CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP
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CONSTRUCTION MANAGEMENT PLAN

(Project Specific Mitigation Measures)

PROJECT INFORMATION			
Site Address:	4634 e mercer way Mercer Island WA 98040	Phone Number:	253-334-9209
Owner Name:	Paul Maksimchuk	Date:	1/15/19
Contractor:	Four Seasons Homes/Paul Maksimchuk		

Name, title, company, and phone number of Individual who completed this plan:

Overview:
Mercer Island City Code 17.14 describes the requirements for a construction management plan and construction schedule as follows:

105.6 Construction management plan and construction schedule.

1. *Every permit issued for the construction of a new single family home with a gross floor area of more than6,000 square feet, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.*
2. *Every permit issued for the remodel or addition to a single family home that will result in the modification of more than 6,000 square feet gross floor area, or the addition of more than 3,000 square feet gross floor area, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.*
3. *The construction management plan shall include measures to mitigate impacts resulting from construction noise, deliveries and trucking, dust / dirt, use of the street for construction related staging and parking, off-site parking, and haul routes. The building official may require additional information as needed to identify and establish appropriate mitigation measures for construction related impacts.*
4. *The construction schedule shall identify major milestones, anticipated future phases, and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies. The building official may require additional information or revisions to the construction schedule.*
5. *The building official is authorized to take corrective measures as needed to ensure adherence to the approved construction management plan and construction schedule.*

Instructions:
Fill in the blanks in the sections below and check the boxes that apply. The areas with check marks already provided indicate a requirement applicable to all projects. The intent of this Construction

Management Plan is to mitigate construction impacts. Check other boxes that apply to your project and fill in the blanks accordingly to mitigate the construction related impacts.

- ✓ Designate a Construction Coordinator (CC), responsible for managing the construction related activities and the site. The CC will be the primary point of contact for neighbors and City staff regarding project related questions and concerns. The contact information is:
  - Name, title, and company: Paul Maksimchuk,Owner,Four Seasons Homes LLC___
  - Phone: ___253-334-9209_____
  - Email: __Paul@fshomes.net_____

  The CC will communicate proactively with neighbors within 300 feet of the site and those on construction haul routes between the site and nearest arterial street. The intent is to inform them of the scope/timeframe for the project prior to commencing construction, respond to questions/concerns, and provide advance notice of any significant work activities that will impact the street, private roads/driveways, etc. (e.g. underground utility work, major hauling, roadway paving, unusually noisy/disruptive work, etc.). Communication will be in the form of an email, hand delivered letter, or other means that will directly inform neighbors. The CC will provide copies of all communications to the City Engineer (Patrick.yamashita@mercergov.org).

  ✓ Screen or fence construction site (specify location)_____

  We will install a double geotextile silt fence, which includes the north side above the driveway and east side above the retaining wall. There will be straw bales placed between the silt fence to retain the fines. Filter fabric fencing will be installed around the construction site located on the south and west side. The filter fabric will be located in a trench line with pea gravel to help retain the fines.

- ☐ Temporary or permanent fences or walls (specify location)_____
- ✓ All construction staging and storage will occur on site. The street and shoulders will be kept clear.
- ✓ Maintain a neat and tidy construction site.
- ✓ Use of certified flaggers for all activities within the public right-of-way and when trucks are backing in private lanes or driveways.
- ✓ Implement noise reduction measures
  - Construction hours of work will be: ____8AM-5PM Mon-Fri__9AM-4PM Sat___ and in compliance with MICC 8.24.020Q.
  - Vehicles/equipment shall not be left idling <u>when not in use</u>.
  - Provide neighbors with a direct line of communication to the CC to address issues promptly and directly.
  - The unusually high noise-generating activities are listed below with description, duration and frequency:

    Removal of trees, saws will be used duration approx. 5 days
    Excavation, the use of an excavator duration approx. 1 weeks
    Concrete truck. duration approx. 10 hrs throughout entire job
    Solider Piles machine, duration approx. 2 weeks
    Framing, saws nail guns and compressor will be used duration approx. 1 month
    Siding, saws nail guns and compressor will be used duration approx. 3 weeks
    Landscape final grade, track loader machine will be used duration approx. 2 weeks
    _____

    These activities will be limited to the hours of 8am to 3:30pm unless otherwise noted here: ___8am____ to ___4:30pm____.

Noise reduction construction methods/technologies used include: ___All heavy equipment machinery is equipped with automatic lower power mode, which will reduce engine noise_____

- ☐ Other: _____

- ✓ Construction Worker Parking
  - ✓ Peak number of construction workers anticipated on site: ___8 workers (We will have 6 parking stalls available for the transport of construction workers located at 4663 88th AVE SE Mercer Island WA, signature attached)
  - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: __Silt fence placing (2 days) Tree Removal(5days) Solider Piles (2 weeks) Excavation 2 weeks_____
  - ✓ Construction workers are restricted from parking in the right of way except immediately adjacent to the site when there is space available. All damage to the right of way will be promptly restored by the contractor.
  - ✓ Provide construction worker parking on site but outside of tree driplines.
  - ✓ There will not be sufficient construction worker parking on site. Provide off-site parking (excluding use of right of way). Off-site location is at __4663 88th AVE SE Mercer Island WA ___
    ___ and will provide ___6____ (number) of vehicle spaces.
  - ✓ Use of buses, vans, and/or carpools to transport construction workers to/from off-site parking
  - Methods proposed to encourage/require carpooling, transit, and non-motorized transport: _All Contractors during the shuttle stage of building will be informed to carpool & bring any means of food with them on site. We will have one employee assigned throughout the building process to do run around errands to eliminate contractors needing to leave the site.

