

Job's Peak Ranch Community Association Information and Conditions for Contractors

This information is to be shared with all sub-contractors & their employees

Construction Procedures – The Owner or Owner's general contractor shall take the necessary steps to prevent unnecessary disturbance to native vegetation or damage to trees. ***Fence off those areas not essential for actual construction activity.*** The Field Agent will specify the location for such fencing if not shown on the site plan as "limit of disturbance." Strong winds and wild animals often move through the area, so we recommend a heavy duty fence such as Tenax Sentury Heavy Duty Diamond Mesh Safety Fence available at www.utilitysafeguard.com. The contractor must take all necessary precautions to prevent mud, soil or other material from being tracked onto the streets or other portions of the Common Area. To prevent blowing debris, the building site must be kept ***clean and in an orderly condition at all times.*** In addition to approved sanitary facilities, the contractor must have on site a covered animal resistant garbage container, adequate fire protection, ***and a suitable device for removal and regular disposal of construction debris.*** Construction work hours are from ***7:00 AM to 6:00 PM Monday through Saturday.*** Contractor gate codes function between 6:30 AM and 6:00 PM.

Common Courtesies – ***Inform all construction employees, sub-contractors & vendors*** –

- No speeding.
- No loud music.
- No blowing debris.
- No loose pets on the premises.
- Use contractor codes at entrance.
- No smoking outside designated areas.
- No use of "Jake" brakes in residential areas.
- No food or wet garbage to be left on-site (*there are bears here*).
- No washing down of ready-mix trucks outside of the building envelope.
- Clean up spills of dirt, gravel or other building materials on roadways immediately.
- Do not drink water from creeks; it may contain e-coli bacteria and/or giardia protozoa.

Entry Gates & Gate Codes – The North Gate is to be used by those working on projects north of the bridge on Five Creek Road. The South Gate is to be used by those who are working on projects south of the bridge. ***Gate codes will change*** on January 1st and July 1st. Check with the Field Agent for the new codes one week before these dates.

Parking and Vehicular Traffic – On-street parking is prohibited throughout the community. ***Temporary parking on paved streets for delivery of building materials or equipment should be limited to no more than necessary for unloading. This includes roadside shoulders and ditches. If workers need access to their vehicle, and on-site parking is unavailable, they should park on the job site side of the paved road only. Consult with Field Agent for a location to park trailers or equipment when not in use. Damage to roadside ditches or Common Areas caused by worker's vehicles will be repaired at the Property Owner's expense.***

Water Meters – Water meters, a temporary standpipe, and a high volume fire hose are to be installed ***PRIOR to beginning site excavation.***

Building Materials – All building materials, including aggregates, ***must be stored on-site***. No construction materials are to be dumped or stored on roadways, pathways, trails, in open areas, or on any portion of Job’s Peak Ranch unless approved by Field Agent. Contractor is to provide a location for concrete truck wash-down within the building envelope.

Utility Trenches – It is highly ***recommended*** that where applicable, utility trenching be done prior to driveway excavation, using the future driveway for temporary spoils storage. If done early in the grading process, this will minimize disturbing more vegetation than necessary.

Tree and Vegetative Protective Fencing – To withstand strong winds and/or animals moving through the area, heavy duty orange diamond mesh fencing or hog wire, ***not snow fencing***, shall be located a minimum of 5 ft. from any tree trunk or vegetation to be preserved within the construction area. Fencing must be 4 ft. high, hung from a carrier wire, and tied with a minimum of three (3) zip ties on each steel T-post placed at not more than 8 ft. intervals. Any deviation from this procedure must be approved by the Field Agent. ***No fencing is to be attached directly to any living trees. All such fencing is to be installed and maintained throughout the construction. JPR-ALC reserves the right to fine the Property Owner for failure to do so.***

Grading and Dust – Use of construction equipment should be limited to areas intended for specific site improvements to minimize damage to existing vegetation. Minimize dust with periodic sprinkling when necessary. ***Unless otherwise approved, the septic system leach field and the designated building envelope define the limits of construction activity.***

Culverts – If called for, install the roadside culvert ***at the commencement of excavation***. The edge of the pipe should be rounded or flared to improve flow. Place rocks around the inlet to prevent scouring. Culverts must discharge to a stable drainage way. Install a rock apron below the outlet (using 4”-6” rock) and a slope of no more than 1:2. *Suggestion – A prefabricated galvanized flare at both the inlet and outlet is recommended to avoid collapse of the culvert and minimize erosion. The addition of a large boulder above each end has been found to minimize shortcutting by delivery vehicles.*

Erosion Control – A program of temporary erosion control must be initiated immediately after site grading is complete. All disturbed sites must be winterized for erosion control. This temporary erosion control should include at least one of the following techniques for stabilizing soil and preventing wind and water erosion:

- Hydro-mulching
- Netting with straw mulch
- Tacking agents
- Wood chip mulch
- Gravel (on driveway and parking areas)

In addition, one or more of the following methods shall be used to slow, filter, or stop sediments carried by run-off:

- Straw bale barriers
- Filter berms
- Mirafi erosion fencing
- Siltation berms

A program of permanent erosion control measures shall also be initiated. This program will, at a minimum, include:

- Slope stabilization structures, such as retaining walls and slope terraces in areas where the steepness of cut slopes could result in slumping or slides.
- Run-off control structures, such as diversion dikes, infiltration trenches, and slotted pipes to slow, direct, and percolate water draining off of impervious services.

Run-off collection features, such as retention basins, grassy swales, and catch basins to detain and infiltrate run-off. The JPR-ALC may require a contractor to submit an erosion protection plan if necessary. If required, such erosion protection plan shall be submitted before the commencement of any construction activity.

Permanent Control Measures: Driveway and Parking Area Stabilization – As soon as driveways and parking areas are graded, they are to be covered with a 4” layer of Type 2 base.

Infiltration Systems – Runoff from all impervious surfaces, including roof tops, driveways, and areas where the soil has been packed down, must be infiltrated in some manner. A typical system is a rock filled (infiltration) trench or basin (dry well).

Exterior Lighting – All exterior lighting is to “wash” walls, or illuminate walkways or vegetation at ground level inside the building envelope. No light is to be directed outward from the building envelope onto neighbors’ property. ***One low-level light from a hidden source may be directed onto street numbers at the driveway entrance.***

Deviation from Approved Plans – Any deviation from approved plans ***must be submitted to the JPR-ALC for approval BEFORE construction*** of the deviation. This ***applies to all phases*** of the project, e.g. grading, foundation layout, framing, roofing, exterior finishes, exterior lighting, hardscaping and landscaping.

Fire Precautions – The Job’s Peak Community Fire-Safe Council will provide each General Contractor with a laminated bi-lingual Fire Safety poster which is to be ***posted in plain view*** of all those who enter or work on the site throughout the construction process. It is the responsibility of the General Contractor to be sure the posted rules are read and followed. This is especially true during periods of high fire danger.

Fines – The JPR-ALC reserves the right to fine Property Owners for violations of these conditions.

Acknowledgement – The undersigned hereby acknowledges that he/she has met with the Field Agent, has received, reviewed and understands the above rules, will abide by these rules throughout the construction process, and will inform all subcontractors and workers of their need to follow these rules and common courtesies.

Homeowner

Date

General Contractor

Excavator

ALC Field Agent

Date