

# **Eagle Ranch Construction Regulations**

(Extracted from Appendix C of the Eagle Ranch Design Guidelines)

## **2. CONSTRUCTION REGULATIONS**

The purposes of these Construction Regulations include, without limitation:

- i. To promote the orderly development of homesites;
- ii. To avoid unnecessary damage to the site and adjacent properties;
- iii. To minimize construction impacts on the neighborhood;
- iv. To preserve and protect the health, safety and welfare of persons and property in the community; and
- v. To implement agreements between Eagle Ranch, its homeowners, and the Town of Eagle.

Each Owner is responsible to implement these Construction Regulations with his contractors, subcontractors, suppliers, their employees, and all others associated with construction on the homesite.

Any violation of these construction regulations may be considered a nuisance per the Declaration for Eagle Ranch and may result in fines or other sanctions.

In addition, violations of the Eagle Ranch Construction Regulations by any Owner or by the Owner's contractors, subcontractors, material suppliers, or any employees or agents thereof, may be considered Health and Safety violations, subject to separate and/or additional fines.

### **2.1 Safety -**

The Owner is responsible to comply with all governmental safety regulations for construction activities arising from his homesite. The Owner should ensure that agreements with contractors, subcontractors, suppliers, their employees and other agents provide for construction site safety and cleanliness.

### **2.2 Construction Fence –**

A green plastic construction fence not less than 42 inches tall shall be installed around the perimeter of the lot or the established 16,500 square foot Limits of Disturbance prior to commencement of construction. One opening not more than 20 feet in width may be provided for access to the construction site. The construction fence must be maintained in good working order throughout the duration of the construction process.

### **2.3 Erosion control and drainage -**

Erosion control measures (silt fence) shall be installed prior to any other construction activity on the site. The silt fence must be continuous around the Limits of Disturbance with the 20' exception at the site entrance. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activity shall cease until erosion controls and any damages are repaired.

### **2.4 Homesite Access -**

Homesite access is restricted to and from the street frontage of the homesite. Access or egress across other properties is prohibited except as prior written permission may authorize.

### **2.5 Restoration or Repair of Property Damage -**

Any damage or scarring of other properties including but not limited to other homesites, driveways, roads, curb, gutter and other public street improvements is not permitted. Should such damage occur, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same; provided however, that the Owner of the site is ultimately responsible to fully repair any damage that occurs as a result of construction on the homesite.

### **2.6 Construction Trailers/Portable Field Offices -**

A single construction field office may be approved for placement on the homesite during the construction period as shown on the approved Construction Management Plan.

## **2.7 Storage of Materials and Equipment -**

At Owner's sole and absolute risk, the Owner and builder are permitted to store construction materials and equipment on the construction site during construction. Such materials and equipment shall be placed, properly covered and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the site more than 3 days prior to the commencement of construction. All material storage must be kept within the Limits of Disturbance.

## **2.8 Site Cleanliness -**

Each construction site shall be kept neat and orderly to prevent visual nuisance for other properties. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis.

Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. Wind scattered debris shall be retrieved immediately and disposed of properly.

Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in Eagle Ranch. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

Roll-offs and construction dumpsters must be tarped or covered every night. They must also be tarped or covered when they are removed for dumping.

## **2.9 Sanitary Facilities -**

Each builder shall provide adequate sanitary facilities on site during construction.

## **2.10 Construction Hours**

Construction hours are limited to the following:

<b>Day of week</b>	<b>Construction Hours</b>
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Monday - Friday:	07:00 to 19:00 (7 a.m. to 7 p.m.)
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Saturday:	09:00 to 18:00 (9 a.m. to 6 p.m.)
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Sunday/Holiday:	No outside construction or construction support is permitted at any time on Sundays and the following Holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Finish work and its support activities that occur within a fully enclosed structure are permitted between the hours of 09:00 and 18:00 (9a.m. to 6 p.m.) on Sundays and the above listed Holidays.
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## **2.11 Construction Noise -**

Use of radios, tape players, CD players etc. shall be restrained so as not to be a nuisance on any adjoining property or public street. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with customarily adequate time to complete the pour within authorized construction hours.

## **2.12 Vehicles and Parking -**

Use of other homesites for construction parking is not permitted except as prior written permission may authorize. Construction vehicles and equipment may be parked in areas as shown on the approved Grading/Construction Management Plan.

### **2.13 No Dogs Allowed –**

The Town of Eagle required Eagle Ranch to adopt policies prohibiting dogs at construction sites. Contractors and subcontractors are prohibited from bringing any dog into Eagle Ranch, including dogs kept inside motor vehicles. Violations of this policy shall result in the immediate eviction of the dog and the dog's owner or owner's representative from Eagle Ranch. Repeated violations of the dog prohibition are considered continuing violations with no cure period and fines levied immediately.

### **2.14 Miscellaneous Construction Policies –**

The following miscellaneous construction policies apply to all owners, contractors, sub-contractors, suppliers and their employees on site during construction:

- a. Changing oil on any vehicle or equipment, or discharge of oil or other petroleum products onto the ground, into utility structures, or into waters of the site is prohibited.
- b. Concrete truck or equipment wash-out or disposal of excess concrete is prohibited except as shown on Grading/Construction Management Plan.
- c. Removal of plant materials, or topsoil from any property other than the subject homesite is prohibited.
- d. Carrying any type of firearm is prohibited.
- e. Only one construction sign (no larger than 4'x4') as approved by the DRB is permitted on each homesite.
- f. A minimum of one 1016 ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.