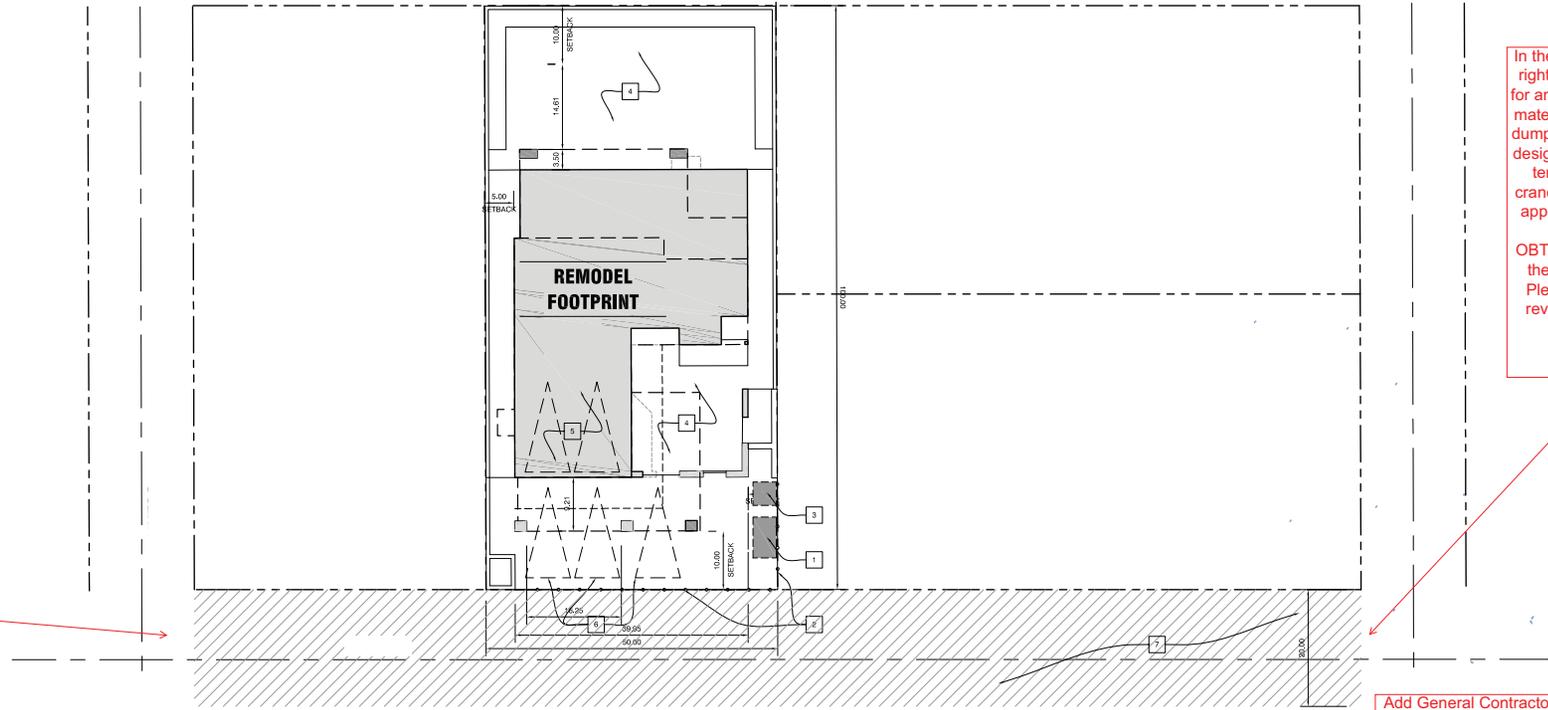


EXAMPLE CONSTRUCTION-PHASE IMPACTS PLAN

Whether or not on-street parking will be utilized (in this example parking is provided entirely on-site), the Plan needs to indicate that a minimum 20ft wide clearance will be maintained in the street. If on-street parking will be utilized, the plan needs to indicate the 20ft width between spaces to be used for parking, and may require staggered parking along the street to meet this minimum.

In the event that the public right-of-way is to be used for any construction-related materials storage, fencing, dumpsters, portable toilets, designated parking, and/or temporary closure for cranes, deliveries, etc., an approved Encroachment Permit MUST BE OBTAINED prior to use of the public right-of-way. Please note that an EP review can take up to 3 weeks.



1 CONSTRUCTION PLAN
1" = 10'-0"



Add General Contractor contact info; Project address; ADR or DRB Permit #

Indicate these areas on the plan

Include these notes

CONSTRUCTION PLAN

This Plan is required when Condition G-11 is added as a condition of approval. The condition language reads:

G-11 [Plan for Construction Phase Impacts]
Prior to issuance of Building Permits or commencement of project implementation, (whichever comes first) the applicant shall provide a plan for construction-phase parking and equipment/materials storage for the project. The intent of this condition is to ensure that the construction phase impacts of the project, such as contractor and subcontractor parking and storage of materials and equipment, have been planned and will be implemented so as to minimize the impact on surrounding streets and uses. The plan shall also include the identification of a haul route for delivery to or removal of materials from the project site. The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director. Haul routes and work and/or storage of material or equipment within a City right-of-way may require the separate receipt of an Encroachment Permit.

(This condition language does NOT need to be noted on the Construction-Phase Impacts Plan)

Disclosure Statement

1. Contractor shall review the Construction Phasing/ Parking Plan with all personnel and subcontractors.
2. Contractor agrees to post emergency contact information for public use.
3. Contractor agrees to implement this plan and to continuously monitor compliance.

General Contractor Signature Date

KEYNOTES	NOTES
<ul style="list-style-type: none"> 1 DUMPSTER 2 TEMP MOVEABLE CONSTRUCTION FENCE 3 TEMP TOILET 4 MATERIAL STORAGE 5 EXISTING GARAGE / MATERIAL STORAGE 6 OFF-STREET CONSTRUCTION PARKING 7 20' STREET CLEARANCE 	<p>GENERAL</p> <p>1. CONTRACTOR TO REVIEW THE CONSTRUCTION PLAN WITH ALL SUBCONTRACTORS</p> <p>PARKING & TRAFFIC</p> <p>1. PARKING FOR CONSTRUCTION WILL OCCUR IN THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> • STREET CITY APPROVED PARKING SPACES • C - BLVD CITY APPROVED PARKING SPACES <p>2. 20' CLEARANCE TO BE MAINTAINED ON STREET BETWEEN C AND C - BLVD.</p> <p>3. FLAGMEN TO BE UTILIZED DURING DELIVERIES</p> <p>CONSTRUCTION HOURS</p> <p>CONSTRUCTION NOISE HOURS ARE LIMITED TO THE FOLLOWING DAYS AND TIMES:</p> <ul style="list-style-type: none"> • MONDAY - THRU FRIDAY - 7 AM TO 7 PM • SATURDAY - 9 AM TO 7 PM • SUNDAY - NO CONSTRUCTION IS ALLOWED • HOLIDAYS - NO CONSTRUCTION IS ALLOWED