CONSTRUCTION SITE MANAGEMENT CONDITIONS

The following conditions apply to your project site and must be strictly complied with for the duration of the project. Failure to comply with these conditions may result in fines and/or permit suspension and revocation. These site conditions are a complement to the Village of North Chevy Chase and Montgomery County ordinances/regulations.

All permits and site conditions must be displayed on site at all times and visible from the street.

1. **CONTRACTOR DESGINATION:** Before any building permit for major construction or renovation will be issued, the property owner must have selected a contractor and include the name and contact information for the contractor on the permit application. Please note that the Village Manager is authorized to maintain a list of contractors that have undertaken significant construction projects in the Village, including an assessment of contractor adherence to conditions specified in this document.

2. **PRE-CONSTRUCTION WALK THROUGH**: For any demolition, addition, or new home construction projects, the property owner, general contractor, and Village Manager will meet prior to commencement of work to discuss the parameters of the permit and site management conditions below. A permit application must be approved before utility work is scheduled for a demolition or other work.

3. **RIGHT-OF-WAY OCCUPANCY**: A permit from the Village of North Chevy Chase conveys no right to occupy any public right-of-way, either temporarily or permanently. No vehicles may be parked on Village sidewalks, driveway aprons or between the curb and/or gutter and sidewalk. Construction vehicles must park on the project site or on

VILLAGE OF NORTH CHEVY CHASE
PO Box 15887, Chevy Chase, MD 20815
manager@northchevychase.gov
301-654-7084

the side of the street directly in front of the project site, whenever possible. Contractors should keep their vehicles locked and secure the job site to avoid theft of tools and equipment. No construction vehicles, trailers or equipment shall be located or stored in the Village right-of-way or on Village streets between 8 PM and 7 AM. Any temporary structures utilized in a construction project (i.e. port-o-potties) must be on private property. Hazardous materials are strictly prohibited within the Village right-of-way at any time. Dumpsters shall be located on private property and shall be emptied within twenty-four hours of being filled. If it proves impossible to meet this condition, the permit holder shall secure permission from the Village Manager to place equipment, materials, or a dumpster on the public right-of-way in accordance with the conditions that the Village may specify. No perishable waste or material from other construction sites shall be placed in dumpsters. Any dumpster so used must be placed on ties and must be protected by visible markers. The permittee must protect Village trees in the right-of-way throughout project work through an established Tree Protection Plan with guidance from a certified arborist.

4. **TRAFFIC/STREET/SIDEWALK SAFETY**: The permittee must provide a temporary traffic control plan as part of their application, with the objective of providing guidance and warnings necessary for roadway and sidewalk users to get through or around work zones safely. With respect to any requirements to park large vehicles along Village roadways, the recipient must coordinate with the Village Manager regarding scheduling of such activities, with 48 hours advance notice. The permittee must place advance notification, approach, and detour signage around the project site, in coordination with the Village Manager. Such signage shall conform to the guidelines set forth in the most recent edition of the Manual on Uniform Traffic Control Devices for Streets and Highway (MUTCD). All temporary traffic control devices shall be removed as soon as practical when no longer needed and removed or covered when work is suspended for short periods of time. Roadways shall remain passable to emergency vehicles, school buses, and neighboring properties at all times. Access shall be maintained to all driveways unless permission for closure is granted by the respective property owner. Public sidewalks must be kept passable at all times unless otherwise approved by the Village.

5. **SAFE/ORDERLY PROJECT SITE**: Unattended construction pits and trenches shall be clearly marked and secured. Dust associated with demolition must be controlled by

metered water spray. Dust associated with stone cutting must be controlled by a wet saw. Streets, sidewalks, and public rights-of-way must be cleared of debris and mud and must be broom-cleaned at the end of each workday. The property owner/permittee shall be liable for any damage or injury incurred as the result of materials or debris left on the public right-of-way. NOISE: The permittee must adhere to County construction noise standards (cannot exceed 65 dBA weekdays 7 AM – 9 PM and weekends 9 AM – 9 PM).

6. **ADHERENCE to PERMIT CONDITIONS**: A Village permit will be issued upon clearance of a check in the amount noted in the permit application based on the permitted activity, which will be kept in an escrow account and returned to the property owner upon: 1) confirmation that no damage was incurred to the Village right-of-way based on a post-construction inspection and 2) confirmation that no violations were incurred during the permitted activity (see point 7 below). Construction activities must be conducted strictly in accordance with the plans submitted to the Village of North Chevy Chase and Montgomery County in support of the application for a building permit. All construction must be conducted strictly in accordance with the applicable laws and regulations of the State of Maryland, Montgomery County, and the Village of North Chevy Chase, including but not limited to, those regulating sediment control, storm water runoff, tree protection and traffic. Construction must be conducted in such a manner as to avoid excessive water runoff or damage to neighboring properties. The Village Manager must be notified 48 hours in advance of required building inspections. Work under any Village permit shall begin within 3 months and must be completed within 12 months after the permit is issued, unless an extension is granted in writing by the Village Manager. If no extension is granted, the property owner must submit a new building permit application – with the corresponding permit fee(s) - for review and approval by the Village Council for work to continue. A permit may be revoked by the Village Manager if work has stopped for 30 days.

7. **VIOLATION OF PERMIT CONDITIONS**: Violation of any of the provisions articulated in this agreement will result in a $200 deduction from the security deposit *per occurrence*. Failure to immediately address the violation will result in an additional $200 deduction of the security deposit *per day* until such violation is resolved. The Village Manager will send notification of the violation to the emails of the property owner and contractor

provided on this agreement. If the deductions exceed the security deposit, the property owner will be responsible for paying the remaining balance to the Village within 30 days of notification by the Village Manager (reference Village Ordinances: Section 1-206, Section 1-207, and Section 3-209).

Project Site Address: _____

Name/Signature of Property Owner: _____

Email of Property Owner: _____

Name/Signature of Contractor: _____

Email of Contractor: _____

Date of Pre-Construction Meeting: _____

Meeting Attendees:

VILLAGE OF NORTH CHEVY CHASE
PO Box 15887, Chevy Chase, MD 20815
manager@northchevychase.gov
301-654-7084