

SECTION 6

SOUND BARRIER DESIGN

6-1. LOCATION REQUIREMENTS

Sound barriers may be required along the rear and side property lines of residential developments adjacent to freeways, major highways and other ground level noise elements in order to achieve the noise objectives of the City of Elk Grove Noise Element, Noise Ordinance, or as required by the project conditions of approval. If the residential development abuts a City-owned landscape corridor or public right-of-way, the entire sound barrier, including footings, shall be located on the publicly owned side of the property line, unless otherwise required by a condition of development. In cases where the City does not own or control the adjoining property, the sound barrier shall be located on the residential development side of the property line.

6-2. DESIGN

The sound barrier shall be designed to obtain a 60 LDN at the affected property line or as required by the Director. There are existing soundwall systems that have been approved by the City. Information on the systems is available through the Director.

The Director may approve new sound barriers upon request. The request shall include plan details and calculations prepared and signed by an appropriate Consulting Engineer.

Sound barriers shall be designed for a minimum longevity of 30 years.

Sound barriers constructed along freeways, or at the back of sidewalk along the outside of curved major streets, shall incorporate a vehicular barrier-type design element to minimize the potential for vehicles penetrating the wall. Other locations that represent a higher potential for run-off-road accidents shall be required to incorporate a Caltrans Type 50 (or equivalent) barrier-type design element.

Open cells in hollow-type sound barriers shall be grouted on post-tensioned wall systems as required by the Director.

6-3. PLAN REQUIREMENTS

All construction details for sound barriers, including the locations and limits, shall be shown on the site improvement plans.

6-4. MAINTENANCE FUNDING

For all sound barriers to be located within a City owned parcel and/or public right-of-way, the Applicant shall provide a list of quantities and descriptions of the sound barrier and any accessory improvements to be maintained by the City. This information will be used by the City to determine the appropriate maintenance funding mechanism (i.e. – tax zone allocation within a special tax district) that may be applied to the project. No sound barriers shall be accepted by the City for maintenance until an appropriate funding mechanism has been established to the satisfaction of the Director. The funding mechanism shall include an annual escalator, such as the CPI.