During the placing of the silt fence the material will be dropped off onsite and cars parked off site.
During Tree removal we will be providing a shuttle to transport 2 workers to clear the trees, there will be no vehicles parked on site at this time.
During solider piles the solider pile machine will be dropped off and unloaded onto the property. The piles will be located on site. There will be no vehicles parked on site. During these times the solider pile operator and worker will be shuttled to and from the property.
During excavation and removal of trees the machine will be dropped off on site and machine operator will be shuttled to the property until foundation is dug and driveway is prepared for parking and deliveries. There will be 1 operator and 1 helper.
During foundation the contractors truck will be parked on site in proposed driveway towards the top of the driveway. During framing the material will be dropped at the top of the driveway on the flat portion of the driveway, and there will be 2 parking's for framing contractor and workers in driveway.
During roofing parking will be provided in driveway. 1 parking stall is all that will be needed. Material will be located on top of the driveway and or garage.
Exterior finish, windows and siding. Material will be stored in the garage and top of the driveway. 2 parking spaces are needed during this time and will be provide in driveway.
Interior rough, heating plumbing and electrical.1 parking space is needed per contractor and will be provide in driveway.
Insulation & Sheetrock, Material will be stored in garage and there will be 2 parking available for contractor and workers.
Interior finishes, all material will be stored in garage and inside the home. There will be 4 parking openings for finish contractors.
Landscape material will be stored onsite on the property. There will be parking available for 1 truck and 1 trailer.

*Garage is a 4 car tandem garage which will be adequate amount of space for materials to be stored

*If at any time there is not adequate amount of parking in driveway, contractors will park off site at the pick-up location.

- ☐ Provide parking in the right of way immediately adjacent to the site (_____ spaces)
- ✓ Other mitigation: __ Equipment will be stored onsite. For delivery of machinery,

Lowboy hauling trucks will park on the west side of E mercer way across from the private drive on the open shoulder to drop the equipment/material. (CC to obtain a right of way permit) We will have hired flaggers located on E mercer way for the traffic control of the crossing of the street for the equipment and material. We will have 2 hired flaggers on E Mercer Way. Equipment included to be dropped will be the excavation machine and the piling machine. Material to be dropped at this location will be the solider pile I beams. The beams will be lowered down the private drive with 2 track loading machines. (accompanied by 3 hired flaggers) One track loader will have attached one end of the I beam while the other track loader will have attached the other end of the I beam. CC has gone over this plan with McDowell NW the solider piling company, who stated he has done this same strategy on W Mercer Way. The large excavator will drive down the private drive to the construction site, the machine will be on rubber tracks which will avoided damage to the road.
The Piling machine will be driven down the private drive to the construction site and have Plywood sheets continually laid down as a pathway down the private drive so no damage is done to the road. delivery trucks will be using the turnaround loop at the bottom of the shared driveway to make their exit from the construction site. (these delivery trucks are same size to a UPS truck or garbage truck) The CC will ensure that all deliveries are in smaller batches so large trucks will not be needed.
Any mud track out will be controlled by an employee who will be assigned to street clean up. He will be using a street sweeper brush to maintain the road. (If there will be any mud track out this will be very minimal)
We will have a concrete line pump trailer dropped off on site. The onsite excavator will haul the concrete pump trailer to be located up the driveway and parked. The concrete pump truck will be located and parked on the construction entrance driveway towards the bottom of the entrance. (without blocking the neighboring driveway) The construction entrance will consist of 4”-6” quarry spalls which will be sufficient traction for the concrete truck to be stable wile backing up and parking up the sloped driveway. The truck driver has confirmed that this will be possible to do.

- ☐ ___

- ✓ Implement air pollution reduction methods
  - ✓ Use of water to control dust
  - ✓ Use of clean fuels for construction vehicles
  - ✓ Restrict vehicle/equipment idling
  - ✓ Other: __Use of vacuums while cutting dusty materials_____
- ✓ Hauling (import/export)/deliveries
  - ✓ The CC will ensure that hauling and deliveries occur in a safe and orderly manner, minimizing impacts to the public (e.g. no idling in the street, not blocking streets or driveways unless signed documentation is given from neighbors, no queueing/parking in the right of way).

- To minimize traffic conflict, we will have hired flaggers controlling the traffic flow. We will have 3 flaggers present with the use of radios to communicate. 1 flagger will be present at the top of east mercer way,1 will be present at the first split on the private drive, and 1 will be present in front of 4614 e mercer way.

