



Champions Pointe
CCGC Investors, LLC

Builder Guidelines and Erosion Prevention and Sediment Control Policy

The Champions Pointe stormwater drainage systems are designed to convey storm water runoff in an efficient and environmentally responsible manner. CCGC Investors, LLC, the Master Developer of Champions Pointe, shall adopt such policies as it deems necessary for the protection of the Champions Pointe storm water drainage systems, which includes the twelve lakes on the property.

The four main principles of a properly working stormwater drainage system are as follows:

- Allows for quicker storm water runoff to flow over impervious surfaces (anywhere where precipitation does not immediately infiltrate into the ground) into the designated receiving waterbody, thus eliminating any chance for water backup and flash flooding.
- Protects Champions Pointe's lakes and surrounding streams. The majority of Champion Pointe's storm sewers drain directly to onsite lakes; thus, a properly working drainage system protects the lakes from and sediment buildup, which encourages cattail and algae growth, and doesn't allow for natural fish habitat. For offsite drainage, a good control policy protects water quality and ecological systems in surrounding streams.
- Controls construction related pollutants from entering the drainage system; these pollutants include, but are not limited to solid wastes, nutrients, pesticides, petroleum products, and chemicals associated with construction activities.
- Prevents the erosion of precious topsoil.

Erosion control is essential on every home building site in Champions Pointe. In order to protect the Champions Pointe stormwater drainage systems, every Builder must abide by the following policies, and they will be strictly enforced:

1. Develop a plan for erosion prevention and erosion control specific to each building lot before starting construction, including identification and preservation of existing trees and grass where possible to prevent erosion.
2. Builders **MUST** get written permission from the Developer to use any adjacent lots for temporary, short-term, or long-term storage of excavation soils, building materials and/or refuse. Request for permission must include the begin date and end date of planned soil storage. If permission is granted, Builder must install and maintain required silt controls on the lot with the excavated soils. After the removal of the excess excavated soils, Builder is required to finish grade, seed, straw and water the entire disturbed areas until grass is established and can be properly mowed.
3. Properly install silt fence and/or straw bales to trap sediment:
 - a. All straw and silt controls must be installed within 24 hours of land disturbance.
 - b. Silt control fence fabric must be buried in a trench with 8" of fabric in the trench and sections must overlap, as an improperly installed silt fence will not prevent soil erosion.

- c. Install on downslope side of the lot, parallel to the contour of the land with extended ends to allow water to pond behind the fence; straw bales may be needed to keep ends from shifting; a silt fence should never be placed across a concentrated flow, such as a ditch, swale or drainage channel.
 - d. Inspect and repair all silt fencing once a week and after every half inch of rain.
 - e. Maintain all silt control until the lawn is established.
4. Place all soil piles away from downslopes, drainageways, curbs, roads or waterways.
 5. Immediately install and maintain a rock drive to be used by all construction vehicles to limit tracking of mud onto the streets.
 6. Immediately clean up any and all mud and sediments that comes off the building site, including any sediment in the curbs immediately in front of, or on either side of the building site, and any sediment carried off-site by vehicles or rainstorms.
 7. Properly dispose all construction waste into a **builder required dumpster**; pick up garbage daily to prevent items from leaving the site; make sure dumpster is always covered to prevent exposure to rainwater.
 8. Every **builder must provide a portable toilet facility** for their job sites; the toilet must be serviced on a weekly basis and any disturbance of the facility must be remedied immediately.
 9. Always use the designated concrete washout area in the development; cement water will kill vegetation.
 10. Remove all paint cans from the lot; any unused paint should be opened to air dry before disposing the paint cans into dumpsters; it is illegal to dump or rinse paint into the stormwater system
 11. Sod, seed, straw, revegetate, and water-in the site as soon as possible.
 12. If any adjacent lots are disturbed (including ruts and construction debris), the builder must finish grade and seed/straw all disturbed areas, so adjacent lots can continue to be mowed and maintained.
 13. Builder acknowledges that the concrete curb and gutters in front of Lot ____ are without cracks or issue at the beginning of the home building and construction process and will assure protection of same during the construction process.

Compliance and Enforcement:

Any builder found in non-compliance of the above policy will be notified as follows for immediate compliance:

1. Written email requesting specific compliance within 48 hours of date/time of communication.
2. If said requested compliance is not satisfactory, CCGC Investors, LLC retains the right to remove the builder from the Champions Pointe ‘Approved Builders’ list and shall have the infractions remedied at the Builder’s expense. If the charges are not paid within 10 days of the invoice, CCGC Investors, LLC will place a lien on the property.

Acknowledgement of Receipt of Champions Pointe Erosion and Silt Control Policies:

Builder Company Name: _____

Preferred Email address for all correspondences: _____

Blanket Receipt for all Lots Purchased in Champions Pointe or Specific Lot Number: _____

Signed by Building Company Owner: _____

Date Signed: _____