

CONSTRUCTION MITIGATION PLAN

The purpose of this construction mitigation plan is to manage the impact of construction on the residences and businesses surrounding the Property located at 7018 E. Osborn Road (the "Property"). The Property will be subject to construction in three phases of work described below. Note all areas, timeframes, and boundaries are approximate. Please refer to sheet A107 for Construction Mitigation site plan.

Phase 1: Utilities work (Duration 8 - 10 months)

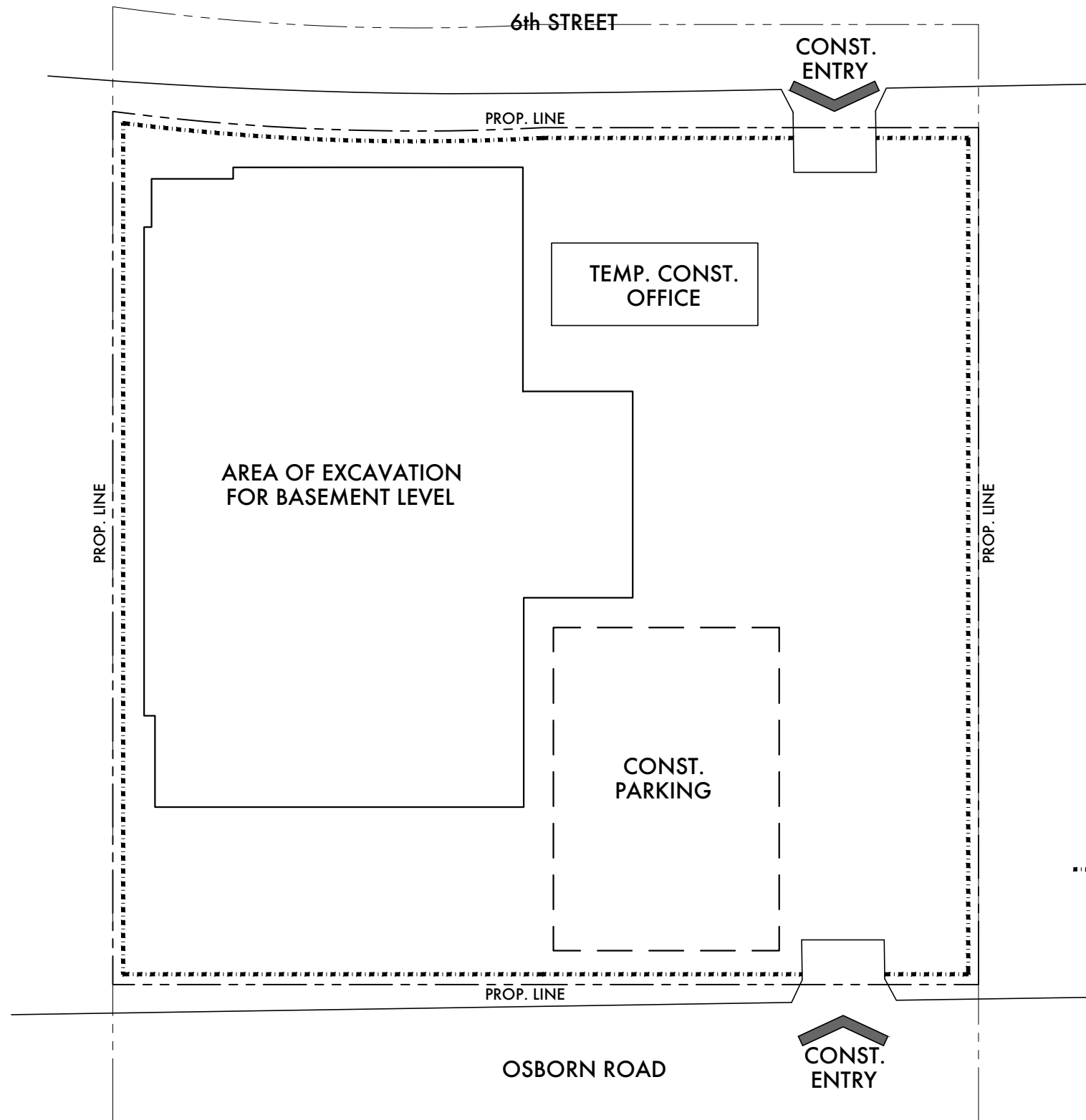
1. The northeast part of site will be used for the temporary construction office. Construction parking will be on portions of the site outside of the area being excavated for the lower level of the garage.
2. The project goal is to minimize disruption to Osborn Road.
3. Minimal lane closures / lane restrictions will occur on Osborn Road and 6th Street.
4. Two construction egress points will be operational to the construction site – one from 6th Street and one from Osborn.
5. Construction traffic will be directed to 6th Street as much as possible to minimize the impact on Osborn Road.
6. Timeline for construction includes: a) 6 weeks for demolition of existing construction / abandoned foundation remnants; b) 10 weeks for demolition / relocation of existing utilities; c) 4 weeks for site preparation.

Phase 2: Excavation, Building underground Garage and Foundation

1. The northwest portion of the property will be used for the construction trailer and construction vehicles during the excavation of the lower level of the parking garage.
2. Osborn Road and 6th Street will remain open and available for public use for the duration of construction.
3. Neither Osborn or 6th will be closed to vehicular traffic, with the exception of some street reduction on 6th Street for deliveries as needed.
4. Public sidewalks will remain accessible during the course of construction.
5. Construction materials will be delivered to the site from an on-site laydown yard for "just in time" use. No materials will be stored in excess on site.

Phase 3: Construction of above ground building

1. The lower level of the parking garage will be used for construction / contractor vehicle parking when possible.
2. Crane & Construction Trailer and other equipment will be placed within the fenced construction area (not on the street). General Contractor will be responsible for the maintenance of the construction fence.
3. General: All streets to remain open and unobstructed in the time periods / lags between and after the 3 phases of construction.
4. In the event the "Temporary Delivery Area" needs to be expanded for staging and / or delivery for short durations, the south lane of 6th Street will be used.



..... TEMPORARY CONSTRUCTION SITE
and PERIMETER FENCING

CONSTRUCTION MITIGATION PLAN
SCALE: 1"=40'

A107
24 May 2023

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