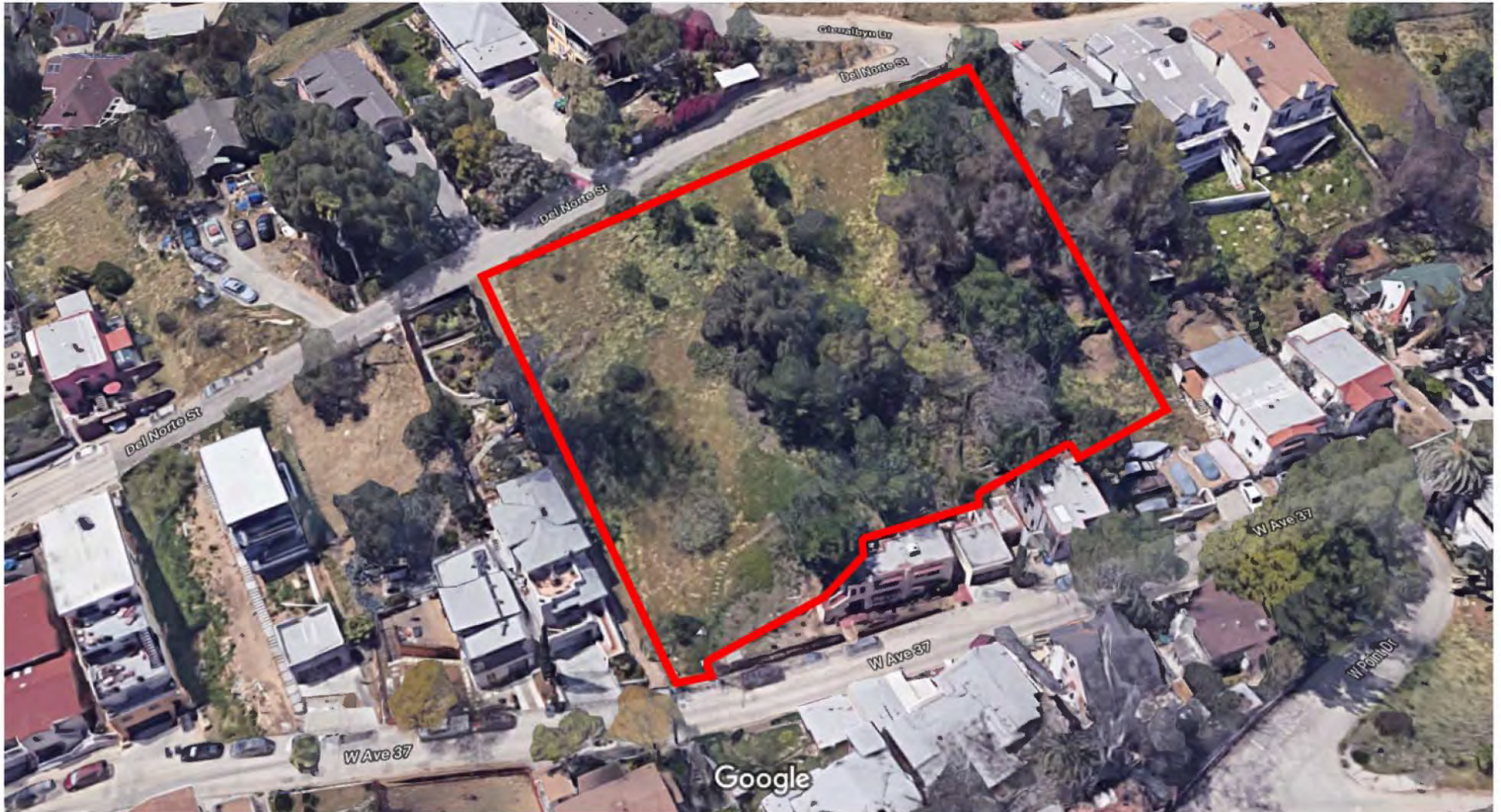


FIGURE 4: TRUCK ROUTE TO FREEWAYS

PROJECT
LOCATION



BIRDSEYE VIEW OF SITE FROM THE NORTH



VIEW OF SITE FROM DEL NORTE STREET



VIEW OF SITE FROM DEL NORTE STREET





VIEW OF SITE FROM W AVE. 37

