

**BRISTOL HARBOUR**  
**ENVIRONMENTAL COMMITTEE**  
**NEW CONSTRUCTION REQUIREMENTS**

- **CONSTRUCTION PERIOD**  
House construction, including landscaping, must be completed with one (1) year.
- **TRASH AND CONSTRUCTION DEBRIS**  
A trash container must be located on the premises of each construction site. The area must be kept neat and free of litter and debris. Trash and construction debris will not be accepted at the Bristol Harbour trash and recycling center. Burning of clean wood, paper products and construction debris is not permitted.
- **CONSTRUCTION HOURS**  
Construction activities may not start before 7:00 AM and are restricted to Monday through Saturday. Homebuilding construction is not permitted on Sundays.
- **PORTABLE TOILET FACILITIES**  
Each builder is responsible for providing a portable toilet facility at the construction site. Sharing of the building with another builder is acceptable but must be arranged by the builders. Facilities of Bristol Harbour, such as the golf course, Lodge or community center are not available for use.
- **MATERIAL STORAGE**  
Construction materials may not be stored on a lot earlier than two weeks prior to the start of construction and not before final house and site plan approvals have been obtained.
- **CONSTRUCTION SITE GRAVEL SURFACE**  
A gravel surface to the construction area must be maintained at all times to keep mud from being tracked to adjacent areas. Each day, the builder is responsible for cleaning mud tracked onto the street.
- **EQUIPMENT LOADING/UNLOADING**  
All equipment must be loaded and unloaded on the lot. Tracked vehicles or equipment are not allowed on paved streets for any reason.
- **COMMUNITY DAMAGE**  
Any damaged caused by the builder to Bristol Harbour community roads or private property must be corrected by the builder at the completion of construction.

- **UNDERGROUND UTILITIES**  
Prior to the start of construction, all utility companies must be contacted by the builder to mark the location of underground utilities. Areas disturbed to connected utilities must be restored by the builder.
- **SILT FENCES**  
Silt fences, required during the construction period, are the responsibility of the builder to install, maintain and dismantle upon job completion.
- **PRESERVATION OF TREES**  
Trees more than 6" in caliper and beyond 10 feet from any planned physical improvement will not be removed without the approval of BHVA Environmental Committee. Individual trees of significant value within the 10 foot clearing area around physical improvements shall be retained whenever possible. These clearing limits shall be staked in continuous tape and significant trees shall be protected from damage during construction. No more than 20% of the vegetation between the property lines and outside the home envelope shall be removed (existing trees, shrubs and natural groundcover), thinning is recommended above clear cutting except in the driveway, parking areas, decks and patios. For further requirements see-document, Bristol Harbour Village Association, "Design of Architectural Exterior Alterations and Additions", written by the Environmental Committee.
- **DRAINAGE**  
All areas immediately around each house – 20' out from all sides, front, rear, facades of the home, must grade away at a minimum of 2%. The water is not to drain into another neighbor's yard.
- **GUTTERS/DOWNSPOUTS**  
Gutters and downspouts should be directed to the storm drain via an underground pipe. In the back of the house, the gutters and downspouts should be directed away via an underground pipe.
- **TOPOGRAPHY/EROSION**  
Erosion shall be controlled with the use of murrify silt dams and/or bales of straw. A site that has character in terms of topography should not be leveled to accommodate a level house. Home architectural and landscape architectural designs must respect the site and respond to variations of topography in the land. The house must fit the site vs. fitting the site to the house. Stone and wood retaining walls are required where 3 on 1 slope must be exceeded.
- **GRADING CHANGES AROUND EXISTING TREES**  
Generally, either lowering the surrounding grade so as to expose the root system or filling more than 6' so as to cover the root system will jeopardize the chances

of survival of any tree. The odds of survival will be increased, however, if retaining walls or tree wells are utilized.

- **TRENCHING OPERATIONS**

When trenching, stay as far away as possible from trees and their roots. Heavy equipment operators are cautioned to avoid damage to existing tree trunks and roots during land grading operations. Feeder roots should not be cut.

- **CONSTRUCTION REGULATIONS**

Trailers, field offices, etc. shall be parked in approved locations and removed upon completion of construction. Contractors are permitted to store construction materials on their sites, but all materials shall be at the contractor's risk. Heavy construction equipment such as a bulldozer may be stored at the site, but shall be parked in an area away from public view and away from major strands of vegetation to be saved.

\* Before construction begins, builder must stake home and driveway and mark trees that will be saved. The Environmental Committee must concur that the site plan is that for which approval was given and that the appropriate trees are being saved.

At the meeting between the builder and an Environmental Committee member, construction agreement form, attachment 1, must be completed by the builder and signed by both the builder and an EC member. Completion of this form is required before clearing and construction is allowed to begin.

***If you are in violation of this construction agreement this will result in a stop order on the construction.***