

**Construction Management Plan  
Rio Road Retail  
3705 Rio Road; Carmel, CA 93923-9603**

**CONTACT(S):**

OWNER –  
DEVELOPER – Foothills Partners Development, Co. Inc.  
CONTRACTOR – TO BE DETERMINED  
CARMEL, CA 93923

**CONSTRUCTION VEHICLES:**

ANTICIPATED CONSTRUCTION VEHICLES FOR PROJECTS SIMILAR IN NATURE WILL CONSIST OF DUMP TRUCKS, BACKHOES, FORKLIFT, CONCRETE TRUCKS, PICK-UP TRUCKS AND CARS DURING GENERAL CONSTRUCTION.

**PROJECT SCHEDULING & GRADING ACTIVITY:**

THE PROPOSED PROJECT IS ESTIMATED TO LAST 12 MONTHS. FOR THE FIRST 2 WEEKS, DURING GRADING ACTIVITIES, THERE MAY BE UP TO **XX** TRUCKLOADS PER DAY AND UP TO **XX** YARDS OF EARTHWORK PER DAY.

**HOURS OF OPERATION:**

THE HOURS OF OPERATION FOR OUTDOOR CONSTRUCTION WILL BE FROM 8:00 AM TO 5:00 PM; MONDAY THROUGH FRIDAY AND FROM 9:00 AM TO 5:00 PM ON SATURDAY. NO CONSTRUCTION WILL TAKE PLACE ON SUNDAYS.

**PROJECT SCHEDULING:**

TO BE DETERMINED.

**PRESERVATION OF EXISTING VEGETATION:**

MINIMIZING LIMITS OF DISTURBANCE AND PRESERVING EXISTING TREES AND VEGETATION IS A PRIORITY. DISTURBED AREAS WILL BE RECLAIMED AS SOON AS PRACTICAL WITH THE SAME SOILS AND VEGETATION AS EXISTED PRIOR TO THE DISTURBANCE. IT IS IN EVERYONE'S INTEREST THAT THE PROPERTY BE AS ATTRACTIVE AS POSSIBLE AND THAT DISTURBED AREAS BE RECLAIMED TO NATURAL CONDITIONS AS SOON AS POSSIBLE.

## MATERIAL AND EQUIPMENT STAGING AND STORAGE:

CONSTRUCTION IS EXPECTED TO USE JUST-IN-TIME MATERIALS DELIVERIES, MINIMIZING INVENTORY AND RE-HANDLING COSTS. EQUIPMENT AND MATERIAL STORAGE WILL BE EITHER 1) DIRECTLY WITHIN THE SITE OR 2) IN CLOSE PROXIMITY TO THE SITE. PLEASE ALSO SEE THE ATTACHED CONSTRUCTION MANAGEMENT PLAN TRAFFIC ROUTE.

## CONSTRUCTION TRAFFIC:

CONSTRUCTION ACTIVITY WILL BE CONTROLLED THRU ONE ACCESS POINT TO THE PROPERTY. CONSTRUCTION WORKERS AND MATERIALS WILL COME BY WAY OF **HIGHWAY 1** (FROM THE NORTH) TAKING A LEFT ON **RIO ROAD** AND TRAVEL APPROXIMATELY 2 TENTHS OF A MILE TO THE PROJECT SITE (LOCATED ON THE LEFT) AND LEAVE BY WAY OF ENTERING THE PROJECT SITE. IN ORDER TO PREVENT MUD OR DEBRIS TRACKING ON PUBLIC ROADS, CLEAN GRAVEL OR RUMBLE PLATES WILL BE PLACED AT THE ACCESS POINTS TO THE PROPERTY. SEE EROSION CONTROL PLAN SHEET C8 FOR DETAILS. SIGNS WILL BE PLACED TO THE EAST AND WEST OF THE ENTRANCES ADVISING OF CONSTRUCTION TRAFFIC, SPEED LIMITS AND APPROPRIATE CAUTIONS AND WARNINGS. PLEASE SEE THE ATTACHED CONSTRUCTION MANAGEMENT PLAN TRAFFIC ROUTE.

## GRADING AND EROSION CONTROL:

AN APPROVED GRADING AND EROSION CONTROL PLAN WILL BE IMPLEMENTED PRIOR TO BEGINNING EXCAVATION. MEASURES WILL BE REVIEWED ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL EVENTS.

## PARKING:

PRINCIPLE EMPLOYEES AND SUBCONTRACTOR PARKING WILL BE LOCATED ONSITE AT THE DESIGNATED PARKING AREAS.

## ON-SITE FACILITIES:

CONSTRUCTION TOILETS/PORTA-POTTIES WILL BE PLACED AROUND THE CONSTRUCTION SITE TO PROVIDE ACCESS TO ALL WORKERS. FACILITIES WILL BE RELOCATED AS NEEDED TO PROVIDE REASONABLE ACCESS.

## SIGNAGE:

ALONG WITH THE HOURS OF OPERATION AND CONSTRUCTION TRAFFIC SIGNAGE, NAME AND PHONE NUMBERS FOR THE ON-SITE PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION MANAGEMENT PLAN WILL BE DISPLAYED ON JOBSITE SIGNS ALONG WITH NOTICES AND JOBSITE RULES.



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