

**Hideout Town Code
Construction Acknowledgement Agreement**

Lot # / Site Address: _____

I have read the rules and regulations for the Town of Hideout as detailed in the pages 2-5 to follow. I understand that I will be subject to paying penalties for any acts of non-compliance. I acknowledge that I will comply with all applicable local ordinances and building codes throughout the construction process.

Applicant Name (Printed)

Applicant Signature

Date Signed

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The following work site regulations apply to each work site with a valid building permit: (Where subdivisions are also controlled by Home Owner Associations [HOA's] and to the extent that the HOA has more restrictive standards, the HOA's standards shall govern.)

HIDEOUT MUNICIPAL CODE:

10.04.24 NUISANCE

The Town of Hideout may avail itself of all remedies available at law or in equity to abate any nuisance or public nuisance. Without limiting the foregoing, the Town Engineer, Building Official, or Building inspector may revoke a permit issued for any construction or development activity, if such activity constitutes, or is deemed to constitute or contribute to, a nuisance. The Town of Hideout may fine a person causing or contributing to a nuisance the amount of \$500.00 per day for each day the nuisance exists until abated. Each of the following acts is hereby declared to be a nuisance and may be abated in as such, provided that the following is not intended to be an exhaustive list of nuisances:

- A. Any act which constitutes a nuisance or public nuisance under state law;
- B. Engaging in a use or activity that is not permitted in the zone where the use or activity is located;
- C. The occupation of any building or structure for which a Certificate of Occupancy and Land Use Compliance has not been issued;
- D. The occupation or use of a building or structure with a greater density or intensity of use than is permitted in the Certificate of Occupancy and Land Use Compliance.

10.04.26 TOILET FACILITIES AND CONTAINERIZED TRASH SERVICE REQUIRED

- A. All construction sites shall be required to obtain and maintain on the site a container of suitable size and design to hold and confine trash, scraps and other construction related refuse created or accumulated on the site. All such construction refuse shall be maintained in a closed container at all times, until transferred to the landfill. It shall be unlawful to permit accumulated debris, litter or trash on a construction site to blow or scatter onto adjoining properties, including the public street or to accumulate on the site outside of the container or on transit to the landfill or dump. The owner or contractor shall service the container as frequently as needed to prevent trash from overflowing. There are no landfills or dumping areas within the Town of Hideout, and it shall be unlawful to dump trash or construction debris within the Town limits.
- B. All construction sites shall have a portable toilet placed on the site prior to the start of work on the site.
- C. The dumpster and the portable toilet shall not be placed in any right of way on the work site.
- D. There shall be no dumping of material or stockpiling of soil on any platted lot without a Building Permit.

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10.04.28 LIMITS OF DISTURBANCE

- A. It is the policy of the Town of Hideout to require construction activity on buildings to occur entirely within the Limits of Disturbance (LOD), including the storage of materials, equipment, supplies, temporary offices, tools and also accumulation and disposition of construction related refuse. The right of way of the lot is to be kept clear from any type of obstruction.
- B. The purpose of the Limits of Disturbance regulations is to preserve existing vegetation on building sites and adjacent sites thereby minimizing the water demands of new landscaping while reducing the visual and ecological impact of development.
- C. Submitted plans for construction shall show where LOD fences will be installed and indicate the location of the right of way. The plans shall contain a Storm Water Management Plan or Storm Water Pollution Prevention Plan which identifies drainage areas and planned Best Management Practices (BMPs) to control erosion and off-site migration of soils, such as silt fences, wattles, etc.
- D. Wattles, silt fences, etc. must be installed correctly in order to manage the drainage on the lot. Gutters shall have gravel bags (silt sacks, wattles) to protect storm drains and keep them clean. From October 31 to April 15, silt sacks shall be placed in storm drain boxes instead of the gutters to allow for snow plowing.
- E. Driveways shall be graveled to keep the mud on the lot instead of the street. It shall be the responsibility of the Contractor to clean any mud or dirt from the streets surrounding the work site daily.
- F. All new construction requires the LOD boundaries to be established prior to the commencement of any construction activities, including grading, excavation, etc., even if such activities are otherwise permitted. However, the size, location and specific requirements regarding the LOD can vary between subdivisions and should be carefully researched prior to submitting plans for review. The recorded subdivision plat and the any applicable home owners association guidelines shall govern the boundary of the LOD. In those cases where disturbance beyond what is required for construction would be allowed, then the Town Engineer shall establish the LOD which is permitted for construction and grading. Projects that have been approved through the Town's Planning Commission and Town Council shall be governed by the recorded plats for such projects and the plans and any requirements which the approved plat was based on.
- G. Once the Limits of Disturbance are approved, it is the Contractors responsibility to Install the LOD boundary fencing. The Town Engineer may establish standards for fencing to be installed at the LOD boundary. Prior to issuance of any building permits, the LOD fencing must be in place, inspected and approved by the Building Official.
- H. Upon completion of construction activity and no later than thirty (30) days after such completion (as determined by the Building Official), the fencing must be removed and the area landscaped in accordance with Landscaping Guidelines defined in this Title.

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- I. Any violation of this section may be punished as a Class C Misdemeanor. Each day a violation of this section persists may be punished as a separate violation.

10.04.30 PARKING

- A. Parking for contractors and subs shall be all on the same side of the street. No vehicles or work trailers, etc. shall be allowed on the street overnight. All debris and trash along parking areas shall be the responsibility of the Contractor. When necessary for snow removal activities during winter storms, street parking may be prohibited or parked vehicles may be required to be moved to accommodate snowplows or other snow removal activities.
- B. Cranes, concrete pumps and similar equipment and material deliveries that cannot be placed within the approved area because of space or access limitations on the site, shall not block traffic lanes on the streets without first having given the Town office forty-eight (48) hours written notice of intent to block the street and having received written permission to block the street from the Town office. The notice of intent shall indicate date and duration of the blockage, the location and a traffic control plan. The Contractor will have the responsibility of implementing and maintaining the traffic control plan. Lane closures under this section shall not be allowed during winter storms or for a duration longer than 10 hours or after dark. Any material that is stored on the road right of way is subject to this section and also for material that is left within the road right of way beyond ten (10) hours an excavation permit for an extended lane closure is required.
- C. It shall be the responsibility of the contractor to become familiar with the Town Code and ordinances concerning parking regulations.
- D. Track Hoes, skid steers, utility trailers, etc., shall be kept on the lot, not on the street. There is no parking on any other lot except the lot being built on.

10.04.32 HOURS OF OPERATION

- A. It shall be unlawful for any person to perform, or cause to be performed, any construction work on any work site outside of the hours of 7:00 am to 7:00 pm Monday through Friday; or outside of the hours of 8:00 am to 7:00 pm on any Saturday, Sunday or federal holiday.
- B. It shall also be unlawful to move construction equipment and/or construction trailers during those same hours.
- C. The Town office may authorize extended hours for construction operations or procedures which, by their nature, require continuous operations.

10.04.34 SIGNAGE

- A. Any signs erected on the lot shall be in accordance with HMC 12.22 outlining sign regulations.

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- B. A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

10.04.36 ROADS CUTS/EXTENDED DURATION LAND CLOSURE

- A. If a road cut, in a road that has been dedicated and accepted by the Town, is required the Contractor shall obtain a road cut permit from the Town.
- B. If an extended lane closure is required for reasons other than a road cut the Contractor shall follow the same procedures as required for a road cut permit except that the excavation bond shall not be required. The Town will consider requests for an extended lane closure on a case-by-case basis and reserves the right to deny any request that the Town deems to be not in the best interest of the Town.