

# **MIDSTATE CONSTRUCTION**

*Building Relationships*

September 14, 2021

This **Proposed Construction Management Plan for Mallard Pointe, Belvedere** will be reviewed in detail with The City of Belvedere prior to construction commencement.

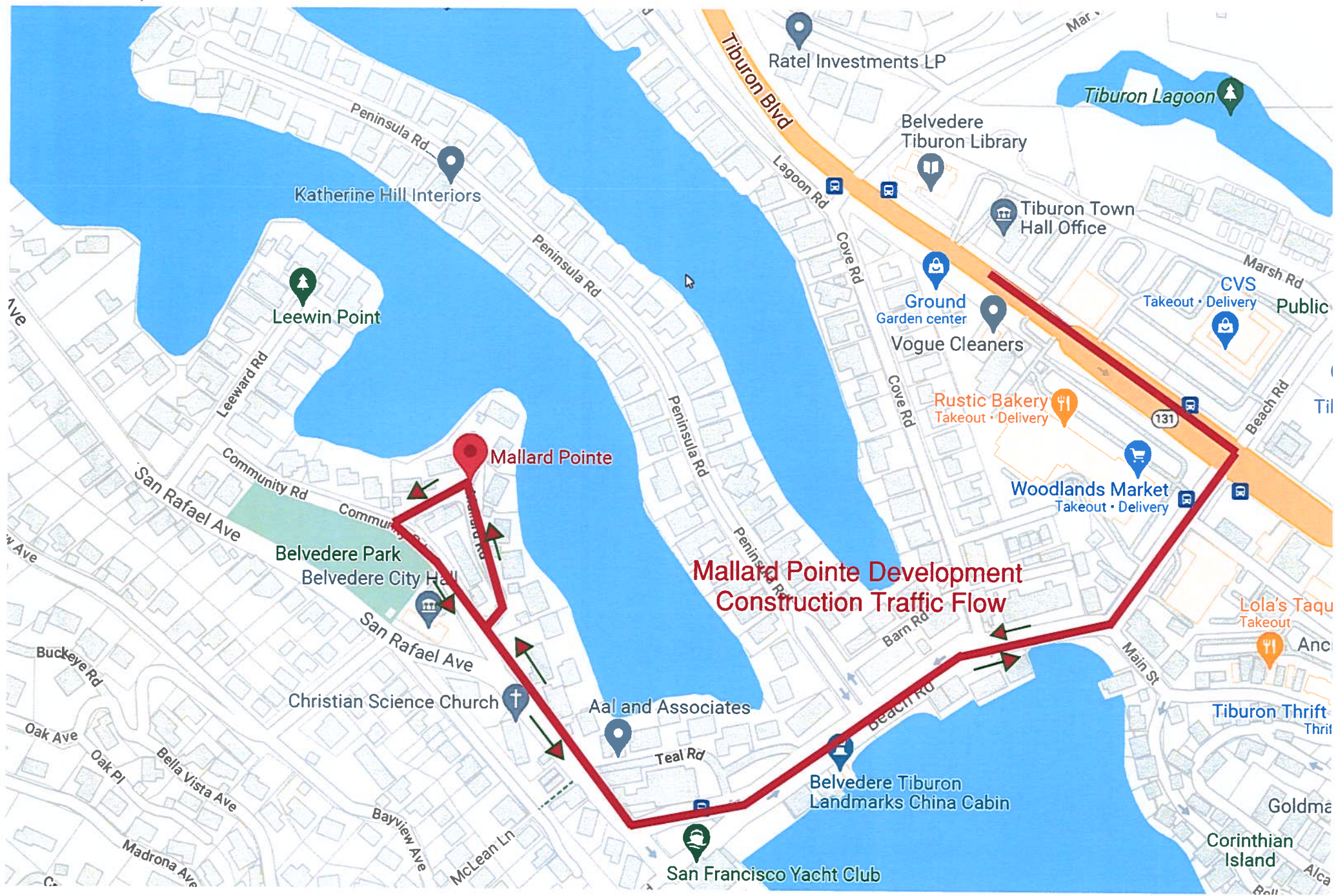
1. **Noise Control**
  - a. Work hours will be between 8:00 AM and 5:00 PM weekdays. No work will be allowed on weekends or holidays.
  - b. No vehicle or tool noise will be allowed during non-working hours.
  - c. All job-site equipment will be equipped with mufflers. Equipment or tools that violate City Noise Ordinances will not be allowed to operate on the site.
  - d. A Midstate Construction Superintendent will be on site during all working hours to enforce noise control and compliance with all construction practices.
2. **Traffic Control**
  - a. Traffic to the site will be directed from Tiburon Blvd to Beach Rd to San Rafael Avenue. The traffic will loop at Mallard Pointe and return by the same route (see attached diagram).
  - b. Fences and gates will be maintained at the site boundaries.
  - c. Flag persons will be used for traffic control on the public streets anytime traffic is slowed, stopped, or re-directed.
  - d. No work will be undertaken on public right of way without the required Encroachment Permit.
  - e. No street closures or significant traffic disruption will be done without at least 24 hours prior notice to affected neighbors.
3. **Dust Control**
  - a. Water will be available on site to dampen open ground as needed for dust control as well as to clean truck tires of mud.
  - b. Trucks carrying debris or loose materials will be covered before leaving the site.
  - c. Streets will be checked for dirt and debris daily and cleaned to keep the street free from dirt and debris.
4. **Recycling**
  - a. Midstate Construction will comply with Build it Green recycling and City of Belvedere's practices to have all debris boxes from the site taken to the landfill where it will be certified that the contents have been sorted for recyclables.
5. **Construction Sequence**
  - a. The attached colored Sequence Diagram indicates the intended flow of the construction.
  - b. In the first sequence the demolition, rough grade, building pads, bulkhead reconstruction, utilities and road modifications will be completed.
  - c. In the second sequence, the apartment building will be commenced. Building lots 1, 2 and 3 will be utilized for material storage, parking, site toilets and construction trailer.
  - d. The third sequence, construction of buildings 11 to 4, will flow from south to north.
  - e. When the framing is complete on buildings 11-4, material storage will be moved into the apartment garage and the newly constructed building garages and work will commence on buildings 1-3.

Please feel free to contact us if you have any further questions or comments.

Sincerely,



Roger Nelson, President  
Midstate Construction



### Mallard Point Development Construction Traffic Flow

Mallard Point

Katherine Hill Interiors

Leewin Point

Ratel Investments LP

Belvedere Tiburon Library

Tiburon Town Hall Office

Ground Garden center

Vogue Cleaners

Rustic Bakery  
Takeout • Delivery

Woodlands Market  
Takeout • Delivery

Belvedere Park  
Belvedere City Hall

Christian Science Church

Aal and Associates

Belvedere Tiburon  
Landmarks China Cabin

San Francisco Yacht Club

Tiburon Lagoon

CVS  
Takeout • Delivery

Public

131

Lola's Taqu  
Takeout

Tiburon Thrift  
Thrit

Goldma

Corinthian  
Island

Alca

