

## **XI. ENVIRONMENTAL PROTECTION DURING CONSTRUCTION**

### **A. Purpose**

Construction at the Project is expected to take a number of years. In order to ensure that there will be minimal environmental damage and in order to maintain an attractive, nuisance-free setting during the extended period of construction, special criteria will be imposed to insure that environmental and visual protection are provided.

### **B. Equipment Access**

Access to each construction site will be limited to one location along the public or common roadway subject to approval by the DRT.

### **C. Temporary Structures and Utilities**

Temporary structures, portable offices, and other related facilities will be maintained in good repair and arranged in a compact and organized manner on the construction site. These facilities will be situated so as not to be obtrusive or unsightly when seen from the road or adjacent properties. No temporary structure will be allowed within any tree dripline.

All temporary structures and portable facilities will be removed upon the completion of all construction activity and before occupancy of the building.

### **D. Equipment and Materials Storage**

The area designated for storage of equipment and materials will be at a location that will be visually unobtrusive from the roadway and adjacent properties. No equipment or materials of **any kind** will be stored within the dripline of any tree designated to remain.

### **E. Soil Stockpiling**

Both topsoil and fill material stockpiled on the site will be appropriately graded to avoid erosion. No stockpile will be placed within the dripline of any tree.

### **F. Tree Protection During Construction**

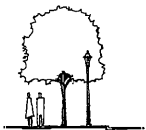
All trees and other plant materials designated in the approved design for preservation will be protected during construction and will be permanently protected in case of site modifications that alter the trees' environment. After the final site plan approval and before construction permitting, those trees that are to remain will be marked in the field by the contractor and surrounded

by a tree protection fence. Tree protection fences shall be:

- 4' high, have posts 8' (or less) on center
- constructed out of wood or orange safety fence
- erected and maintained in such a manner that they remain standing during the life of the construction process
- installed outside the dripline of the tree (Twenty-five percent 25% of the dripline area may be encroached upon by construction activities, except storage.)

All paved areas will maintain a 3' minimum distance from any preserved tree. Damage or destruction of any tree will be the responsibility of the Applicant whether caused by the Applicant, its agents, employees, contractors or licensees.

All trees that are not to be preserved will be removed in a manner that will not damage the remaining trees. Any trees to remain which have been damaged during the clearing operation must be repaired by a qualified arborist (member of the American Society of Consulting Arborists) as soon as final clearing has been completed.



## **G. Erosion Control**

Methods of controlling erosion and sedimentation will be required during construction, in order to prevent damage to fragile natural areas on and off roads and properties, and to avoid creating a visual nuisance. The controls will be planned as an integral part of the construction operation.

While the Project's common lakes are designed for overall stormwater retention/detention, they are not designed to handle parcel construction phase erosion/sedimentation control. Individual parcels will be required to handle construction phase erosion/sedimentation control on the parcel site.

Storm drainage and erosion/sedimentation control plans will conform to Federal, State and Local standards.

## **H. Maintenance During Construction**

The Owners will be responsible for maintaining the site during construction and will instruct the contractor to abide by the following guidelines.

- At the conclusion of each working day, all litter, paper, cartons, lunch wrappers,

and discarded construction materials will be placed in trash dumpsters provided by the contractor.

- Dumpsters will be emptied on a regular basis and at no time be allowed to overflow and spill their contents onto the site.
- Equipment and material storage areas will be visually unobtrusive from the roadway and adjacent properties.
- Hand tools and electrical equipment will be placed in locked and safe storage. No equipment or materials of any kind will be stored within the dripline of any tree designated to remain.
- Adjacent properties will not be used at any time for equipment, storage, or vehicle parking. Any litter or debris which has inadvertently blown or appears on adjacent properties will be picked up and placed in appropriate dumpsters.
- Open burning of debris will not be permitted. On-site burial of debris will not be permitted.
- Mud, dirt, and/or surface debris deposited on the public or common roadway at the

site access point will be washed and/or removed daily by the parcel owner.

## **I. Property Damage**

Damage to adjacent properties or common area roads, drainage, plantings, lighting and/or other site improvements will be repaired or replaced by the parcel owner within ten (10) days of such damage.

