



## Noise Ordinance Special Permit Submittal Checklist

For all requests by a developer or contractor to work outside of the allowed construction hours outlined in Section 17-20 (c)(3)(f) of the City of Denton Code of Ordinances, a special permit is required.

*Section 17-20 (c)(3)(f) "The erection, excavation, demolition, alteration, or repair work on any building at any time other than between the hours of 6:00 a.m. and 8:30 p.m. Monday through Friday from June 1 to September 30; between 7:00 a.m. and 8:30 p.m. Monday through Friday from October 1 to May 31; between 8:00 a.m. and 8:30 p.m. on Saturday; and between 1:00 p.m. and 8:30 p.m. on Sunday; provided, however, that the city council may issue special permits for such work at other hours in case of urgent necessity and in the interest of public safety and convenience;"*

**To provide staff time to review the request and prepare materials for City Council consideration, please submit the required information a minimum of 4 weeks prior to the planned construction start date.**

### **Submittal Requirements for Special Permit Request:**

- Application requesting a special permit per the City of Denton Noise Ordinance Section 17-20 (c)(3)(f). This request should include the following:
  1. Provide the name of the development and address.

Ginnings Replacement Elementary, 2525 Yellowstone Pl. Denton Tx. 76209
  2. Description of construction activities being performed outside of allowed hours including the hours requested, the number of occurrences.

This request outside of allowable hours is to perform concrete pour activities. This will entail multiple scheduled concrete pours that will be staggered out and not back-to-back. Attached to this will be drawings to represent the phasing and scheduled dates for each pour. Start time for these will be to mobilize a pump truck and equipment at 3am to set up and roll in concrete trucks at 4am to start pouring concrete.
  3. State the date range or specific dates when the construction activities are planned to occur, ensure the dates requested are realistic keeping in mind the 4 week+/- timeframe that staff will need to review and draft the exhibits and ordinance. We understand that this process takes 4 to 6 weeks roughly to get approved. We have 6 phases of grade beam pours, starting Jan. 20, 2026, and ending March 10, 2026, attached is the grade beams phasing and scheduled pour dates, we'll have approximately 5 paving pours phased out starting on February 10, 2026 to March 25, 2026 attached is the phasing plan with scheduled dates, we will also have 10 slab pours that include 1<sup>st</sup>, 2<sup>nd</sup> level foundation, also mezzanine and storm shelter roof pours with the 1<sup>st</sup> pour starting February 17, 2026 till September 23, 2026 attached are plans showing the phasing and scheduled dates for each phase, we will also have ICF pours as well, the perimeter of the building and some interior walls that are this design, these will also be broken out in phases as well and 2 lift to complete the pours with 1<sup>st</sup> phase starting April 10, 2026 through August 1, 2026, phasing plan attached with scheduled pour dates. With the understanding we will start these pours during the allowed time frame until and if approved.

4. Describe the **urgent need** for the special permit request including what is unique about this project requiring construction work to be conducted outside of the hours stipulated in the Noise Ordinance. **Accessibility, delivery times and meeting the specified concrete requirements to pour. The distance and traffic delays during normal business hours to deliver. The time it takes concrete to cure after pouring if not delivered early resulting in finishers staying beyond 8PM to finish out correctly. Also since our pours dates are beyond the winter months and through the summer months the extreme heat can be critical and difficult to meet design specifications and quality.**
5. Explain the plans to minimize the noise impact on the surrounding properties. Provide the known sound pressure dba with the distance from the source for that measurement, as well as the distance in feet to the nearest residential property. **While a concrete truck is in operation it produces a sound level between 79 to 85 dBA when measured at 50ft. A concrete pump truck while in operation can produce sound levels around 81 to 85 dBA when measured at 50ft; but can reach up to 95 dBA. Mind you while working the nearest property to our site is approximately 140 ft from the edge of our building to the face of the nearest home. Also to consider is that the elevation of our building slab is elevated compared to the neighbors on the south elevation by approximately 6ft.**
6. State the proximity of the site to the nearest properties. **The nearest proximity to properties is 140 ft.**
7. Describe plans to notify and solicit feedback from surrounding property owners. **Balfour Beatty Construction can send flyers out to the surrounding neighbors to notify prior to and reach out in person to gage and get feedback.**

- Provide an aerial map of the development area, with the measurements from item 6 provided on the map. **Attached will be an ariel of the site depicting measurements of the surrounding neighbors form our building footprint.**
- Provide a construction sequence map depicting the specific work locations within the site that will be conducted during the requested special permit hours, with a clear phasing plan described. **Attached will be phasing plans of our concrete pours with tentative dates planned; keep in mind dates are subject to change, planning and scheduling is all upon favorable working conditions, cold temperatures, rainfall, high winds all play a factor in scheduling as well as other factors i.e. material delays, equipment failures, resources, etc.**
- It is highly recommended that the developer/contractor conduct a community meeting with the surrounding property owners. With this submission, provide the information presented at the meeting and any feedback from the residents. **Agreed, we will provide you with all documents and reach out to neighbors. We've already talked to one of our south neighbors to get some feedback from him. He was accommodating and agreeable with what we are trying to propose and felt like the other neighbors on his side would be agreeable to this.**

**Our plans are to generate a flyer to engage the surrounding neighbors, outlining our plans for the concrete pours in question. We'll attempt any firsthand communication, if at all possible, to explain our situation. As far as noise abatement, we want to stagger the pour so that it is not a daily occurrence; but potentially one or 2 pours a week to minimize disruption. Again, mobilizing at 3am to set up and start by 4am to make the pours as quick and efficient as possible. By doing so we are averting traffic congestion during peak hours, this also allows for a faster more reliable supply of materials. Also, larger quantities are more achievable and manageable at earlier time frames. The larger the pour the less pours we may potentially need. Something to consider as well is air quality, by shifting to off peak hours can improve local air quality by reducing idle time during peak hours. The sooner concrete**

is down the sooner we have a chance to finish the concrete surfaces regarding slab pours and paving pours; and avoid working late into the evening hours to finish.