



## SUPPLEMENTAL CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS FOR ALL PERMITTED CONSTRUCTION PROJECTS IN IMPACTED NEIGHBORHOODS

**Current impacted neighborhoods as of November 15, 2016 include:**

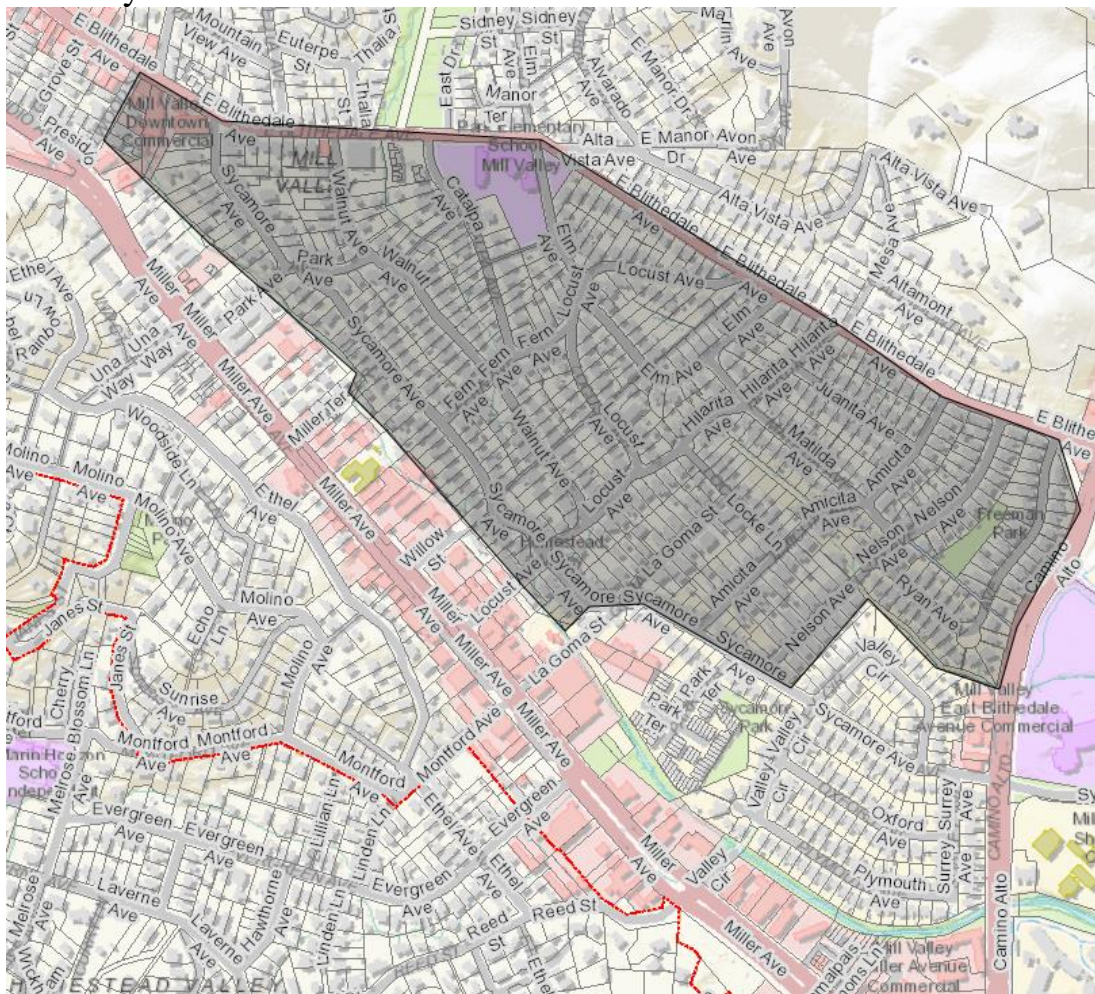
**Cornelia Avenue**

**Miller Avenue – See Staff**

**Tam/Sycamore Park areas (See map):**

Walnut, Fern, Catalpa, Elm, Locust, Hilarita, Matilda, Amicita, Juanita  
Locke, Nelson, and Ryan Avenues

Sycamore between East Blithedale and La Goma



**Revised CMP Format:**

In addition to the 24 x 36 Construction Management Plan (CMP) sheet provided as part of the project plan set, the Applicant, their Project Architect or General Contractor shall also provide all required CMP information in an easily readable narrative form, including maps and graphics, as necessary electronically and on 8-1/2 x 11 sheets that can be made available for public review at City Hall and on the City's website.