There will be the construction entrance driveway created after the trees are removed to provide a location for the concrete pump to deliver concrete during the solider pile installation.
We will not be using truck and trailer down the private drive for deliveries. The only a truck and trailer being used will be a 1-ton truck with trailer. (in example an F350 truck followed by 10ft trailer)

- ✓ Use approved haul routes mainly on arterial streets and avoiding school zones where possible. A right of way use permit is required for approval of the haul route.
- ✓ Limit trucking frequencies to a maximum of six trucks per hour and inform neighbors at least three days in advance of heavy haul days (frequencies of four or more trucks per hour) when construction access is on a private road or shared driveway.

- ✓ Limit trucking hours to between __8:30AM__ and __3PM__. [in no case earlier than 8am or later than 4pm]
- ✓ Use of certified flaggers at the site entrance and when needed at key locations on heavy haul days.

- We will limit to 4 trucks per hour instead of the allowed 6.
  We will provide hired flaggers from E mercer way to construction site (as described previously) during the times of hauling out soils and trees, bringing the solider piles and the arrival of the concrete truck. There will be 3 hired flaggers (as described previously)
- Because of the hired flaggers there will be traffic flow during the times of hauling soil, removal of trees and delivery of solider piles and the delivery of concrete. Flaggers will be located as mentioned previously. Please refer to wet season management plan for a more detailed explanation of hauling and excavation.
- All truck turn arounds will follow the shared driveway to the loop turn around at the bottom of the private drive. (these trucks will be no larger than a UPS or Garbage truck)
- Neighbors will be notified 2 days in advance of times when there will be flaggers.

- ☐ Use of barges for major soil import & export.
- ✓ The following are activities, frequencies and durations of work that may potentially impact a neighbor's convenient use of shared private drive. Mitigation measures are also described:
  - Soil removal (2 weeks), delivery of solider piles(1day), delivery of concrete for solider pile (1day) delivery of concrete for foundation(1day) , delivery of large excavator(1 hour) delivery of the solider pile driver(1 hour)
  - Mitigation measures:
  - We have reduced the trucking times from 8:30AM to 3PM
  - We will contact neighbors 2 days in advance to notify them of these impacts, as well as flaggers on site to control the traffic (as described previously)
  - We will not be hauling and delivering during peak hours. (hours described as previously)
  - Four Seasons Homes understands that there could be possible damage to the private drive from the use of heavy trucks.We are aware of the situation and ready to repair any damage that could possibly occur on our behalf.
    We have limited our truck loads to 5 yards to reduce stress to the private drive. We will have daily monitoring (the using of pins to measure the road) from our geotech & Surveyor. (as stated in the letter from Pan Geo dated May 2,2018) If for any reason the

geotech sees a problem occurring with the driveway that could impact the use of the driveway the CC will pull off the job. And repair any damages.

If any extra damage occurs from the hauling and usage of the private drive, the CC will contact the neighbors the same day or within 24hours of incident for an agreement of repair. We will repair at least 12" beyond new pavement cracking, and remove pavement full depth, and replace with equal thickness (2" minimum). If new multiple cracking occurs within 3ft of each other the CC will repair in one single patch 12" beyond the multiple cracking.

Four Seasons Homes LLC also understands the concerns of potential damage to the wood retaining wall located on East Mercer Way. Per letter dated on May 2,2018 by Pan Geo, it is in their professional opinion that the retaining wall will not be affected by the construction of 4634 e mercer way, however we will have monitoring points established and ready to repair any damage that will arise during the duration of construction.

- ✓ Right of way use permits are required for:
  - Materials delivery
  - Proposed haul route
  - Temporary closures of traffic lanes and sidewalks/paths.
  - Utility construction
  - Roadway paving
  - Frontage improvements
- ✓ Restoration of City streets and rights-of-way
  - ✓ Streets will be swept daily, as required, and the contractor is responsible to restore city streets if damaged. Daily monitoring of streets will be performed.
    - ✓ Provide a financial guarantee (bond or set aside) to guarantee cleaning and repair.

Construction Schedule Required

The construction schedule shall identify major milestones and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. Attach a construction schedule that includes the following at a minimum:

- Schedule using generic dates (e.g. week 1, week 2, etc.) rather than specific months (January, February, etc.)
- Project duration
- Duration/timeframe for each phase of construction (demolition, TESC/tree protection, shoring & excavation, foundation, framing, site grading, underground utilities and total construction).
- Description of each phase, with description of noise and traffic generators, and anticipated construction hours for each phase.
- Construction parking management for each phase (eg. on-site, carpool, shuttle from off-island, etc. If a combination, please specify methods).
- The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies.

- Identify any anticipated future phases:
  _____

FOUR SEASONS HOMES

1/8/19

This is an agreement between Aaron Locke and Four Seasons Homes LLC. Aaron Locke located at 4663 88th AVE SE Mercer Island agree to allow Four Seasons Homes LLC to use their driveway for parking for the duration of the construction for 4634 E Mercer Way. There are 6 parking stalls available for parking for the coming and going of contractors.

Aaron Locke

Aaron Locke _____ date 2/8/2019

Four Seasons Homes LLC_____ date 2/8/19