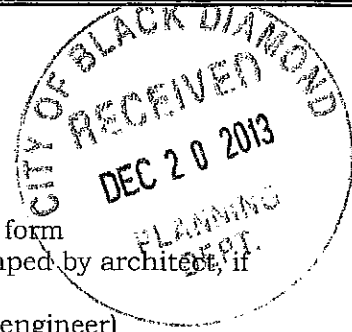


26.

Short-term Construction Noise Mitigation Plan  
December 20, 2013, revised March 13, 2013



# REVISION/CORRECTION SUBMITTAL FORM



**Submittal Requirements:**

All revisions / correction submittals **MUST** contain the following:

1. A completed City of Black Diamond Revision/Correction submittal form
2. Two (2) sets of revised and/or corrected drawings/sheets (wet stamped by architect, if applicable).
3. Revised structural calculations, if applicable (must be stamped by engineer)
4. A written letter to the City that shows an itemized summary of your submittal (must include sheet and detail numbers)
5. All changes **MUST BE CLOUDED** or **HIGHLIGHTED** on each plan set

Date: 12/20/2013

Permit #: PLN13-0027

Property Address: See Preliminary Plat 2C drawings or project narrative -

Project Name: The Villages MPD Phase 2 Preliminary Plat C

Contact Person: Colin Lund

Phone: (425) 848-2100

Email: clund@yarrowbayhotels.com

**TYPE OF SUBMITTAL:**

SUPPLEMENTAL INFORMATION

**REVISION:** A change the applicant has made to a plan that is either:

1. An approved plan already issued by the City or
2. A project under current plan review

**CORRECTION:** An applicant response to a correction letter written by the City to the applicant

Permit Issued?  Yes  No \*A plan check fee for revision is \$84 per hour with a minimum of \$42 for ½ hour

**Please describe revision/correction submittal:**

The Villages MPD Phase 2 Preliminary Plat C Short-Term Construction  
Noise mitigation plan dated December 20, 2013.

**Sheets Affected:**      If more than two (2) sheets will be changed, please submit two (2) new full sets of plans. Revisions on issued permits only require submittal of the affected sheets.

**For City Use Only:**

REQ'D APPROVAL	CHECKED BY	ROUTE TO	DATE	INITIAL	COMMENTS	FEES
( )	1. BUILDING	_____	_____	_____	_____	_____
( )	2. PLANNING	_____	_____	_____	_____	_____
( )	3. FIRE	_____	_____	_____	_____	_____
( )	4. PW	_____	_____	_____	_____	_____
( )	5	_____	_____	_____	_____	_____

**TOTAL \$**

**The Villages MPD  
Phase 2 Preliminary Plat C  
PLN13-0027  
Short-Term Construction Noise Mitigation Plan**



**Applicant:** BD Village Partners, LP  
**Date:** December 20, 2013  
**Revised:** March 13, 2014

The Villages MPD Phase 2 Preliminary Plat C site is located approximately .25 miles south of Roberts Drive and 1.3 miles west of the intersection of Roberts Drive and S.R. 169. As of its preliminary plat application date, the Phase 2 Preliminary Plat C site is not situated adjacent to existing residents in any direction. In fact, the nearest existing residents are located 800 feet to the north, 5,100 feet to the south, 2,500 feet to the east, 2,250 feet to the west, and 1,250 feet to the southeast of the Phase 2 Preliminary Plat C site. Therefore, the location of this plat will at least temporarily serve as construction noise mitigation in and of itself until The Villages Phase 1A Preliminary Plat is constructed and residents move in.

Pursuant to Condition of Approval No. 35 of The Villages MPD Permit Approval (Black Diamond Ordinance No. 10-946), the Applicant and its contractors working on The Villages MPD site shall use industry standard best practices to mitigate the adverse effects of construction noise by utilizing the following methods, whenever feasible:

**DESIGN CONSIDERATIONS AND PROJECT LAYOUT**

**Processing Facility:** If feasible, any processing facility for construction of this plat will be located in a remote location within Phase 2 of The Villages MPD to minimize the noise that is generated from this area. Such a facility may process and store topsoil, rocks, tree and brush debris, and other project items. Trucks hauling these materials would then remain on internal roadways instead of the surrounding surface streets. Debris would then be "recycled" onsite for alternative uses and re-incorporated back into the project, to the greatest extent possible. Therefore, a processing facility could alleviate numerous construction truck trips to and from the site as well as the associated noise these trips would generate. However, site development within The Villages MPD, including any processing facility, is subject to The Villages MPD Permit, The Villages MPD Development Agreement and the Black Diamond Municipal Code as set forth in Exhibit E to The Villages MPD Development Agreement.