**Construction Hours:**

Construction hours are weekdays from 7:00 AM to 6:00 PM. Construction noise is not allowed before 8 AM or after 5 PM.

**Trucks and Truck Routes:**

Project-related construction trucks (including the vehicles of any contractors, sub-contractors and/or workers, deliveries of any job-related materials or equipment) larger in length or height than a Dodge Sprinter or similar (including pick-up trucks towing a trailer) shall only be permitted on Impacted Neighborhoods no earlier than 9:30 AM and no later 3:00 PM on days permitted for construction.



The General Contractor shall notify and receive the written permission from Public Works at least 48-hours in advance for any project-related use of any large construction truck(s) or vehicle(s), as described above, or for land or road closures between the hours of 9:30 AM and 3 PM. Contractor will be required to provide flaggers for large vehicles on Impacted Neighborhood streets.

The large vehicle request from the General Contractor shall include the number of large vehicles or trucks coming to the job site; the name(s) of the sub-contractors or suppliers; the estimated times of arrival at and departure from the job site; the route of the vehicles to and from the job site; a description of where and how the vehicles will be turning around after arriving at the job site; and whether it will be necessary to close the road to all other traffic during any time between 9:30 AM and 3:00 PM. Any vehicle turn-arounds on private property, except for the job site, must include written permission from the property owner. A traffic delay notification prepared by the General Contractor and meeting the City's specifications shall be posted along Lovell Avenue, as necessary, by the General Contractor 48 hours in advance pursuant to the requirements of the Department of Public Works. The City may also require the contractor to provide a written notification to each home on the Impacted Neighborhood streets 48 hours in advance of the delivery.

All job-related construction vehicles smaller in length or height than a Dodge Sprinter or similar (including worker, contractor or sub-contractor vehicles) exiting the job site shall proceed as

follows: Lovell Avenue - westbound on Lovell, eastbound to Cascade to Throckmorton; Hillside Ave and Janes Street – per Conditions of Approval or per City determined during CMP review.

***Owners and Contractors are encouraged to coordinate construction activities if possible with other projects in the area to minimize construction disturbances. Please contact Planning or Building Department for a list of other current Building Permits in your area.***

**Parking:**

All project-related worker, contractor and sub-contractor parking shall be on-site on private property. Parking in the public right-of-way in Impacted Neighborhoods shall only be permitted with a City of Mill Valley parking placard when the City of Mill Valley determines that a sufficient number of parking spaces exist within reasonable proximity of the subject construction site. This shall be determined during the review of the CMP. No more than three parking placards shall be issued to any job-site at one time. Parking in the public right-of-way shall be within designated parking spaces or in areas where a minimum of 11 feet of road clearance can be provided at all times.

Any project-related workers, contractors or sub-contractors unable to park on-site or use one of the parking placards must legally carpool to the site (riders are not permitted in the bed of a pick-up truck) and are permitted to park in the following areas:

- City parking lot on Miller Avenue just east of La Goma.
- Private parking lot on Sunnyside just north of Miller Avenue.

**Erosion Control:**

All CMPs for projects with permission to do winter grading shall include erosion control plan details as part of the CMP. Any violations of the approved erosion control plans shall be treated by the City in the same way as a violation of the CMP and subject to the same penalties as listed below. Repeated violations of the erosion control plan shall be grounds for suspension or revocation of the grading permit and/or building permit.

**Enforcement:**

Any violation of any provision of the revised approved CMP shall be the responsibility of the General Contractor.

- First violation shall be an Administrative Citation with a fine of \$100.00 to the General Contractor and the offending sub-contractor(s), as necessary.
- Second violation may be an Administrative Citation with a fine of \$200.00 to the General Contractor and the offending sub-contractor(s), as necessary, and/or a Stop Work Order, stopping all work on the job site for a minimum of 48 hours.
- Any subsequent violation may be an Administrative Citation with a fine of \$500.00 to the General Contractor and the offending sub-contractor(s), as necessary, and/or a Stop Work order for a minimum of 7 consecutive working days.