

# Construction Debris Management Plan

Provided by ### Development

The Leduc Community of ###, Stage 8

(In accordance with Development Agreement requirements)

As the developer overseeing Stage 8 of the ### neighborhood, we recognize the need to keep the overall site as clean as possible. Many contractors will be entering the site and working over the duration of construction, and it is imperative that these groups are proper caretakers of the work environment.

## Earthworks, underground, surface and servicing

During this preliminary phase of construction, the largest nuisance will be both large equipment (which may potentially block roadways) as well as dust. Measures will be taken to ensure that proper signage is in place (should traffic need to be directed). Operating hours will be within the requirements of the City of Leduc's noise bylaw. If required, a program to reduce dust will be implemented so that activity has a minimal effect on residents.

## Homebuilding

To avoid overcrowding and debris accumulation, we will be limiting the number of builders allowed into this stage. Bi-weekly inspections will be conducted by the developer to ensure that construction guidelines as outlined in the Architectural Guidelines are withheld.

Should any violations of this builder's code of conduct occur, the developer will take any necessary action to remedy the situation in a timely manner and in accordance with the purchase agreement:

- "If the Purchaser defaults under the terms of this Agreement or the Architectural and Landscape Design Guidelines, the Developer may, but is not obligated to, perform or cause to be performed each and every obligation of the Purchaser in relation thereto. All expenses and costs resulting from the Purchaser's breach shall be due and owing to the Developer forthwith and shall bear interest at Prime plus 5% until actually paid. The Purchaser hereby charges its interest in the Lot as security for payment for all its obligations."

Furthermore, cleanups will be conducted on an as required basis by the developer. Significant clean ups occur twice a year – once in spring and once in fall to ensure anything that has amassed under the snow or before snow cover is gathered and taken off-site for disposal. This will include areas adjacent to the development including ### where wind-blown debris may have accumulated.