**Employee Parking and Construction Staging Area:** If feasible, the employee parking and construction staging area for development of this plat will be located in a remote portion of the site to minimize the noise from vehicles when they are present. This area may move over time, even within Phase 2 Plat C, as development progresses. Maintenance vehicles will typically perform maintenance operations at the start and end of work hours, and the siting of the

employee parking and construction staging area in a remote location on-site will insure the least amount of noise and disturbance to the surrounding public. Construction vehicles and equipment shall not start up prior to established work hours.

### SEQUENCE OF OPERATIONS

**Work Hours of Operation:** Contractors shall adhere to the work hours of operation established in The Villages MPD Development Agreement Section 12.8.13, which provides that work hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. on weekdays, 9:00 a.m. to 5:00 p.m. on Saturday, and shall be prohibited on Sundays and City holidays, subject to emergency construction and repair needs as set forth in BDMC 8.12.040.C. In addition, trucks larger than Single Unit (SU) trucks will be restricted to entering and leaving the site before 3:30 pm, Monday – Friday.

In addition, rock crushing and wood grinding and shredding shall occur between the hours of 9:00 a.m. and 5:00 p.m., Monday – Friday and is prohibited on weekends and City holidays.

**Combine Operations:** Contractors shall be required to combine particularly noisy operations in the same time period, and within the work hours of operation set forth above. The total noise level produced shall not be significantly greater than the level produced if the operations were performed separately.

### CONSTRUCTION NOISE BEST MANAGEMENT PRACTICES

**Stationary Construction Equipment:** Stationary construction equipment shall be located distant from sensitive receiving properties, whenever possible. Where this is infeasible, or where noise impacts would still be likely to occur, portable noise barriers shall be placed around the equipment (pumps, compressors, welding machines) with the opening directed away from the sensitive receiving property.

**Equipment Maintenance and Muffling:** Contractors shall be required to employ construction noise BMPs such as minimizing construction noise with properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off equipment when not in use.

**Avoid Impact Pile Driving:** Contractors shall be required to minimize impact pile-driving in favor of less noisy pile installation methods. If impact pile driving is necessary, the potential for noise impacts shall be minimized by strict adherence to daytime only. Contractors shall also be required to minimize metal to metal impact with wood spacers as much as possible.

**Hydraulic or Electric Models:** Contractors shall be required to substitute hydraulic or electric models for impact tools such as jackhammers, rock drills and pavement breakers, wherever feasible.

**Electric Pumps:** Contractors shall be required to use electric pumps whenever pumps are required.

**Ambient-Sensing Broadband Backup Alarms:** Contractors shall ensure that all equipment required to use backup alarms utilizes ambient-sensing broadband alarms that broadcast a warning sound loud enough to be heard over background noise, but without having to use a preset, maximum volume. The Applicant has elected to require its contractors to use ambient-sensing broadband backup alarms rather than simply ambient-sensing pure-tone backup alarms because broadband alarms produce a sound that includes a range of frequencies, which makes it easier to determine directionality (i.e., provides adequate safety for workers) and eliminates the pure-tone noise produced by standard alarms that can be a source of annoyance at more distant locations.

**Lift Materials:** Contractors shall be required to lift, rather than drag materials wherever feasible.

**Haul Truck Bed Liners:** If feasible, haul trucks shall use bed liners or soft material (e.g., dirt) as bedding when loading rocky material to reduce the level of noise that will be generated from this activity.

**Limited Music Volume:** Music played by contractors shall not be played at an unreasonable level if audible at residential locations outside of The Villages MPD.

#### RESIDENT INVOLVEMENT

**Noise Control Hotline:** The Applicant activated the noise control "hotline" on August 5, 2013 to allow neighbors affected by noise to contact the City and the designated construction manager to ask questions or to report construction noise violations per Condition of Approval No. 41 of The Villages MPD Permit Approval. The Noise Control Hotline number is (425) 898-2107. All messages that are left at this number will be automatically received by both the City of Black Diamond and the Master Developer.

Whether this Phase 2 Preliminary Plat C Short-Term Construction Noise Mitigation Plan has been violated shall be determined by the City in its reasonable discretion. Failure to comply with this Phase 2 Preliminary Plat C Short-Term Construction Noise Mitigation Plan shall result first in a warning and one or more continuing failures may result in cessation of construction activities until the Applicant provides an acceptable solution to the City that will reasonably achieve the intent of this Short-Term Construction Noise Mitigation Plan and allow construction to continue. This Short-Term Construction Noise Mitigation Plan shall not be construed as limiting or altering the City's authority to enforce its noise regulations.